



## **Committee of the Whole Report**

### **For the Meeting of September 14, 2017**

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**To:** Committee of the Whole **Date:** August 30, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** **Draft Ship Point Master Plan Design Concept**

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### **RECOMMENDATION**

That Council direct staff to:

1. Proceed with the proposed Ship Point Design Concept with the following refinements:
  - a. Replace the urban beach at the north end of the site with a plaza space that complements the adjacent Harbour Air Sea Plane Terminal and explores a combination of soft and hard landscaped elements which may include other amenities such as seating, a playful water feature and a commercial kiosk space.
  - b. Incorporate design elements and features to better activate the southern portion of the site year round and create a more inviting gateway and connection for people entering the site from the Lower Causeway.
2. Proceed with the detailed design and development of the draft Ship Point master plan including Class 'C' costing and an implementation strategy.
3. Report back to Council with the draft Ship Point master plan, the related implementation strategy and a summary of public and stakeholder input by January 2018.

### **EXECUTIVE SUMMARY**

The purpose of this report is to update Council on the Ship Point master plan process, present the draft Ship Point design concept (Attachment 1) and to seek direction to proceed with more detailed design, costing and phasing as part of the development of the overall master plan.

The Ship Point master plan process was initiated earlier this year, starting in March 2017. From March to July 2017, the City and the project stakeholders worked with a consultant team led by a landscape architecture and urban design firm, PWL Partnership, to undertake a comprehensive analysis and assessment of Ship Point and resulting in a draft design concept that provides an illustrated overview of the desired outcomes for Ship Point. It is intended that the draft design concept will form the basis for developing the overall detailed master plan including Class 'C' costing and an implementation strategy as part of Phase 3.

The proposed design enhances the existing functions of Ship Point as a celebrated gathering space, connection hub and working harbour by creating a seamless civic connection between downtown and the harbour front, and an accessible shoreline as an extension of the Harbour Pathway, incorporating flexible open spaces featuring a major festival plaza and terraced amphitheatre, and by celebrating working maritime industries of the Inner Harbour to help define the character of the site.

The draft design concept was largely informed by an earlier analysis stage that included City staff and the consultant team working closely with a range of stakeholders to identify and confirm the programming and operational requirements for Ship Point, address geotechnical issues and constraints, and explore a range of site design, programming and placemaking opportunities. Most recently two public open house events were held at Ship Point along with an online survey available on the project website to present and receive feedback on the draft design. Input and feedback received was used to identify refinements to the concept and confirm the direction moving forward.

## **PURPOSE**

The purpose of this report is to update Council on the Ship Point master plan process, present the draft Ship Point design concept (Attachment 1), and to seek direction to proceed with the development of the overall master plan including schematic design, Class 'C' costing and an implementation strategy.

## **BACKGROUND**

As part of the Ship Point master plan project which began earlier this year, City staff worked with the project consultant (PWL Partnership) to develop three preliminary design concepts for the Ship Point site. These concepts were largely based on the *Harbour Vitality Principles* (2014) and were used for several rounds of extensive engagement and technical discussions with key user groups and stakeholders. The feedback received was then used to develop a single draft design concept for Ship Point.

The project is being undertaken in three phases between March 2017 and January 2018 with several steps now completed as part of Phase 1 and Phase 2 of the overall master plan process (an overview of the process and key milestones is included as Attachment 4 to this report).

The draft design concept was then presented to the public for feedback through two open houses and an online survey. Feedback received was then considered by staff and the consulting team, resulting in a number of proposed revisions to the design concept which are outlined in this report.

The draft design concept was developed through close consideration of the key findings that were identified in the *Ship Point Master Plan Assessment Phase Summary* (Attachment 2) which includes a summary of key background information including city policies, a detailed analyses of the Ship Point site and larger Inner Harbour and city context as well as a summary of the existing geotechnical conditions for Ship Point which will all need to be carefully considered through the development of the Ship Point master plan.

Phase 2 will be followed by the detailed design and development of the master plan including Class 'C' costing and an implementation strategy as part of Phase 3. The complete detailed master plan will be presented to Council for consideration in the beginning of 2018. This project will be carried out using the City's new Project Management Framework instituted in 2017.

## **ISSUES AND ANALYSIS**

### **1. Draft Ship Point Design Concept**

The draft Ship Point design concept reflects the vision and objectives for Ship Point as identified in the *Harbour Vitality Principles* (2014) as well as a range of technical, programming and operating considerations that were identified by key stakeholders and user groups. In general, the draft design concept reflects an approach for transforming Ship Point into a more welcoming

and attractive public space that provides year-round vitality and which continues to strengthen and support the working harbour.

In order to accommodate what could be opposing elements, the concept design provides a shared and flexible public space that is enriched by overlapping uses and a thoughtful balance of soft and hard components. Recognizing Ship Point as a vital connection hub, the draft design concept is premised on creating a more accessible and vibrant 'people place' that creates a seamless civic connection between downtown and the Harbourfront as well as for an accessible shoreline as an extension of the Harbour Pathway. Working maritime industries of the Inner Harbour are celebrated and help to define the site's character while selected areas of softened shoreline are reminders of the site's natural history and a rare opportunity to access the water.



*Figure 1: Ship Point Draft Design Concept*

## **2. Key Design Features and Approaches**

The key design features are illustrated and annotated in the draft Ship Point design concept and are further explained below:

### **Remediated shoreline and geotechnical approaches**

Based on recent analysis of the sea wall structural integrity and geotechnical conditions of the shoreline, it has been identified that Ship Point will require a combination of repair, replacement and structural stabilization of the sea wall and portions of the site. The City's proposed risk-management approach includes the repair and stabilization of the vertical sea wall at the north end of the site adjacent to the floating Harbour Air Terminal building and Flying Otter Grill while the middle of the site includes a reconstructed wall including a naturalized and sloped shoreline. The balance of the site to the south is largely comprised of the Greater Victoria Harbour Authority (GVHA) wharf structure which has also been identified as requiring structural repairs. More detailed information on the repair of the wharf is currently not available; however, the City of Victoria and the GVHA are currently working together to quantify the conditions of the wharf and adjacent sea wall in order to develop options for any required repair, management or replacement.

Initial geotechnical assessments of the site has identified five potential options/approaches for addressing the structural restoration of the overall site. These options include combinations of erosion control, sea wall repair, replacement of the sea wall with rip rap, installation of a seismic dike to mitigate seismic impacts such as liquefaction and removal and replacement of subsurface materials. The various options are described in the *Ship Point Master Plan Assessment Phase Summary* (Attachment 2).

## **Harbour Air Sea Plane Terminal**

The draft design concept has been developed to enhance and complement the new Harbour Air Sea Plane Terminal and surrounding area as a major gateway and activity node. Key improvements include a landscaped passenger pick up/drop off area in front of the terminal as well as a small plaza space on the north side of the terminal with complementary finishes and materials, public seating (tables/chairs), umbrellas, wind break and soft landscaping. This small space provides an attractive and welcoming public amenity along the Harbour Pathway and maintains direct access to the Harbour Air Terminal.

## **Access, Circulation and Shared Open Spaces**

The length of the Ship Point site between the Harbour Air Terminal and the GVHA wharf has been designed to accommodate pedestrian and vehicle movement through a 'shared street' concept that includes a waterfront pedestrian pathway (Harbour Pathway) defined through distinct surface treatment, pedestrian-scaled lighting and separation from vehicles by removable bollards. Although primarily designed as a pedestrian-oriented environment, shared use and access by private and commercial vehicles and integration of parking and commercial loading has also been included. Vehicle circulation is in the form of a one-way loop with an access point at the north and egress to the south. The design allows for the use of the northern entrance for two-way traffic and egress during event times when the rest of the site may be closed to vehicles.

## **Ship Point Plaza**

A complete redesign and reconstruction is proposed for the small plaza space located on the south side of the Flying Otter Grill. Reconstruction measures would likely include a slight retreat of the existing shoreline as a means to better stabilize the sub-surface conditions and to accommodate a terraced and naturalized shoreline. The design includes an attractive lookout space that could also be used to accommodate a small performance stage and a small floating plaza structure that could provide a unique and attractive opportunity to improve connectivity to the water.

## **Wharf Structure/Festival Site**

The majority of the wharf structure that projects into the water is constructed on wooden pilings while the wider portion is situated on pilings as well as on land. The original portion of the existing wharf was constructed in 1949 and the narrower extension was added in 1979. Given the age of the wharf, the existing wooden pilings and underlying structure are deteriorating and are in need of repair.

The design concept identifies the retention of the wharf structure including an attractive boardwalk surface material, landscaping elements on the south edge of the wharf, pedestrian-scale lighting, a raised viewing platform/outlook at the end of the wharf and a better defined pedestrian pathway. Surface parking on the wider portion of the wharf would be retained, however, in a reconfigured approach that locates the parking stalls closer to the edges of the site through parallel or angled parking in order to retain a more open festival and plaza space. In this way, this portion of the

site is designed as a pedestrian-oriented festival and events plaza that can also accommodate parking during non-event times. Additional features may also include public seating, public art, a water feature and other play features that will serve to draw pedestrians from the lower causeway and provide a complementary amenity for the existing commercial vendor.



*Figure 2: Signature festival site with terraced lawn area and open amphitheatre concept*

### **Sloped and Terraced Greenspace**

The existing greenspace at the south end of the Ship Point site is proposed to be reconfigured into a more useable and inviting greenspace incorporating terraced seating and in an outdoor amphitheatre form to support concerts, festivals and events. The reconfiguration of the area includes a realignment of the existing vehicle driveway into a more gradual angle/slope that improves egress for passenger and commercial vehicles and integrates more sensitively with the landscape. With the realignment of the driveway, the greenspace on both sides of the access roadway will have a gentle slope with low-rise concrete terraced edges that provide a seating surface.

The greenspace on the north side of the driveway has also been integrated with a gently sloped pedestrian access ramp that provides connectivity from Wharf Street down to the Ship Point site. The pedestrian ramp is designed to have a grade of less than 5% which will better support accessibility use by individuals with mobility devices such as wheelchairs or walkers.

### **Grand Staircase**

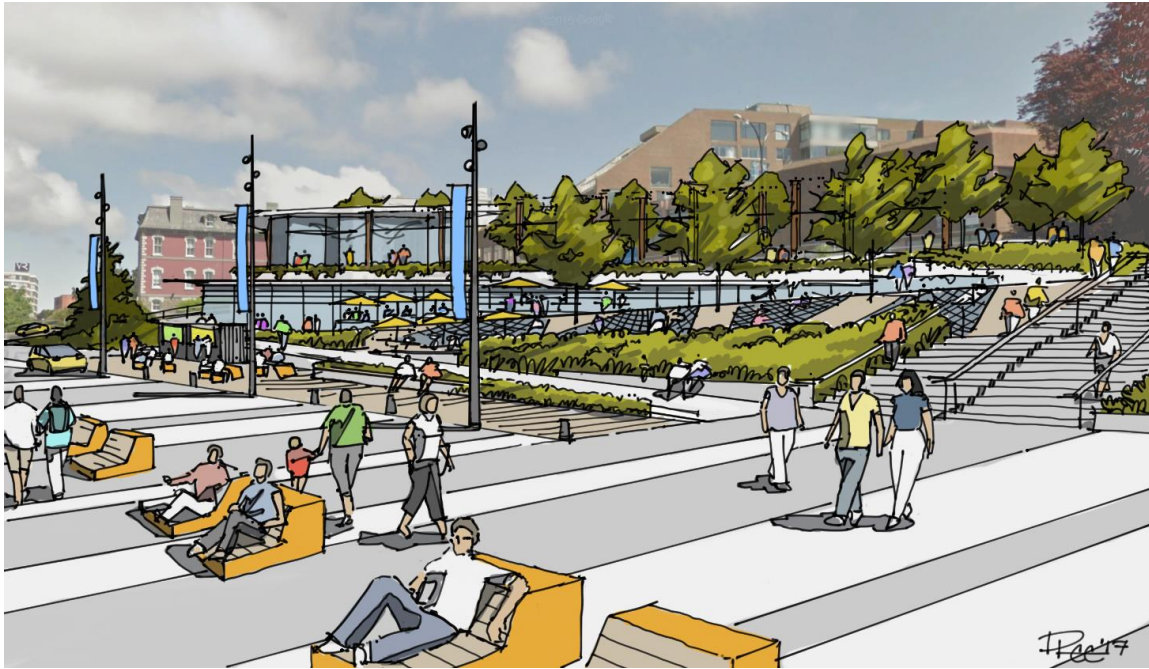
The centrally located grand staircase provides a direct connection from Wharf Street (across from Courtney Street) down to the site and includes an open plaza space at Wharf Street that may provide opportunities for programming such as festivals and special events.

### **Pavilion Building**

The northeast corner of Ship Point is defined by a proposed low-rise pavilion style building that may include opportunities for active commercial tenants such as a restaurant or café, as well as flexible open space that can be used to support special events and festivals within a weather protected building. Other key features include structured underground parking with approximately



25-30 stalls, long-term bicycle parking, elevator access between the underground parking and Wharf Street and an attractive rooftop plaza space designed as an extension from the Wharf Street sidewalk.



*Figure 3: Grand staircase and pavilion building with Harbour Pathway and shared street in the foreground.*

## **Parking and Vehicle Movement**

The draft design concept retains public parking and commercial vehicles on the site which is imperative for supporting the various businesses at Ship Point as well as overall business and tourism activities within the downtown area. Therefore the design concept includes:

- structured underground parking within the pavilion building
- parallel public parking along the shared street as well as within the festival area on the south end of the site
- improved access, egress and movement for commercial and maintenance vehicles including continued access to the wharf and lower causeway.

The site currently contains approximately 146 public parking stalls that are operated by the City of Victoria. While the resulting number of stalls and configuration that would be accommodated within the design concept is not currently known, the provision and configuration of public parking will be further analyzed and confirmed through the detailed master plan.

## **Wharf Street Cycling Lane**

The current protected all ages and abilities (AAA) cycling facility comprises a two-way protected bike lane on the waterfront side of Wharf Street. This bike lane is proposed as part of the City of Victoria Bicycle Network Implementation Program and will provide a north-south connection between James Bay, downtown waterfront destinations and the regional trail networks including the E&N and Galloping Goose multi-use trails. The integration of the bike lane with the draft Ship Point design concept will help to strengthen Wharf Street as a desirable route for tourists, recreational riders and commuters along this segment of the Trans Canada Trail.



Figure 4: Wharf Street looking north towards Custom House

## Tour Bus Parking

To improve the pedestrian environment along the waterfront, the draft design concept identifies the relocation of larger commercial tour buses to a dedicated pick up/drop off area on Wharf Street in front of the Homecoming Plaza. This location provides improved access to the downtown commercial area while still maintaining improved pedestrian connections to the Ship Point site including the Harbour Air Sea Plane Terminal. The detailed design of the tour bus parking will be undertaken in consultation with the Bicycle Network Implementation Program to ensure that the design aligns with the functional requirements of the proposed Wharf Street Cycling Lane.

## 3. Public Engagement

The development of the preferred Ship Point design concept has included ongoing collaboration with key stakeholders through workshops, individual meetings, and site visits to discuss the technical programming and operational site requirements. Key stakeholders include Harbour Air, Greater Victoria Harbour Authority, Songhees Nation, Esquimalt Nation, Urban Development Institute, Downtown Victoria Business Association, Greater Victoria Placemaking Network, Victoria Downtown Residents Association, Victoria Esquimalt Harbour Society, Tourism Victoria, Province of British Columbia, Atomique Productions, representation from various City of Victoria departments as well as other businesses operating on and around Ship Point, marine users and several special event and festival organizations.

In addition to the stakeholder meetings, the City hosted two public open houses at Ship Point on July 22<sup>nd</sup> and 24<sup>th</sup> to present the draft design concept and seek public feedback. There were over 300 people that attended the open houses as well as 147 online survey responses that were completed to provide feedback. A summary of the engagement process including a copy of the open house display boards and a compilation of public feedback responses are contained in Attachment 3.

#### 4. Proposed Revisions to Design Concept

Based on a review of the public feedback balanced with the objectives in the Harbour Vitality Principles, staff recommend that the design concept should be refined to incorporate the following revisions as part of more detailed design and development of the master plan in Phase 3:

**Revision 1:** Replace the urban beach at the north end of the site with a plaza space that includes a combination of soft and hard landscaped elements. Additional design considerations for the plaza space may include:

- exploring other amenities such as seating, a playful water feature and a commercial kiosk
- considering design and materials for the plaza space that complement the design of the new Harbour Air Terminal.

**Revision 2:** incorporate design elements and features to better activate the southern portion of the site year round and that provide more visual interest and create a more inviting gateway and connection for people entering the site from the lower causeway. Additional design considerations may include:

- providing opportunities and related infrastructure to support mobile vendors/commercial kiosks
- considering playful/moveable furniture, dynamic public art/interactive water feature and other 'play elements'
- exploring parallel or angled parking along the edge of the site to avoid rows of parking in the middle of the site where possible
- providing seating/amenity space for the existing commercial vendor on GVHA wharf
- considering site design as a plaza space that allows for parking.

