



## Planning and Land Use Committee Report

For the Meeting of October 2, 2014

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**To:** Planning and Land Use Committee      **Date:** September 18, 2014  
**From:** Robert Batallas, Senior Planner, Community Planning Division  
**Subject:** Harbour Vitality Principles

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### Executive Summary

The purpose of this report is to present Council with a summary of the public feedback received on the draft Harbour Vitality Principles, recommend amendments based on the public feedback and seek Council approval. A total of 31 responses were received from the general public and key stakeholder organizations. They provide general support for the project and Principles and cover a variety of subjects including the overall process, water and land uses, transportation, building heights and detailed design. In consideration of the comments received, staff have prepared a series of proposed amendments to the text of the draft Harbour Vitality Principles which are included as Attachment 1. The proposed amendments are generally intended to provide improved clarity and to address some of the additional comments that are specific to the Overarching and Site-Specific Guiding Principles.

Following approval, staff will collaborate with key Inner Harbour land owners to prepare the details and content of an Implementation Strategy and report back to Council. The Harbour Vitality Principles will provide a renewed vision and strategic direction that will help to better position the City of Victoria and other Inner Harbour landowners for potential capital funding, grants and development opportunities that may arise.

### Recommendation

Staff recommend that Council consider:

1. Approving the draft Harbour Vitality Principles including the proposed text amendments in Attachment 1.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'R. Batallas'.

Robert Batallas  
Senior Planner  
Community Planning Division

A handwritten signature in blue ink, appearing to be 'D. E. Day'.

Deb Day, Director  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:

A handwritten signature in black ink, appearing to be 'Jason Johnson'.

Jason Johnson

Date: Sept. 22, 2014

RB/aw/ljm

## 1.0 Purpose

The purpose of this report is to present Council with a summary of the public feedback received on the draft Harbour Vitality Principles (Attachments 2 and 3), recommend amendments based on the public feedback (Attachment 1) and seek Council approval.

## 2.0 Background

The draft Harbour Vitality Principles include Site-Specific Guiding Principles for three strategic sites at Belleville Terminal, Ship Point and Lower Wharf Street, as well as Overarching Guiding Principles that apply to these three strategic sites and the lands connecting the three sites. They provide a renewed vision and strategic direction that will help to better position the City of Victoria and other Inner Harbour landowners for potential capital funding, grants and development opportunities that may arise.

On July 24, 2014 Council approved the following motion:

1. Harbour Vitality Principles

*It was moved by Councillor Isitt, seconded by Councillor Alto, that Council:*

1. *Direct staff to seek public feedback on the draft Harbour Vitality Principles.*
2. *Direct staff to report back to Council with the draft Harbour Vitality Principles and a summary of additional public engagement comments no later than September 2014.*
3. *Following Council's approval of the draft Harbour Vitality Principles, direct staff to collaborate and liaise with key Inner Harbour landowners to prepare an Implementation Strategy and report back to Council.*

Carried Unanimously

Further public engagement to receive comments on the draft Harbour Vitality Principles has been undertaken. Communication and promotion of this opportunity was supported through:

- emails to businesses, organizations, community associations and landowners who were originally invited to participate in the Harbour Dialogue Process
- emails to individuals who participated in or attended the Harbour Dialogue Open House, Ideas Forum and Technical Workshop
- City of Victoria website: [www.victoria.ca/harbourdialogue](http://www.victoria.ca/harbourdialogue)
- City of Victoria Social Media (Facebook and Twitter)
- print advertisements in the Times Colonist and Victoria News
- media relations
- presentation at the public Board meeting of the Greater Victoria Harbour Authority
- hard copies of the draft Harbour Vitality Principles as well as comment forms and a drop-off box were available on the main floor of City Hall and in the Development Centre (second floor).



