

Harbour Vitality Principles

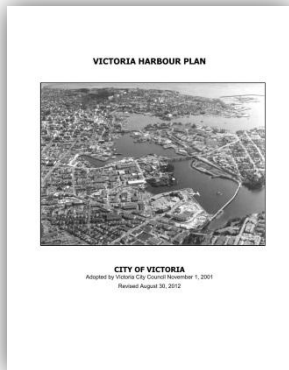


Purpose

- Presentation and overview of draft *Harbour Vitality Principles*
- Direction on next steps

Policy Direction

2001



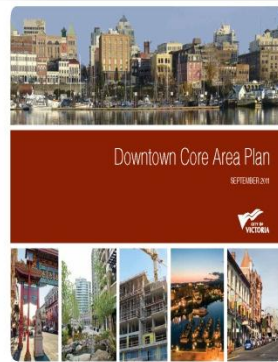
**Victoria
Harbour Plan**

2008



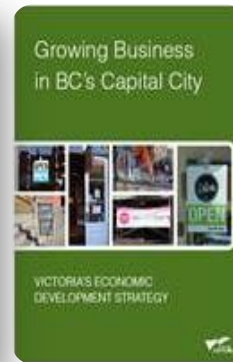
**Victoria
Harbour
Pathway
Plan**

2011



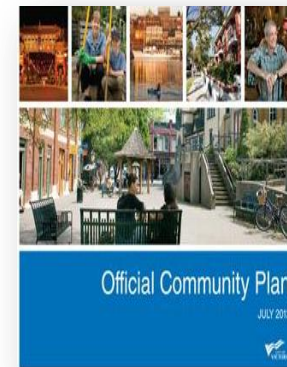
**Downtown
Core Area
Plan**

2011



**Victoria
Economic
Development
Strategy**

2012



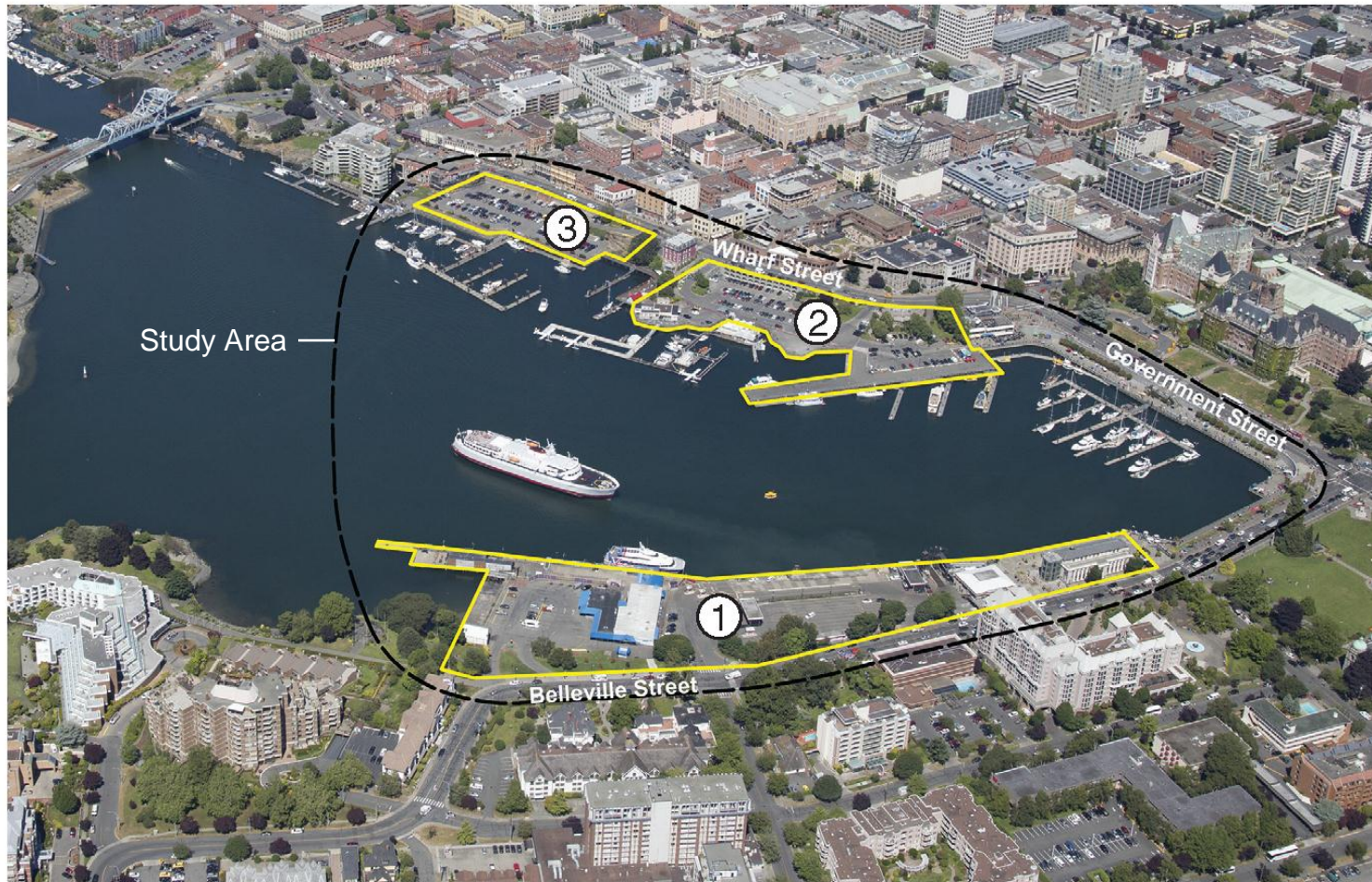
**Official
Community
Plan**

2013



**Victoria
Strategic Plan**

Strategic Sites

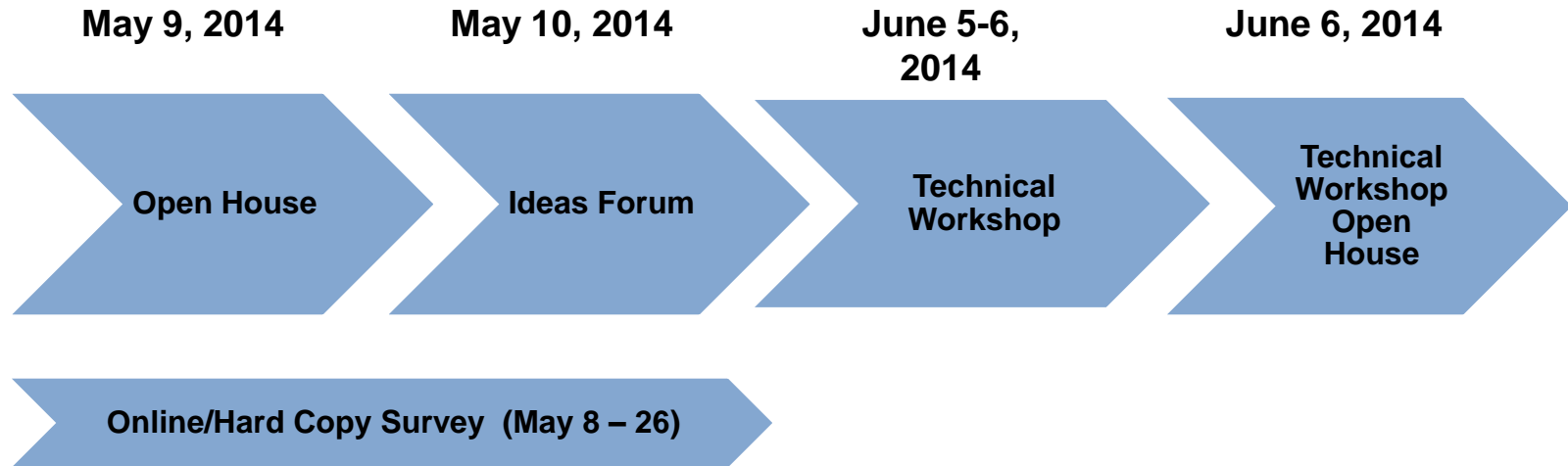


1. Belleville Terminal Site

2. Ship Point Site

3. Lower Wharf Street Site

Public Engagement Process (As per Project Charter)



Open House: May 9, 2014

- Held at Ship Point from 3:00-7:00PM
- Attended by over 400 people
- Representation from:
 - Greater Victoria Harbour Authority
 - Royal BC Museum
 - Downtown Victoria Business Association
 - Tourism Victoria



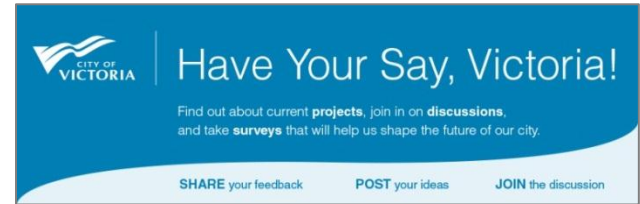
Ideas Forum: May 10, 2014

- Held at Victoria Conference Centre
- Attended by over 100 people
- Morning and afternoon sessions
- Facilitated by Dr. Pamela Shaw and Dr. David Witty (Vancouver Island University)
- Discussion topics included:
 - Transportation and Connectivity
 - Public Realm
 - Working Harbour
 - Tourism
 - Revitalization



Public Surveys

- May 8 – 26, 2014
- 94 Online surveys completed
- 72 hard copy surveys completed




Harbour Dialogue

Survey - Share your ideas!