#### 5. Phasing and Funding Considerations

A significant outcome of the detailed master plan will be the development of an implementation strategy that identifies Class 'C' costing and options for the phased implementation and potential approaches for funding, based on a schematic level of design for the site. It is anticipated that a project of this magnitude and complexity will benefit from a phased approach that allows for the gradual implementation of both temporary and permanent site enhancements. The overall phasing of the concept will need to consider engineering and technical requirements, approaches that minimize disruptions to existing businesses and activities, coordination with current and future City initiatives, and alignment with funding source requirements.

### **OPTIONS AND IMPACTS**

#### Option 1:

Direct staff to proceed with the detailed design and development of the draft Ship Point master plan including an implementation strategy based on the preferred concept and the proposed refinements as described in this report. **(Recommended)**

#### Option 2:

Council may identify any further amendments or considerations to the Ship Point master plan design concept prior to staff preparing the draft Ship Point master plan.



## ***Accessibility Impact Statement***

The draft Ship Point design concept has been developed to include improved accessibility to and within the site for people of all ages and abilities. Some of the proposed improvements include a gently sloped pedestrian access ramp with a grade of less than 5% that provides connectivity from Wharf Street down to the Ship Point site as well as a protected pedestrian pathway along the shoreline (harbour pathway). It is anticipated that the pedestrian ramp will better support accessibility use by individuals with mobility devices such as wheelchairs or walkers. The proposed pavilion building on the north end of the site is also anticipated to include an elevator to provide direct access from Wharf Street to the lower Ship Point site.

## ***2015 - 2018 Strategic Plan***

The Ship Point master plan is identified as a priority project in the *2015 - 2018 Strategic Plan*: “Undertake and begin implementation of the Ship Point Plan”.

## ***Impacts to Financial Plan***

The Ship Point detailed design budget of \$200,000 forms part of the draft 2018 Financial Plan that will be presented to Council in October for consideration.

The funding strategy will also explore a range of short and long-term funding opportunities such as, but not limited to public-private partnerships, government grants, leasing revenue from commercial tenants and private donor initiatives. City staff and the project consultant will continue to collaborate with key stakeholders in developing the implementation strategy. Funding for the total project will be incorporated into a future Financial Plan for Council’s consideration in the context of the City’s overall priorities.

## ***Official Community Plan Consistency Statement***

The Ship Point master plan will help contribute to downtown vibrancy, walkability, arts and culture, and community well-being and aligns closely with the goals of the *Official Community Plan*.

## **CONCLUSIONS**

Ship Point represents a unique opportunity to re-envision Victoria’s most important harbour gateway that links the City by water and air as a vibrant public destination and signature cultural space. The Ship Point master plan process is at the end of Phase 2 with the development of the draft design concept. The draft concept was developed through close collaboration with PWL Partnership Landscape Architects and key stakeholders, and presented at two public open houses with feedback collected. Phase 3 will involve more detailed schematic based on refinements to the draft design concept as directed by Council.

Phase 3 will also include development of Class ‘C’ costing and a detailed implementation and phasing strategy. The final master plan will be presented to Council by January 2018 for consideration and adoption.

Respectfully submitted,

Joaquin Karakas  
Senior Urban Designer

Jonathan Tinney, Director  
Sustainable Planning and Community Development

**Report accepted and recommended by the City Manager:**

**Date:** \_\_\_\_\_

**List of Attachments**

- Attachment 1: Draft Ship Point Design Concept
- Attachment 2: Ship Point Master Plan Assessment Phase Summary
- Attachment 3: Public Engagement Summary
- Attachment 4: Process Overview.

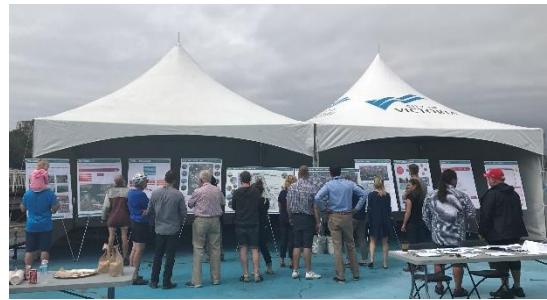


## Ship Point Master Plan Engagement Summary

### August 2017

From Saturday July 22 to Thursday August 3, the public was invited to provide feedback on the design concept design for Ship Point. The concept, founded on the *Harbour Vitality Principles* 2014, was developed through focused consultation with adjacent landowners, neighbours and user groups.

In order to gather feedback on the concept, the City hosted two open houses and issued an online survey. More than 300 people attended the open houses and 147 survey responses were received. We also received 8 emails with feedback on the concept. The open house notes, survey report and redacted emails can be viewed at [victoria.ca/shippoint](http://victoria.ca/shippoint).



### What We Heard

In general, there was a high level of support for the concept. Along with verbal feedback in support at the open houses, the comments and survey responses reflected a high level of support in general and with specific components. Many people responded that the attractive design and use of space will draw more people to Ship Point. In particular, there was a high level of support for the grand staircase, amphitheatre and overall green space. Many people expressed support for the repurposing of surface parking and inclusion of underground parking.

There were also many suggestions for changes or improvements to the design concept. Parking was the issue that drew the most comments with a very mixed response to the approach and quantity of parking proposed. At the open house, there was a high level of support for removing the remaining surface parking. However, through the survey, many respondents wanted an increase in the amount of underground parking. There was also mixed response to the urban beach. While some respondents liked the idea of an urban beach, there were many who recommended removing it from the concept. Other recommended improvements included more bike parking, space for a kayak launch, improved accessibility for wheelchairs, addition of cultural components including the Maritime Museum, First Nations history museum and more public art. There was an interest in seeing more play areas for kids, more public washrooms, more seating areas and a greater focus on the pedestrian orientation.



### Next Steps

This feedback will be used to refine the design concept, which will be presented to Council in September. Staff will then develop the detailed design concept, implementation approach, and funding strategy.

A draft design concept for Ship Point has been developed to advance the ideas and concepts from the Harbour Vitality Principles (2014). The design concept will be the foundation for the Ship Point Master Plan that will include a more detailed design and implementation strategy. Once complete, the Ship Point Master Plan will be used to guide the redevelopment of Ship Point as a high quality waterfront space, signature events and festival site and as an important component of the working harbour.

**Please review the boards, talk to staff, post your thoughts and share your ideas with us!**

## SHIP POINT IS....

### A PLACE TO **PLAY**



SHIP POINT, VICTORIA

### A PLACE TO **GATHER**



NEWARK, NEW JERSEY

### A PLACE TO **CONNECT**



AUCKLAND, NEW ZEALAND



PAPROCANY LAKE SHORE, POLAND



SHIP POINT, VICTORIA



HUDSON RIVER, NEW YORK

### A PLACE TO **WORK**



INNER HARBOUR, VICTORIA

### A PLACE TO **RELAX**



LAKE MERRIT, OAKLAND

### A PLACE TO **CELEBRATE**



SHIP POINT, VICTORIA



HARBOUR AIR TERMINAL, VICTORIA



GRANVILLE ISLAND, VANCOUVER



BELMAR, NEW JERSEY



### HOW WE GOT HERE

The Ship Point draft design concept has been developed over the past few months through close collaboration between City staff, the project consultant and key stakeholder organizations representing downtown residents, land owners, marine-based businesses, First Nations, tourism, government and festival organizers. The design concept has been developed to reflect the guiding directions from the Harbour Vitality Principles (2014) as well as the technical, operational and programming requirements from key stakeholders.

#### HARBOUR VITALITY PRINCIPLES



### SHIP POINT AND SURROUNDING AREA



## GUIDING PRINCIPLES\*

\* FROM THE HARBOUR VITALITY PRINCIPLES, 2014

Vitality through **high quality design**

Year-round **activation and programming**

Strong **connectivity and access**

Site Design that supports a range of **active uses**

## DESIGN THEMES

### GATHERING PLACE

MATOOlia (LEKWUGEN)

YEAR-ROUND

VIBRANT

CELEBRATORY

ARTS AND CULTURE

GLOBAL / LOCAL

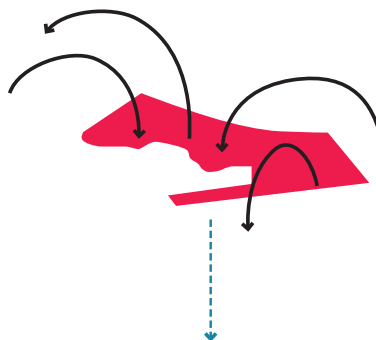


### CONNECTION HUB

GATEWAY

ACCESS

CIRCULATION



### WORKING HARBOUR

PRODUCTIVE

ECONOMIC DRIVER

'WATERSIDE' PERSPECTIVE



## STRATEGIES

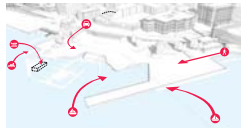
EXTEND AND ENHANCE GREEN SPACE



PROVIDE FLEXIBLE OPEN SPACES



SUPPORT MULTI-MODE TRANSPORTATION



CONTINUE WATERFRONT CONNECTION



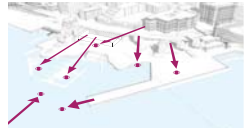
PROVIDE PERMANENT STRUCTURE



DIVERSIFY SHORELINE



ENHANCE VIEWS



EXTEND WHARF STREET



CONSIDER ACCESS FROM / ON WATER



PROVIDE VEHICULAR ACCESS AND PARKING



IMPROVE HARBOUR ECONOMY



ENHANCE MARINA







Seawall



Harbour Air Terminal  
• Pick-up / Drop-off for Harbour Air Terminal



Flying Otter Restaurant



GVHA Pier  
• Large boat moorage  
• Special Events  
• Customs/Security Requirements-access  
Private Moorage



Retaining Wall



Harbour Pathway



Proposed Two-way Protected Bike Lane



Parking Lots • Special Events Spaces  
• Daily Parking  
• Annual events and festivals

### OWNERSHIP

- City of Victoria
- Greater Victoria Harbour Authority (pier)

### ON-SITE USES AND ACTIVITIES

- Special Events and Festivals
- Parking
- Access to sea plane terminal, boat charters, boat rentals, kayak rentals and a floating restaurant
- Private vessel and commercial vessel moorage

### PHYSICAL SITE CONDITIONS

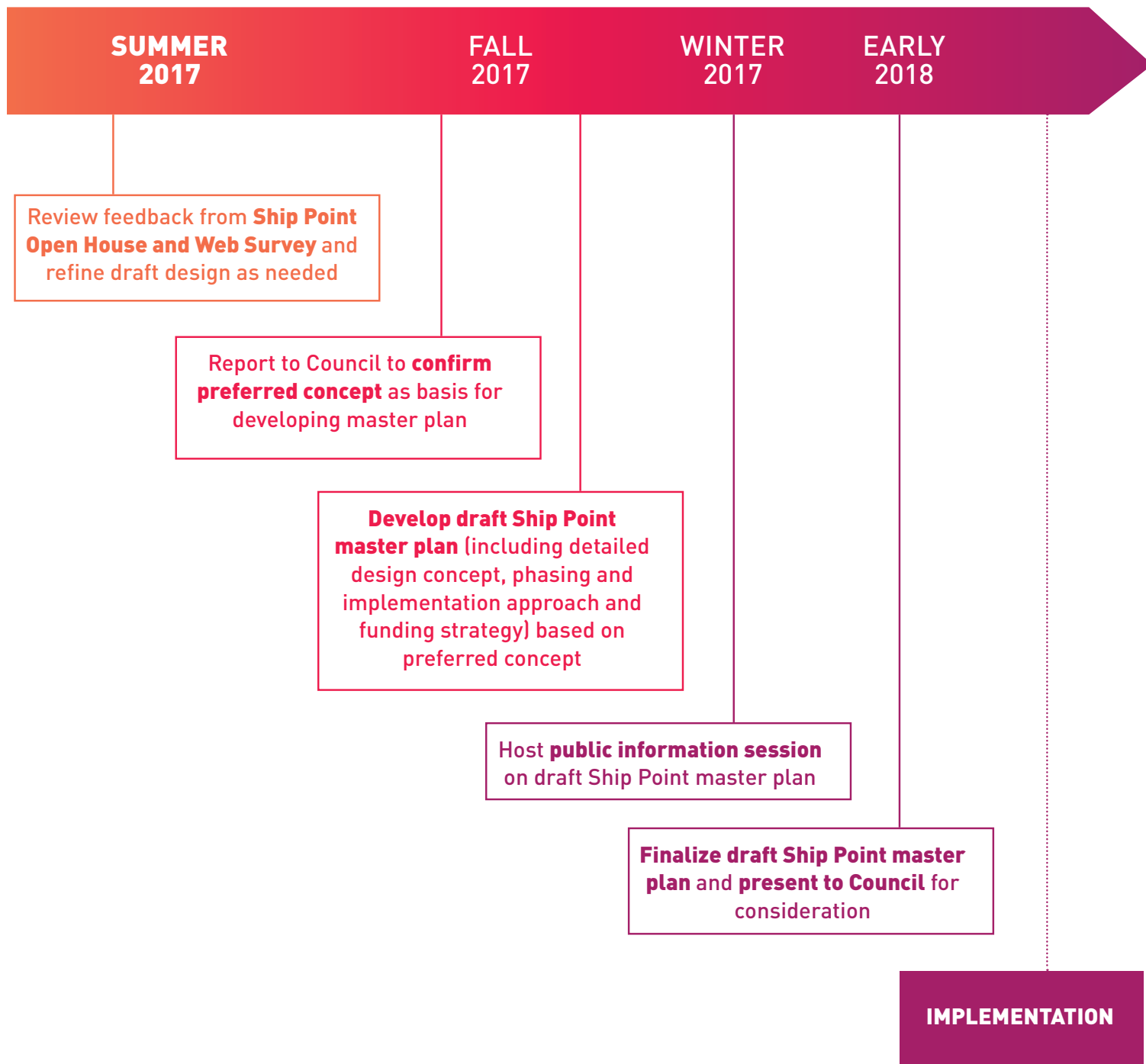
- Mostly level with some steep inclines and a 6m retaining wall below Wharf Street on a portion of the site
- Subsurface materials contain loose fill which varies from approximately 1m thickness on the eastern portion of the site to over 8m thickness on the western portion
- Soil in the southwest portion of the site contains forms of oil and oil-based contamination commonly found in many sites within the Inner Harbour. The distribution of contamination, however, is not extensive and where it does exist, it is generally deeply buried at approximately 6m below the surface
- Seawall around the southwestern portion of the northern parking lot is cracking and distorting
- Environmental and geotechnical analysis determined that the eastern portion of the site is generally better suited for redevelopment than the western portion of the site
- Site design to consider projected sea level rise (0.9m increase by 2100)

### ADJACENT USES AND ACTIVITIES

- Multi-residential
- Offices and restaurants
- Some Registered and Designated Heritage buildings in Old Town Area
- Harbour Causeway

### ACCESS

- Vehicle access in two locations at the north and south ends from Wharf Street
- Pedestrian paths connect to the site along the water at both ends





The **Ship Point Master Plan** will include an implementation strategy to outline the phased redevelopment and enhancement of the site and a detailed funding strategy.



### ▲ HUDSON RIVER PARK, NY A COMMUNITY ASSET AND ECONOMIC GENERATOR

Year Completed: 2010  
Size: 36,500 sqm (9 acres)

The Hudson River Park offers a variety of activities, range of landscape types, and reinvents a new engineered river's edge.



### ▲ WATERFRONT TORONTO, ON RECONNECTING PEOPLE TO THE WATER

Year Completed: Ongoing  
Size: 1,977 acres

Waterfront Toronto is a corporation funded by three levels of government in order to transform the brownfield lands on Toronto's waterfront into beautiful, accessible, sustainable mixed-use communities and dynamic public spaces.



### ▲ PIER 1 AT BROOKLYN BRIDGE PARK, NY ACCESS TO THE WATER

Year Completed: 2002- Ongoing  
Size: 85 acres

Pier One, the first 9.5-acre portion of Brooklyn Bridge Park to be completed, is a park where the enjoyment of the landscape, both immediate and distant, is a primary programmatic attraction



### ▲ SOUTHEAST FALSE CREEK, BC A HERITAGE-RICH WATERFRONT

Year Completed: 2009  
Size: 32,500 sqm (8 acres)

Waterfront Park represents the first phase of SEFC's primary park and open space system and a 650 meter extension of Vancouver's iconic seawall.



### ▲ PIKE PLACE MARKET EXPANSION, SEATTLE A PUBLIC MARKET VISION

Year Completed: 2017  
Size: 3,000 sqm (0.69AC)

A site built for Market producers in the early 20th century, the expansion reclaims the site for farmers and producers, and provides a dynamic public plaza with views of Puget Sound and Olympic Mountains.



