CITY OF VICTORIA | Sustainable Planning & Community Development | Engineering & Public Works

2023

Ship Point

Master Plan Update

Committee of the Whole, September 14, 2023

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Presentation Overview

- Site History and Conditions Overview
- The Draft Master Plan
  - Process overview
  - Schematic Design – key elements
  - Phasing, implementation and cost estimates
- Recommended Next Steps

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Site History

- Traditional use as a gathering place; water access, canoe races
- Industrial uses (concrete plant) from early 1900's through to 1974
- Divested to the City from the Provincial Government (Provincial Capital Commission) in 2014

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Current Use

- Parking
- Events, markets and festivals
- Access and servicing to Harbour Air Terminal & Flying Otter
- Access for GVHA Marina and maintenance
- Harbour Pathway Connection
- Access, servicing and delivery for visitor info building and restaurant
- Floating Spa - servicing and access
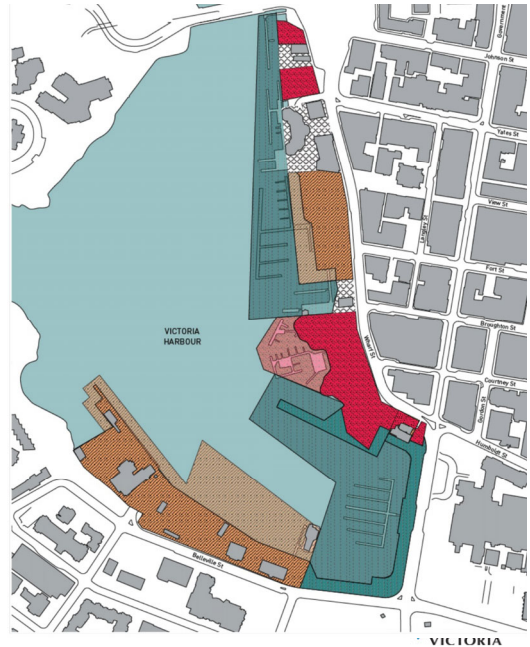
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Site Ownership and Context

Upland | Harbour Floor

- City of Victoria
- Province of British Columbia
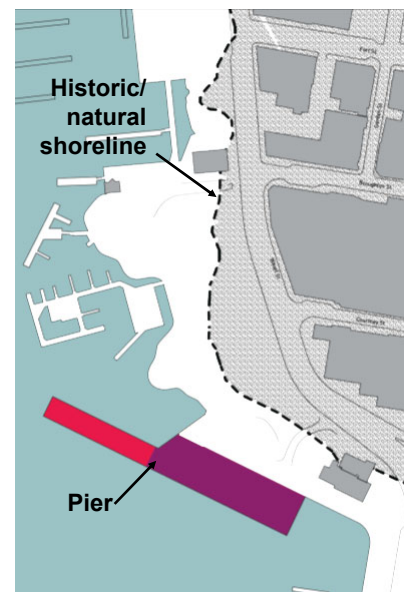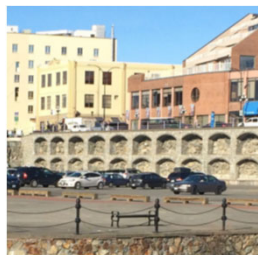- Greater Victoria Harbour Authority
- Private

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Site Overview

- Historic shoreline runs through centre of site: bedrock to the east; unconsolidated fill to west
- Large retaining wall to east of site, with 8-9 m grade change up to Wharf Street
- Mortared rock seawall (1979) retains site to the west
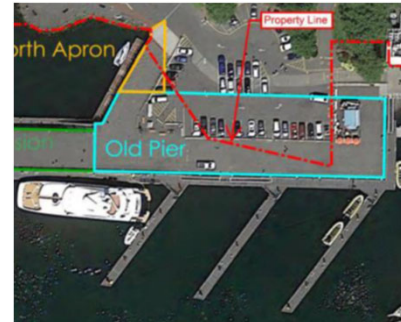- Pier in various degrees of age and composition

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Historic/natural shoreline

Pier

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Site Conditions

- Rock seawall is settling and cracking, impacting site stability and causing erosion of inland portions of the site

- Requires a combination of repair, replacement and structural stabilization of the shoreline and upland portions of the site

- Emergency repairs to Pier structure in 2018; additional piles and new concrete deck will be required in coming years

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The Master Plan Process

- Council directed staff to undertake Master Plan process in March 2017

- Occurred throughout three phases from March 2017 to June 2018

- Led by multi-disciplinary consultant team in close collaboration with staff

- Robust public and stakeholder engagement; inc. GVHA, Harbour Air, Marina users, Songhees and Esquimalt Nations