Background
The City of Victoria is seeking input on opportunities for improving the vitality of the Inner Harbour, a key objective of several Council-approved policies and plans.

Public feedback will be used to create guiding principles and conceptual illustrations for each site (see map below). These principles and concepts will assist in considering and evaluating development proposals for each site as well as to better position the City of Victoria and other Inner Harbour land owners for potential capital funding, grants and development opportunities. The overall process will be framed and informed by existing City plans, policies, regulations and related technical studies.



Instructions

- Please fill out the survey and submit it:
 - In the Survey Drop Box at the Harbour Dialogue Open House and Ideas Forum events (May 9-10, 2014)
 - In person: Public Service Centre at City Hall, 1 Centennial Square
 - By mail: Community Planning Division, 1 Centennial Square Victoria, BC V8W 1P6
 - By email: Scan and email to harbourdialogue@victoria.ca
 - Online: Complete this electronic survey at www.haveyoursayvictoria.com

Please submit completed surveys no later than May 26, 2014

CITY OF VICTORIA

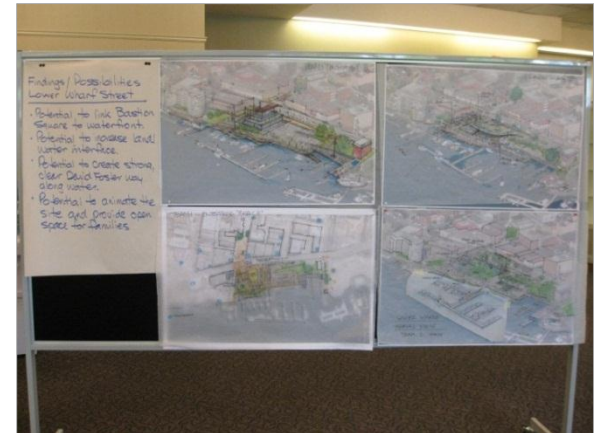
Technical Workshop: June 5-6, 2014

- Held at Victoria Conference Centre
- 36 local experts
- Two-day Charrette-style process
- Organized into three teams
- Analysis, discussion and illustration of potential concepts and opportunities for strategic sites:
 - Belleville Terminal
 - Ship Point
 - Lower Wharf Street



Technical Workshop Open House

- June 6, 2014
- Held at Victoria Conference Centre
- Opportunity for public to:
 - view development concepts created by each team
 - Provide general comments
 - Speak to City of Victoria staff and project consultant



Guiding Principles

Overarching Guiding Principles

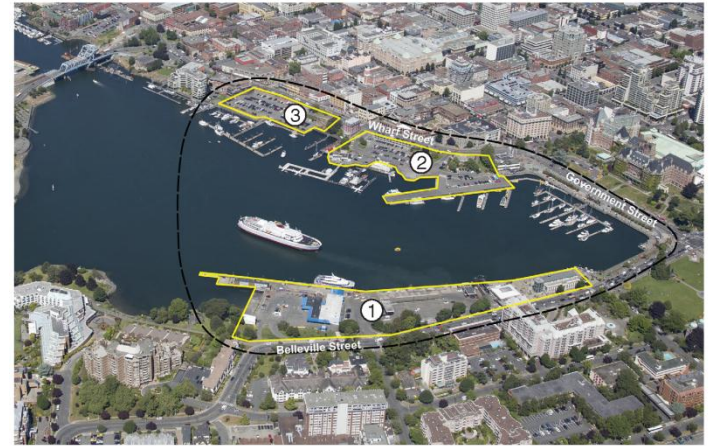
- Apply to the three sites and the areas connecting the sites
- Provide overarching expectations and a framework that affects the Inner Harbour as a whole

Site-Specific Guiding Principles

- Apply to the specific sites

Conceptual Illustrations

- Conceptual illustrations are provided to support and help illustrate how Guiding Principles can be realized on each site



Overarching Guiding Principles

1. Promote access and connectivity to and along the Inner Harbour
2. Promote ecological well-being within the Inner Harbour
3. Support a Working Harbour



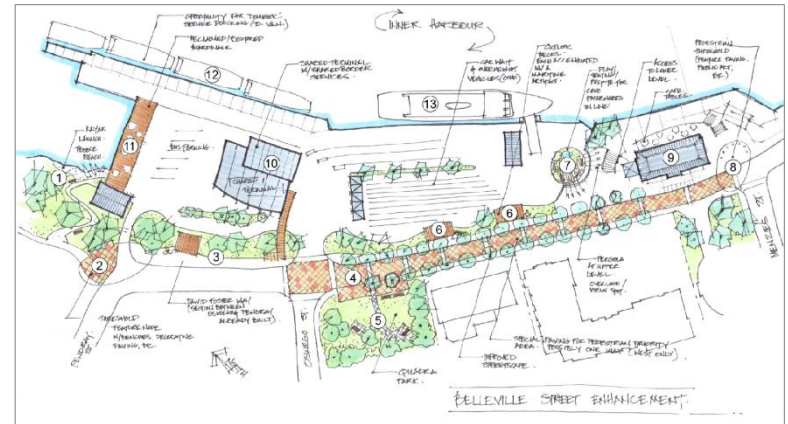
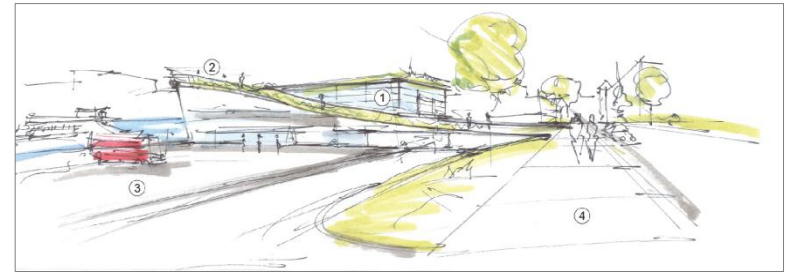
Overarching Guiding Principles

4. Promote complementary land use and high quality urban design
5. Embed cultural and social considerations in future decisions
6. Promote public activity, use and enjoyment of the Inner Harbour
7. Enhance the visual experience from the water



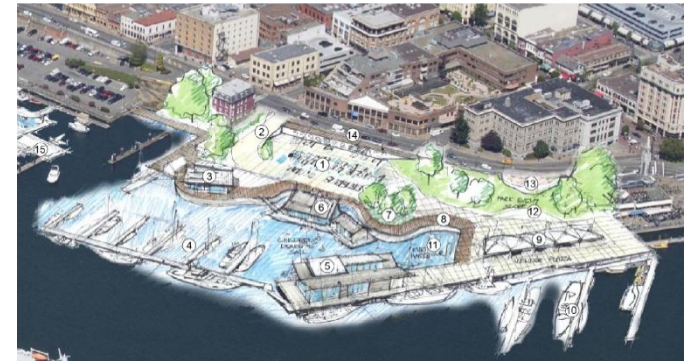
Belleville Terminal Site Guiding Principles

1. Strengthen key role as transportation hub
2. Integrate high quality design with form and function
3. Provide enhanced public access
4. Create a welcoming gateway environment



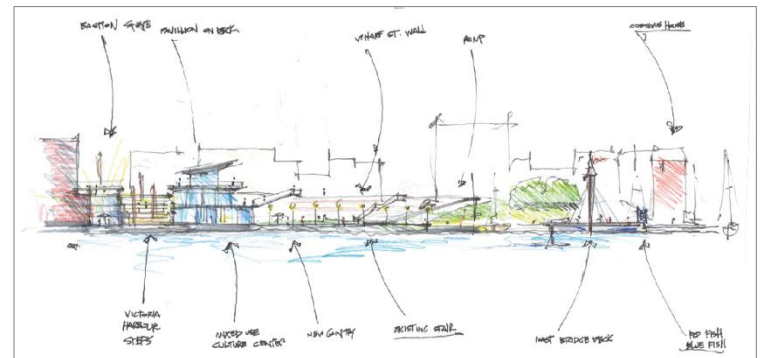
Ship Point Site Guiding Principles

1. Incorporate site design that supports a range of active uses
2. Integrate strong connectivity and access
3. Enhance Ship Point as an inviting year-round destination
4. Encourage vitality through high-quality design