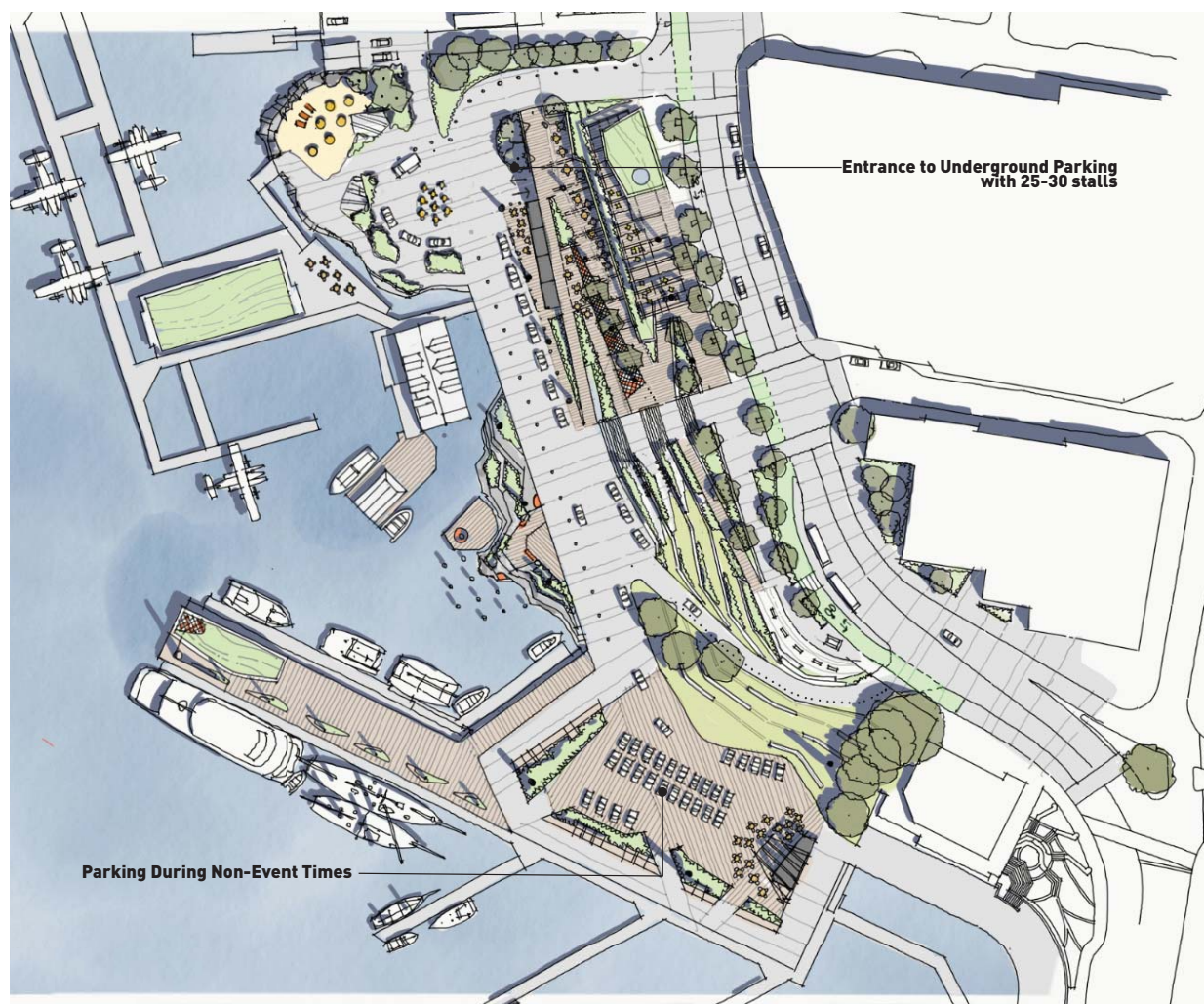
### ▲ PIER PARK, NEW WESTMINSTER BC A REVITALIZED WATERFRONT

Year Completed: 2012  
Size: 32,500 sqm (8 acres)

The New Westminster Pier Park presents an opportunity for the community to reclaim its downtown waterfront as park and public spaces.



The draft design concept is intended to provide flexible and attractive open space to support festivals and special events. However, during the majority of the year, Ship Point will continue to provide public parking in support of the working harbour and downtown businesses.



The public is invited to provide feedback on the draft design concept here or through an online survey that is available on the project website: [victoria.ca/shippoint](http://victoria.ca/shippoint)

Staff will review and consider all feedback received in order to further refine the design concept. A summary of all feedback will be made available on the project website and will be presented to Council in September along with a proposed design concept.

**What do you like about the draft design concept?**

**What changes or improvements to the draft design concept would you suggest?**

## Ship Point Master Plan

### Open House Feedback

Two open houses were held on Saturday, July 22 and Monday, July 24 to gather feedback about the preferred design concept for Ship Point. The following written feedback was received:

#### **WHAT DO YOU LIKE ABOUT THE DRAFT DESIGN CONCEPT?**

- Could we theme these reclaimed spaces, ie arts, food, west coast lifestyle – to create new hubs in the City?
- Looks great but any kayak access would need parking nearby.
- Amphitheater
- Public canoe/kayak access with s/t parking for such craft would be good
- Turning an eyesore into an asset :) Hurray!
- Like the bike way on Wharf St, we really need this
- Terraced building
- Like the idea of bike paths but when you live in James Bay getting anywhere in the City during construction is a huge frustration
- Permanent building & retail space
- Green space & slopes/terraces
- Very well integrated
- The blending of natural & built environments comes together well
- Children's play area - slide to be climbing app.
- Reduce vehicle access & parking
- I like mixed use building but it should compliment the interest of existing wall.
- The City & everyone who uses the City needs this!
- I like the inclusion of "business / vendors" etc. if this helps the economics and increases the safety of use ("eyes on the street")
- How about a "gondola" from Ship Point to Ogden Point!
- Heritage interpretation & public art
- Love new shore area near Flying Grill
- Overall very good concept & illustration. Let's get this done in the next 2-3yrs, not 20!
- Elegant design for mixed use. Great!
- Love the grand staircase idea!
- Just do it ASAP!
- Awesome!
- Love the design! And the view! Also the grand staircase!
- Very good to hear you will be tending to the water erosion at base of site & reinforcing or ensuring stability & safety.
- The view!
- I like the proposal. The trees along Wharf St should be very large growing deciduous trees.
- I like the stair case
- Thanks for inviting our input.
- I like it, including better access.
- I like the overall plan
  - o suggest that the # of parking spaces under building is a bit lights
  - o Multi phase implementation & multi use approach is very important
- I love it! Awesome thoughts, I like the grand staircase



- Very well thought out design... and amphitheatre for outdoor concert would be an added plus.
- Much better use of a high-value space
- There's a shortage of sunny patios in Victoria – make sure this one can seat lots because it's going to be popular!
- Like the Greening!
- Ramps are good. One needed close to visitor info centre.
- Granville Island & Folkfest Concept
- Don't spend \$\$ until you develop a better vision
- Textured walk ways for blind people
- Leave the alcove wall – love the rockwork
- Arthur Erikson inspired more formal amphitheater w/pink marble verticals = rosegold glow at sunset
- This plan is too sterile & concrete
- Maintain “working harbour” elements
- Appreciate the focus on festivals & events
- Love the idea of existing wharf extending into harbour w/steps. protect bottom of stairs with piers.
- Creating a more accessible & year round usage area is good to see
- Drop off places for seniors to partake
- Ferris Wheel
- I saw a “beach” area on the plan on far side of the space. I'd like to hear more about that. Usage etc. Beach?
- I love the flex spaces & pavilion ideas.
- Like the open access pavilion idea.
  - o A coffee shop too?
- Lot's of great ideas
- Where are the yurts?
- Do not build higher than Wharf St.
- Like better use and access public space
- Urban beach is awesome
- I appreciate the pavilion & hope it will be an interesting, multi-tenant building (ie Pike Place)
- I strongly support overall thrust of the design concept – keep it public.
- Love the terraced green space & naturalized amphitheater
  - o inviting
  - o practical
  - o lovely
- Do not infill water surface
- Good proposition but...
  - o Victoria needs to think bigger
- Is this the first of a series of reclaimed parking lots? I hope so!
- Beach area!
- Ample parking
- Terraced lawns
- Retain & add maximum covered parking
- Greenspace
- Grand staircase
- Green space
- Playground for kids & adults :)

- Like water access, accessible ramps, preservation of parking. Lawns & remediation of fill.
- Overall nice concept. Who will patrol the section to limit alcohol fueled parties? will efforts be made to avoid a "Tent City on the Harbour?" It will make the harbour more attractive to locals & visitors.
- Natural light (skylight) for parking area.
- Minimal commercial development
- Bike infrastructure
- Protected bike lanes on Wharf St.
- Amphitheater yes!
- More greenery and better pedestrian access.
- Adding to green space!
- Increased green space
- Bike lane good
- Ladysmith amphitheater
- Protected bike lane on Wharf
- Better Wharf St to Ship Point connections
- Glad to hear First Nations have been involved in all phases
- Fantastic improvement overall. Way more lively than current uses.
- Maintains working harbour aspects.
- Reduced area for parking
- Best part is lots of places to sit, gather, & hang out.
- Let's get rid of visible parked cars & yes to underground parking!
- Waterfront pedestrian access.
- Visitors wants good views
- Good work, press on quicky
- Great research and planning!
- Public draw/staircase
- Removal of parking = prioritizing people
- Staircase
- Protected bike lane
- Lucite shell for music etc.
- Keep & protect street views of Harbour
- Assume the design will be so successful it will attract hordes more pedestrians than you anticipate! Current infrastructure in Inner Harbour didn't - ie stairwell @ Visitor's Centre.
- About time! Like the update!

### **WHAT CHANGES OR IMPROVEMENTS TO THE DRAFT DESIGN CONCEPT WOULD YOU SUGGEST?**

- Would love a slide down the hill!
- moorage space for industry such as float companies, kayaking, restaurants, etc.
- Do not need a beach!
- NEF should guide all
- Losing parking spaces?
- No asphalt use boardwalks & large wood areas
- Please keep room for a public market or existing night market.
- Outdoor movie theatre! Year round!
- Make it a PARK for people not cars.
- First Nations given priority
- Maritime Museum
- Historical Engagement - a place where people can learn about the history of the site.
- Park space for activities for all ages
- Ocean nature house with some creatures in the tanks
- Respect for heritage
  - Maritime
  - First nations
  - Industrial
  - Wkg Harbour
- Not too sure what to think. Scale of design off (presenting area larger than it is). Pretty grand plans. Please scale back. No beach. Seems more for tourists than locals.
- Wear microphones the next time you present outside
- Look at this site in context with other large parking area to the North of Red Fish Blue Fish. By creating a 2 level parking structure here you eliminate the need for parking #'s on this site.
- Less parking (less cars)
- Clarity that "shared street" is truly that (signage, speed limit,  $\leq 10\text{km/h}$  pavement treatments.
- No buses down here
- Open an "in harbour" swimming pool at the same time sewage plant opens
- Eliminate vehicle parking at south end
- Playground in the beach?
- I know the art gallery has decided to stay, but what a great opportunity to integrate the art gallery into this redesign.
- More inclusion, less exclusion!
- How about using the upper terraced areas for true public housing
  - the grand staircase can wind through like the Spanish Steps
- Attention to how transit riders will connect with space (ie wayfinding, crosswalks)
- Still too much parking/car access
- This is NOT the location to create a Sanay Beach. If we want to consider a water feature downtown then return Crystal Gardens to a swimming pool.
- Reduce parking - esp RV's. Use space for drop offs
- It would be great to discuss this development in conjunction with the vision for the enterprise Wharf site. Many of the suggestions for use could work in either location.

- Please improve sight lines for vehicles, bikes, pedestrians exiting area onto Wharf St.
- Don't throw huge \$\$\$ at subsidized parking spots - nothing about parking is "world class"
- Need a firm cost. No over runs like the blue bridge
- Can we find any way to "mute" noise?
- Open air fish market with grilling stations allowing vendors to compete for model - see Bergen Norway
- Picnic benches
- Parking is needed downtown
- Cost/Benefit analysis would be helpful. I hear a lot of \$ concern. But would like more info on increased revenue for City which could assist in paying for it. As well as DVBA approval?
- Less parking
- Dedicated venue for First Nations artists so they are not situated on the "Welcome to Victoria" sign.
- More public seating & handicap seating
- Implement mostly using City of Victoria Public Funds.
- Boardwalk through sand (for strollers, wheelchairs).
- Please ensure performances / activities on site respect neighbours. In my opinion there is far too much amplified noise / voices in Victoria.
- Market like Grandville Island
- Please watch budgeting
- Too much space for cars in present proposal.
- Replace with more area for pedestrians
- Keep road as narrow as possible & walkways as wide as possible - they look narrow in the renderings! Should be at least the width of 1 road lane
- Is there kayak loading & unloading space?
- Bike locks that actually work with U Locks (unlike Odeon Alley)
- Support for Harbour Pathway enhancement
- I hope you will include elevator access in the Pavillion Bldg. for those with disabilities to ensure they have equal access. Yjos has prevented people I've known from coming down here.
- Too much parking
- Elevation changes or barriers to shelter from the wind
- Enable kayak/canoe landing for private boats as well as rentals
- Water bottle refill stations
- Let's do like the Romans did 2000 years ago (public drinking waters)
- Less car parking!
- Need to ensure complimentary provincial parking lot improvements
- See organ as exists in Zadar Croatia?
- Off grid solar lighting
- This project has all of the similarities of present public money disasters in the CoV. Namely the Bridge and sewage treatment. The City has been wrong so many times before. There is lots of local CRD area programs CoV hasn't used with BETTER ideas these ones from people that know Inner Harbour the best. Stop the waste, go away!
- Maritime Museum site
- Less car parking
- More bike parking
- More bike stalls
- Strong, high quality bike locks
- More bike parking



- Need for alternate parking elsewhere downtown to replace lost spaces.
- Bring the people to the water. How do you cross the road barrier?
- Big, safe feeding crosswalks at all the key connection points.
- No cars. Drop off area only.
- Lose the beach. Not a good idea just from a safety perspective - needles, etc.
- Car areas when parking not in effect should be taxis or drop off/pick up only.
- NO BEACH
- Include a place to launch kayaks and canoes.
- No parking
- There is no free space on this side of the harbour to launch kayaks.
- Elevator and/or shorter switchbacks for wheelchair users.
- Tie this into affordable housing!
  - Funds from any developers - affordable housing projects?
  - In keeping with the waterfront / industrial history - container homes?? Small & affordable
- Separated pedestrian path
- Still too much car parking. hide or underground most of it. Restrict to service or mostly drop off.
- "Urban beach" seems a bit goofy
- Make sure it can withstand at least 2m of sea level rise by 2050 and 5m by 2100
- Grand staircase is cool BUT add a row of flower bed capability down the middle.
- Maritime History / Culture
  - A link to this is missing & critical
  - Something in pavilion
- Still looks like a giant parking lot - disappointed
- Love the design but please remember to find alternate location for lost parking - businesses need to succeed if they are located downtown
- Turn pavilion into maritime / whale museum - look at Auckland waterfront.
- Waterpark for kids like in Uptown
- The old wall should not be hidden from view
- Like the open feel but spots of shade (trees, umbrellas) will be needed. Also windbreaks.
- Be bolder and eliminate all surface parking.
- Can we just build a parkade somewhere else to recapture lost spaces?
- Stop bus parking
- Make speed limit very low
- Would like to see less parking, but need to allow access for vehicles & equipment for festival / event set up.
- Amenities on the pier should still allow for events like Swiftsure to use it ie large tent on the pier.
- No permanent parking at south end. Limiting parking to only commercial pick-up and drop off.
- Splash park for kids like a fountain.
- No urban beach near float planes.
- Add architecturally interesting garden / landscaping to the green space (ie Chicago, Toronto lakeshore).
- Water zone for kids like a fountain or something
- In the quiet winter season put up temporary heated shelter for homeless.
- Incentivize the museum redevelopment
- Put in a bunch of parking to make up for what is lost here and elsewhere.
- "Shared" roadway dominates change to cul de sac at north end.

- Make Wharf St. Pavilion roof an extended platform: viewing / gathering / food trucks.
- Terraced areas - use soft landscaping as much as possible. Add “hard” elements as dictated by use. If possible, use flexible surface, ie cobbles, instead of pavement.
- Concern that the harbour ferries will not be able to access the stop at harbour air. At this time there is not enough room to get by the planes & boat to get to our assigned stop. Suggest change of locations of ferry stop to the floating island.
- Eliminate float plane air pollution, very bad smells every 30mins all day long
- Relocate urban beach - great idea, wrong location for sucking float plane fumes.
- Waterfront view is impeded by parked cars
  - Only underground parking
- Cycling/pedestrian infrastructure - consider how busy the Goose has become - sometimes hard to navigate bike among pedestrians
- Put a kayak launch down through naturalized shoreline area.
- Urban beach maybe better as a creative flex kids play area with water feature in a maritime motif?
- Water feature
- Create small stage at base of main central staircase. Maybe bump out shoreline edge to incorporate, this would create some traffic calming too.
- Maybe a kids play area?
- create stage areas for buskers and impromptu performers. Not all events are scheduled.
- Forget the beach! Too busy and not clean enough for children.
- Maritime museum would be great here.
- Use the street and underground parking that will solve the parking issue.
- Execution - maybe get a new City Engineer.
  - Already have hired them, 30 years of botched projects - arena, bridge, sewer....
- Include adult equipment in playground areas
- More small boat facilitated
- Organic market year round!
- Playground & coffee shop
- Play area for kids
- Pavilion roof should be level with street, accessible to pedestrians
  - Food trucks, origami art
- Green space maximized
- Accessible parking and walk areas
- Totems, native art, relief masks for example.
- Keep parking and case use to a minimum
- Polluting bush planes don't fit with a green future.
- Need more underground parking: there are 75 cars parking today.
- Public washroom
- Add lots of interactive seating elements like at Olympic Village
- More life needed- pub, restaurant
- Interactive areas - spots where kids can be entertained
- More effort to design area to draw in pedestrians and extend urban grid.
- Too noisy for a beach.
- Give us more underground parking
- Water drinking fountains and public restrooms
- Kids water or playground
- Not a beach! Not a good idea!

