

## 1 Port Street – Marina Operations Information Sheet

Port Credit Harbour Marina (PCHM) at 1 Port Street is one of the largest private marinas on the GTA's Lake Ontario shoreline. The Marina's current operation includes approximately 800 boat slips which primarily service seasonal lessees, with a smaller portion reserved for transient boaters. Slip rentals at the PCHM have been at or near capacity throughout several recent boating seasons. The marina's configuration allows for flexibility in its capacity to accommodate transient boats, dockwall mooring and vacant slips are used to house transient traffic. PCHM also allows for year-round live-aboards at the marina.

Following are some of the key factors shaping PCHM's operating environment:

- PCHM consists of a broad range of marine and marina related business. Apart from the seasonal leasing of boat slips and winter boat storage, the Marina's business operation offers a full range of boater services via its tenants, including Bristol Marine, which offers mechanical, paint and fiberglass repair services and management of the gas dock and pump-out concession – core marina services. There are approximately 20 different businesses leasing space at PCHM; it is estimated that collectively these businesses contribute approximately 25 to 35 full time equivalent (FTE) jobs to the local economy.
- The marina provides space for several brokers engaged in the marketing and sales of boats. These businesses require office space, as well as slips and paved areas, to display their inventory of vessels for sale.
- Marinas, by their nature, require secure settings that protect the significant investments of boaters, but also the public from the inherent risks associated to the facility's proximity to water and the movement of large vessels, in and out of the water. Operating as a private Marina, PCHM benefits from the ability to offer a high level of security through its controlled access and fenced compound. This separation allows for operations to be conducted on site, without raising compatibility issues with neighbouring land uses, or safety concerns with pedestrian traffic.
- The current layout of the marina does not allow public access to the waterfront.
- Transient boaters, visiting from other destinations, are an important source of revenue to the area as visitors tend to spend more, especially at local businesses including restaurants, retail outlets and commercial services.

Winter boat storage is an operational component of the PCHM. Boat storage occurs inside the large shed building as well as on the large paved area on site. Vehicle parking is also a key concern to most marinas as it is important for boaters to be able to park or stop near their boats to load/unload supplies; heavy parking demand is generally limited to peak periods of the boating season. Not all marinas offer on-site winter boat storage or vehicle parking to their users as these functions are heavily land intensive and require large paved spaces which are often not available in urban waterfront settings.