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Approved Concept Design

- Approved by Council in September 2017 with direction for refinement
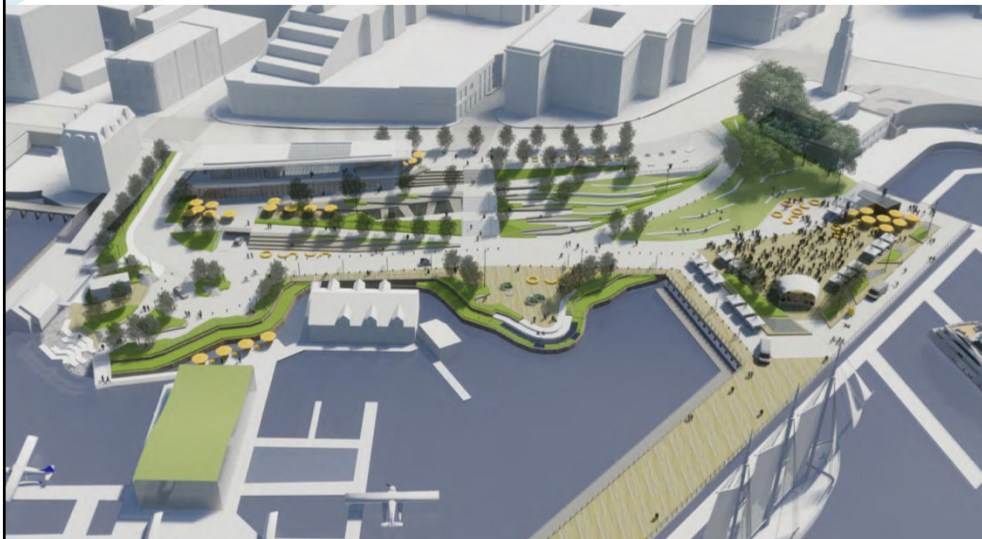- The basis for more detailed design, costing and phasing as part of Master Plan development

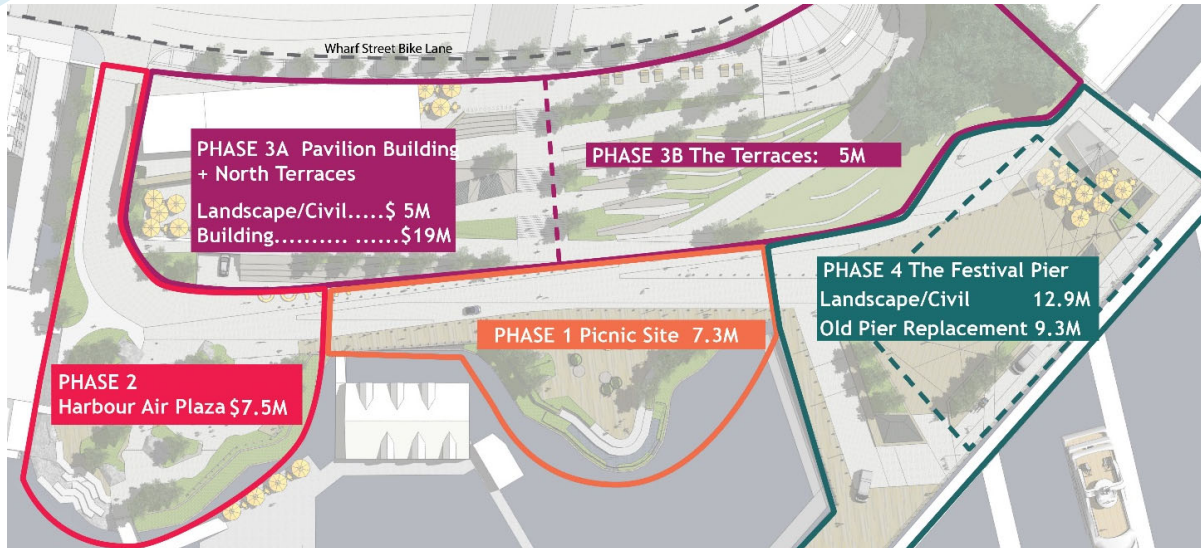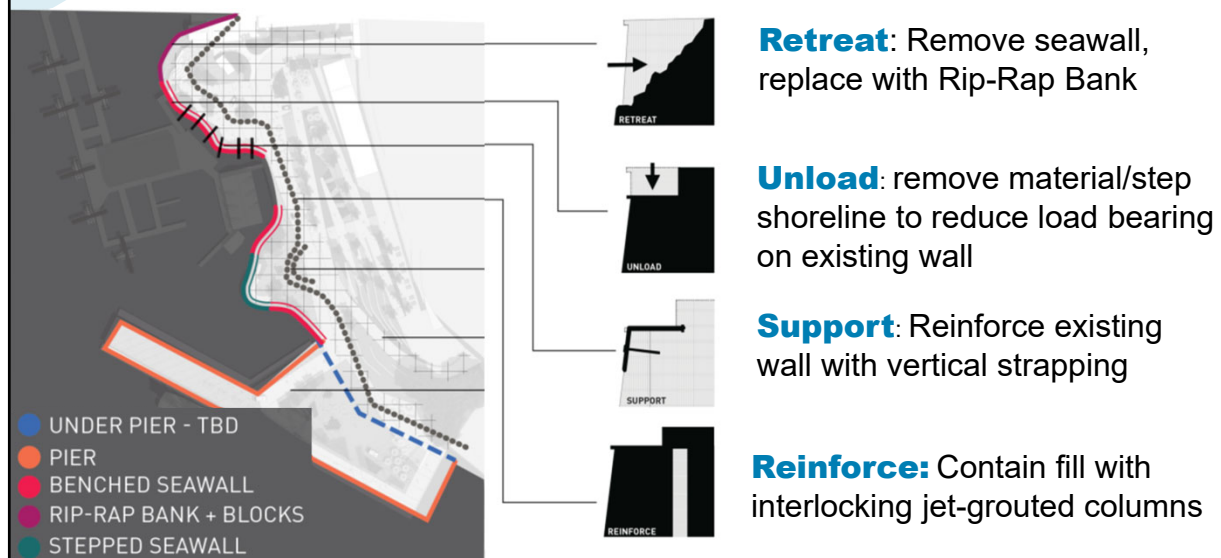**9** SHIP POINT | SEPTEMBER 14, 2023