- Less surface parking
- 1. Finish the Blue Bridge. 2. Finish the Sewer Works. 3. Then do this better
- Drivers will not share roadway. Will threaten to kill pedestrians.
- Ensure accessibility for people with strollers and wheelchairs.
- Parking should be free on weekends and evenings like other City parkades.
- Replace Urban Beach with natural plants. Return part of waterfront eco - system.
- More public washrooms
- More public washrooms
- More public washrooms
- Better lighting - it's very dark at night.
- Change vegetation in park. Too many places for people to hide. It's scary at night.
- Need good public washrooms.
- How about an ongoing lottery to aid in funding.
- Too much space for cars - eliminate parking on the plaza and don't allow drive throughs. One exit/entrance is enough
- Looks like most of the festival seating is on pavement.
- Change odd "beach" area with no water access to a grass/picnic/playground area
- Need better transit access
- Beach area not needed especially next to airport.
- Sorry but I think the same idea is a bad one. Think of our windstorms. Think of access for people with disabilities - very hard to walk on sand.
- Too much non event parking in the southern part facing the ampitheater. Reduce to encourage walkers, bikers, & transit users.
- Is there anyway to counteract the diesel smell?
- Ensure or improve special needs parking / drop-off access.
- Nice but the plan need more vision and boldness. This is a perfect place for a new magnificent performing arts centre.
- Shield parking view from Wharf St. to keep aesthetic. Add shade trees between parking lot rows.
- Places for people to sit, relax, read, etc.
- Public art space?
- Brisbane south bank example.
- Kids park?
- Our aging population and the handicapped ones need more parking spaces than 30. You will be shutting us out. Please allow for more.
- Slope grass portion of terraces to prevent camping.
- More / better parking.
- Handicap access / Empress
- Needs tables & chairs for picnics.
- Lighting/security during winter
- Please include lots of shade for festival audiences.
- The expanse of lawn is nice, but what about on a winter day? More sheltered places needed.
- More opportunity for restaurants/beer gardens/patios
- How about having umbrellas like in Centennial Square?
- Kids park would be better than a beach
- Pavilion should be for vendor stalls & exhibitions, not permanent building
- Take reference from Brisbane downtown Riverside walk and Southbank
- Plan for maintenance - our sidewalks are filthy. Walk Douglas, Pandora to Fort!
- Include a kids waterpark in the beach access

- Too bad about all of the non event parking.
- This needs to be a full time public space.
- My #1 concern in Victoria is affordability of living here. Would like to see this plan somehow connected to that principle. Fancy-ing up this area is likely to further increase housing in the core. We need affordable housing options even in areas like downtown.
- Activate “parking” area (non-festival)
  - Small retail along grass areas
- More clear access for bikes
  - include in strategies - multi modal (surprisingly absent)
- Please pay much more deserved attention to the operational requests of the existing infrastructure
  - DFW refresh
  - Painting benches

# Q1 What do you like about the draft design concept?

Answered: 144 Skipped: 3

#	Responses	Date
1	I like the idea of no cars on the lower level...pedestrians only.	8/3/2017 10:51 PM
2	Very little. The traffic entrance in front of harbour air is okay. I don't mind the staircase.	8/3/2017 9:32 PM
3	upper level has views	8/3/2017 9:05 PM
4	retail and terracing	8/3/2017 9:02 PM
5	Grand staircase Multi use space	8/3/2017 5:05 PM
6	I think it looks pretty good!	8/3/2017 12:17 PM
7	public and open space not commercial buildings	8/3/2017 10:36 AM
8	I think the draft design concept is perfect for this city. It's taking a giant, under-used parking lot and turning it into more green space for pedestrians. It will allow locals and tourists to enjoy more of the waterfront, and for more local music and dance to perform right on the water. I particularly like the ampitheatre and designated space for food trucks.	8/3/2017 8:48 AM
9	Adds much needed green space to the urban core. Aesthetically pleasing human-scale design. Multi-purpose land-use that is an inviting, public space while retaining features of a functioning harbour.	8/3/2017 6:33 AM
10	Th terracing down from Wharf Street The retail component (as long as the city doesn't lease it to "friends"	8/3/2017 4:59 AM
11	The added greenery and below ground parking	8/2/2017 8:30 PM
12	I really like the idea of the natural amphitheatre - I think it would be great to have concerts and events downtown. Currently, I feel that this area of the inner harbour is very out of the way, if you are walking along wharf street you dont get a inviting vibe, its very shut off and steep, by including green space and minimalist design it will create a more even flow of people to the water. The key is enough green space - It is so much more inviting and free to sit on grass rather than benches and I find that it will draw people to the inner harbour and actually help draw them along the sea wall in front of the empress. At the moment it feels like you really need to "try" to walk the inner harbour and opening this up (mainly getting rid of that huge parking lot) will remove that barrier and will help gradually pull people down to the water.	8/2/2017 2:13 PM
13	More green and less pavement/cars.	8/2/2017 1:40 PM
14	I like that there's more green space. I like that there's underground parking.	8/2/2017 1:39 PM
15	- performance venue - sloping to connect with Wharf St	8/2/2017 12:25 PM
16	Pedestrian friendly areas, covering of that big parking lot, naturalized areas	8/2/2017 10:54 AM
17	I like the look of the plan and the incorporation of green elements, festival and vendor/market elements. I think it'll draw people down to Ship Point much more so than they are now.	8/2/2017 10:53 AM
18	Green space	8/2/2017 9:58 AM
19	great design. good mixed use of space, a far more welcoming environment than is currently in use.	8/2/2017 9:52 AM
20	1.The increase in green space and the decrease of pavement. 2. Maintaining the performance space. 3. Adding an urban beach. 4. Seating walls as a tie in to the other side of the harbour. 5. The continuation of the harbour pathway. 6. the visual improvement of the pier. 7. Love that 30 parking spaces are hidden underground.	8/2/2017 9:45 AM
21	thank you for finally doing something to this space. It's a visitor's first impression of the harbour, so it deserves to be more than a parking lot	8/2/2017 9:15 AM
22	I like that it's an effort to use the space for something other than parking.	8/2/2017 9:14 AM
23	People place, good, but make sure that the Harbour Airport is able to have access of vehicles for pick up and drop off	8/1/2017 4:58 PM



## New look for Ship Point

24	Not much. All "beautification", very little in the way of "infrastructure" spending guidelines, rate of return on the investment (that will be quite high per square foot), etc. The current administration seems intent on marching Victoria towards bankruptcy.	7/31/2017 7:58 PM
25	The grade from Wharf to harbour is good - terracing could be an option the grand staircase is great	7/31/2017 1:57 PM
26	green space good restaurant/retail area good, not too large grand staircase good	7/31/2017 1:43 PM
27	The only positive was a waterfront walk.	7/31/2017 1:38 PM
28	Makes good use of available space to a large extent.	7/31/2017 1:21 PM
29	Ability to walk on the waterfront.	7/31/2017 12:47 PM
30	The grand staircase and the concert area	7/31/2017 12:46 PM
31	more green spaces available and float planes still part of the inner harbour	7/31/2017 12:00 PM
32	good combination of buildings and public spaces. a combination of the 3 solutions brings the best together. my suggestions is Shore line - modify, vehicular access - one way loop / building - multiple buildings / open space - central green /grade change - terraced / connectivity - multiple entrances	7/31/2017 11:24 AM
33	I like the terraced green space, with seating, as well as the underground parking.	7/31/2017 10:57 AM
34	Main staircase, walk/roll down to lower levels for disabled, walkability.	7/30/2017 6:33 PM
35	Yes!	7/30/2017 2:29 PM
36	Like that thought is being applied to this important area of the city	7/29/2017 5:54 PM
37	All inclusive.	7/29/2017 5:26 PM
38	terracing, dual usage (parking on eastern portion when no events taking place), improved gateways (steps down from wharf, and north of seaplane terminal), underground parking to make up for lost above-ground parking.	7/29/2017 9:32 AM
39	That the Flying Otter restaurant remains where it is now. The addition of trees along Wharf Street. The permanent amphitheatre.	7/29/2017 12:45 AM
40	More green space and easier access for pedestrians. Less emphasis on vehicles. Love idea of urban beach.	7/28/2017 11:24 PM
41	On initial viewing, the project seems like it would be very attractive, providing several options for folks using the area. One major concern I have is that there is not enough parking in the downtown area for folks who are going to take advantage of this venue. Yes, you do have some parking incorporated in your plan but not enough to replace what is being lost from demolition of the existing parking lot. Not everyone rides a bike or takes transit. If you expect people from outlying areas to take transit to town there need to be more park and ride options in Greater Victoria.	7/28/2017 9:07 AM
42	I love how much green space it adds to downtown, and the urban beach will be a wonderful addition to the city.	7/27/2017 9:02 PM
43	Only the general idea, nothing much about the overdone plan. If you want a park, dig up the pavement, lay some sod, and plant some trees.	7/27/2017 11:41 AM
44	It's great. Really like that underground parking is included. For some, leaving the car at home is not an option, it is their accessibility. This would also be an opportunity for several electric charging stations.	7/27/2017 9:50 AM
45	More usage of the space	7/26/2017 7:43 PM
46	I like the sloped walkways with a central grand staircase.	7/26/2017 7:09 PM
47	Terraced green area, and underground parking	7/26/2017 6:36 PM
48	I like that accessibility concerns have been included. I also love the amount of green this adds to the downtown harbour.	7/26/2017 5:00 PM
49	The terraced green space.	7/26/2017 4:24 PM
50	Less parking lot more green space is great. Improvements to the site as a festival local is also very good. Access to the water is great.	7/26/2017 1:24 PM

## New look for Ship Point

51	I like the grand staircase and the treatment of the quay	7/26/2017 9:39 AM
52	Pretty much everything - much more pedestrian-friendly, more opportunities to stop and rest.	7/26/2017 12:00 AM
53	Green space.	7/25/2017 8:21 PM
54	I like the versatility of the design. It's quite nice and features a lot of different outdoor activities. An urban beach is an interesting idea. Having an enhanced event space that's not just a parking lot would be quite nice too.	7/25/2017 4:15 PM
55	Varied uses/users of the site.	7/25/2017 1:50 PM
56	Looks good!	7/25/2017 12:48 PM
57	Not impressed. Official City Plans do not include things which are not compliant. e.g. The Victoria Harbour Airport. Therefore I cannot support that portion of The Plan which assumes that a non-compliant and unapproved airport will continue to be at Ship Point.	7/25/2017 12:32 PM
58	Openness - public space	7/25/2017 11:50 AM
59	The design provides a sense of purpose for the various spaces. The pavilion is an interesting idea, as long as it doesn't become a hanging out place.	7/25/2017 9:56 AM
60	Any change will be an improvement over the existing parking lot.	7/25/2017 9:56 AM
61	Very little	7/24/2017 11:23 PM
62	I like it and am mostly in favour of the concept.	7/24/2017 10:48 PM
63	The reduction in vehicle access. Increase in green space. The beach	7/24/2017 10:44 PM
64	I approve of the basic idea of improving the aesthetics and public usability of the site.	7/24/2017 8:44 PM
65	Waterfront walkway, terraced garden area, urban beach	7/24/2017 5:23 PM
66	I appreciate the public connectivity and access to the water.	7/24/2017 3:00 PM
67	-the enhanced green space/view due to the removal of the big parking lot by the float plane. - love the underground parking (though I think more spots are needed). -like the wide stairway to really open up wharf street to the area below, and love the addition of trees along the edge of the festival area to soften up the shoreline. glad to see both ramps and steps. -Natural beach area is also great...though would like to see more of this. -like how this is a mix of a working harbour and a tourist area/greenspace.	7/24/2017 2:50 PM
68	The community space for music and arts, green space and improved access to the harbour.	7/24/2017 2:19 PM
69	no bums	7/24/2017 2:06 PM
70	Green space	7/24/2017 1:59 PM
71	How connected the plan is to the harbour activities and its use of green space.	7/24/2017 1:35 PM
72	Lots of seating. Maintains views of harbour from Wharf Street. Urban beach.	7/24/2017 1:23 PM
73	Not much. There has been inadequate consultation with the major stakeholder the residents of Victoria . It is certainly not ecological sound when a non certified airport with vintage float planes spewing hazardous pollution and noise is central to the plan.	7/24/2017 1:05 PM
74	More pedestrian realm, with more variety of uses and connections.	7/24/2017 11:51 AM
75	It seems like a great idea. Thoughtfully planned out for the respectful, thoughtful citizens of Victoria and tourists	7/24/2017 9:12 AM
76	Updating the area, allowing for more gathering space in our most visiting area.	7/24/2017 8:14 AM
77	I like the urban beach, the clearly defined walkway, the terraced green space, and the eyesore parking lot has disappeared!	7/24/2017 6:56 AM

## New look for Ship Point

78	The terracing concept with viewpoints and places to relax and take in the harbour seem like nice places to relax and enjoy the views. I also like the idea of the grand staircase - to a degree - in the sense that it also takes away from exploitable commercial space and I believe it could be moved further south where the stairs could focus its sights more on the legislature. Slight improvements to the pier although it doesn't seem to have any great pull factor that it could and should have. Some vendors or a small beer garden here would be great. Maybe also allow for a permanent place for a floating pub/restaurant. Bike lanes and the extension of the harbour walkway are fantastic. Pier lookout with an event performance aspect seems like a good idea.	7/24/2017 2:51 AM
79	The improved access (walking, biking) from Wharf Street is good. Terraced green space will be suitable for a variety of uses. Cars are somewhat less dominant (though still a barrier).	7/23/2017 8:02 PM
80	It is open and welcoming....it says Victoria is an exciting place to visit	7/23/2017 3:49 PM
81	I love the 'terraced green space' and that it is a usable park, vs now its just parking!	7/23/2017 2:21 PM
82	Takes a space that's frankly been a disgrace for a long time and brings it closer to what it should be. Multi-use space with year round draws/attractions is key.	7/23/2017 2:16 PM
83	Its a great start. lots of green space, better pedestrian access and access to the water	7/23/2017 1:55 PM
84	It attempts to improve a seriously ugly and under-utilized space.	7/23/2017 1:24 PM
85	I love it, especially later in the summer! ;) Ship Point is a key meeting place and festival ground in the city, but outside of the few weeks a year that it is done up for festivals it becomes an uninviting dead zone on the harbour. Downtown Victoria severely lacks this kind of mixed use greenspace. This design looks like it will provide a lot of heart, soul, and most importantly functionality to the waterfront.	7/23/2017 12:40 PM
86	Utilizing the area as a public space in Victoria's beautiful waterfront. Creating a more defined cultural hub for the wonderful festivals & music that occur in outdoor venues downtown.	7/23/2017 12:24 PM
87	I like the urban beach, the stage with terrace seating, and the grand staircase. I also like that this space is going to be better used than currently, ocean front parking is a waste.	7/23/2017 11:36 AM
88	grand staircase, continuous shoreline walkway, amphitheatre, wharf street revitalized	7/23/2017 11:35 AM
89	improved views, greenery	7/23/2017 11:03 AM
90	The city has provided a VERY SHORT TIMELINE FOR INPUT DURING VACATION TIME FOR MANY RESIDENTS. This is unacceptable for a project of this scope!	7/23/2017 10:29 AM
91	I really like the terraced green space with seating walls and a great place to have outdoor concerts. Definitely more people friendly.	7/23/2017 10:13 AM
92	Overall this is an excellent idea, and the design is really interesting.	7/23/2017 9:41 AM
93	Added green spaces.	7/23/2017 8:39 AM
94	Nothing.	7/23/2017 8:34 AM
95	Access to water - extension of pier structure to allow access to water	7/23/2017 6:06 AM
96	It is very hard to see the concept because of the size of the picture. You can not zoom in to see what all of the feature are.	7/22/2017 10:09 PM
97	Less hardscapes	7/22/2017 9:57 PM
98	If it is completed, it looks like the harbour becomes open to the public more than it is now.	7/22/2017 6:37 PM
99	How it opens and creates space.	7/22/2017 6:07 PM
100	nothing, its unimaginative. A beach near the docks, like anyone will actually go into the water..yuk.	7/22/2017 5:52 PM
101	Bad	7/22/2017 5:39 PM
102	It is better than hectares of surface parking.	7/22/2017 3:55 PM
103	All give downtown a much needed facelift	7/22/2017 3:45 PM
104	Very good design as a whole..like the steps idea from Wharf St to parking area.	7/22/2017 2:30 PM