Lower Wharf Street Site Guiding Principles

1. Integrate strong connectivity and access
2. Create a pedestrian-friendly environment
3. Encourage vitality through high-quality design
4. Reflect the area's cultural and historic significance
5. Enhance the site as a landmark location



Next Steps and Options

Option 1 (Recommended)

- Seek public feedback on draft Harbour Vitality Principles and report back to Council
- Following approval of draft Harbour Vitality Principles, direct staff to develop Implementation Strategy and report back to Council

Option 2

- Approve draft Harbour Vitality Principles as Policy Guidance

Option 3

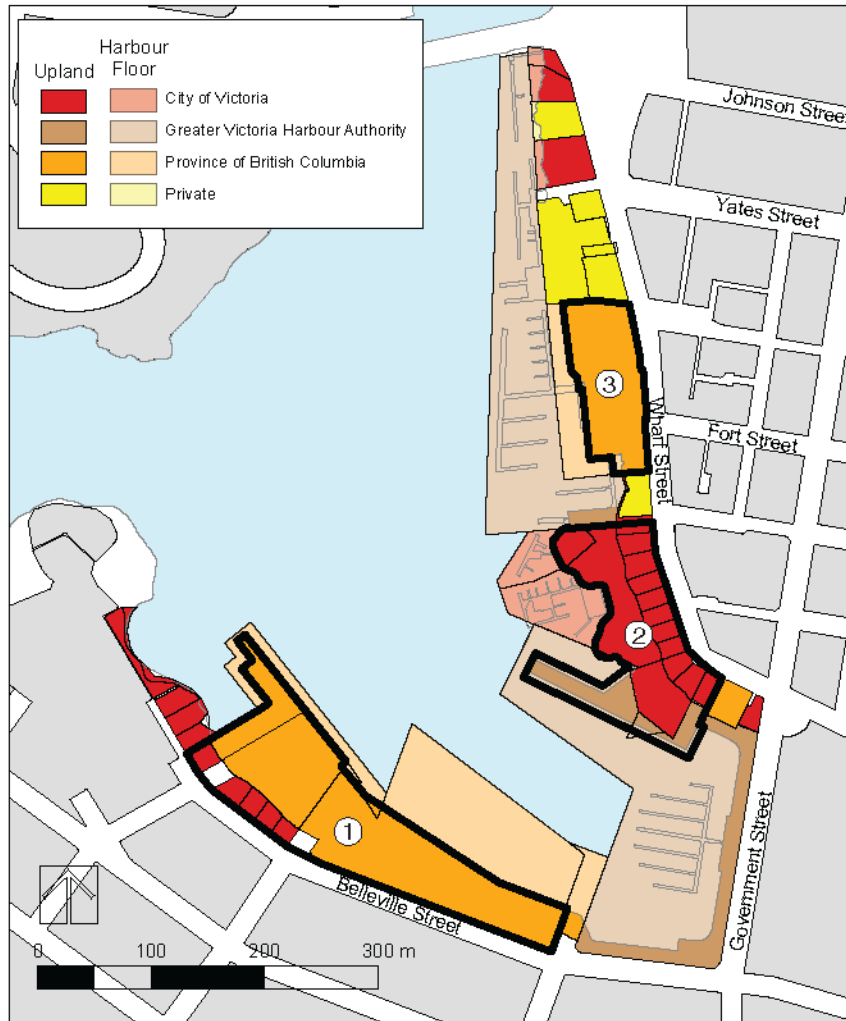
- Convene a Special Meeting of Council to receive public comments and consider the draft Harbour Vitality Principles

Recommendations

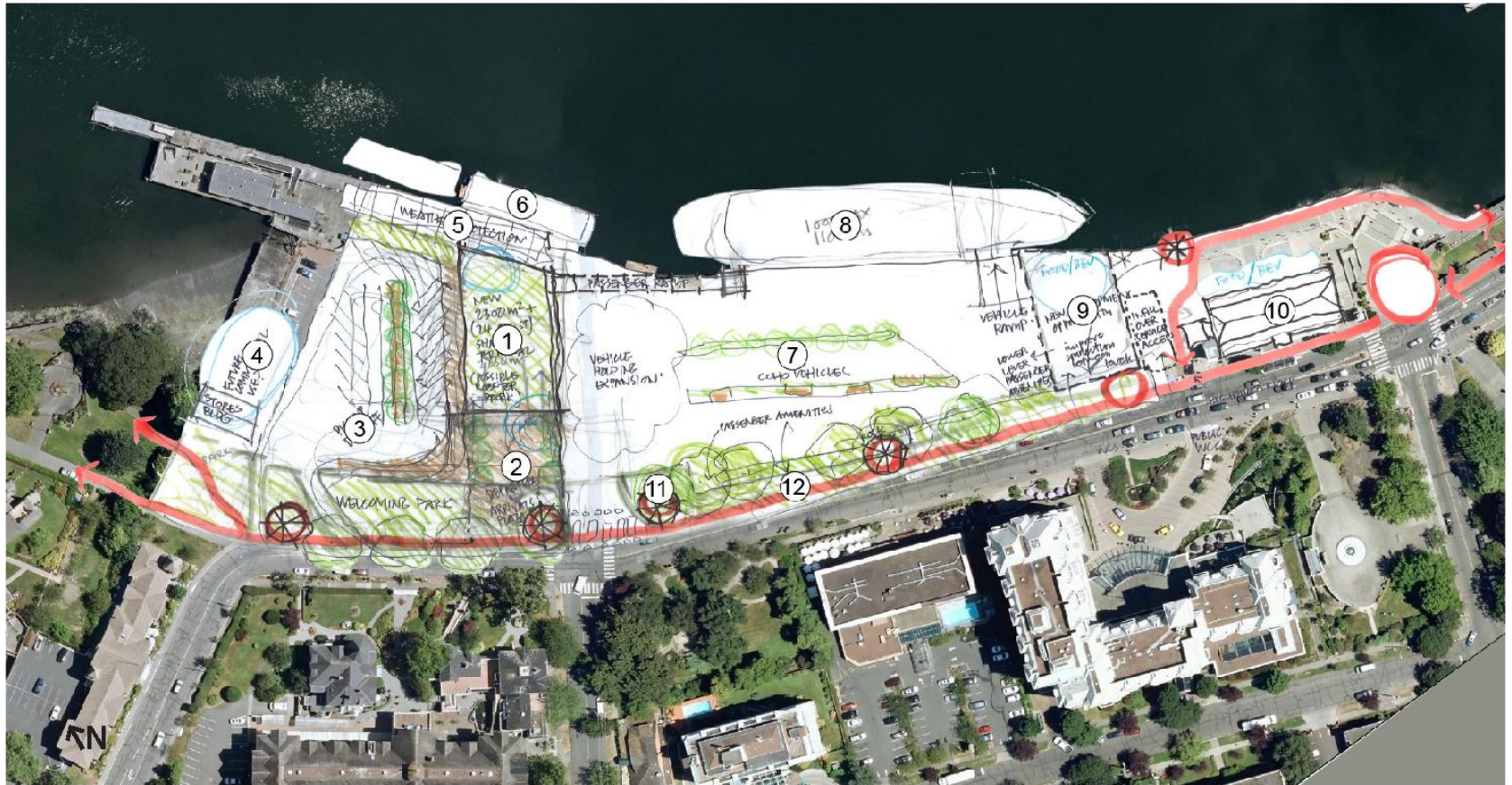
That Council:

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.

