

# FINAL REPORT

TOWN OF COMOX MARINA PARK – TWIN SAIL BUILDINGS

MARCH 2018



Town of Comox Marina Park  
Spinnaker & Genoa Twin Sail Buildings  
127 Port Augusta Street - Comox, BC

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Submitted to:

Island Coastal Economic Trust

Prepared by:

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## EXECUTIVE SUMMARY

The development and construction of the Town of Comox Twin Sail Buildings (Meeting Places) was an economic development initiative lead by Council of the Town of Comox in consultation and collaboration with a wide range of community stakeholders. For the Comox waterfront, this process was closely integrated with in-depth community engagement, learning, reviewing, changing and resolving within the framework of dialogue with the larger community.

The project reflects efforts made to increase a variety of activities at a prominent location within the Town and to act as a 'catalyst' to increase a variety of economic activities including international tourism and education at a key location adjacent to our waterfront. Incorporating these structures and creating a "meeting place" destination made up of unique buildings (replicating sails) including other physical enhancements to draw more traffic, activity, and private investment including food services and other related commercial activities/services.

The project was created with the intent to stimulate a complementary level of activity. The addition of these buildings has already contributed to an increase in user groups, accommodating a variety of social activities not to mention expressions of interest in improvements and implementation of long-term infrastructure not only from existing tenants but is also attracting interest from new investors.

Redefining the waterfront here in the Town of Comox was a priority of Council. The ability to create a space that would improve pedestrian movement from downtown to, and through the park as well as creating a more dynamic relationship between children's play and adult activities and provide for an opportunity to create a small gathering plaza in an exceptional location – was key.

Overtime, the Town of Comox expects to benefit from this project by

- increase in direct spending
- permanent employment
- private investment
- increased tourism
- key regional attraction in the Comox Valley

The Comox waterfront area is a large park-like waterfront site adjacent to the downtown. It includes a variety of public and private stakeholders largely focused on marine type services including long term moorage, marine recreation, marine fuel supply, float plane service, waterfront boardwalks and viewpoints. The site includes parking, dedicated public washrooms, gazebos and modest storage space for smaller type water vessels. Due to its limited year-round ability to accommodate/attract various uses typically as a result of unfavourable weather conditions – constructing indoor facilities that create year-round opportunities yet still reflect the overall park/waterfront type atmosphere was the challenge and overall objective of the project.

The Twin Sail Buildings, appropriately named 'Spinnaker' and 'Genoa' were constructed for the purpose of supplementing the existing park/marina features by providing public meeting spaces available for a variety of uses such as:

- classroom style for marine training activities
- both national and international recreation 'rendezvous' for boating clubs
- third party rentals

The connectivity of the buildings allows for seasonal vendors to locate their operations adjacent to these twin structures through a plug and play concept which add a wide variety of products being made available from fresh cooked food to local agricultural and seafood products as well as hosting arts and crafts.

This venue will also contribute to our signature community celebration – Town of Comox Nautical Days and about to celebrate 60 years of success in August of 2018. The Town of Comox also hopes to attract new festivals and events that the construction and availability of these two buildings will attract.

Construction began in the fall of 2016, and the Town of Comox held its grand opening of the completed structures on Monday, August 7, 2017, in conjunction with the Town's quint-essential' community festival – Town of Comox Nautical Days which attracts thousands of visitors each year.

## BACKGROUND CONTINUED

While the scope of the project was somewhat modified due to higher than expected tender results, and which resulted in reducing the footprint of the two buildings, ultimately the design and completed construction of Spinnaker and Genoa will still meet the Town's project objectives. Additional project modifications did include removing electrical supply to future stage location as well as eliminating some of the hard/soft landscaping features/improvements originally planned e.g., pergola & custom railings, fountain, rainwater cistern and greywater re-use system – something the Town hopes to implement over time.



Photo 1 – view of Twin Sail Buildings from boardwalk

## ARCHITECTURE – SPECIAL FEATURES

The buildings are identical and are 'spun' around the axis of their central pathway. This simple geometric relationship results in a rich experience as visitors discover the intersecting pieces of walls, roofs, complex window forms, diagonal siding and sloping roofs.