## New look for Ship Point

105	Virtually everything looks great from what you have presented. I really like the terraces, the increased green space and overall, the new look. I do have some concerns - see below. And I think an opportunity is being wasted to house a Maritime Museum.	7/22/2017 2:12 PM
106	I love it! Beautiful use of space and great concepts for year-long use of space.	7/22/2017 1:26 PM
107	It's ridiculous. Stop spending money council. We need a place to park and it's a great place for concerts. Bring in money instead of spending it. There is enough access to the waterfront already.	7/22/2017 11:34 AM
108	Green areas with grass and trees. Unobtrusive main building pavilion to maintain street level views and provide streamlined sites.	7/22/2017 11:27 AM
109	I love everything about it. It is an open concept, inviting to tourists and residents alike. Lots of space for concerts and entertainment as well as access to the harbour and the floats	7/22/2017 11:22 AM
110	The emphasis on public spaces, stage, public market, space for major events.	7/22/2017 11:06 AM
111	I do like that you are looking to utilize the space in a more inviting way, and to improve the look of the harbour.	7/22/2017 11:02 AM
112	The urban beach.	7/22/2017 11:01 AM
113	Reclaiming of the land for public use and enjoyment.	7/22/2017 10:23 AM
114	Terraced green space, amphitheater, grand staircase, additional parking	7/22/2017 10:14 AM
115	I love it, and about time. Along with the new bridge area and David Foster Way, it will make the downtown a fabulous place. However, I'm hearing that landscaping around the bridge has been scaled back due to money concerns. Also that David Foster Way suffers from the same concern. Find the money, spend the money and do these things right. I was so disappointed when I saw the bike lanes on Pandora. Most of the medians are an ugly hunk of concrete - again, apparently because of lack of money. Poorly done, Victoria, poorly done. Are we not Garden City. Medians all over Greater Victoria are splendidly done up with low shrubs and grasses, making environmental rain gardens. But not on Pandora, a major thoroughfare and showcase street in the downtown. Could you not have asked the large greenhouses to donate plants and put up a small plaque recognizing them. Talk about pave paradise. Ple-e-ease do not ruin and disappoint by doing the same with the bridge landscaping, DF Way, or Ship Point.	7/22/2017 9:32 AM
116	It's walkability, the green space, and the urban beach.	7/22/2017 9:15 AM
117	I like that there are NO BIKE LANES	7/22/2017 6:42 AM
118	It is somewhat of an improvement but why does there still need to be a road and parking except perhaps for access to the air terminal?	7/22/2017 6:33 AM
119	I like it!	7/22/2017 6:16 AM
120	GET CARS OUT OF SIGHT BUT YES BUILD A 60 - 70 CAR UNDERGROUND LOT AND MAKE'EM TP PARK THERE!	7/22/2017 12:46 AM
121	I like the greenery, the sloped walkway and seating	7/22/2017 12:03 AM
122	nothing	7/21/2017 11:15 PM
123	I think it looks great. I look forward to seeing it come to life	7/21/2017 10:59 PM
124	It's no longer a parking lot	7/21/2017 10:37 PM
125	The seating for public concerts is easy so people don't have to bring chairs to public events Has potential for the maritime museum of british columbia in the commercial space.	7/21/2017 10:32 PM
126	The extra green space, beach space, extra strolling room and performance benefits, without completing losing parking.	7/21/2017 10:24 PM
127	It generally looks fantastic. Like the sloped areas for sitting and all the connections. Great to have pavilions and vendors to be able to get a coffee, etc..	7/21/2017 9:18 PM
128	I like the green space and the public access	7/21/2017 9:06 PM



## New look for Ship Point

129	The reduction in parking spaces is an obvious improvement. I like the increased greenery but would prefer to see more mixed use to ensure the area is lively throughout the day. Ideally there would be a retail component that incorporates outdoor late nite dining and entertainment mixed with an element of office space. What concerns me is that the area might solely be reliant on tourist traffic as is which would make the area somewhat dead in the non summer months.	7/21/2017 8:58 PM
130	Turns parking lot into a functional space, lots of green, more shore access.	7/21/2017 8:40 PM
131	It's fucking hideous. You don't need to invest any more money of hard working tax payers into the harbour. Instead, work on fixing the housing and fentanyl crisis.	7/21/2017 7:48 PM
132	I like the concept. Currently it is a waste of waterfront. Really like the idea of a downtown beach.	7/21/2017 6:37 PM
133	More green space, reminds me of the harbour air and pathway in Vancouver	7/21/2017 5:42 PM
134	It's amazing. The parking lot that's currently there has always irked me; it seemed out of place in the rest of our beautiful city. The proposed amenities would give this real estate the usability that it deserves, and it still would let the city host large, cool events there. The parking can go away. This sort of improvement is way more important than some parking spots for 9-5ers. And tourists don't drive.	7/21/2017 5:39 PM
135	I love the idea of a naturalized beach. I'm assuming this means a real beach. Yes! My grandfather <span style="color: red;">personal information</span> built the breakwater wall. Keeping any natural area where citizens have the option to experience natural BC in harmony with industry is wonderful.	7/21/2017 5:23 PM
136	Huge improvement over what exists. Excited to see this concept become reality. Ideas of beach, amphitheater and green space are great.	7/21/2017 4:02 PM
137	yes I like the concept but what about parking	7/21/2017 3:16 PM
138	Pedestrian focus. Activity spaces. Cycle lanes along Wharf Street.	7/21/2017 3:16 PM
139	I don't like the draft design. This is a capital city. It deserves to have a memorable unique waterfront design This delivers a less than average "municipal" concept. Disappointing.	7/21/2017 2:50 PM
140	Getting rid of ugly concrete parking lot and creating more public recreational space. Improved capacity for stage/entertainment. Improve overall vista of inner harbour. Puts pedestrians first - makes Green City statement	7/21/2017 2:17 PM
141	Love the amphitheatre and grand staircase. Love the incorporated bandshell for events. I could see this becoming a hub for future downtown festival events.	7/21/2017 1:20 PM
142	I like the people oriented design and spaces, the variety. I'm excited for ship point to be more of a destination that people can stop and enjoy - especially the amphitheatre and the green space (sorely needed!)	7/21/2017 1:17 PM
143	It is pretty much impossible to read the print or see the concept. - too small - I tried to enlarge it but still not able to see. I am sure it will be beautiful.	7/21/2017 12:37 PM
144	I think it is awesome!	7/21/2017 12:16 PM

## Q2 What changes or improvements to the draft design concept would you suggest?

Answered: 139 Skipped: 8

#	Responses	Date
1	The brick wall holding up Wharf Street must stay intact...it's beautiful and historic.	8/3/2017 10:51 PM
2	Pretty everything needs to change. The harbour is beautiful and famous due to great buildings. This has one that is hiding. Build something people can see. Too much green space and too much surface parking. Trying to pretend that the presentation space is the main use is a lie. 10 months of the year it will be surface parking. Beach is terrible. There is one on the other side of the harbour if people want that.	8/3/2017 9:32 PM
3	Lower level should be people friendly and with harbour views. Get rid of commissions and float-planes Noise needs to be measured - people need to be safe.	8/3/2017 9:05 PM
4	too much upper and lower area for cars/buses (is vehicular transportation) If the City is to be pedestrian oriented then buses should stop north of new bridge and people walk to ship point. Let the harbour authority take care of its own route down to the pier. Should be designed as a stand alone City project as the city's part of ship point is public owned land that needs to be kept in the public realm without third party control	8/3/2017 9:02 PM
5	Eliminate parking. How will parking add to this space? Parking is available less than one block away. Keep the harbour a people space.	8/3/2017 5:05 PM
6	I would like to see still less emphases on cars and parking. I would also really like to make sure the landscaping uses native plants and I think at least some of it should be edible plants with fruit trees. It's also super important to have First Nations buy in and have their territory/history/present practices be prominently displayed at the site for visitors and locals alike to learn more and pay respect.	8/3/2017 12:17 PM
7	Include a maritime museum	8/3/2017 10:36 AM
8	I would change a thing, but I would ADD some local interactive art. Limbic Media, Monkey C Interactive, Studio Robazzo and Hololabs are all incredible companies to collaborate with on unique, interactive art and responsive lighting. More of this!!	8/3/2017 8:48 AM
9	Additional trees along Wharf St. is good, but perhaps a few more deciduous trees could be dispersed on the terraced green space to create natural sun shade and add texture. Perhaps the 'naturalized shoreline' could be expanded (in-fill) to the elbow of the pier to create more green space. The urban beach could be expanded (in-fill) and trees added. There needs to be designated locations for public art (permanent & revolving installations). I would hope that there will be a prominent acknowledgement to First Nations, e.g. totem pole, as the design is missing an iconic feature. The 'Grand Staircase' needs a design feature to make it grand - a simple slight fanning out to the base or slight 'S' shape on an angle would be a good start.	8/3/2017 6:33 AM
10	As a harbour user, I have worked with GVHA - it is a major mistake to partner with that group. They do not have the public interest as a priority, and are usually after public subsidy (what other organization could ever get away with spending more \$ of admin than operations??) yes, make sure that the City's part of ship Point and GVHA respect the need to collaborate on events, but the City's land should be off-limits for GVHA and its members vested interests. Let GVHA design - and pay for - their own design. The area should be designed for year round use by residents, with the capacity to shift to an event venue (the approach in the plans so far seem the reverse of that) Get rid of the parking in the City land except for any "underground", meaning under the terraces. No drive way of vehicular routing should be between the terraces and the water/harbour. Harbour users and residents have not been consulted on this until this point - we should have been contacted by the consultants and been able to provide input. The information provided to the public is not complete. The emissions, and how to shield the public from the kerosene-like fumes appears not to be a priority while it should be. Any planning should have as its centre the Noise Exposure Forecast for the airport. Its absence introduces an element of deception. Walkability through whole site should be the number one priority. It is not.	8/3/2017 4:59 AM

## New look for Ship Point

11	I would implement more grass - i know it is expensive to maintain but there are few things better than sitting on grass by the ocean. an example would be what the city of munich did with their olympic grounds. They have grass everywhere that rolls down to a water feature and when i was there it was completely full of people just hanging out etc. I really like the sample from new york's brooklyn park. It would be a definite bonus to have an easy launch pad into the water right in the heart of the inner harbour. I know it would be difficult in mitigating possible interference with harbour air/general harbour traffic, but it would be really nice to have a central spot to throw my paddleboard in.	8/2/2017 2:13 PM
12	More green and less pavement/cars. The improvements did not do enough to reduce blacktop and car access. A working harbour is a quaint idea, but the city and inner harbour are for people. Blacktop and motor vehicles are not people yet they still have ample access to the waterfront. The "working harbour" will be gone in the long term. Other than tourist, recreation, and transportation, all heavy industry, especially concrete/gravel, recycling cars, and ship building will eventually be eliminated from the core of a city for people. That's inevitable. It's been proven that Victoria can't even keep the industry-destroyed Bay Street clear for cyclists from the debris and pollution of industry, nor prevent industrial spills into our Gorge and inner harbour; all the while the same polluting industry gets an expensive drawbridge subsidized by the citizens, when it's only the polluting industry who actually "needs" the drawbridge. Industry has proven that it is not a good neighbor and that industry can not share well. Industry puts industry first, and people last. Just look at Bay Street, or better yet, ride a bicycle east bound from the bridge. For cyclists, it's like a gravel road with potholes. Other business and residents can occupy the same land industry does now, provide more jobs, and likely would provide a wider and more stable tax base than the subsidized polluting industry does. It's time to stop entertaining and catering to the polluting heavy industry (working harbour) and take larger steps to reclaiming this population center for the increasing number of people who populate it.	8/2/2017 1:40 PM
13	I think the green space is too disjointed. I would prefer to see something that was long and narrow and not split up. I think that wide staircase in the middle is a bad idea. It's far too wide, there is not going to be enough people ever using it at one time to justify how wide it is. I think when it comes to events and tourists and things, the Inner Harbor over by the Parliament Buildings is always going to be the most popular area so creating an area farther down that is much bigger is just going to be a waste of space, similar to how no one ever uses the Town Hall community area. I would focus more on making it a pretty greenspace for people to enjoy. I don't see the need for an amphitheatre.	8/2/2017 1:39 PM
14	No more parking lots. Please. - remove parking completely, or at least limit vehicles to a simple turn-around loop for float-plane access. this should be a space for people, not for cars Bring people to the site, so it is populated and feels welcoming. - connect inner harbour causeway by walking path to the other end of the site (so tourists can continue walking, bringing people to the site) - ensure there's a reason for residents and tourists to visit the site apart from taking pictures, for example, provide small retail spaces along the walkway for restaurants/cafes (or even just small food stalls) - build amenities that attract people, such as an outdoor water park, or children's playground, public piano, concrete ping-pong tables, spots for buskers, outdoor workout equipment - the building on the site should have a tenant that encourages people to visit year round - the building should include a space like in The Atrium building which can host events in winter - consider how the site can/will be used in winter, perhaps by covering part of the walkway to shield from rain. green spaces/grass will likely be avoided	8/2/2017 12:25 PM
15	Public water fountains	8/2/2017 10:54 AM
16	While I like the idea of an Urban Beach, I find that beaches that aren't cleaned regularly by tides end up as large litter boxes and filled with garbage and cigarettes. Who will be responsible for cleaning this? How often will the sand be renewed or sifted through to get out all the bits and pieces that don't belong there? I think a flagstone plaza would be easier to manage and maintain. I also suggest bollards along the car/pedestrian blended roads. If the bollards could move up and down on a schedule based on Harbour Air's flights, the pick-up/drop-off area could be closed to vehicles after HA flights are done for the day, allowing full pedestrian access. Overall a great plan though!	8/2/2017 10:53 AM
17	Why an "urban beach"? That area is simply going to get filled up with people drinking, smoking, or sleeping in the beach area and it won't be usable by the general public. And it's not like people can swim there, so really a "beach" is not needed. Could it not be general green space, or extra parking since you're taking away a lot of parking spaces?	8/2/2017 9:58 AM

## New look for Ship Point

18	No changes to the design. I would only suggest that in planning the utilitarian installation pieces, railing, street furniture and such, that these elements of the design be considered as 'public art': Make the functional objects beautiful to increase the overall aesthetic.	8/2/2017 9:52 AM
19	1. I have always appreciated the history behind the rocks that make the wall behind the current parking lot. They were brought over in ships as ballast. Can the rocks be reused? 2. I also question the need for vendors at the end of the pier as it takes away from the greenspace. Are visitors interested in shopping or greenspace? 3. Looking forward to seeing the uses that the pavilion will provide and and at the same time I question whether a green plan needs a pavilion.	8/2/2017 9:45 AM
20	whatever the design, ensure it is well maintained and supported please.	8/2/2017 9:15 AM
21	It's not bold enough. There's too much grass, too much outdoor space. Urban beach not needed. It should have a larger building for an indoor experience as much as an outdoor one. The proposed building is comically small. It would be great to have a useful year-round space.	8/2/2017 9:14 AM
22	Get rid of the beach makes no sense with all the commercial traffic coming and going on the water	8/1/2017 4:58 PM
23	Need a business plan before a draft design to ensure the design meets the needs of whatever business gains approval.	7/31/2017 7:58 PM
24	get rid of buses and dominance of parking lot. Should be designed for year round use by residents - welcoming all Do not "design" for events, rather design so can be adapted for events separate the city property from the GVHA property - they can take care of them selves rather than take from the public should be no vehicles between harbour and Wharf St sidewald Randy Wright can buy a small electric vehicle (live the LuvCanada ones) for passenegrs if they need to go to Wharf by vehicle rather than walk - ditto his supplies. Need to protect pubic form emsions form the floatplanes Stop deceiving public - declare noise levels -other cities protect the public the design looks like harbour air and GVHA led the team - they represent private sector business interests need to consult with resdients - more than this survey is needed	7/31/2017 1:57 PM
25	Needs a total redo with the following principles foremost ~ pedestrian priority ~ no buses on city property ~ no driving/parking between green/retail area and harbour ~ good planning practices should be employed (Noise exposure Forecast disclosed and safeguards or resiting of float plane docking to minimise emissions ~ city property should be stand alone - designed separately from GVHA property to ensure public interest is foremost (the 2 properties could partner for events but should be designed, developed, and managed separately) ~ all retail and other private sector use of city property should be transparent and competitive process employed to ensure public interest is respected ~ public consultation in the affected neighbourhoods has NOT occurred. 3-4 neighbourhoods are involved with the Harbour Plan	7/31/2017 1:43 PM
26	Many. We have far tooooo many projects with tooooo little planning and input by All public, not just a few people at a quick meeting which is not well attended and over talked by Mayor Helps.	7/31/2017 1:38 PM
27	Get rid of the urban beach. Do not build a building until you have a tenant.	7/31/2017 1:21 PM
28	Would not use that beach. Have so many to go to and some not far from there. Need tenant for retail space before built it. Need to know have a tenant. Need to be something that will bring people there year round. What going to do about the lack of parking until the underground parking is accessible.	7/31/2017 12:47 PM
29	1. More impressive reception building with design consideration included to inhance a confirmed tendency plan in advance 2. !!BATHROOMS!!!! Plentiful well designed gender/mobility adaptive washrooms, which are well lit and staffed with attendants 3. Lightning under each step of the grand staiand well lit pathways throughout	7/31/2017 12:46 PM
30	as a regular commuter using harbour air, i would like to see a bit more parking retained at the site	7/31/2017 12:00 PM
31	consideration should be taken for amount of green space - with climate warming and latest reports of projections for 2040 of drought - irrigation should be minimized. also green space during our rainy season won't be used. I have sketched a combination solution of bringing the best of the 3 solutions together and will email it to the city address Very excited to see the advancement of this development.	7/31/2017 11:24 AM