Property Ownership



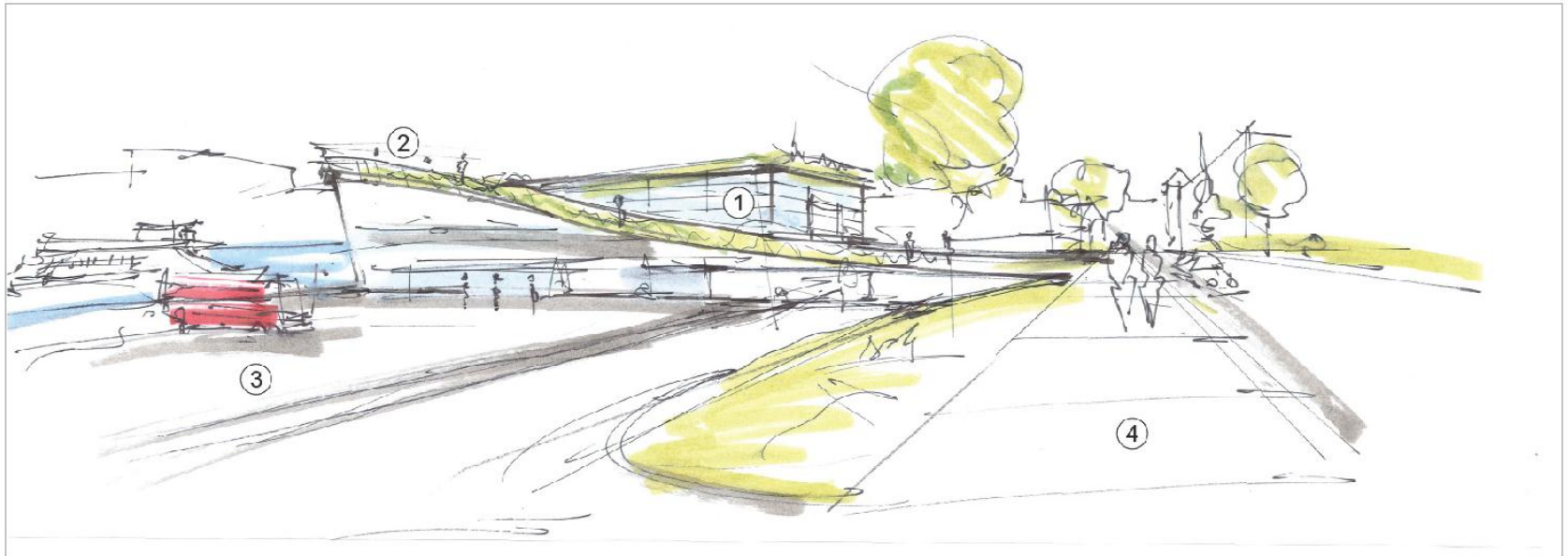
Team 1: Belleville Terminal Concept – Plan



Note: Illustrations are conceptual only and not intended to reflect preferred design solutions.

- | | | |
|--|---|---|
| 1. Combined terminal building with rooftop park/plaza | 7. Improved landscaping and amenities in vehicle holding/staging area (e.g. Outdoor seating, dog run, play area) | 10. CPR Steamship Terminal |
| 2. Attractive plaza space connecting to Belleville Street | 8. Black Ball (MV Coho) Ferry Line | 11. High quality public plaza as key node for Harbour Pathway (David Foster Way Special Place) |
| 3. Redesigned parking and passenger pick up/drop off | 9. Redevelop/re-use Black Ball Ferry Line office for active commercial use and improved pedestrian connections to Harbour Pathway | 12. Enhanced streetscape with widened sidewalks, plazas and public outlooks with views to harbour |
| 4. Rehabilitated heritage building (Stores Building) for new active commercial use | | |
| 5. Weather protection for foot passengers | | |
| 6. Victoria Clipper Ferries | | |

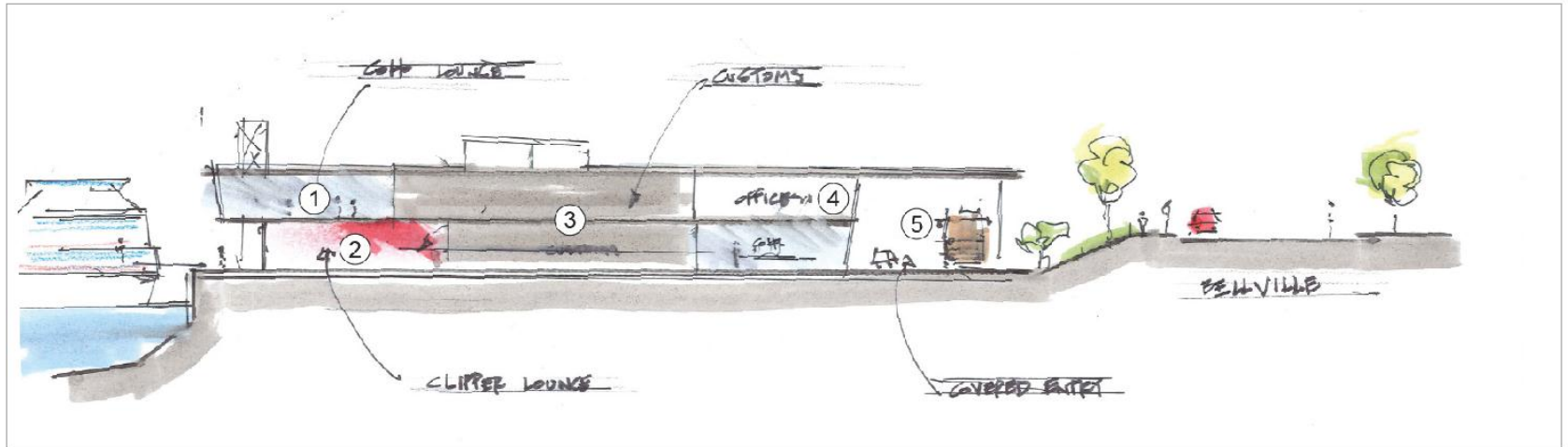
Team 1: Belleville Terminal Concept – Perspective View (looking east along Belleville St.)



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1. Combined Terminal Building 2. Rooftop park/plaza 3. Parking and pick up/drop off 4. Enhanced pedestrian experience on Belleville St.

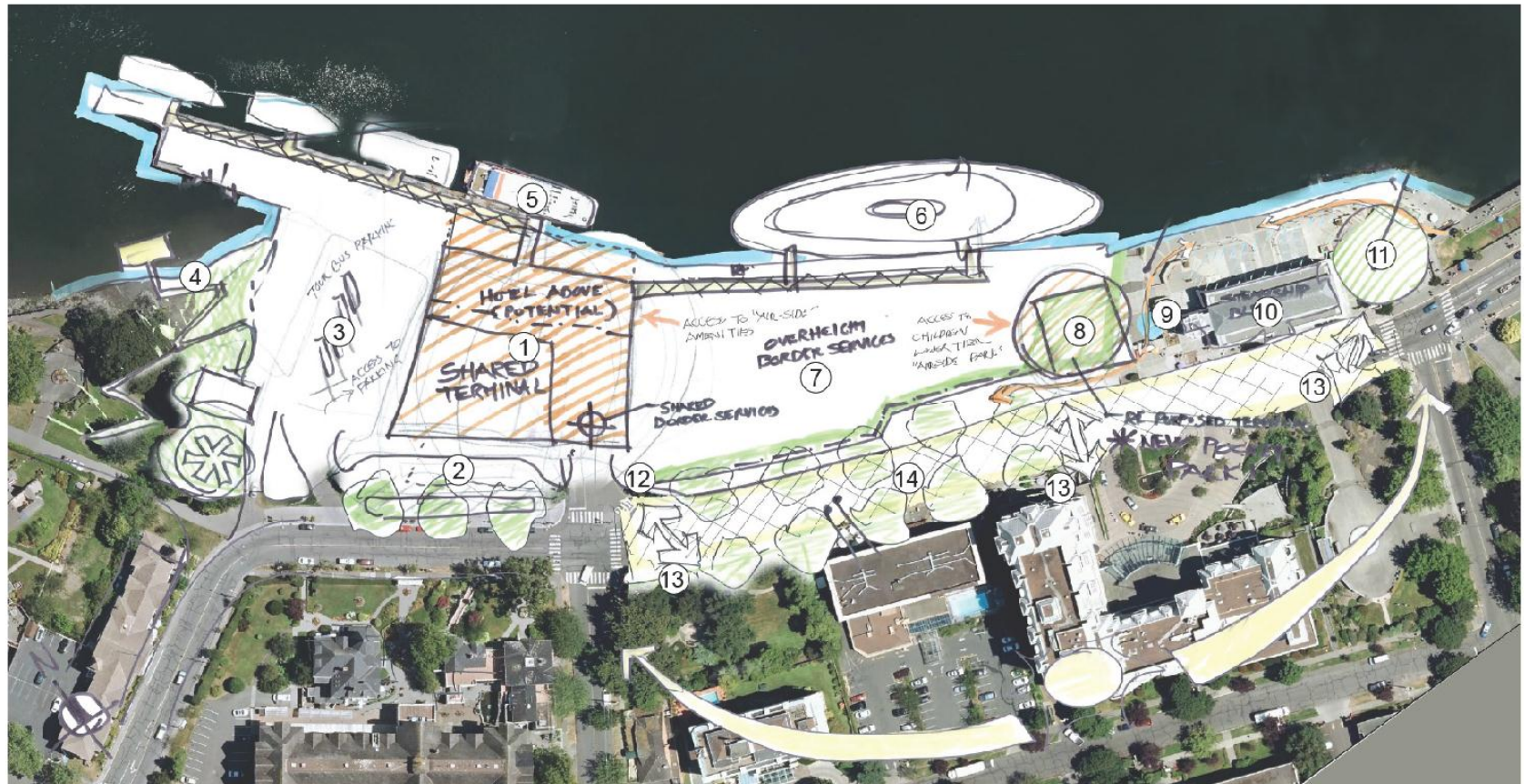
Team 1: Belleville Terminal Concept – Perspective View (looking east along Belleville St.)