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Ship Point - Draft Schematic Design

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Preliminary Phasing and Costing

Wharf Street Bike Lane

PHASE 3A Pavilion Building + North Terraces
Landscape/Civil.....$ 5M
Building.......... ......$19M

PHASE 3B The Terraces: 5M

PHASE 4 The Festival Pier
Landscape/Civil   12.9M
Old Pier Replacement 9.3M

PHASE 1 Picnic Site 7.3M

PHASE 2
Harbour Air Plaza $7.5M

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Shoreline and Structural Approaches

UNDER PIER - TBD
PIER
BENCHED SEAWALL
RIP-RAP BANK + BLOCKS
STEPPED SEAWALL

Retreat: Remove seawall, replace with Rip-Rap Bank

RETREAT

Unload: remove material/step shoreline to reduce load bearing on existing wall

UNLOAD

Support: Reinforce existing wall with vertical strapping

SUPPORT

Reinforce: Contain fill with interlocking jet-grouted columns
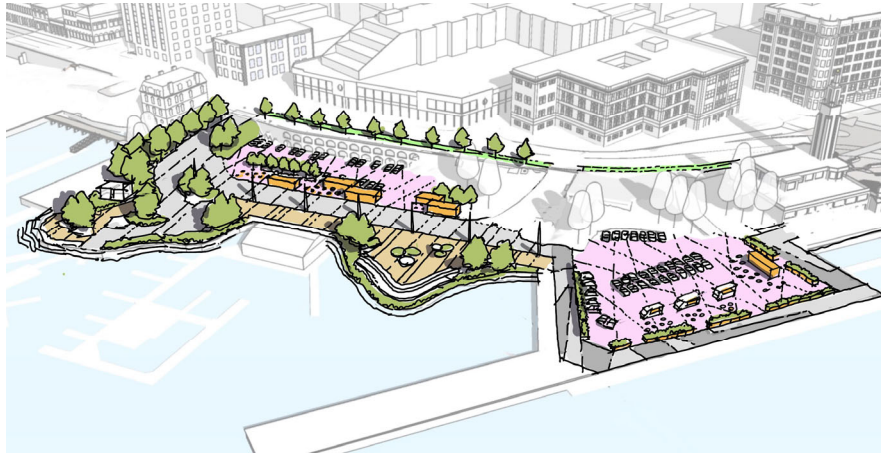
REINFORCE

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Recommended Initial Phases

- Shoreline and site stabilization
- Adjacent surface improvements including harbour pathway
- Interim, temporary improvements

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Recent Local Precedents

Harbour Pathway at The Pearl

Harbour Pathway Swift to Herald

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Temporary, Interim Improvements

- Building on OUR DWTN placemaking pop-up

- Opportunity to expand area, quality of design improvements and programming

- Opportunity to pilot the future long-term vision

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Ship Point Pop-up 2023

Concord Pop-up Park (Van)

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Recommendation

That Council Direct staff to:

- Report back with a revised design concept for seawall and site remediation and landscape improvements prior to proceeding with detailed design and costing, and

- Explore other potential funding opportunities.

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