## New look for Ship Point

32	I find the area surrounding the underground parking to be a bit bizarre. For a plan aiming to increase the amount of green space, there is a significant amount of space that will not be green. I see the value in having a ramp to make the area more accessible, but to dedicate almost half of the space to a ramp is a poor use of space. It looks like there will be space for tables or seating there, but for what? I think it would make more sense to have a ramp along the southern road access, and to turn the other ramped area into more green space. I also am unsure why 2 roads are needed the access the space when there is no long a parking lot. Wouldn't it be enough to have just the northern entry for road access to the harbor and for events?	7/31/2017 10:57 AM
33	no parking, except for underground. Walkway/driveway just for drop-off and pickup for events. Use parkades and buses. Build parkades outside of downtown area. More shade trees throughout, especially amphitheatre.	7/30/2017 6:33 PM
34	Keep the place OPEN to the streets above. Must be easy to move down and into the area. Don't cut it off!	7/30/2017 3:47 PM
35	The urban beach is a great idea BUT if the beach is sand there will have to be secure fencing to close it up at night night so as to reduce the risk of used syringes and broken glass hiding in the sand.	7/30/2017 2:29 PM
36	I feel that the Maritime Museum should be given priority in any new development. It is languishing in temporary limited space.	7/29/2017 5:54 PM
37	I prefer Concept B Flex Pavilion with the "expanded building", similar to Pikes Place in Seattle. This is a great location for an indoor/outdoor market, shopping, entertainment and food, on cold, rainy, windy days.	7/29/2017 5:26 PM
38	more underground parking, even if it is expensive to park there.	7/29/2017 9:32 AM
39	Better accessibility to seniors, disabled and families with young children in strollers. Removal of so many levels, terraces and stairs that break up surfaces and make it impossible for many in our society to access all areas. Planting more trees for natural shade and more grassy areas for lounging and play. Make it a year round destination with the addition of a city museum celebrating our first nations peoples, The Hudson's Bay Company Fort and our combined rich ethnic history housed in a replica fort and long house. Wood boardwalks for an authentic west coast look and gentler walking surface. Keeping a distinct first nations theme in the buildings, benches, art, shops and restaurants. Incorporating a first nations themed playground for children and adults to enjoy while keeping straight lines to a minimum to create a truly natural urban green space: a charming Victorian oasis in the heart of the city that will truly be a tourist and locals' destination and will celebrate our unique peoples, values and history.	7/29/2017 12:45 AM
40	Don't see any designated washroom facilities. Definitely needed.	7/28/2017 11:24 PM
41	Please have some dog friendly space available!!	7/27/2017 9:02 PM
42	Simplify it and preserve the historic stone arches. We have a bridge fiasco and a sewage plant to pay for. Can we afford this urban planners' folly/political vanity project? Perhaps Adi Astl could come from Toronto to manage the project.	7/27/2017 11:41 AM
43	A decent natural materials playground with real and perceived risk! Increased additional parking elsewhere in the core. Full-time custodians to empty garbages/recycling bins, scour/pick up needles (main reason we don't use the grassy areas now), provide presence etc	7/27/2017 9:50 AM
44	I would include more green space and change the landscaping to a more "rolling hill" concept (removing the cement in grass areas), while keeping the level tiers.	7/26/2017 7:09 PM
45	Washrooms, drinking fountain, water feature	7/26/2017 6:36 PM
46	It would be good to incorporate some public art, murals or sculpture or something.	7/26/2017 5:00 PM
47	Change the design of the pavilion. It does not say west coast or Victoria. Its boring. Too many trees obstruct views from street level. Get rid of the sand pit. Unless the city is going to rack it for needles etc everyday. We have a homeless problem. Also we get pretty strong winds in the winter you will have sand blowing all over. Finally, I hope Victoria does not lose anything of historical significance in building this?	7/26/2017 4:24 PM
48	Hopefully there are public bathrooms somewhere in the plan.	7/26/2017 1:24 PM
49	Do we really need this much more open space in the inner harbour? The concept looks great for the summer festivals, but will it be useful for the other eight months of the years? A new space for the maritime museum would have been nice to include.	7/26/2017 9:39 AM

## New look for Ship Point

50	My main suggestion is to remember Victoria has rainy autumns, winters and springs! Consider providing awnings or covered walkways - the way it's done in NZ and Australia, for example, where there are often full awnings over the whole sidewalk. That way the site will be enjoyable even in the depths of February (well, perhaps "enjoyable" would be a slight overstatement!)	7/26/2017 12:00 AM
51	Maybe more space for permanent retail/food vendors.	7/25/2017 8:21 PM
52	Would it be possible to expand on the urban beach idea? And include a water feature element? It wouldn't need to be a huge splash pad but something small that would allow kids or adults to cool off in the urban beach setting. I would also encourage some small pocket natural play elements for kids to explore. Perhaps not a specifically designated area but small spots carved out amongst the site. It would also be great to see even more trees planted maybe along the harbor pathway to provide some shade as you meander along and enjoy the waterfront. It will be exciting to see the transformation! I'm looking forward to it :)	7/25/2017 4:15 PM
53	Provide public dock facility for small local private boats to pick up / drop off passengers. Harbour plan seems be oriented toward commercial activities (Harbour Ferry, long term moorage, etc). How about more access for local tax paying small boaters. There is no place now, or in plan, for small boats to land for short periods.	7/25/2017 1:50 PM
54	Consider a wind- and wave-driven sea organ like the one in Zadar, Croatia. This is a real crowd pleaser and attracts people to the waterfront in all types of weather. It takes no space, and can be integrated into the grand slam aurcase. <a href="http://m.huffpost.com/us/entry/6959360">http://m.huffpost.com/us/entry/6959360</a>	7/25/2017 12:48 PM
55	The Plan - minus the Airport - is impressive, and I would support the plan once the Airport issue is legally resolved.	7/25/2017 12:32 PM
56	There should be no net loss of parking spaces - the goal should be to gain parking and fulfill the objectives of the plan - build way meow underground spaces	7/25/2017 11:50 AM
57	I am not in favour of the urban beach idea. We have many natural beaches in the city already so adding a small purpose built one to this area seems out of place. I think picnic tables and a small playground would be a better use. Although the harbour authority manages what happens on the pier, I don't see that a viewing platform out there would be necessary.	7/25/2017 9:56 AM
58	Ship Point and Lower Wharf Street should be considered together. They are really one place. The fact that Lower Wharf Street is owned by the Province didn't prevent the City from including it in the "Harbour Vitality Principles." Such holistic thinking should continue as designs develop.	7/25/2017 9:56 AM
59	Far less black top, far more savvy design. Don't need a beach, we are surrounded by them, too much parking, more emphasis in water taxi, shuttle, bikes etc. too flat not enough 3d looks.	7/24/2017 11:23 PM
60	I feel that it should be possible to provide more than 25-30 parking spots under the pavilion. While I've been unable to attend the open houses or to talk to anyone about this, it does seem to me that given the size of the area and the possibility of a "multiple storied" carpark, this should be considered. In light of the ever decreasing parking opportunities in the downtown area this should be included as a significant priority, as well as the other more pleasant and, obviously, desirable features. Thank you	7/24/2017 10:48 PM
61	Consider the sightlines to the stage location (for festivals etc) and ensure trees don't block the view. Could the terraced green space be enlarged and the staircase made smaller (it seems to take up an inordinate area)	7/24/2017 10:44 PM
62	I am quite disappointed with the large amount of space in the draft design devoted to motor vehicles in the form of parking and roadways. Every effort ought to be made to keep such space to an absolute minimum. Don't waste the opportunity to make this a really pedestrian-friendly site! Also, I understand that the parking lot to the north of this site is owned by the provincial government. I hope the City will approach the provincial government with a view to redeveloping that area and integrating it with Ship Point.	7/24/2017 8:44 PM
63	The City of Victoria seems to continually decrease the number of urban parking spaces. While I accept this is a balancing act, I know many people who will not come downtown for events because it is hard to get parked (and either public transit is insufficient or they have needs that won't work without a car) - this will only worsen as more parking disappears. We can't just make these spaces available to bicycle riders, walkers and public transit takers.	7/24/2017 5:23 PM

## New look for Ship Point

64	Less green space and more year-round development? There are many open park spaces nearby. Green space is costly to maintain and will only be viable for 3-5 months of the year. Placing more commercial development (museums, art galleries, offices, hotel, etc) will not only be a tourist draw, but also generate much needed tax revenue and enable the development to be more financially sustainable. Replace the green space with commercial spaces that will cater to the float plane, tour boat, harbour ferry and private vessel customer traffic - it's a built-in customer base!	7/24/2017 3:00 PM
65	- I think the flow of traffic needs to be clearer. It appears that the between the float plane terminal parking entrance and the parking lot/festival area to the south, there will be a mingling of vehicles and pedestrians. I think this should be better segregated for safety, and to make a clear walking area along the waterfront. -The exit of vehicles onto wharf street could be improved. Currently the exit at the bend in wharf street isn't that safe....maybe this could be redesigned so all traffic comes out at wharf and fort (at the light?). - the beach in the middle seems a little lacking in connectively to the rest of the walking patch. I like the idea, but it needs to be better integrated. -there should be a mix of deciduous/evergreen trees and year round interest plantings. I don't want it to look bare all winter. -enhanced public bathrooms tied into underground parking area? the current bathrooms aren't great/aren't that visible underneath milestones. -elevator in underground parking area for those coming off float planes with luggage trying to get up to wharf street/walk to hotels?	7/24/2017 2:50 PM
66	I think it could use even more green space.	7/24/2017 2:19 PM
67	parking	7/24/2017 2:06 PM
68	Dedicated Songhees Culture and History area - for Songhees written history and knowledge to be displayed so visitors can read about the Indigenous people of this area through the Songhees Nation's words. Perhaps a dedicated canoe launch pier or something to make the Gorge races a regular event or facilitate colonial reality tours of the harbour by Songhees	7/24/2017 1:59 PM
69	Would hope that the green space is open to pet owners if not at all times at least early in the morning before work for those who live in the area. Also would like to see more of a vendor focus on restaurants to promote the areas continued use in the winter months. Perhaps this can expand into more dock space for mooring.	7/24/2017 1:35 PM
70	Other than service vehicles and loading/taxis for Harbour Air, there should be no vehicles permitted. It looks like people might be able to drive through as a thoroughfare - this would really take away from the pedestrian focus.	7/24/2017 1:23 PM
71	I would defer any further expenditures until a proper vision for the harbour is developed that is consistent with the City's commitment to the Blue Dot Program.	7/24/2017 1:05 PM
72	Please keep the heritage wall!	7/24/2017 11:51 AM
73	I'm concerned this may pose additional work for the Victoria Police and Bylaw Officers. Keeping it clean, kicking people out in the morning etc. Perhaps add a small playground to discourage homeless and shooting up during the day.	7/24/2017 9:12 AM
74	Keep it more about people and less about retail space.	7/24/2017 6:56 AM

## New look for Ship Point

75	<p>In no way shape or form should there be parking down at the southern edge of the property. The festival area should be the primary waterfront public plaza that Victoria needs and deserves. This is a wonderful place for a huge outdoor eating and drinking patio that could be served by multiple vendors. These vendors could also serve food and drink for larger events. Ensure there is a licence to serve alcohol down there. People want to eat food, and drink beer and wine with beautiful views and outdoor spaces. Why even bother with this scheme if it is to maintain parking on one of the nicest pieces of waterfront in Victoria. Allowing parking here also means there will be a constant stream of cars driving in and out of the space along the shared pathway. Why not focus all of the parking under an expanded building footprint and keep the entrance and exit focused to the northern edge of the site and then allow the few vehicles that would need to access the pier and vendor spaces each day? This could also allow for the removal of the angular vehicle egress cutting through the site up towards Wharf St. I would also expand the commercial premises further outwards from Wharf st. down towards the water, and extend it further southward to improve the financial returns and commercial space within the project. Maybe move the grand staircase so that it features down towards the festival area from the homecoming plaza to allow this. This would focus views over towards the legislature and inner harbour and would also potentially remove the need for a shared travel lane cutting through the terraced seating areas and provide more structured seating and access for events. I also don't like the diagonal walkway in front of the commercial building, it takes up much too much space. What is the point of that? If it is for accessibility reasons, there are more efficient ways of doing it. It only detracts from providing more commercial space. Have a terraced building with larger floor areas and potentially more space for underground parking. I also don't see the point for an urban beach. It's not like anyone will be swimming here. There are much nicer beaches like Gonzales and Willows and it feels a bit gimmicky. If it's to be programmed as a beach bar, then maybe it makes more sense. As just a place for people to relax, I think it will immensely under perform.</p>	7/24/2017 2:51 AM
76	<p>The "non event times" concepts show far too much presence of private vehicles. "A working harbour" needs deliveries (of goods and people) but it doesn't necessarily need private vehicle parking. We MUST make a more visionary move away from private vehicles on the waterfront. The artistic concept shows a nicely striped or shaded driving and parking surface but the reality is that the car areas would probably be standard asphalt and that the daily presence of a street with parking at the water's edge would be a strong deterrent to people on foot. People coming to the waterfront can rely on transit, taxis, self-driving cars, bikes and such to get to the dock. Great cities in the world manage this. Victoria can too.</p>	7/23/2017 8:02 PM
77	<p>Please ensure that a tent city does not strike up here as it would indeed be a great place! Not to pick on anyone but ensure security is rather invisible unless needed.</p>	7/23/2017 3:49 PM
78	<p>Underground parking may be helpful. Also, obviously Victoria has many homeless people; please ensure we are thinking about how they may affect the cleanup etc.</p>	7/23/2017 2:21 PM
79	<p>I would like to remind everyone that Victoria Harbour was designated as a Bird Sanctuary in Oct 1923, as an urban wildlife sanctuary as well as a working harbour. It is a place protected for birds, mammals, various other sea creatures as well as seaweed, eel grass and rare plants. A world class harbour development will take the sanctuary aspect into consideration and preserve for life that is other than human, in nature. I would like to see fuel / motor restrictions in the inner harbour, like we have on some lakes. Keeping the area for all of nature, of which human life is only a small part is important to me.</p>	7/23/2017 2:17 PM
80	<p>Create drop off/pick up roundabout and loading zones on left side by float planes and block off center area as pedestrian only. Reconsider the parking lot on right side and just have removable bollards for dock access when needed, look into movable small business kiosks or food vendors rather than parking lot. Key aspect being neglected is tourist draw, ask yourself if anything at this site is a "tripadvisor" must see? I'd say no so far. I propose a bold artistic attraction, Basically to right of grand wide stairs I envision a secret stream coming out from underneath wharf street sidewalk into flowing downhill rocky creek, with two accessible log look bridges crossing to get to the proposed terraced seating areas. There would be bronze deer or bear/birds statue in between combination of rocks, trees, bushes to look like rainforest. It would then flow to proposed waterfront beach area where it spills into harbour to bronze coast Salish woman and child fishing with cedar traps and then a docked long canoe that sits on shore or edge of dock acting as bench/photo spot, the one of main attractions would be done with a killer whale that is tethered to sea bottom just off shore with blow hole fountain every fifteen minutes. All this creates a world class tourist attraction for ages while showcasing our heritage and natural beauty. Tourists like attractions and we don't have as many as we use to. Think Spanish steps meets Copenhagen mermaid meets royal bc museum.</p>	7/23/2017 2:16 PM



## New look for Ship Point

81	lets stop putting cars first. there is no need to have cars going all the way through the site. Have two loops on either end - one for HarbourAir/restaurant and on the other side for the docks. Be bold, this is a people place, not a parking lot or a road. More bike parking, places to sit, access for vendors (temp and permanent) as well as patios to sit and have food/drink - make it more sticky for people.	7/23/2017 1:55 PM
82	It doesn't accomplish much. Car parking is too much of a priority. This site needs and deserves something more dramatic and brave.	7/23/2017 1:24 PM
83	One of the things I love about the proposal is the Urban Beach, however without water access it could easily become a dead zone. I understand that no one wants to swim in the inner harbor, but adding a small water park and/or some playground equipment to the beach would make it a destination for families. Downtown is growing as a place where people live, and in order to serve as a proper neighbourhood it needs more play areas for children as demonstrated by the instant popularity of the new playground by the courthouse on Broughton. Also, not so much a change or improvement, more just a general comment that if it's possible to increase the total parking spaces provided at Ship Point while creating the underground parking downtown is in desperate need of new places for people to park.	7/23/2017 12:40 PM
84	How has global warming & rising sea levels been accounted for in the plan?	7/23/2017 12:24 PM
85	I would like to see picnic tables so people can enjoy their own meals and hangout. It would also nice to see something active (e.g., basketball hoop) or interactive (e.g., big chess game). Overall, I really like this concept. Great work!	7/23/2017 11:36 AM
86	it's all about people, people, people. More draw for people all year long: less green space (it's muck in the winter) and more space for full time retail, restaurants with patios, and office space. parking underground or just get rid of it (let mass transit help get people around - cars just take up too much space). The building is hunkering down and hidden - this makes it unlikely to be effectively used as restaurant and office space for real local full time citizen use.	7/23/2017 11:35 AM
87	Don't need an urban beach, we have one at the Delta Ocean Point. Makes the sloping stairs proposed for the west side of the blue bridge a poor imitation. Create alternative parking for the spaces that are lost.	7/23/2017 11:03 AM
88	I see the large amount of green space as simply another area for homeless to congregate and the present council doing nothing about it. This will further detract from the appeal of downtown.	7/23/2017 10:29 AM
89	I would get rid of the urban beach. I don't think it is very suitable for this area.	7/23/2017 10:13 AM
90	I still feel that it allows for too much vehicle traffic, although I doubt there would be an adequate alternative to allow for larger vessels to embark stores. Additionally, I doubt that it would make it into the initial design phase, but it would be nice if there is a bicycle hub to allow people to store their bikes safely (and additionally maybe having a bike share based from there).	7/23/2017 9:41 AM
91	Restoring marine/nearshore habitat. A project similar to the salmon habitat walkway made in Seattle. No one will swim at the urban beach so how about incorporating a kelp or eelgrass bed just offshore. This will provide habitat for many marine species and help to clean the water in the inner harbour. Or seed oyster on rocky shelf, these bi-valves are well known for filtering water.	7/23/2017 8:39 AM
92	Please, please hire somebody who actually knows what they're doing when it comes to design and architecture in a major outdoor location. Relying on staff planners is a HUGE error in judgement simply because such an undertaking requires THAT THE DESIGNER HAS EXPERIENCE ON MULTIPLE OCCASIONS AND IN MULTIPLE LOCATIONS AROUND THE WORLD.	7/23/2017 8:34 AM