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1. Black Ball (MV Coho) Ferry Line Lounge 2. Clipper Vacations Ferry Lounge 3. Customs 4. Offices 5. Covered entry

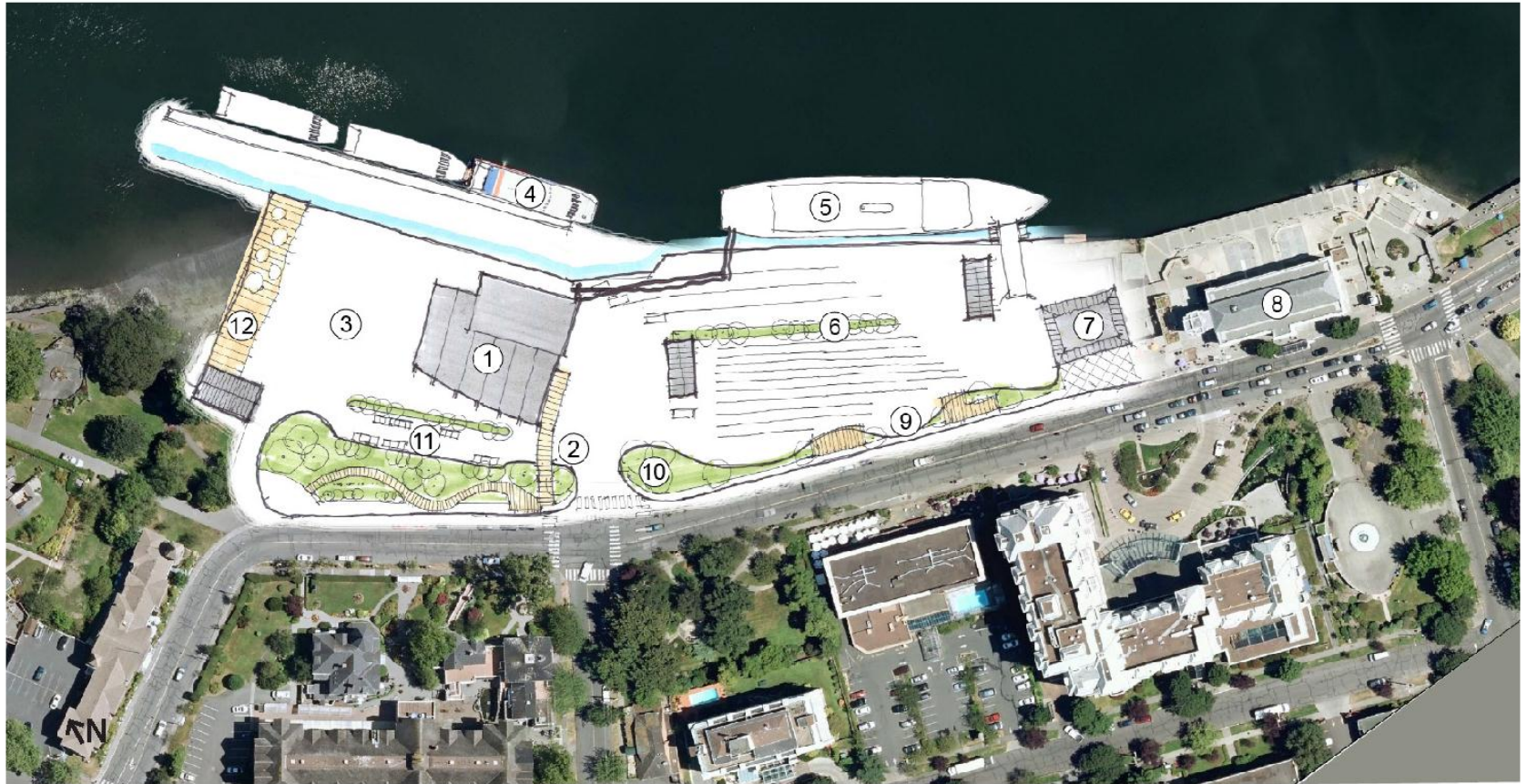
Team 2: Belleville Terminal Concept – Plan



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- | | | |
|--|--|---|
| 1. Combined Terminal Building with new docks and potential hotel on upper floors | 6. Black Ball (MV Coho) Ferry Line | 11. Enhanced plaza space as a visual landmark at terminus of Menzies Street |
| 2. Passenger drop off/pick up lane | 7. Vehicle holding/staging area | 12. David Foster Way Special Place |
| 3. Tour bus and public parking | 8. Redevelop Blackball Ferries building into a children's pocket park | 13. Improved pedestrian crossings at strategic locations |
| 4. Public park on west end of site with kayak/small watercraft launch | 9. Enhanced pedestrian connections to Harbour Pathway (David Foster Way) | 14. Attractive paving materials with enhanced landscaping along Belleville Street |
| 5. Victoria Clipper Ferry Line | 10. CPR Steamship Terminal | |

Team 3: Belleville Terminal Concept – Plan



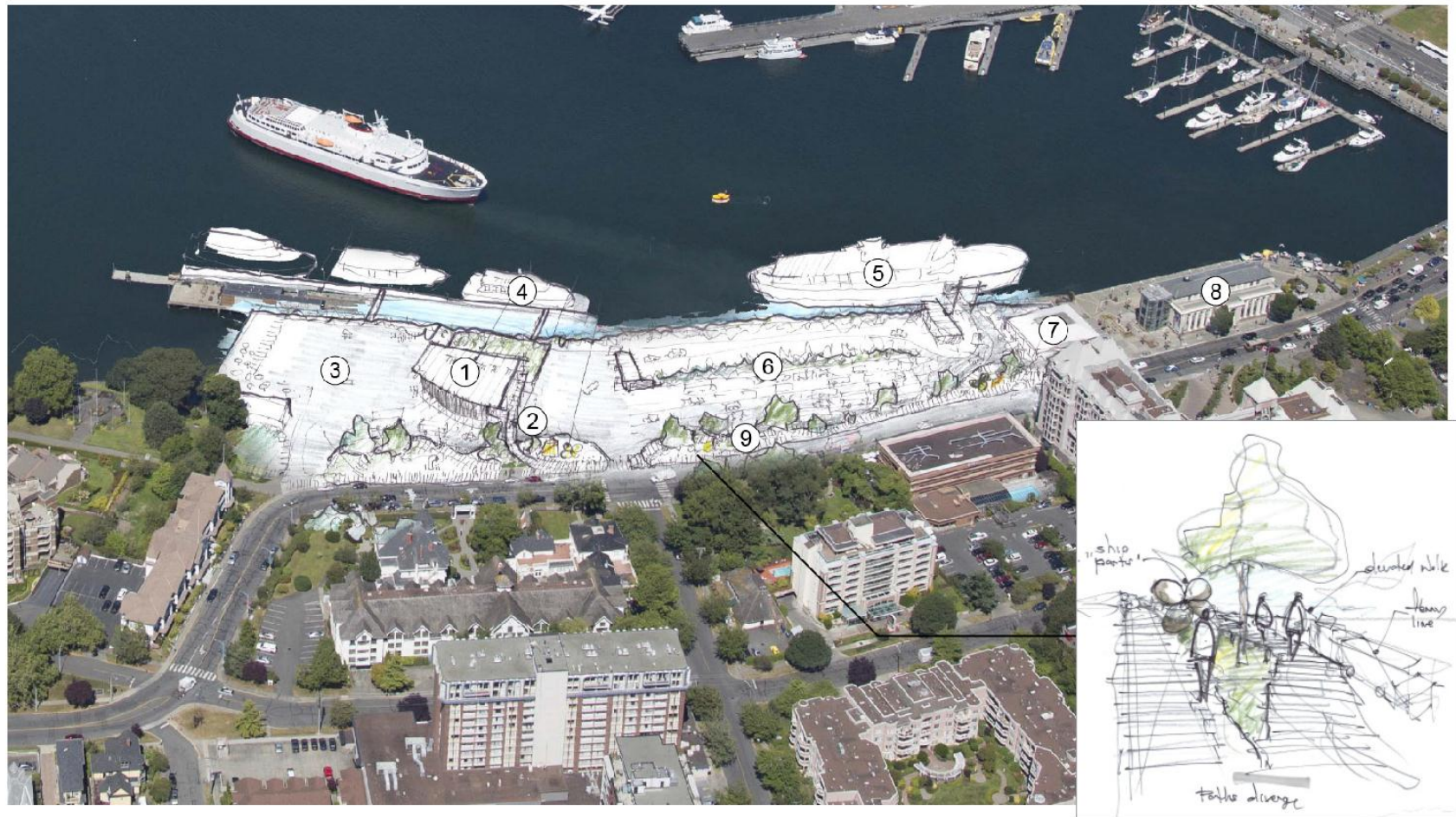
Note: Illustrations are conceptual only and not intended to reflect preferred design solutions.

