



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 14, 2007

From: Dave Semple
Director of Parks & Public Works

File: 06-2345-00/Vol 01

Re: Farrell Estates Ltd. Proposal to construct a pier at Graybar Road

Staff Recommendation

1. That the proposal from Farrell Estates and the McPhail Family for the installation of a small look-out pier at the foot of Graybar Road and Dyke Road be approved; and
2. That staff negotiate an agreement with Farrell Estates and the McPhail Family in response to their proposed donation for a look-out pier at Graybar Road and Dyke Road and bring back to Council for approval.

Dave Semple
Director of Parks & Public Works
(3350)
Att. 1

FOR ORIGINATING DIVISION USE ONLY						
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Law.....	Y	<input checked="" type="checkbox"/>	N	<i>Mike White</i>		
Engineering	Y	<input checked="" type="checkbox"/>	N			
Finance.....	Y	<input checked="" type="checkbox"/>	N			
Risk Management.....	Y	<input checked="" type="checkbox"/>	N			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>ASTINC</i>	YES	NO
					<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

In June 2006, the Parks Division received a proposal from Mr. Terry McPhail representing Farrell Estates Ltd., a company owned and operated by Terry McPhail & Family to supply and construct a small recreational amenity lookout/picnic pier at the foot of Graybar Road and Dyke Road (Attachment 1) to accommodate the growing users of this waterfront trail area.

Analysis

Farrell Estates Proposal:

The proposal from Farrell Estates and the McPhail Family for a proposed waterfront pier installation would consist of a small look-out wooden structure at the south foot of Graybar Road. This location is along the waterfront dyke trail overlooking Don and Lion Islands in the southeast section of Richmond. The pier structure will reach out approximately 15 meters from the existing dyke towards the marina.

The proposed pier structure would also serve as a picnic/rest area and will enhance the existing waterfront trail system. Currently, there are no such amenities along the southeast waterfront section of the City and would be an added public amenity. Public use of the pier would include weekday use by local businesses from the area, and anticipated evening and weekend use by residents in the Hamilton, and nearby marina.

Estimates received suggest the proposed provision of the look-out pier would cover the estimated \$150,000 construction costs associated to build this pier.

Farrell Estates has confirmed that their current water lot lease with the port authority will permit this type of structure being built in the proposed location, and the upland property is currently owned by Farrell Estates.

The agreement will also detail any required process for potential registered agreements on the property owner's title permitting public rights of passage to the look-out pier, and protect the City's interests.

Relationship to the Waterfront Strategy:

The Waterfront Strategy was developed to help the City better capitalize on its geography as an Island City surrounded by water. Specifically, the waterfront strategy is intended to act as a catalyst for significant economic growth, improved quality of life, community vibrancy, and heritage and environmental preservation. Council endorsed a framework for the Waterfront Strategy in February of 2003 that established a number of principles and priorities to guide development of the City's waterfront.

The proposed donation of the look-out pier by the McPhail family supports the directions of the waterfront strategy and adds a significant recreational waterfront amenity at minimal cost to the City.

Financial Impact

There are no financial implications regarding the construction and materials for this project as a result of this proposal being an in-kind offer valued at \$150,000 to the City from Farrell Estates Ltd and the McPhail Family.

If approved, it is proposed that the City would provide survey, design and engineering consultation services to complete detail construction drawings, specifications, and submit formal applications for the Environmental Review Committee/FREMP approvals. Survey, design and engineering consultation costs would be approximately \$20,000, from the 2007 General Development fund.

Annual maintenance of this proposed pier is estimated to be \$1000.00 and, if approved would form an addition to the park inventory for the 2008 operating budget.

Conclusion

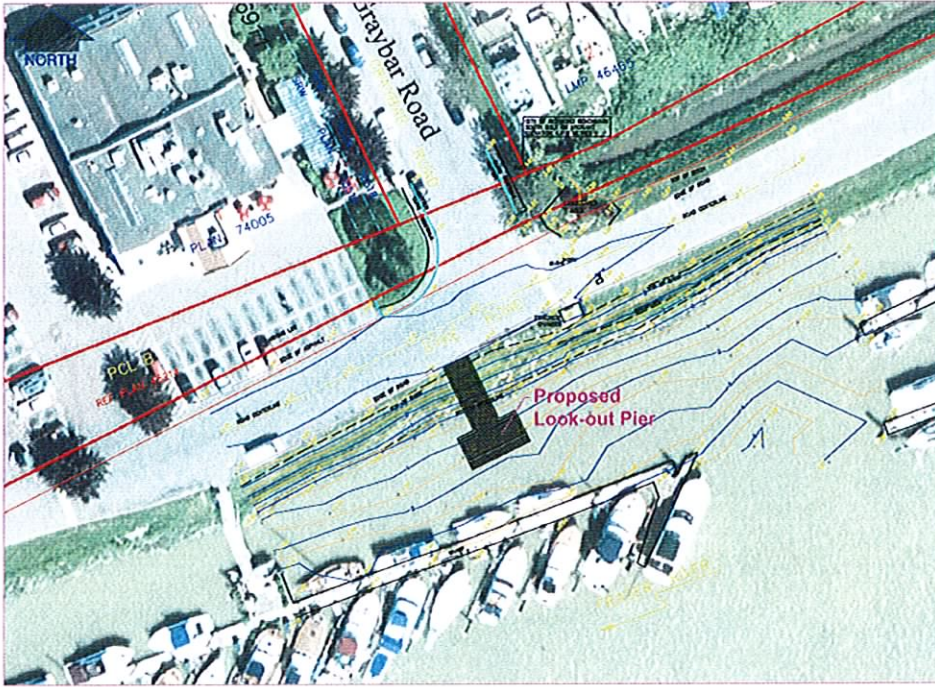
The proposal from Farrell Estates Ltd. and the McPhail Family presents the City with an opportunity to receive a new look-out pier structure at the foot of Graybar Road and Dyke Road. The development of this proposal will provide the City with an enhanced public amenity in the much-needed southeast section of the City's waterfront trail/dyke system and supports the directions of the waterfront strategy.

If approved, staff would negotiate an agreement with Farrell Estates Ltd. and the McPhail family for Council approval that will detail the terms of the proposed donation prior to commencement of construction. It is anticipated that the look-out pier could be constructed prior to the end of 2007.



Mike Redpath
Manager, Parks - Programs, Planning & Design
(1275)

Proposed Look-out Pier at Graybar Road



Site Location Map