## New look for Ship Point

93	- The concepts are underwhelming. There is no "WOW!" factor - the concept doesn't inspire me to think that I have to visit downtown Victoria and that is what is needed to differentiate ourselves and attract more people and business to Victoria. - More permanent build structures on site are required to provide a mix of educational (uVic satellite campus?, ESL schools), office, commercial, retail, conference, residential space structured to generate revenue and to have people on the site at all times of day and night and all year round - How about a landmark Casino on part of the site to provide revenue and people movement? - Too much green space for this prime site - The space for "Parking during non-event times" needs to be utilized for something other than parking or what has really changed? - Provide uninterrupted pedestrian AND CYCLIST access on David Foster Harbour Pathway along the water's edge - I support the ideas and concerns raised at <a href="http://www.sidewalkingvictoria.com/2017/07/why-victorias-plan-for-ship-point-lots.html">http://www.sidewalkingvictoria.com/2017/07/why-victorias-plan-for-ship-point-lots.html</a> - Be sure to consider all the ideas and concerns raised at <a href="http://vibrantvictoria.ca/forum/index.php?/topic/4887-what-to-do-with-3-parking-lots-on-the-harbour/">http://vibrantvictoria.ca/forum/index.php?/topic/4887-what-to-do-with-3-parking-lots-on-the-harbour/</a>	7/23/2017 6:06 AM
94	What is this, a park for ants???? Ship point would have to be.....at least 3 times this big!!!!	7/22/2017 10:09 PM
95	I like the green spaces but that will be a very inviting space for homeless people to camp or lounge about drinking or being high which will keep the "sober tax paying" people away from enjoying the space their money created! What a world we live in!	7/22/2017 9:57 PM
96	not sure	7/22/2017 6:37 PM
97	Let "the beach" go	7/22/2017 6:07 PM
98	Keep the parking lots and keep the homeless and campers out of this space. The second it becomes a park it will be inundated with homeless people	7/22/2017 5:52 PM
99	Burn it	7/22/2017 5:39 PM
100	It needs to have less grass. Although all that green space looks pretty, in Victoria's climate it is only useful about half the year. Who is going to want to spend time here when it is raining and there is little-to-no covered area and much of the surface is soggy grass? It needs some sort of specific feature not found anywhere else in the city to make this a destination site for both locals and tourists. This proposal, although an improvement over what currently exists, is rather uninspiring for the waterfront of one of Canada's foremost coastal cities. I strongly recommend the city investigate some sort of public-private partnership to make this a truly exciting & vibrant space that doesn't drain the taxpayers' already thinly stretched wallet.	7/22/2017 3:55 PM
101	Widen Wharf street over the existing parking lot to accommodate pedestrian walk & visual appearance, but do not put buildings on street level promenade!	7/22/2017 2:30 PM

## New look for Ship Point

102	<p>I have 2 main concerns given the following background. I live directly across from Ship Point in the Laurel Pt. area and I walk the Inner Harbour through to the end of Ship Pt. dock every day. So: o I have been exposed to live, amplified festival music such as Ska, Blues Bash and other single evening events such as Dragon Boats and even Swiftsure for many years now and it is only in the past few years that the City has appeared to start to control the volume and the shutdown times. I LIVE here and the idea that the plan contemplates "year round festivals" leaves me cold. You need to address the noise level limits and reassure residents that greater monitoring and limits will be set. 90 dBA is far too loud and even 10:00 pm shutdowns impinge on MY quality of life when I can't enjoy my balcony and have to close the double glazed patio windows in summer to barely hear the TV. And you want to increase the number of events! Get real. Please at least acknowledge the people who live here in the plan re. likely negative impacts (and some positives to be fair) and mitigate them accordingly. Get the limit down to 75 or 80 dBA max and the shutdowns down to 9 during the week and 10 on weekends and please don't turn Ship Pt into an amplified Mardi Gras every night during the summer. o And second, whatever option (s) is chosen please don't impinge my access to the end of the dock/walkway for walking which has happened during Ska and Canada 150 and other events. Make provision for a corridor to walk past secured tents etc. Many people/tourist walk the Harbour and provision must be made to keep it fully open during festival and the eventual construction. And: o Why not build something to house the Maritime Museum as well – perhaps with funding from the Provincial/Fed Governments? We should have something near/on the water to celebrate our maritime heritage and draw tourists rather than year round, noisy festivals o Use simple language – “matoolia” for pete's sake – get real! – just call it a meeting or gathering place or better still, an informal public space – stop appropriating (in my view) indigenous languages/customs At the risk of flogging a dead horse, it would be nice if you even mentioned the words "local residents" and if would be nice if you would respond to my feedback posted sometime ago along the same vein as above that I sent in to the City on July 9. Finally, a lot of parking is being removed. Regardless of our fearless leader's desire for all of us to ride bikes and to compromise traffic flow and parking, a lot of people/tourists still drive cars and they should accommodated and not further marginalized.</p>	7/22/2017 2:12 PM
103	See above.	7/22/2017 11:34 AM
104	Lack of children's play area; could "urban beach" place be a water/play feature for children instead?	7/22/2017 11:27 AM
105	none....push ahead and don't let the decrease in parking be a deterrent or cause the plan to accommdate more cars than this concept	7/22/2017 11:22 AM
106	Large emphasis on creating Granville Market type atmosphere - desperately needed in this city!!!	7/22/2017 11:06 AM
107	If you are taking away the parking, where will you create more parking? This is already a huge issue downtown, and needs to be addressed.	7/22/2017 11:02 AM
108	More separation of pedestrians and vehicles at lower level. This looks to encourage walking into and across vehicles using YWH. Bike lanes and sidewalk at upper level seem to lack separation. Start a pool on how long before a tourist walks in front of a bike and gets hurts.	7/22/2017 11:01 AM
109	Provide more opportunities to make the site function for year round use. That would include more indoor, glassed in, and protected outdoor spaces, with emphasis on views, sun and protection from wind. Look at the ideas in Arthur Erickson's Inner Harbour Plan. Utilize the principles in Project for Public Spaces to ensure the space has the components necessary to create successful public space(s). Make a map showing projected use numbers on the site as proposed in different seasons, and then adjust the plan to achieve higher levels of use and more diverse uses. A word of caution: We tend to think of Victoria as year round in terms of outdoor use. In fact, use drops off substantially in the cooler wetter season, so the challenge is to provide more opportunities for glassed in indoor and roofed heated outdoor areas and uses that would naturally bring people down to the inner harbour. The harbour activity and views provide a good starting point. Think of how the Ogden Point Cafe has enhanced public enjoyment of the breakwater and Dallas Road waterfront.	7/22/2017 10:23 AM
110	Another waterfront patio restaurant. Not sure the urban beach would provide the most value because of the short summer season in Victoria.	7/22/2017 10:14 AM

## New look for Ship Point

111	Well, it is about parking. Making biking and walking downtown is fine for many, but for those who are not (and there are many of us - not to mention the elderly) and who love to go downtown, we drive and want parking. As Victoria grows, more and more of us live farther and farther from downtown. If you want us to come, you must think about parking. Putting 20 - 30 underground parking spaces at Ship Point will not cut it. I know Lisa Helps thinks that biking and walking is progressive, but her focus and agenda is on that one segment of the population. There is a much larger picture. Think about those of us who do not bike or walk any distance because we have medical issues or are elderly. I need to drive...and I need to park. If places like Uptown Mall provided little parking, do you think people would make use of it. No. But if you want to bike there, you can. If you want to walk there, you can. AND if you want to drive there, you can. Access for all.	7/22/2017 9:32 AM
112	I don't know if this is already included, but plenty of pollinator plants would be great. :)	7/22/2017 9:15 AM
113	Planting of trees for natural shade and beauty with park benches or tables underneath. Don't let the homeless take over it with needles everywhere. Have security all the time	7/22/2017 6:42 AM
114	If parking is needed in this area it should be put underground. Any other solution is a short sighted compromise. Parking and roads are inappropriate on the waterfront of a city that is trying to "grow up."	7/22/2017 6:33 AM
115	Add way more shady trees.	7/22/2017 6:16 AM
116	KEEP ALL MATURE TREES POSSIBLE; THINK SPANISH STEPS TYPE EASY ANGLE GRAND STAIRCASE WITH STELLAR LANDSCAPING THIS ICONIC VIEW SPACE/CORRIDOR; MAKE NATURAL AS LARGE AND COMFY AS POSSIBLE.	7/22/2017 12:46 AM
117	25 parking spots is ridiculous. If you are going underground it needs to be a minimum of 100+. Invest the money in parking now. I also think there needs to be public art and not the atrocious kind we've seen in the past. Real contemporary art by an international artist not a tepid homecoming or other drivel. And we need some public recognition of First Nations. This really is not a survey. It has 2 options to write in opinion. Finally. I am seeing surveys with real time results posted. No editing and full transparency. The City should adopt this approach.	7/22/2017 12:03 AM
118	respect what is already happening down there	7/21/2017 11:15 PM
119	It still looks like a lot of concrete vs green space, which is perhaps necessary. I'm not a designer, so I wouldn't know exactly the reason for that, but I assume/hope some larger scale trees would be planted to provide shade and habitat for more wildlife down the road. A variety of trees that will eventually grow huge will provide so many added benefits to the little ecosystem being created here.	7/21/2017 10:59 PM
120	Buildings, activity, restaurants, shops.	7/21/2017 10:37 PM
121	making it blend in with the old area of town, because the area has so much history it looks out of place. I would suggest a bigger space to put the maritime museum to tie the maritime aspect of it.	7/21/2017 10:32 PM
122	Hope that it can be enjoyed as a park at most times and is not too overwhelmed by traffic and parking during non event times. Hope that the paved areas will have nice treatments and materials so they feel more like public squares rather than a parking lot.	7/21/2017 9:18 PM
123	It seems like there's still too much space for cars. What happened to the other two designs that were being considered?	7/21/2017 9:06 PM
124	I would add in or adjust to ensure that there is circa 20-40k SF of office space available for tenants and a further ~5-10k SF of retail with outdoor dining.	7/21/2017 8:58 PM
125	A new Maritime Museum would be a great addition, something to draw visitors.	7/21/2017 8:40 PM
126	Don't. Fucking. Do. Anything.	7/21/2017 7:48 PM
127	Provide public launch access for small watercraft. ie SUPs and Kayaks as there is very little downtown access for these other than the established touring companies.	7/21/2017 6:37 PM
128	A larger area for stages and events	7/21/2017 5:42 PM
129	Highlight the fact that there is an underground parkade to defray some of the negative comments about parking. GOOD LUCK! Thank you for your vision.	7/21/2017 5:39 PM

## New look for Ship Point

130	I can't really view it n my iPad, but I heard about it on check news tonight and it sounds beautiful. Please do something where cruise ship tourists don't have to walk so many blocks to see the city. When visiting Vic myself from Nanaimo I had to guide some foreigners back to their boat while I was walking to Fishermans warf.	7/21/2017 5:23 PM
131	1. Create more areas for small vendors, food (e.g. uptown 'shacks', fisherman's wharf, Granville island). Could also create potential for a summer market. 2. Year round areas: Victoria has a rainy climate that is not going away. Some shelter from the rain and planning to make this area a year-round gathering place, for people working downtown or visiting would be welcomed (e.g. 'bar' seating with shelter, like the red fish blue fish area) 3. Potential for art installations in the green area/open space.	7/21/2017 4:02 PM
132	it needs more parking, also what traffic controls measure will be put in place to prevent bottle necks	7/21/2017 3:16 PM
133	Remove the through-way for vehicular traffic between the Harbour Air drop-off area and the parking / amphitehatre area. This should stay a dedicated pedestrian area even when there are no ongoing events.	7/21/2017 3:16 PM
134	This is a very disconnected design with forced design elements. There is enough hard surface to warrant comparisons with the original use. It is a very traditional plan lacking in visual interest either in the architecture or the landscaping. I don't know where to start but tell me why the design does not incorporate water for example so that the hard landscape is softened? I can't see what interpretive references there are but what an opportunity to create a stunning statement that reflects the history of this place.	7/21/2017 2:50 PM
135	Would it not be much cheaper to do away with parking altogether? It seems that underground parking structure will be the most expensive element. All that it needed is the roundabout at the air terminal for drop off/pick up	7/21/2017 2:17 PM
136	Would like as much space as possible to be used as performance spaces for buskers and festival events. Three stages of varying sizes to use would be ideal.	7/21/2017 1:20 PM
137	NOT NEARLY ENOUGH PARKING STALLS ! Once my friend and I cruised like vultures waiting to pounce on a spot for well over 1/2 hour [not very green of us , but....!] PLEASE leave the same amount of parking stalls. Even that is not adequate. Thank-you.	7/21/2017 12:37 PM
138	Get rid of all parking.	7/21/2017 12:32 PM
139	Not necessarily a change or improvement, but be sure to fully consider bike parking and access via bikes. The close proximity of Ship Point to the Goose (and Pandora bike lanes) means we should consider this a bike destination.	7/21/2017 12:16 PM



-----Original Message-----

From: [webforms@victoria.ca](mailto:webforms@victoria.ca) [<mailto:webforms@victoria.ca>]

Sent: July 21, 2017 10:05 AM

To: Public Service Centre - Internet email

Subject: General Inquiry

From: **Personal information**

Email :

Reference : <http://www.victoria.ca/EN/main/city/current-initiatives/ship-point-master-plan.html>

Daytime Phone : **Personal information**

I believe the new project is an excellent idea. It will give the public a comfortable venue from which to, some year, admire the new Johnson Street Bridge. An already internationally famous \$100M plus tax payer boondoggle. The most ill conceived, ill organized, poorly executed and over budget project in Victoria's history. I hope ex- Mayor Dean Fortin is being consulted for this project too...maybe we can set a new record of waste that will exceed the J-bridge fiasco.

Seriously....please, please, please do not put my kids and Grandkids further than necessary in debt. Make sure there is a modicum of experience among the contract negotiators. Let's not have companies who have negotiated thousands of contracts rubbing their outstretched hands anticipating giant contracts negotiated with neophytes in City Hall.

Sincerely,

**Personal information**

-----Original Message-----

From: [webforms@victoria.ca](mailto:webforms@victoria.ca) [<mailto:webforms@victoria.ca>]

Sent: Friday, July 21, 2017 4:11 PM

To: Public Service Centre - Internet email <[publicservice@victoria.ca](mailto:publicservice@victoria.ca)>

Subject: General Inquiry

From: **Personal Information**

Email :

Reference : <http://www.victoria.ca/EN/main/city/current-initiatives/ship-point-master-plan.html>

Daytime Phone : **Personal information**

The Ship Point Master Plan boundary appears to include the hot dog stand at the east end of Ship Point and is shown as "vendor" on the plan.

I believe that small parcel is owned by GVHA so I'm curious, is the vendor property included in the plan and if so will the City be purchasing the parcel from GVHA?

Thanks.

-----Original Message-----

From: [webforms@victoria.ca](mailto:webforms@victoria.ca) [<mailto:webforms@victoria.ca>]

Sent: Friday, July 21, 2017 6:02 PM

To: Public Service Centre - Internet email <[publicservice@victoria.ca](mailto:publicservice@victoria.ca)>

Subject: General Inquiry

From: **Personal Information**

Email :

Reference : <http://www.victoria.ca/EN/main/city/current-initiatives/ship-point-master-plan.html>

Daytime Phone : **Personal Information**

Great improvement over what is there now. Plan allows the following:

Nice walking path....ensure that like Vancouver's Interurban  
right of way down Arbutus that you divide it into bikes  
on one side and pedestrians on other or separate with grass

physically....even better. Take a look at their efforts although perhaps a better surface than blacktop. Remember a dedicated route for elderly and their motorized sidewalk type vehicles. Hot! Hot! Hot!...where are the trees! Add more trees to vast lawn areas....large in rear & bushes in front. Hot days often demand shade for those walking.

Need more to do for all ages. Easy to add using this plan.