1. Combined Terminal Building with new floating docks
2. Landscaped area with footbridge connecting Belleville Street and Terminal
3. Landscaped parking area/passenger drop off/pick up
4. Victoria Clipper Ferries

5. Black Ball (MV Coho) Ferry Line
6. Landscaped vehicle holding/staging area with additional amenities
7. Re-use Black Ball Ferry Line building for active commercial use
8. CPR Steamship Terminal

9. Enhanced landscaping along Belleville Street with widened sidewalk, public viewpoints/outlooks and marine-themed public art
10. David Foster Way special place
11. Passenger drop off/pick up lane
12. Public boardwalk

Team 3: Belleville Terminal Concept – Aerial View



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1. Combined Terminal Building with new floating docks
2. Landscaped area with footbridge connecting Belleville Street and Terminal
3. Landscaped parking area/passenger drop off/pick up
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5. Black Ball (MV Coho) Ferry Line
6. Landscaped vehicle holding/staging area with additional amenities
7. Re-use Black Ball Ferry Line building for active commercial use
8. CPR Steamship Terminal
9. Enhanced landscaping along Belleville Street with widened sidewalk, public view points/outlooks and marine-themed public art (see inset for conceptual rendering)

[illegible]

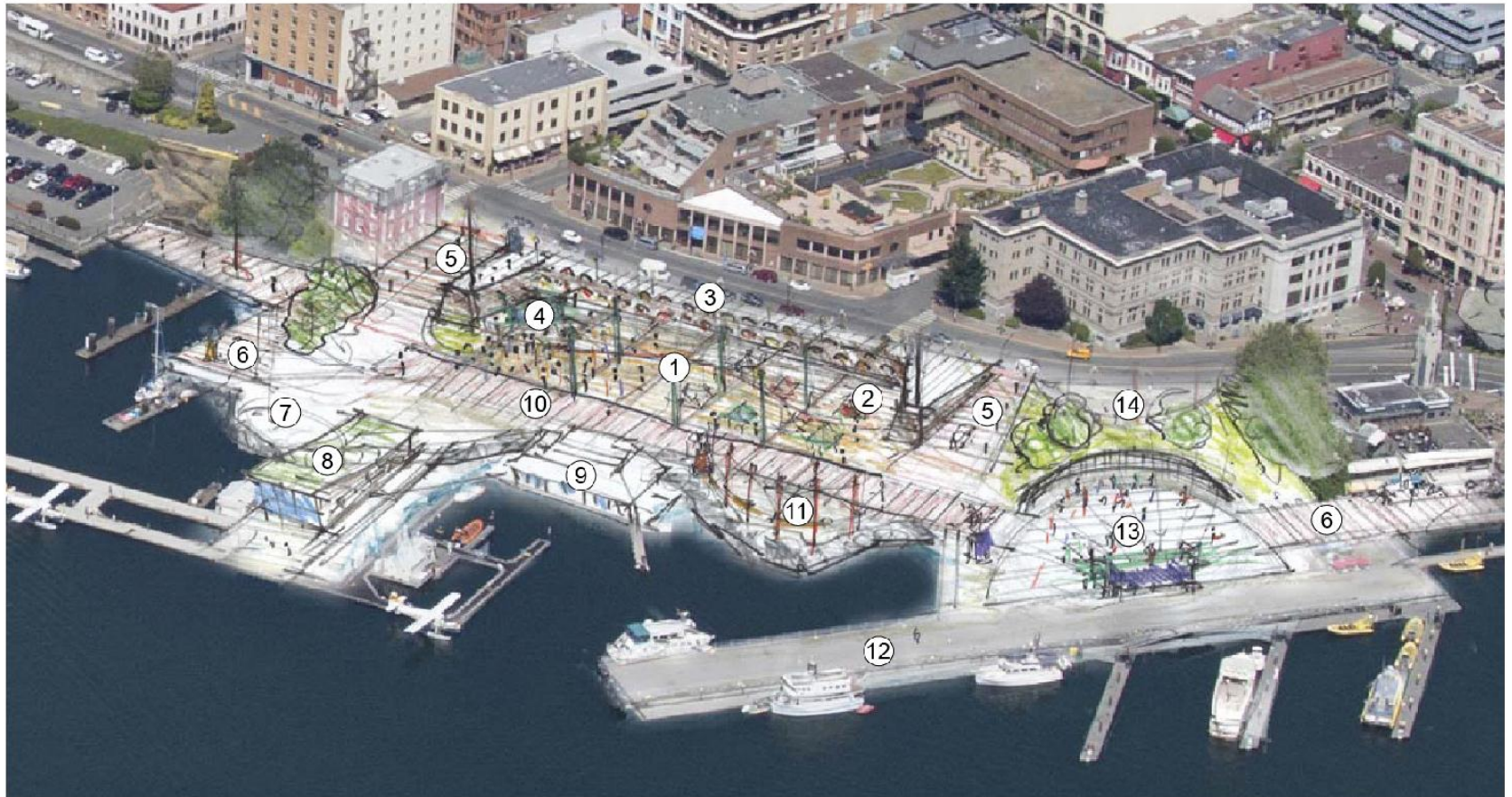
1. Kayak/small watercraft launch and beach	5. Connection to existing Quadra Park	10. Combined Terminal Building
2. Threshold: feature node with benches, decorative paving, etc.	6. Outlook decks: each accented with a maritime artifact	11. Reclaimed/restored boardwalk
3. David Foster Way (section between Oswego St. and Pendray St. already built)	7. Play/seating/respice for Black Ball (MV Coho) Ferry Line passengers	12. Victoria Clipper Ferries
4. Improved streetscape for pedestrian priority area including special paving	8. Pedestrian threshold (feature paving, public art, etc.)	13. Black Ball (MV Coho) Ferry Line
	9. CPR Steamship Terminal	

[illegible]

1. Room of Light: Special event space with canopy of lights suspended above enhanced paving treatment
2. Concessions and public toilets
3. Cantilevered sidewalk with viewpoints
4. Stage area with storage and servicing behind
5. Identify entry points at access ramps

11. David Foster Way special place: stage area for small casual performers
12. Large vessel dock
13. Amphitheatre for temporary special events
14. Homecoming Plaza

Team 1: Ship Point Concept – Aerial View



Note: Illustrations are conceptual only and not intended to reflect preferred design solutions.

1. Room of Light: Special event space with canopy of lights suspended above enhanced paving treatment
2. Concessions and public toilet
3. Cantilevered sidewalk with viewpoints
4. Stage area with storage and servicing behind
5. Identify entry points at access ramps

6. Identify entry points along Harbour Pathway
7. Seaplane plaza
8. Future floating seaplane terminal building
9. Marine-related businesses and restaurants
10. Parking, drop-off, taxi, coach

11. David Foster Way special place: stage area for small casual performers
12. Large vessel dock
13. Amphitheatre for temporary special events
14. Homecoming Plaza

Team 1: Ship Point Concept – Perspective View

Note: Illustrations are conceptual only and not intended to reflect preferred design solutions.