The roofs were designed to reflect the basic geometry of the composition – they were created to provide protection and welcoming entry from every direction. As the combined building form became better understood, we saw from the harbour, or from the park, the complex roof lines which create a subtle silhouette reflecting the mountains in the distance.

As the buildings technology became more defined, the marine character of the structure became more apparent – and we emphasized these marine and sail-like geometries as we developed architectural and structural refinement and detail.



Photo 2 - *Spinnaker Building w/Genoa in the background*

CONSTRUCTION PHOTOGRAPHS



Photo 3 – Site prep/installation of construction fencing



Photo 4 – Excavating begins (formerly grassed area of Marina Park as noted in Photo 1 above)



Photo 5



Photo 6



Photo 7 – *Sail buildings taking shape*



Photo 8 – *Interior kitchen facilities*



Photo 9 – Meeting Space



Photo 10 – Comox waterfront w/Twin Sail Buildings in the background



Photo 11



Photo 12 –pedestrians strolling on the completed walkway

## ECONOMIC BENEFITS

The Project will increase economic activity by attracting more international marine tourists to arrive by water, attracting more tourists (and locals) on the land side, and by providing much needed space for public assembly, classrooms, and changing facilities to support expanded training activities by the yacht and sailing clubs and other businesses located on the waterfront. The new facilities will enable the expansion of special events into the shoulder and winter season, attract temporary vendors and encourage new business investment as on-site activities.

We anticipate the following economic benefits, both immediate and overtime ...

- increase in temporary employment during actual construction/implementation
- increase in private investment
- increase in direct spending throughout the Comox Valley as our new facilities are utilized

**1. Increase public use of the site on a year round basis**

*- this has been achieved by the buildings playing host to birthday parties, retirement celebrations, various annual general meetings, provincial meetings, etc. The Town will continue to promote the availability of these facilities*

**2. Transform Marina Park as premier meeting place for all ages**

*- this has been achieved with the addition of the twin sail buildings being added to the Town's rental inventory and coordinated through the Town's Community Centre – creating a premier meeting space on its beautiful waterfront. As more people become aware of the availability of these facilities – rentals continue to increase*

**3. Add amenities & attractions to encourage year round use**

*- this has been achieved with Council of the Town creating 'piano in the park' which has resulted in impromptu musical concerts  
- construction and installation of new playground facilities and splash pad immediately adjacent to the twin sail buildings*

**4. Attract new Business Enterprises**

*- we are optimistic that over time new business/private investment will be encouraged to establish themselves*

**5. Improve public access & services to/from site**

*- this has been achieved through an increase in both visitor and vendor participation to events hosted in the Town's Marina Park. e.g., Comox Nautical Days Festival*

## PROJECT OBJECTIVES

Sample of promotional material advertising availability of twin sail buildings ...

### Facilities for Rent

The Comox Community Centre has the rooms, big or small, to make your event a success. One of our most popular rentals is our wedding package, starting at just \$600, for the beautiful Multi-Purpose Room. For more information on wedding rental, or renting any of the Comox Community Centre spaces, contact Colleen at 250-339-2255 ext 224 or [email](#).

Click [here](#) for a complete list of rooms, capacities and prices.

### Genoa and Spinnaker Buildings, Marina Park

Comox's newest facilities are available to rent!

- Stunning waterside buildings in beautiful Marina Park
- Available 7 days/week, 9:00am-9:00pm
- Each building has a capacity of 32 persons and has chairs (32), tables (10) fridge, stove, sink and washroom



Photo 13



Photo 14 – *Playground*



Photo 15 – *Splash park*



Photo 16 – *Nautical Days Festival*



Photo 17

## FORMAL CELEBRATIONS/ACKNOWLEDGEMENTS

A formal celebration/ribbon cutting ceremony was held during the Town of Comox Nautical Days Festival on Monday, August 7, 2017 acknowledging the construction completion of the two twin sail buildings along with the splash park and playground improvements. It was during this formal celebration that funding partners were acknowledged for their contributions to the project.



