

# COBOURG WATERFRONT USER NEEDS ASSESSMENT + DETAILED DESIGN

## 3.0 MARINA

The marina is a defining component of Cobourg's Waterfront. It consists of a 4,500 sq. ft. administration building with washroom and shower facilities. It has 218 boat slips (145 seasonal and 73 transient), a single lane boat launch ramp, fuel dock and sanitary pumpout station. A secure compound at the south end of Hibernia St. can store 65 to 70 boats.

The marina is strategically located for both tourism and utilitarian purposes. Visitors take advantage of the marina's proximity to the downtown core and its services. From a utilitarian perspective, it provides the only harbour of safe refuge between Whitby and Presquile Bay, a distance of 60 nautical miles, and was selected to support a permanent coast guard station.

### 3.1 REDUCE PERCENTAGE OF TRANSIENT BOAT SLIPS

- Additional slips for seasonal users to reduce wait list and improve local residents' access

### 3.2 CENTRAL PIER IMPROVEMENTS

- Pier in poor shape, in need of repairs and upgrading
- Reconfigure for safe and secure docking for various watercraft
- Upgrade water and electrical service for future expansion to the west (#3.10)
- Include provision for future accessible dock for potential marina expansion

### 3.3 OFF-SITE BOAT STORAGE

- Use of the former Public Works Yard, at 390 King St. West
- Capacity for approx. 45 to 50 boats (under 30ft in length)
- Increase boat winter storage capacity

### 3.4 BOAT STORAGE RECONFIGURATION

- Reconfigure for efficiency and improve pedestrian circulation
- Accommodate designated vehicular parking
- Storage for Cobourg Yacht Club, Cobourg Dragon Boat and Canoe Club
- Enhance visual buffering of storage

### 3.5 LOADING/UNLOADING ZONE FOR HARBOUR USERS

- Designated convenient location for pick up and drop off
- Designated marina user parking in close proximity

### 3.6 TRAVEL LIFT

- Provide a safe and permanent lifting well/haul
- Purchase a hydraulic trailer to transport boats to the winter storage
- Provide space in boat storage compound to park travel lift when not in use allowing unobstructed views of harbour in off season
- Construct groin in conjunction with lifting well to minimize siltation of slip

### 3.7 MULTI-USE COMMUNITY WATERFRONT BUILDING

- Consolidate CYC and marina buildings into one waterfront facility
- Multi-use building for marina operations, CYC, public amenities (washrooms, restaurant), hall rentals, leasing of club/office space
- Iconic Cobourg landmark, sited to capitalize on waterfront views
- Minimize obstruction of views of adjacent condominiums

### 3.8 SECURITY ENHANCEMENTS

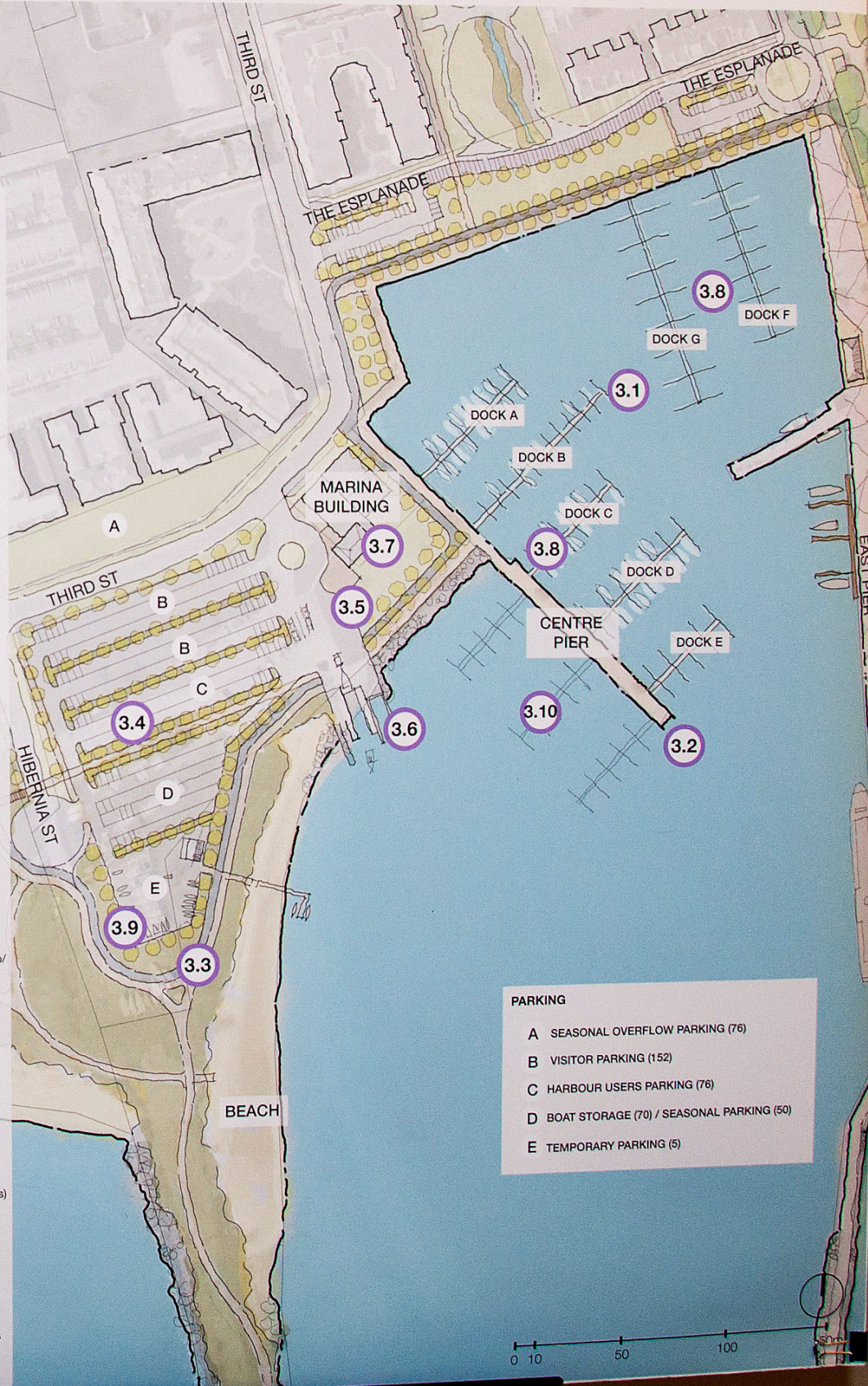
- Locked gates at end of docks to help prevent unauthorized access
- Central pier to remain publicly accessible

### 3.9 PUBLIC SMALL CRAFT BOAT STORAGE COMPOUND

- Secured storage for small crafts (canoes, kayaks and dinghies)
- Fees for rental of space
- Connect new compound and small craft floating dock (#2.2)

### 3.10 ALL BOAT SLIPS TO WEST SIDE OF CENTRE PIER

- Additional slips to increase revenue and address demand for seasonal slips
- Phased approach to address cost and ensure capacity meets demand



#### PARKING

- A SEASONAL OVERFLOW PARKING (76)
- B VISITOR PARKING (152)
- C HARBOUR USERS PARKING (76)
- D BOAT STORAGE (70) / SEASONAL PARKING (50)
- E TEMPORARY PARKING (5)