

# Municipality of Lakeshore – Report to Council

Chief Administrative Officer

Economic and Intergovernmental Affairs



**To:** Mayor and Members of Council  
**From:** Ryan Donally, Division Leader – Community Planning  
**Date:** June 26, 2024  
**Subject:** Lakeview Pier Development Project – Expression of Interest

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## Recommendation

Direct Administration to circulate the Expression of Interest for the Lakeview Pier Development Project, as presented at the July 9, 2024 Council meeting.

## Strategic Objectives

- 2a) Developing Our Future Communities - Develop a 25-year Community Plan for all communities
  
- 4b) Becoming an Economic Leader in Essex County - Develop a Business Attraction and Retention Plan

## Background

On January 29, 2020, Council unanimously approved a motion to direct Administration to bring back a report regarding what it would take to launch a community competition to re-invent the marina restaurant space.

On February 14, 2023, Council did not support the tender award for Professional Consulting Services which included detailed design for the Lakeview Park, Marina, Pier & West Beach upgrades as described in the Waterfront Master Plan

On December 12, 2023, Council supported the motion to undertake the required works to create an Expression of Interest to explore a public-private partnership (P3) model to re-develop the marina and restaurant at Lakeview Park and Pier; and to bring back the Expression of Interest prior to public release for approval by Council.

## Comments

A public-private partnership (P3) is typically defined as a long-term arrangement between a government and private sector institutions where private sector financing of

governmental projects are exchanged for a revenue share of the operating entity. Various P3 models exist, and each generally is grounded in a contractual agreement between the private sector partner and the government entity. Prior to executing a P3 agreement, there can be multiple pathways through the purchasing and procurement process to find a suitable private partner. In this instance, as the actual project has not been defined, Administration has prepared an Expression of Interest (EOI) and plans to send it out July 15, 2024, and is tentatively scheduled to close on September 27, 2024 subject to Council approval times.

The EOI outlines requisite and desired elements to be included in any proposal. Council will evaluate P3 submissions and guide administration in the direction that best aligns with their strategic direction

As outlined in the EOI, there are several considerations to the site that would require additional review from the lessor of the land at the time of implementation. The existing building of the marina is located on lands that the municipality leases from the Province of Ontario. Per the lease, modifications, additions, and deletions to existing buildings is permitted but must be approved in writing by the lessor. Additionally, any subletting on subject property is also allowed, but contingent on written approval by the lessor. There are other similar conditions as outlined in the lease agreement. Further, due to the proximity to Lake St. Clair, any partner entering an agreement with the municipality will be subject to constraints and conditions put in place by other government agencies and ministries including but not limited to the Department of Fisheries and Oceans, and the Essex Region Conservation Authority. Finally, depending on the nature of the approved development, the partner will also be subject to review and approval by Lakeshore's internal departments to confirm the viability of the plan and location as well as the limitations of utilities to the subject area.

Administration is presenting the EOI to Council and requesting feedback to progress this idea to the next steps.

### **Next Steps and Rough Timelines:**

1. Amend EOI per Council direction if necessary
2. EOI released to public (mid-July 2024)
  - a. Prepare and release a media/information package associated with EOI launch
  - b. Publish on Bids and Tenders
  - c. Period of Questions
3. Present EOI Responses to Council (Q4, 2024)
  - a. Partner identification / selection
4. P3 Formation (Q1-Q2, 2025)
  - a. Legal agreement
  - b. Funding requirements
  - c. Detailed design work
  - d. Studies and approvals
5. Project Commencement – potential (2026-2027)
6. Project Completion – potential (2029-2030)

## Financial Impacts

There are no immediate financial considerations for the project. Staff time is being allocated to manage the project through the EOI responses.

Council direction will be required to enter into any agreements and allocate any future funding through the proposed partnership model.

## Attachments

Appendix A – Expression of Interest

Appendix B – Marina Public Private Partnership Exploration

Appendix C – Waterfront Masterplan

## Report Approval Details

Document Title:	Pier Public Private Partnership Exploration - Expression of Interest .docx
Attachments:	- Appendix A - Expression of Interest.pdf - Appendix B – Marina Public Private Partnership Exploration final.pdf - Appendix C – Waterfront Masterplan final.pdf
Final Approval Date:	Jul 2, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Ryan Donally

Approved by Justin Rousseau