1. David Foster Way along water
2. Poles with suspended lights and electrical access for vendors
3. Plaza space enhanced with pavers
4. Temporary kiosks/market

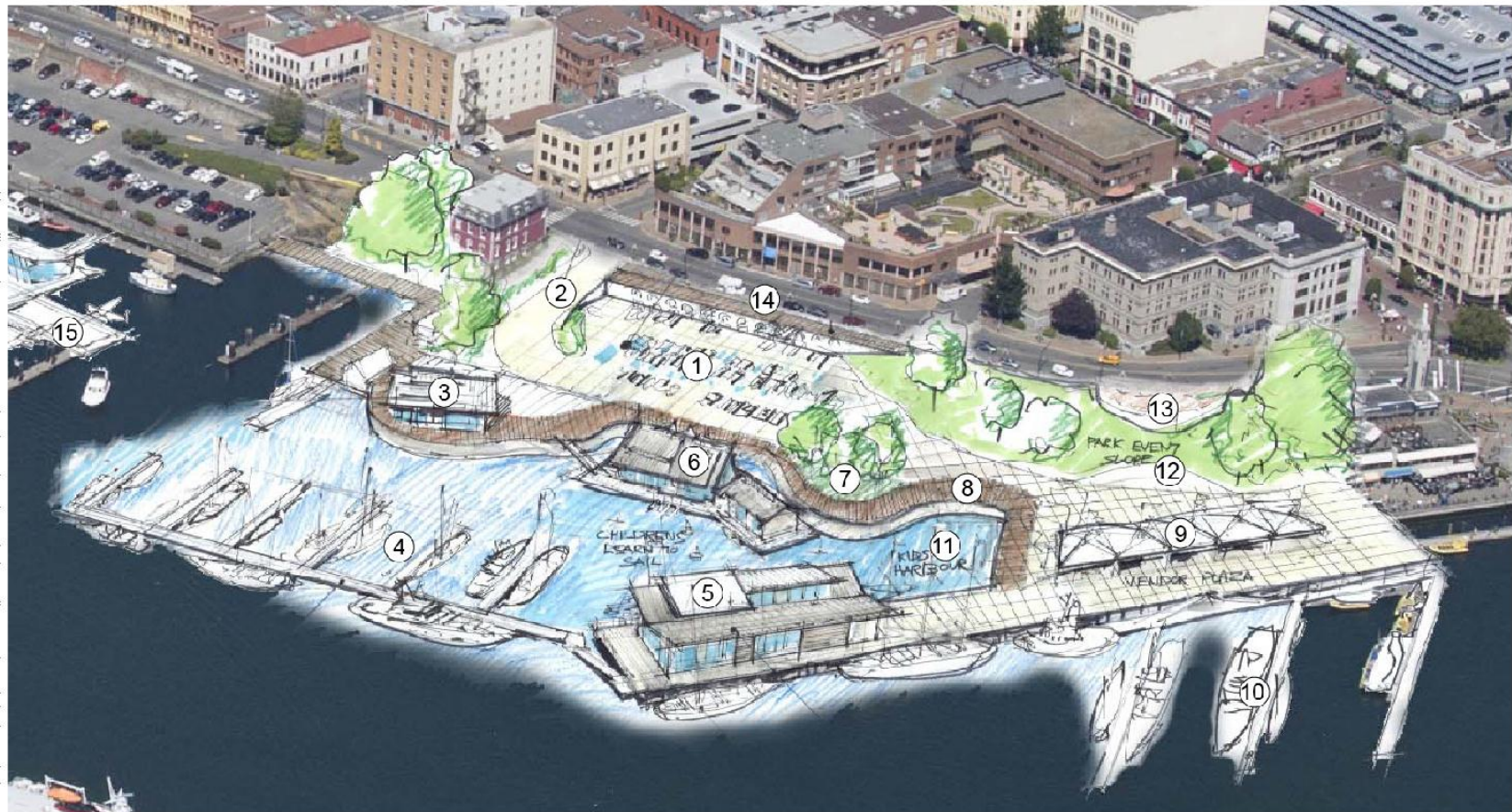
5. Performance stage
6. Illuminated wall

[illegible]

1. Flexible special event space and parking (with integrated fountain)	6. Sailing school and marine-related businesses	11. Kids' harbour: safe place for children to learn how to sail
2. Widened ramp for two-way traffic	7. David Foster Way Special Place: plaza/greenspace for people to gather	12. Sloped grass for performance seating
3. The Cannery (marine-related cultural space)	8. Continuous Harbour Pathway (David Foster Way) along water	13. Homecoming Plaza
4. Boat moorage relocated from Lower Wharf Street site	9. Vendor plaza (food, kiosks, etc.)	14. Cantilevered boardwalk and viewing platforms
5. Maritime Museum, interactive discovery centre and historic boat display docks	10. Increased moorage space	15. Seaplane terminal relocated to Lower Wharf site

Team 2: Ship Point Concept – Aerial View

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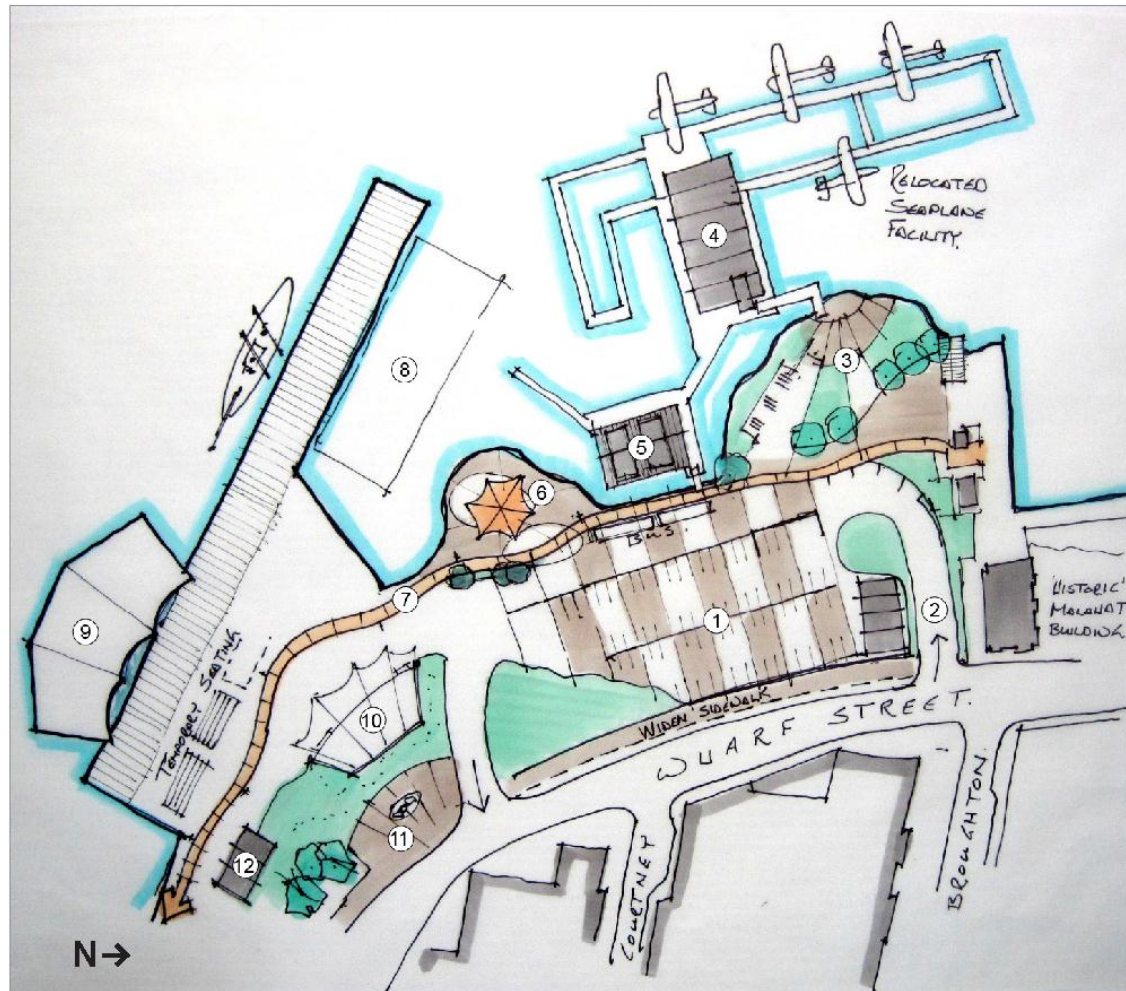


