

Response & Request for Engagement



Penticton Yacht Club

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November 13, 2025

Attention: Sheri Raposo (Land Administrator) and Steven Collyer (Housing and Policy Initiatives Manager)

RE: Response and Request for Engagement — Esplanade Renewal Plan, Phase 2 — Updated Concept Illustrations

Dear Sheri and Steven,

The Penticton Yacht Club's Strategic Planning Committee has reviewed the City of Penticton's recently released updated concept illustrations for the long-term vision of the marina basin and Esplanade Renewal Plan — Phase 2. As the organization that has operated on this waterfront for seventy-one (71) consecutive years, representing twelve-hundred (1,200) members, we appreciate the opportunity to provide feedback during this important planning process.

It is important to note that the updated concept illustrations, as presented, were developed without any direct consultation or input from the Penticton Yacht Club, despite our long-standing operational experience, our significant community footprint, and our demonstrated track record of delivering major waterfront projects successfully and responsibly.

Demonstrated Performance & No Cost to Taxpayers

We believe it is essential for the city to consider the Penticton Yacht Club's established record of successfully managing, redeveloping, and maintaining waterfront marina assets. Most notably:

- The Skaha Marina redevelopment, now entering its successful operational phase, was completed by the Penticton Yacht Club two (2) years ahead of schedule, at no cost to the city or taxpayers.
- Likewise, the Okanagan Marina has always been operated and maintained by the Penticton Yacht Club without any cost to the city or taxpayers, while consistently generating ongoing revenue for the city through lease payments and related operational fees.

This proven ability to deliver large-scale projects responsibly, efficiently, and at no financial burden to the public highlights the value of the Penticton Yacht Club as a long-term partner in managing the marina basin.

Esplanade Renewal Plan — Key Considerations

- 1. Lack of Financial Planning** — The plan includes no financial projections or cost estimates. A redevelopment of this scale requires transparent, realistic financial modelling to ensure feasibility and long-term sustainability.
- 2. Clubhouse & Restaurant Capital Requirements** — A practical and functional redevelopment plan must include a fully costed plan for a new clubhouse and restaurant, requiring an estimated \$3-5 million investment to maintain required services and operational continuity.

3. **Existing Infrastructure Needs** — The marina faces significant near-term capital requirements, including approximately \$4 million in dredging, a new fuel facility and underlying infrastructure, as well as dock renewal and fire suppression upgrades.
4. **Importance of Recreation & Community** — The Penticton Yacht Club plays a vital role in providing numerous recreational opportunities to the community by offering access to a variety of water sports, including sailing, racing events, regattas, seasonal events, festivals, and waterfront activities that benefit the community as a whole.

Updated Concept Illustrations — Key Concerns

1. **Draft Concept Illustration #2 on the Overview — “New Marina Facility”** — The overview illustration and corresponding view point illustration #2, shows a “New Marina Facility” right on the shoreline, replacing the existing clubhouse and restaurant. Locating a new facility on the shoreline raises environmental concerns as well as service concerns. The gas lines for the public gas dock would be located directly under the building, the building would encroach on the public boat launching area, and would also impede upon the multiple existing houseboat moorage spaces. *Also, in consideration that the “New Multi-Use Facility” (East Clubhouse) has to be rebuilt on its existing foundation because it’s so close to the lake - can a “New Marina Facility” even be built that close to the shoreline?*
2. **Draft Overview Illustration — Waterfront Land Must Prioritize Waterfront Uses** — The inclusion of tennis courts - which do not require waterfront access - is concerning, particularly when a non-water sport displaces or limits water-dependent recreation and marina operations that must remain along the shoreline.
3. **Draft Concept Illustration #3 on the Overview — “New Park”** — The overview illustration and corresponding view point illustration #3, represents a “New Park”, replacing the existing parking lot. The whole shoreline of this “New Park” as presented in the illustration would have to be securely fenced to prevent the public from accessing the marina water ways - so park users would have *no* lake access. Also, a “New Park” at the conceptualized location would grossly impede upon the marina’s main dock access gate and completely remove vital parking for the boating community, which currently provides recreational staging areas, year-round watercraft storage, and year-round access to watercraft repair and maintenance businesses that serve the whole community. Situating the “New Park” where the tennis courts are currently located would provide a more functional and enjoyable parkland area complimenting Esplanade Beach, a non-motorized water-sports area, hiking, bird viewing, and would also provide park users with direct access and proximity to the proposed “New Multi-Use Facility”.
4. **Draft Concept Illustration #1 on the Overview — “New Multi-Use Facility” — Parking, Recreation Access, and Public Use** — The overview illustration and corresponding view point illustration #1 do not account for adequate parking to support public access to the “New Multi-Use Facility”, Esplanade Beach, non-motorized water sports area, the enhanced trail network including connections to the KVR, bird viewing, future community sailing programs, a “New Park” and/or tennis courts - represented in view point illustrations #1, #4, #6, and #7.
5. **Draft Overview Illustration — Breakwater Path and Fishing Platforms** — Placing a “Breakwater Path” and “Fishing Platforms” on the Breakwater (shown in the Overview) is not feasible or safe for public access. The inside (south) side of the Breakwater is the busiest boat route in the whole marina - it also contains visitor slips, a safe harbour area, and would require very secure fencing along its entirety to keep the public from entering the busy waterway. The Breakwater, which is under Federal jurisdiction, is comprised of riprap - public access would lead to erosion and put the breakwater at risk. It has also been noted by community members that fishing around the marina is not popular due to boat traffic and large population of natural predators (water fowl and birds) in the vicinity. There is already a similar public path along the peninsula immediately to the west of the public gas dock and public boat launch.

RECOMMENDATIONS

The Penticton Yacht Club recommends the following to the City of Penticton in regards to the Esplanade Renewal Plan — Phase 2 — Updated Concept Illustrations:

1. THAT the “New Marina Facility” be rebuilt on or near its existing footprint;
2. THAT waterfront uses be prioritized on waterfront lands;
3. THAT the existing parking lot be retained as is, THAT the “New Park” be moved to the where the tennis courts currently are;
4. THAT parking be added to accommodate the “New Multi-Use Facility” and surrounding amenities;
5. THAT dedicated Penticton Yacht Club storage be included at the “New Multi-Use Facility”;
6. THAT public access be completely restricted on the Breakwater; and
7. THAT a representative from the Penticton Yacht Club participate in the working group to provide input on the next concept illustrations’ revisions and finalization.

Request for Engagement

Given the scale of planning underway and the upcoming Request for Proposal (RFP) for a new twenty-five (25) year lease, we formally request direct engagement with the city during the next stages of the process.

The Penticton Yacht Club has:

- A seventy-one (71) year track record of responsible marina operation;
- Proven financial stewardship;
- Demonstrated capacity to deliver major capital projects at no cost to taxpayers; and
- A deep, long-term commitment to the community and the waterfront.

We are well positioned to provide valuable insight that will help ensure the redevelopment is financially viable, operationally practical, and beneficial to the entire community.

We welcome the opportunity to meet with city representatives and working group to discuss the illustrated concept plans and collaborate on a realistic and sustainable long-term plan for the marina basin.

Sincerely,

Penticton Yacht Club, Strategic Planning Committee

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