We respectfully acknowledge the Traditional Territory of the Ləkwəŋən speaking peoples and that the Songhees and Esquimalt Nations have a historic and ongoing relationship with the harbour. We extend our appreciation to Songhees and Esquimalt Nations as well as the WSÁNEĆ peoples for the opportunity to operate our business and live within this vibrant region.

1

#### **700 Government Street**

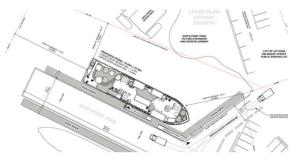
- 1. Overview
- 2. Permit Process
- 3. Details
- 4. Alignment OCP, DCAP, Ship Point

#### **Overview - Location**



#### 700 Government Street

Ship Points South
Zone IHSS
Controlled by the GVHA



3

# **Overview - Existing Zoning Uses**

# Why is a rezoning necessary?

Current bylaws allow private moorage boats and activities where the boats until from the dock with visitor on board. Our boat will not until from the dock with visitors on board. Our request is to consider expanding the permitted usage to include: **Recreational facilities.** 



### **Permit Process - Actions to Date**

Full council support at COTW, September 29th



8 City Councillors and Mayor of Victoria vote to **YES** to the application

Victoria Advisory Design Panel (ADP)



The ADP support the design with no suggested revisions.

GVHA support the proposal and vote YES



The GVHA control of the waterlot where the boat will be located and desirer the application to be approved.

4

Community Support



Support from over 300+ community members and over 20+ businesses.

5

### The Boat







#### **Accessibility** Is the entrance to your building barrier-free? YES NO Harbourfront and Dock Access Are the hallways wide enough for persons with assistive devices, such as electric wheelchairs, to get through? Ramps, accessible doors, reserved parking, and leveling the ground can mprove the accessibility of your building. Considerations YES NO Making halls and doorways wider, Are persons with disabilities able to access all necessary floors, levels and sections of your building? installing automatic door operators, elevators or lifts can all help reduce accessibility barriers in your building. Parking Lot YES Ownership & Policy Can persons with reduced mobility use the washroom in your building? Accessible washrooms or barrier-free stalls should be available in all facilities. Ramps & Docks YES NO Point of Entry Site Are there automatic door openers to the washrooms? Is the washroom entrance wide enough to accommodate assistive NO devices? Congratulations! Here are some examples of other accessibility projects that EAF funds; safety and security items, such as visual fire alarms; multi-sensory rooms; hearing loops; and more! Source: <a href="https://www.canada.ca/en/employment-social-">https://www.canada.ca/en/employment-social-</a> YES development/programs/enabling-accessibility-fund/flat-rateroadmap.htmlv

Safety

William

Will

## Alignment OCP, DCAP, Ship Point: Victoria's Vision

2001 Ship Point's revitalization is envisioned

#### VICTORIA HARBOUR PLAN



CITY OF VICTORIA

Adopted by Victoria City Council November 1, 2001

Revised August 30, 2012

**2014** Concept plans and guiding principles are established



DCAP long term visions of the downtown region are generated



**2018** Ship Point Master Plan is completed. **2022** Council requests Ship Point activation ideas



OCP Victoria's 30-year plan, providing direction for growth and change in our community



9

### Victoria's Vision

#### Official Community Plan (OCP)

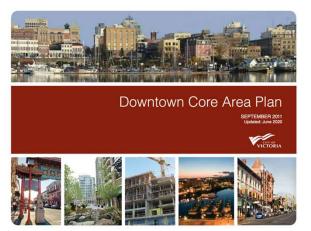
- **1. Encouraging a mix of active shoreline uses** including public recreation, small craft launching and moorage, marine restaurants, pubs and float homes.
- **2. Strong Local Communities:** Support and enhance the sense of place and community, and the uniqueness of Victoria's neighbourhoods.
- 1. **Downtown Vibrancy:** Reinforce the regional role of Downtown Victoria as a vibrant, engaging centre for employment, living, arts, culture, entertainment, tourism, and business.
- Community and Economic Development: Encourage and support businesses and organizations whose purpose is to solve a market failure or to improve social well-being in other ways.



#### Victoria's Vision

#### Downtown Core Area Plan

- 1. Support the location of leisure, education, arts and cultural activities within the Downtown Core Area to both encourage greater local use and increase tourism and investment.
- Support the retention of existing and the development of new, tourist and visitor attractions and facilities in order to continue to support and increase the number of tourists and visitors to the IHD and surrounding area.
- Ensure that new development within the IHD accommodates uses that contribute to the vitality and economic health of the area.
- Support the development or establishment of new visitor attractions that serve to enhance the prominence of the IHD as a world-class destination.
- Work with business, community and agency partners to develop a broader range of attractions in the Downtown Core Area.



11

#### Victoria's Vision

#### Ship Point Master Plan

"When celebrated, the **interface between a community and its waterfront** provide an exciting prospect for natural and human ecologies to overlap and **create the most productive**, **engaging and vibrant public spaces in the world.**"





#### Victoria's Vision

# Ship Point Master Plan - Guiding Principles

Year-round activation and programming

Strong connectivity and access

Vitality through high quality design

Site Design that supports a range of active uses





13

#### Victoria's Vision

I'm writing to express my support for the proposed project, HAVN Saunas, in Victoria's Inner Harbour. As the principal landscape architect involved in the most recent master plan for Ship Point, and Victoria's Downtown Public Realm Plan, I believe this project brings vibrancy to our waterfront and is in alignment with the vision of Victoria's Official Community Plan, The Downtown Core, Area Plan and the Ship Point Master Plan. Havn will attract tourists and locals to the inner harbour all seasons of the year and in turn boost economic prosperity in Victoria's downtown core.

~ Derek Lee, Ship Point Master Plan

# **Community Support**





























KWENCH







15

#### **Summary**

- √ Supported by business organization
- √ Supported by local residents
- √ Aligned with City of Victoria's community values and visions
- √ Supported by all former council
- √ Supported by ADP
- √ Supported by GVHA
- √ Safety requirements met

### **Additional Slides**

17

# **Social Responsibility**

We are focused on meeting the highest sustainability standards available today, setting the bar for future development of the inner harbour.

- Energy Efficient
- Building Material Reuses
- Transportation
- Urban Forest
- Partnered with Synergy to meet business objectives towards sustainable construction



## **Community Benefits**

#### 1) Economic recovery and development year round

Living Wage Employer, 20+ new jobs. Reactivate and animate Victoria's downtown cores, main streets, and business districts through activities, public art, and mixed-use spaces.

#### 1) Increase in local tourism

Integrate healthy and active shoreline uses into Victoria's Inner Harbour, connecting businesses, residents, visitors, and other community members in ways not currently available in Victoria.

#### 1) Enhanced reputation as a destination

Building a recreational space like this would enhance Victoria's reputation as a destination that offers a range of high-quality amenities.

19

## **Global and National Examples**





2. Montreal, Canada

1.Helsinki, Loyly



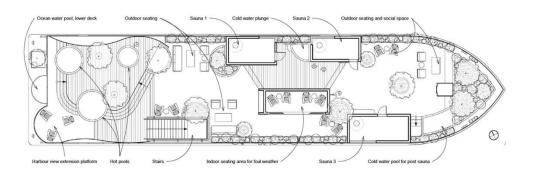


3. Oslo, Finland 4. Gothenburg, Sweden

# **Facility Design**

The space has been designed to be used year-round with facilities that include;

- 4 saunas
- 2 hot pools
- 2 freshwater cold pools
- Outdoor and indoor spaces to relax and socialize
- Flex spaces for special event programming such as music and speaker series



21