**TOWN OF COMOX**  
1809 Beaufort Avenue Ph: 250.339.2202  
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### **Town of Comox Marina Park**

Official Opening Ceremony – Twin sail buildings, splash park/playground improvements

**Date:** Monday, August 7, 2017  
**Time:** 12:00 noon  
**Location:** in front of splash park & playground

### Twin Sail Buildings (Spinnaker & Genoa) – spent to date \$2,070,737

- key strategic priority of Council
- spearheaded by the Town of Comox in collaboration with numerous community stakeholders
- economic generator; attracting new businesses
- funding partners – Western Economic Diversification (35% - \$560,134); Island Coastal Economic Trust (25% - \$320,045) & Town of Comox (40%)
- creates premier meeting place & increase use on a year round basis
- improve connectivity of the site with the downtown and other key attractions in Comox

### Splash Park & Playground upgrades – budget \$500,000

- complements the existing park
- continue to create/encourage/enhance physical activity opportunities
- increase opportunities for families to spend time together as ‘families’
- creates infrastructure points of service to enhance special events by supporting larger & more elaborate attractions (e.g., Nautical Days)
- funding partners – Community Infrastructure Program - \$250,000; Comox Business in Action - \$48,500; Rotary clubs of Comox - \$50,000, Courtenay - \$10,000 and Strathcona Sunrise - \$2,500; Young Professionals of the Comox Valley - \$5,000 and the Mayor’s Cup \$10,000



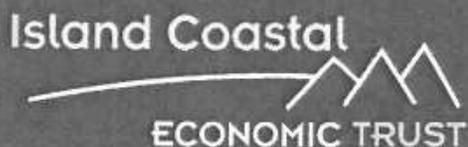
Photo 18 – from left to right – Councillor Hugh MacKinnon, Councillor Maureen Swift, Councillor Ken Grant, Mayor Paul Ives, MP Honourable Rachel Blaney, Councillor Barbara Price, MLA Honourable Ronna-Rae Leonard, Councillor Russ Arnott and former MP John Duncan



Photo 19 – Mayor Phil Kent (representing ICET) & Mayor Paul Ives



Photo 20 – Mayor Paul Ives (centre) & Councillors – from left to right – Hugh MacKinnon, Maureen Swift, Ken Grant, Maureen Grant, Barbara Price and Russ Arnott

**PROJECT FINANCIAL STATEMENT****Comox Marine Centre Project**

Period: November 1, 2015 to August 31, 2017

**Project Expenditures**

Construction, materials and equipment:	
- Twin Buildings	\$ 1,289,584
- Washroom Building	39,459
- Boardwalk	67,830
	<hr/>
	\$ 1,396,873
Fees and Permits	213,010
	<hr/>
<b>Total Expenditures</b>	<b>\$ 1,609,883</b>

Project Income (Sources of Funding)	
- Town of Comox	\$ 729,701
- Western Economic Diversification	560,134
- ICET	320,045
	<hr/>
<b>Total Income (Sources of Funding)</b>	<b>\$ 1,609,883</b>

Balance \$0\*

*\*If balance is positive ICET contribution may be reduced proportionately*

I hereby certify that this statement accurately represents all project expenditures and all sources of project funding

*Clive Furdick*  
 \_\_\_\_\_  
 Financial officer

2018-03-07  
 \_\_\_\_\_  
 Date

Financial Reporting Sample Updated Jan 2017

## CLOSING COMMENTS

Town of Comox Council and staff identified this project as a key driver for economic diversification and downtown vitalization. Following a lengthy process of working with residents, stakeholders and the Town's consultants, and our funding partners, Council's vision was made possible. This project has resulted in numerous positive feedback and attention – in fact, we have been advised that our Twin Sail buildings are a finalist in the 2018 Vancouver Island Commercial Building Awards with award ceremony being held mid April. The opportunity to move forward with this project including additional amenities and attractions has truly contributed to the overall enhancement of our community, continuing to make Comox the best place to live, work and play.