

Port of Québec Marina Redevelopment

Québec Port Authority

Québec, Canada

Services Rendered

- Existing Conditions/Site Assessment
- Marina Market Assessment
- Marina Facility Conceptual Planning
- Synoptic Economic Pro Forma Analysis

Project Summary

The Québec Port Authority contacted ATM to provide marina consulting services for the proposed redevelopment of a 415-slip recreational marina in a locked harbor on the St. Lawrence River.

ATM professionals traveled to Québec to meet with Port officials and to conduct a Preliminary Marina Site Assessment. This assessment considered the existing condition of the docks, infrastructure, and utilities as well as the status of current marina operations.

While in Québec, ATM also performed primary (field) research of existing area marinas to ascertain the current area marina offerings, boater trends and characteristics, and to gather anecdotal information about the boating climate in the region. This information along with historical operations data provided by the Port was used to project anticipated slip demand for the facility into the future and serve as a guideline for marina improvements.

ATM also conducted conceptual planning exercises for the proposed redevelopment. These efforts take into account the engineering site constraints as well as market forces acting on the project. This multi-faceted approach will ensure that the marina and upland elements of the proposed redevelopment are properly integrated to create a successful, vibrant marina in the heart of downtown Québec.

After completion of our conceptual planning exercises, ATM utilized the marina layout(s) developed in the planning exercises to conduct a Synoptic Economic Pro Forma Analysis. This analysis will further aid Port Authorities with making budgeting decisions and financing considerations necessary to move the redevelopment forward.