- ...Add a super new type playground for the young.
- ...consider an activity center for a flea market for a day or two in winter and for summer months.
- ...Add sculptures for interest of adults and to encourage youth to enjoy artwork amongst trees. Encourages tourists to come downtown too. Great if along walkway especially if you curve or wind walkways.
- ...Have a couple of days for display of art work each week in summer
- ...Add more benches and seats for the elderly and couples
- ...Add seats and picnic tables for families to enjoy the water views....near edge of water. They buy food at trucks and then sit on benches near water. Super, super!
- ...area for boat rentals
- ...harbor ferry landing area for sure

Think concept is fantastic but just need to make use of open area so it becomes a real people place for all ages!

-----Original Message-----

From: [webforms@victoria.ca](mailto:webforms@victoria.ca) [<mailto:webforms@victoria.ca>]

Sent: Friday, July 21, 2017 6:18 PM

To: Public Service Centre - Internet email <[publicservice@victoria.ca](mailto:publicservice@victoria.ca)>

Subject: General Inquiry

From: **Personal Information**

Email :

Reference : <http://www.victoria.ca/EN/main/city/current-initiatives/ship-point-master-plan.html>

Daytime Phone : **Personal Information**

Marinas all require service areas.

Why not have some Indian input. For instance, take the type of gathering place the museum showed where there is a dome of grass with a lowered open area for people below. Still keeps grassy area but adds interest. One or a few of these could add services for people for marine necessities, headquarters for sewage pump out of boats and for arranging such, docking station for fee payment, arranging moorage in another, first aid station. Another could contain tickets, tourist reps etc. Harbort Alr terminal could have been contained in one although guess a floating one is a good idea as adds area. Perhaps bring back the Macdonald's barge and face facts that people like things like that! It is still around looking for a home.

Has an expo history too which could be displayed.

Why not a few totems and info. on where and when such abodes or gathering areas were used.

Why let Alaska advertise and use totems extensively when they had none....but bought some from a worlds fair!!! We should patent their use for our tourism. However, we must have a number of areas for display....more than we have now.

**From:** Personal Information

**Sent:** Sunday, July 23, 2017 7:49 PM

**To:** Joaquin Karakas <[JKarakas@victoria.ca](mailto:JKarakas@victoria.ca)>

**Subject:** Ship Point re: Amphitheatre Proposal

At the info session I told you the BEST AMPHITHEATRE I have seen exists in OWEN SOUND, ON (200 km north of Toronto on Georgian Bay, Lake Huron) at Kelso Beach Park. It is the main concert venue for the annual Summerfolk music festival, currently in its 42nd year. Sited lakeside, it is acoustically and functionally impressive accommodating several hundred viewers, in a man-made earthenware bowl with a flat area in front of the stage and about 30 tiers retained by hewn stone blocks. Possible further info from Summerfolk organizers or your colleagues at the town hall.

Let me throw out a few other ideas for the Ship Point proposal:

Revenue- purpose-designed space in the proposed building would make a premier event/ bridal reception venue for rental income.

How about some sort of slow moving electric-powered train-type vehicle to take people from the inner harbour wall to the north end of the site? ( golf cart pulling "cars" )

Fun aspects: some sort of slide from Wharf St to the bottom. Some kiddie attractions.

I'm on the mailing list. Thanks, Personal Information

**From:** Personal Information

**Sent:** Monday, July 24, 2017 3:05 PM

**To:** Joaquin Karakas <[JKarakas@victoria.ca](mailto:JKarakas@victoria.ca)>

**Subject:** Ship's Point Redevelopment

Hello Joaquin,

Thanks again for taking the time to speak with me during the Ship's Point community session this weekend. Our biggest concern with the current plan is that it seems like there are a number of good ideas that need some finessing. There are a number of positives, the staircase is great and the pavilion at the top of the stairs is great. I mentioned to you that it would be great to mirror the pavilion with another one on the other side of the staircase and if those spaces could be outfitted for restaurants with outdoor patios, it would really liven up the space.

A good example of what I think could be achieved is the Cactus Club restaurant in English Beach in Vancouver. I've attached an image for you.

There's a concern that the function space / parking lot is really a dead space that is not being activated by the current plan. I believe there is a need to extend retail into that space. You had mentioned there may be options for semi-permanent or mobile retail to avoid the construction costs and the issues with the stability of the soil. My only point is that when people are currently walking in the harbour, they get to Nathan's hot dog shop and go no further because there really is no reason or no draw to go any further. There needs to be a draw to walk through that dead space.

There could be some great opportunities for some interesting public art that could get the attention of passersby. I had mentioned to you the Barrie, Ontario had a good example of this. I know that in Victoria, we always have a need to pay respects to the indigenous community here. Perhaps a large statue, like the attached Barrie example would be an idea to consider. If it is interesting and large enough to see from the Inn at Laurel Point or the area in Vic West, near where the new marina is going in, it could become another attraction that people will need to see up close and take a photo with. That will push walkers to get over near Red Fish Blue Fish. There are some kinetic wind sculpture designers that have some really interesting art that moves with the wind but most of these are chromed sculptures so you get the light

effect when it is moving in the wind. With the working harbour and planes coming in, a chrome sculpture wouldn't work. I think you get the point though with the Barrie example.

There is a great opportunity with the sloped landscaping to do something creative with a water feature that could meander through the slope. If you break up the grass patches with some water flow, it may help deter the homeless from camping here. Choosing the right slope grade will also help.

Brisbane's Southbank is another great example of a mixed-use space outside of downtown that has been really successful. I've attached an image of the trellis that is used for flowers along their paths. If there was ever an example of getting the project right, Southbank is rear perfection and is loved by the city. Something like this would look great in downtown Victoria, since we are the city of flowers. It would be great to have a series of benches along the waterfront and a nice meandering walkway wrapped in flowers. Perhaps some very large, oversized plant pots would be interesting, if they were large enough so that they looked like they came straight from Alice in Wonderland.

The urban beach is a great idea but not for this project. Both Brisbane (Southbank) and Toronto (Cherry Beach) have urban beaches that are great attractions but in our case in Victoria, the location in this plan isn't great and the space dedicated to the beach is too small. It is also right near a seaplane terminal that will kick-up sand. It could be a really great idea for the Ogden point redevelopment.

Having a planning background, this project interests me. If you happen to be holding any further design charrettes to work out solution or additional ideas, I would love to join. Thanks for allowing our input nonetheless.

#### Personal Information

-----Original Message-----

From: [webforms@victoria.ca](mailto:webforms@victoria.ca) [<mailto:webforms@victoria.ca>]

Sent: Sunday, July 30, 2017 12:51 AM

To: Public Service Centre - Internet email <[publicservice@victoria.ca](mailto:publicservice@victoria.ca)>

Subject: General Inquiry

From: **Personal Information**

Email :

Reference : <http://www.victoria.ca/EN/main/city/current-initiatives/ship-point-master-plan.html>

Daytime Phone : Not provided

I live in Scotland and am an intermittent but at least yearly visitor to Victoria. Your plan looks to be most imaginative. One thing I have noticed is that I, like many visitors hug the harbour area - something to encourage people like us to drift into downtown would no doubt be good for local business - perhaps link these ideas in with the bridge development scheme in a sort of "experience Victoria" walk with some sort of signage of various landmarks (I know there is some but it's a bit old fashioned).

Good luck with the project

**From:** Personal Information  
**Sent:** Friday, July 28, 2017 8:10 PM  
**To:** Engagement <[engage@victoria.ca](mailto:engage@victoria.ca)>  
**Subject:** General Inquiry - Follow-up

Attention Rebecca Penz.

I did receive a phone call from someone in the Planning Dept. this morning and they passed on this email address and your name. I sent my comments on July 9 (see below) and never received call or anything meaningful back except an acknowledgment. After seeing the news clip on CHEK 6 where they provided the link to the online survey, I filled that out with my comments below plus some additional thoughts but the online form is anonymous (which is stupid; you should at least have the option to ID yourself for a call back).

I am now really tweaked. I take the time to provide feedback and voice my concerns and all I get is acknowledgment that you received them and no one calls or responds. That is a huge disconnect because I don't know if you read my concerns or discussed them or anything. My perception is that this is just a public relations exercise so you can say you solicited feedback. I hope that is not the case but in the absence of a callback, perception becomes reality. I have heard in the past re. other projects and on this occasion that you get so many responses that you don't have time to call back each one. That is too bad but if you are going to propose these projects then resource them approximately. You need to be seen to be listening and taking people's concerns into account or you might as well as ram through the projects and save the time and effort soliciting feedback.

In case you don't bother checking my "anonymous" feedback, I added the following to what I wrote below (based on memory because I couldn't for didn't know how to keep a copy):

- ☐ Acknowledge and consult the immediate residents in the vicinity of Ship Pt. – Laurel Pt is directly across from Ship Pt. and I can damn near hear someone sneeze on the dock – there is not one word about residents mentioned in the 2 lengthy pdf's (that I could see) – I live here and the current number of festivals is already past my tolerance levels re. loud music
- ☐ An awful lot of parking is being scrapped – so where are the tourists and people living outside the core going to park – I'm sorry, I forgot, they'll ride the non-existent commuter rail and walk across the bridge that has no rail or they'll ride their bikes that they have packed with them as they visit or they will try to drive/park to a downtown on congested, narrowed roads the city no longer wants to use for cars just bikes – build some replacement parking either underground or very nearby and provide a means to get to it – make the site work and accessible for cars, buses and racks for bikes
- ☐ Consider a better use for some of the property along the lines of a home for the BC Maritime Museum – we have rich maritime history; what better place to showcase it – partner with the province and/or feds to fund it or at least in the short term, make provision for a site pending funding/planning
- ☐ And finally let's not appropriate another culture's language/heritage to describe a simple meeting place area (matoolia) – use simple language where I don't have to google a word to see the true meaning – the use of that word borders on being pretentious unless the concept was proposed by the indigenous community themselves (in which case acknowledge that so people don't get the wrong impression)

**Personal information**

PS I am not generally available today but next week works well if someone wants to discuss

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**From:** Public Service Centre - Internet email [<mailto:publicservice@victoria.ca>]

**Sent:** July 11, 2017 10:07 AM

**To:** Personal Information

**Subject:** General Inquiry

*Called July 27/17 to follow-up on why I have not had any call back on my concerns. Left message.*

Thank you for contacting the City of Victoria. Your email has been forwarded to the Planning Department.  
Public Service Centre

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0224 F 250.361.0317



-----Original Message-----

From: [webforms@victoria.ca](mailto:webforms@victoria.ca) [<mailto:webforms@victoria.ca>]

Sent: Sunday, July 09, 2017 4:08 PM

To: Public Service Centre - Internet email <[publicservice@victoria.ca](mailto:publicservice@victoria.ca)>

Subject: General Inquiry

From: **Personal Information**

Email :

Reference : <http://www.victoria.ca/EN/main/city/current-initiatives/ship-point-master-plan.html>

Daytime Phone : **Personal Information**

I would like to provide some feedback on the Ship Pt. Master Plan. I generally support the plans (per the pdf's) and most of the various options look great. I have 2 main concerns given the following background. I live directly across from Ship Point in the Laurel Pt. area and I walk the Inner Harbour through to the end of Ship Pt. dock every day.

I have been exposed to live, amplified festival music such as Ska, Blues Bash and other single evening events such as Dragon Boats and even Swiftsure for many years now and it is only in the past few years that the City has appeared to start to control the volume and the shutdown times. I LIVE here and the idea that the plan contemplates "year round festivals" leaves me cold. You need to address the noise level limits and reassure residents that greater monitoring and limits will be set. 90 dBA is far too loud and even 10:00 pm shutdowns impinge on MY quality of life when I can't enjoy my balcony and have to close the double glazed patio windows in summer to barely hear the TV. And you want to increase the number of events! Get real. Please at least acknowledge the people who live here in the plan re. likely negative impacts (and some positives to be fair) and mitigate them accordingly. Get the limit down to 75 or 80 dBA max and the shutdowns down to 9 during the week and 10 on weekends and please don't turn Ship Pt into an amplified Mardi Gras every night during the summer.

And second, whatever option (s) is chosen please don't impinge my access to the end of the dock/walkway for walking which has happened during Ska and Canada 150 and other events. Make provision for a corridor to walk past secured tents etc. Many people/tourist walk the Harbour and provision must be made to keep in fully open during festival and the eventual construction.

**Personal Information**

**From:** Gail Tyshynski [<mailto:gtyshynski@DIRTT.net>]

**Sent:** Monday, Jul 31, 2017 1:38 PM

**To:** Robert Batallas

**Subject:** FW: Ship Point development

Hi Robert,

I attended the open house to view the exciting plans for the Ship Point area. I appreciated your thorough talk about the challenges of the space and finally understand the limitations of the space.

What an amazing opportunity for the city! There are many individuals like myself who will travel to a city – simply to see a unique piece of architecture or key art exhibit. Local examples are the art gallery in Edmonton and the new Audain Gallery in Whistler. I have made a special trip to both places just to see them.

I entered a comments on the web site but wanted to send along the attached ideas as well.

After a very thorough review I believe that a combination of the 3 solutions would bring the best of each together.

I have sketched an idea for your review. The other attachment is an article about the Museum of Art + Architecture in Lisbon.

What a beautiful building and intriguing idea of walking on the roof line.

It would be a huge attraction if within the buildings you are considering you created a rotating gallery to display works from the Art Gallery of Victoria. I have so often been asked by visitors where the Art Gallery is only to hear them decide not to go visit because it is out of the city core.

I look forward to seeing the ideas develop and a new vision created for this space.

I would be very interested in volunteering on any committee organized for this project.

Warm Regards, Gail

Gail Tyshynski  
d 250-216-4352

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DIRTT Environmental Solutions  
4375 Torrington Place, Victoria, BC V8N 4T3  
[www.dirtt.net](http://www.dirtt.net)  
[Twitter](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)



The DIRTT Approach: <https://youtu.be/R6Z-Xo8N0N4>

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City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Re: Ship Point Letter of Support

August 29, 2017

Dear Mayor and Council –

The Urban Development Institute – Capital Region would like to commend Victoria City Staff for their thorough stakeholder and public engagement for the design and development of the draft master plan for Ship Point. We also appreciate the opportunity to give feedback and support for the draft master plan.

Ship Point, located in the heart of the downtown, presents an opportunity to enhance the inner harbour and create a signature waterfront destination. Space that could be the centre for the City's cultural and festival events for locals and tourists. It is apparent through staff's workshops and design concepts that they took into account a number of ideas from various other cities who have had experience with waterfront space such as our Ship Point. A bold concept is necessary to create a development with vibrancy and commercial appeal along with a public gathering place.

- UDI feels that it is important that the City recognize the number of residential units that have been built, and are being built, in the downtown and incorporate more active and vibrant spaces into the master plan with more services to ensure that a mix of people can and will enjoy the public space. The new residential development is drawing more and more families in to the downtown. It is important to ensure that ample play areas for children are incorporated in to the plan.
- The opportunity for retail appears to be limited, which could be incorporated along Wharf Street – as well, perhaps incorporating retail kiosks outlets throughout the site that would ensure a more active environment.
- Parking continues to be an issue in Victoria and this plan will further lessen the available parking in the downtown core. Incorporating additional parking into this site could be accomplished by pulling the building structure out and having office, retail and residential tier down to hide the parking in behind. Parking will be needed to assist during events and general customer parking as well.
- This site will be a heavy pedestrian area. A stop light is highly recommended to control traffic and pedestrian flow at the main vehicle access.
- A hotel would be a welcome addition to this site. It would add to the diminishing stock of hotel rooms in the city and place tourists in the central hub of cultural downtown activity.

Ship Point, because of its location, requires a design that will elevate it to the signature destination it deserves. This will enhance Victoria's inner harbour and create a gathering place locals and tourists alike.

Again UDI Capital Region would like to acknowledge that amount of work that has gone into the development of the Ship Point master plan – it is not without merit. This is an important initiative that will only create more economic vitality for the City. We look forward to future engagement and collaboration.

Kind Regards,

A handwritten signature in cursive script, appearing to read 'Kathy H', followed by a stylized flourish.

Kathy Hogan – Executive Director  
(On behalf of the UDI Capital Region Executive Directors)



100-1019 Wharf Street, Victoria, BC V8W 2Y9

p: 250.383.8300 | tf: 1-800-883-7079

e: [gvha@gvha.ca](mailto:gvha@gvha.ca) | w: [gvha.ca](http://gvha.ca)

September 1, 2017

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Sent via email: [JKarakas@victoria.ca](mailto:JKarakas@victoria.ca)

**RE: SUPPORT CITY OF VICTORIA'S SHIP POINT'S MASTER PLAN**

Greater Victoria Harbour Authority (GVHA) is pleased to support the City of Victoria's efforts to move forward a master plan for Ship Point and its immediate surrounding areas.

In particular, we applaud the engagement process. As a significant stakeholder, GVHA has been fully engaged over the past few months. Our feedback, recommendations, advice and even the limited criticism during this course were thoughtfully discussed and considered. As seen to date, GVHA completely supports the draft design concept put forward by City staff. Keeping key considerations top of mind must remain priority and we congratulate staff on this rigorous and well led development.

On September 14, GVHA encourages Mayor and Council to approve the design concept, along with recent suggestions for changes and refinements.

GVHA is pleased to be a part of this development and looks forward to working with City staff to advance this project.

Sincerely,

Ian Robertson  
Chief Executive Officer