



ROYAL VANCOUVER YACHT CLUB

Message from the Commodore (June 7, 2019): All aboard for renewal - CH Expansion Project
Friday, June 07, 2019

Dear member:

The Special General Meeting to be held June 26th will mark a crucial benchmark in the 116-year history of our club. There will be a vote on moving forward with renewal and expansion of our flagship historic marina in Coal Harbour.

Your Executive has unanimously endorsed this project and sees it as a wise investment in the future of our club.

Your vote is essential to a planning process that has spanned the last 10 years.

Our marina is in need of repair and upgrades to meet community standards and today's environmental requirements.

This is a once-in-a-generation opportunity for expansion to meet the needs of our members while putting a fresh new face on our high-profile asset.

This asset is aging and requires the replacement of 37 now substandard boat sheds along with the rebuilding of aging infrastructure. Renewal will include new concrete docks and new steel piles to replace 87 creosote piles.

This work is not an option and will cost \$8 plus million over the next 10 years, not including installation costs.

Our planned rebuild, renewal and expansion of our water lot by 12.5% to accommodate 47 additional slips will cost \$12 million – and it will be funded in part by a pre-paid moorage offer.

So our renewal and expansion program will be largely self-funding with \$5 million earned through rental of the new boat slips over the next decade.

There will be an allocation of \$3 million from our \$6 million capital reserve with the \$4 million balance financed with a bank loan. Repayment of the loan will be shared by all members to be repaid by an assessment of 4.8 per cent of dues per member classification for 15 years.

A moorage increase of 9.4% will be phased in over three years at 3.1% - per year when construction begins.

New slips are to be offered in order of seniority to members at an average prepayment cost of \$115,000 each and, if not fully subscribed, then to vetted new members at an average moorage prepayment cost of \$150,000 each.

To do nothing is not an option. Remember, replacement of existing infrastructure **without expansion** will cost \$8 million over the next 10 years. By 15 years, the asset replacement costs could approach the cost of the renewal and expansion project-

The Vancouver Fraser Port Authority is in the final steps of accepting our design for this comprehensive upgrade.

The design includes a realigned navigation channel to eliminate any infringement on the Vancouver Rowing Club's water lease and the need for our boats to reverse into the channel.

It is now up to you, our members, to vote yes.

There is considerable member support expressed through multiple surveys and open house presentations. There is good reason for this support.

A continuous unfulfilled demand for moorage identified through a lengthy waitlist ensures new slip revenue will bring in \$500,000 annually or \$5 million over 10 years. That will pay much of the project cost.

Renewal of aging, unsightly and environmentally substandard infrastructure will be in place including new potable and separate fire protection water lines and power supply. These are mandatory upgrades.

There is a wealth of information on our website: www.royalvan.com

We urge you to get onboard and vote yes for this opportunity to build for the future with the renewal and expansion of the Coal Harbour Marina – our crown jewel revenue-generating asset.

**Respectfully,
Commodore Mark Webber
and the Executive Committee**