

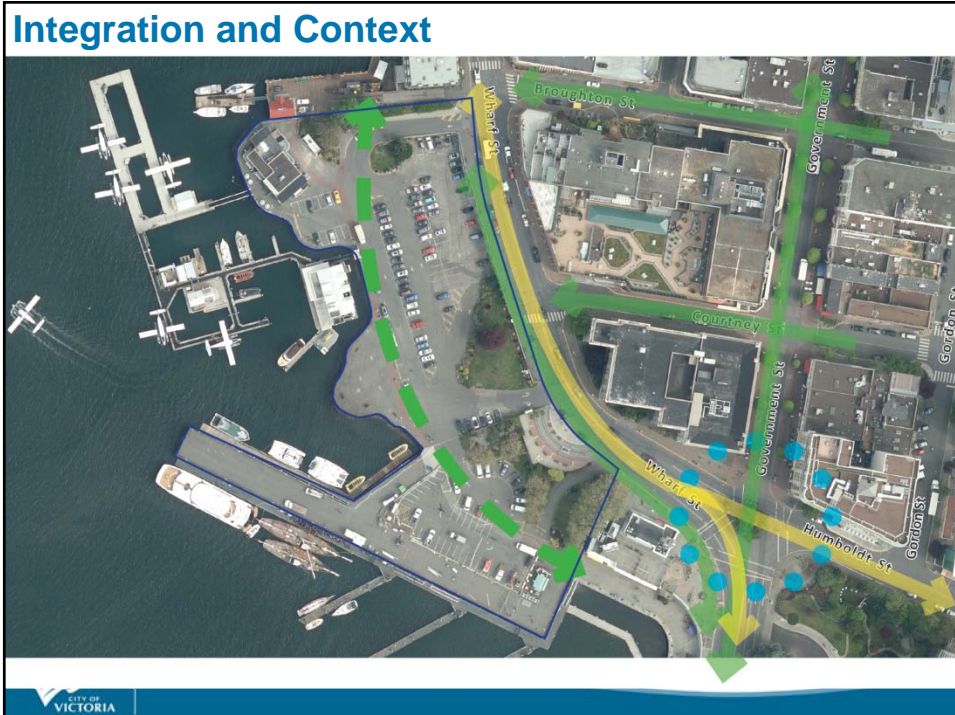
Ship Point Master Plan – Draft Design Concept



Purpose

- To present an overview of the Draft Design Concept for Ship Point, a summary of background information and public and stakeholder feedback
- Seek Council direction to proceed with detailed design based on refinements to the Draft Design Concept

- The Ship Point master planning process was initiated in March 2017 to advance policy direction from *Harbour Vitality Principles* (2014)
- City Staff are working closely with the project consultant (PWL Partnership) and key stakeholders through this 3 phase process
- collaboration with stakeholders has included workshops, site tours and individual meetings
- 2 public workshops held in July to get feedback on the draft design concept attended by over 300 people; 147 online survey responses
- Phase 3 will involve detailed design, Class C costing, and development of an implementation strategy;
- The Draft Ship Point Master Plan will be presented to Council in early 2018



Guiding Principles

Vitality through **high quality design**

Year-round **activation and programming**

Strong **connectivity and access**

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


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Design Themes

GATHERING PLACE


MATOOILIA (LEKWUNGEN)

YEAR-ROUND	VIBRANT	CELEBRATORY
ARTS AND CULTURE		GLOBAL / LOCAL




CONNECTION HUB

GATEWAY	ACCESS	CIRCULATION
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WORKING HARBOUR

PRODUCTIVE	ECONOMIC DRIVER
'WATERSIDE' PERSPECTIVE	



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Draft Design Concept – Site Plan



Harbour Pathway - Shared Space



Festival Plaza

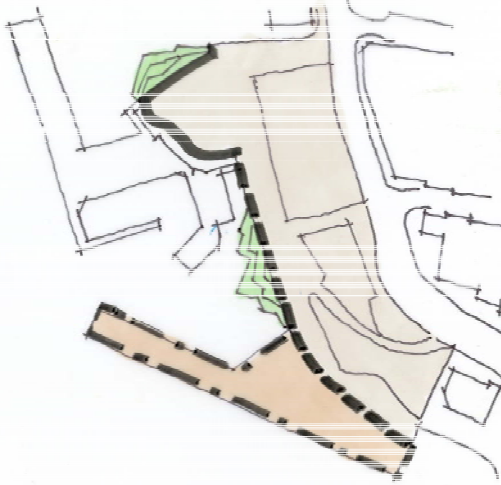


Wharf Street



Shoreline and Structural Approaches

Ship Point will require a combination of repair, replacement and structural stabilization of the sea wall and portions of the site.



North section

Repair and stabilization of the vertical sea wall adjacent to the floating Harbour Air Terminal building and Flying Otter Grill.

Middle section

Reconstructed wall including a naturalized and sloped shoreline.

South section

Largely comprised of the Greater Victoria Harbour Authority (GVHA) wharf structure, identified as requiring structural repairs

Implementation Strategy

- Phased implementation:
 - Geotechnical/Environmental components
 - Surface improvements and re-grading
 - Built structures
 - Minimizing impacts on existing businesses and activities
 - Alignment with funding sources and requirements
 - Alignment with other associated City initiatives
- Potential funding strategies and approaches:
 - Public private partnerships
 - Grant and funding opportunities from senior levels of government
 - Leasing revenue

Feedback on Draft Concept

- High level of support for the overall concept and specific components:
 - the grand stair case, shoreline improvements, improved access and connectivity, flex use festival plaza and terraced green spaces
 - Reconfiguration of parking and incorporation of underground parking
- Suggestions for improvements:
 - More bike parking, space for a kayak launch, improved accessibility for wheelchairs, addition of cultural components and public art, more play areas for kids, public washrooms.
 - Concern about urban beach and suggestions for a water/play feature, large scale dynamic public art
 - More activation of the site during non event times and off-season through dynamic public art, retail kiosks, food trucks, etc.



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.



Recommendation

- 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.