As directed by Council on July 24, 2014, staff revised the draft Harbour Vitality Principles to include Principle 4.8. The following text was added to page 11 prior to circulation:

**4.8 Celebrate the role of Victoria as the Provincial Capital**

*Victoria has a strong image largely defined by its role as the Capital of British Columbia and the Provincial Parliament Buildings located on the Inner Harbour. Future planning, design and development on the Inner Harbour should connect the Capital with residents and visitors and reflect and celebrate this unique role.*

The following report provides a summary of the public feedback that was received on the draft Harbour Vitality Principles and also includes proposed text amendments, which have been prepared based on consideration of the public feedback.

**3.0 Issues and Analysis**

**3.1 Approval and Implementation of Draft Harbour Vitality Principles as Policy Guidance**

If Council approves the draft Harbour Vitality Principles (Attachment 3) including the proposed text amendments (Attachment 1), Council and staff will be able to use the Guiding Principles in conjunction with other related policies and regulations to consider and evaluate future public realm enhancements and potential development proposals for their ability to support the revitalization of the Inner Harbour. Council approval of the draft Harbour Vitality Principles will also provide the basis for staff to collaborate with key Inner Harbour landowners to prepare an Implementation Strategy and report back to Council. This approach was initially confirmed through the Council motion that was approved on July 24, 2014, and is described in the background section of this report.

**3.2 Feedback on Draft Harbour Vitality Principles**

A summary of the public feedback received on the draft Harbour Vitality Principles is included as Attachment 2. A total of 31 responses were received in digital and hard copy and were generally positive regarding the public consultation process and resulting Principles. Comments varied widely and covered subjects including the overall process, parks and public space, pedestrian and cycling paths, marine uses and transportation, land use, building heights and detailed design considerations.

Many of the comments relate to the conceptual illustrations contained in the draft Harbour Vitality Principles. Since the conceptual illustrations were created by the participants of the Technical Workshop based on public feedback, it is recommended that they not be modified as they represent the culmination of that process. The conceptual illustrations are only intended to provide examples of how the Guiding Principles could be realized on each site and the report clearly indicates that they do not reflect preferred design solutions.

**3.3 Proposed Amendments**

In consideration of the comments received, staff have prepared a series of proposed amendments to the text of the draft Harbour Vitality Principles which are included as Attachment 1. While the full range of comments received are included in Attachment 2, the proposed amendments do not respond to comments that relate to the conceptual illustrations or to matters that are not within the scope of this project. The proposed amendments are intended to provide improved clarity and to reflect some of the additional comments that are specific to

the Overarching and Site-Specific Guiding Principles. Council also has the opportunity to consider the public comments and direct staff to prepare further amendments to the draft Harbour Vitality Principles.

#### **4.0 Options and Impacts**

##### **4.1 Option 1 (Recommended)**

Approve the draft Harbour Vitality Principles including the proposed text amendments described in Attachment 1.

##### Impact

Option 1 is premised on the approval of the draft Harbour Vitality Principles as a City of Victoria policy plan. This Option would also include text amendments to reflect some of the public feedback that was recently received. Following approval of the draft Harbour Vitality Principles, staff will prepare an Implementation Strategy in collaboration with key Inner Harbour land owners and report back to Council. This approach is consistent with the previous Council direction that was approved on July 24, 2014, and is described in this report.

##### **4.2 Option 2**

Consider the summary of public feedback received on the draft Harbour Vitality Principles and direct staff to make further amendments to the draft before reporting back to Council for approval.

##### Impact

Option 2 would require staff to make further revisions to the draft and prepare a subsequent report back to Council in the future. This would delay the preparation of an Implementation Strategy.

#### **5.0 Recommendation**

Staff recommend that Council consider:

1. Approving the draft Harbour Vitality Principles including the proposed text amendments described in Attachment 1.

#### **6.0 Attachments**

- Attachment 1: Proposed Amendments to Draft Harbour Vitality Principles
- Attachment 2: Public Feedback on Draft Harbour Vitality Principles
- Attachment 3: Draft Harbour Vitality Principles.