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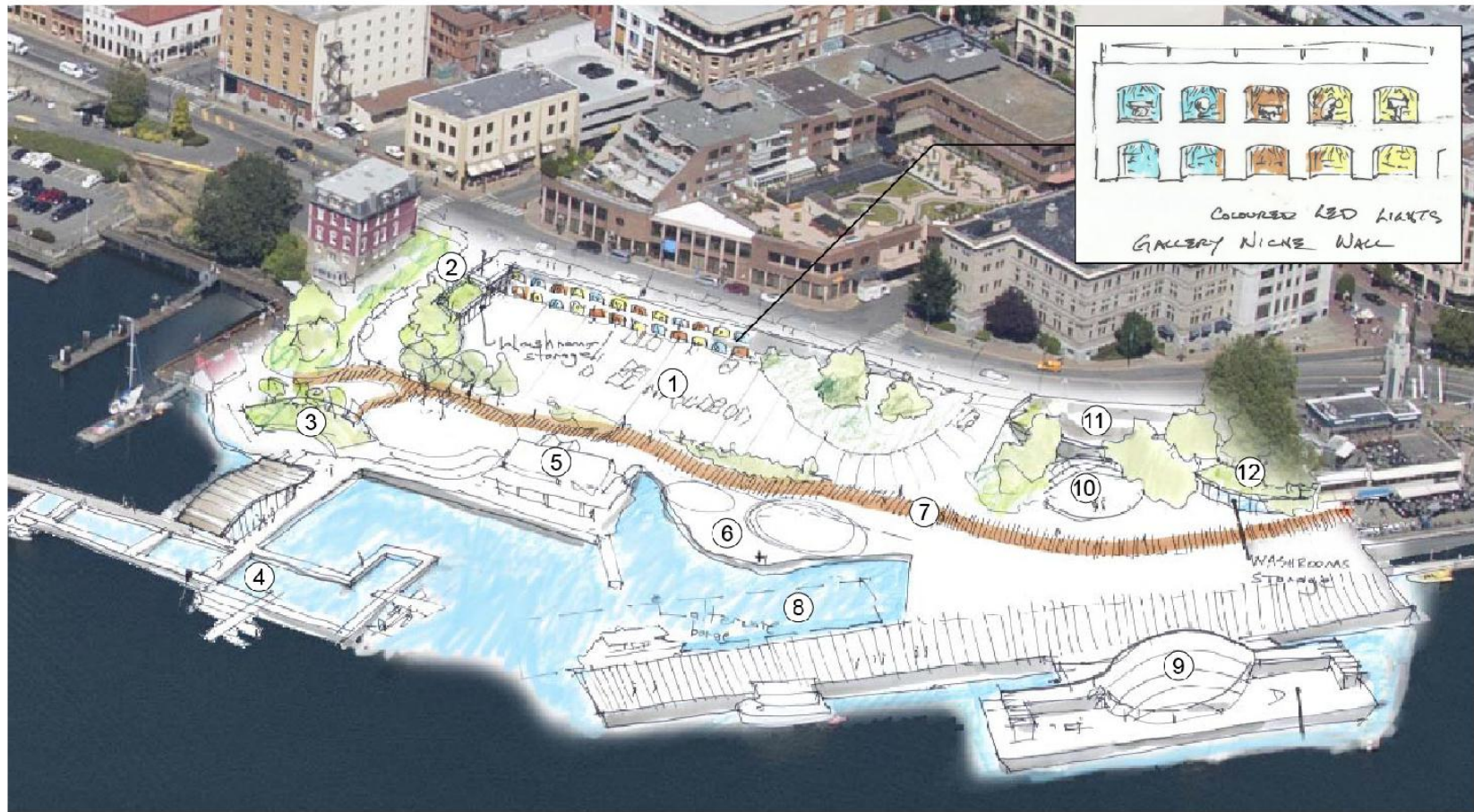
Team 3: Ship Point Concept – Plan



1. Flexible special event space (with sculpture and lighting in recessed arches in adjacent wall) and parking with enhanced paving
2. Viewpoint at top of access ramp with washrooms and special event storage below
3. Seaplane terminal plaza
4. Future floating seaplane terminal building
5. Marine-related businesses and restaurants
6. David Foster Way Special Place: plaza/green space for people to gather
7. Continuous Harbour Pathway (David Foster Way) along water
8. Alternate floating stage location
9. Movable floating stage for special events
10. Amphitheatre for temporary special events
11. Homecoming Plaza
12. Washrooms and special event storage

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Team 3: Ship Point Concept – Aerial View



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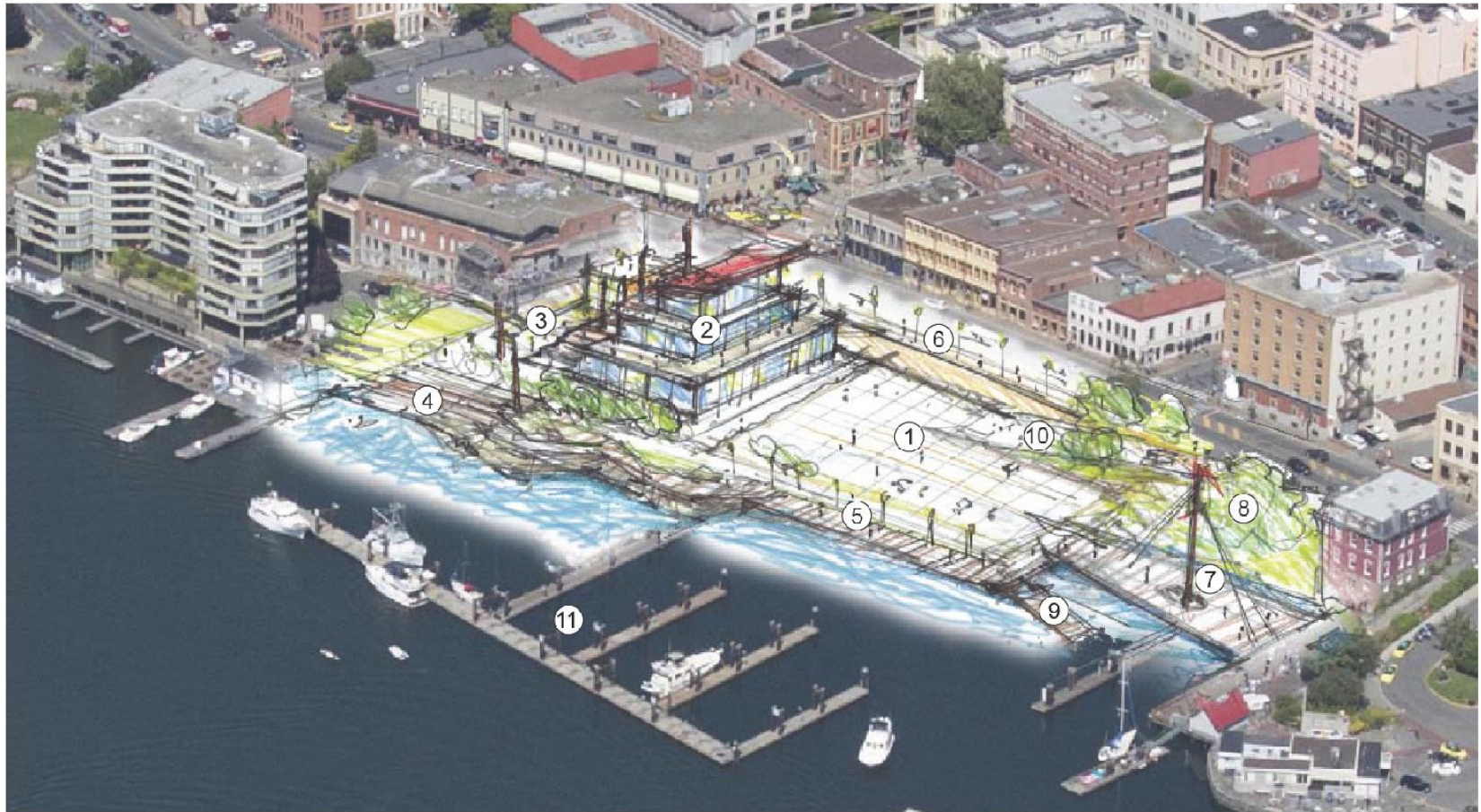
Team 1: Lower Wharf Street Concept – Plan

Note: Illustrations are conceptual only and not intended to reflect preferred design solutions.



- | | | |
|---|---|--|
| 1. Plaza/parking area with paving stones | 4. Naturalized beach area with native plants, kayak launch and connections to Harbour Pathway | 8. Restored/preserved natural area |
| 2. First Nations Cultural Centre as key attraction with offices and commercial space | 5. Completion of Harbour Pathway (David Foster Way) | 9. Kayak launch/ramp |
| 3. Widened stairway (e.g. Spanish Steps) connecting Bastion Square to waterfront. Includes landings with access to upper floors of adjacent buildings | 6. Pedestrian-scaled lighting and streetscape improvements along Wharf Street | 10. Vehicle access ramp with historic retaining wall in background |
| | 7. Widened pedestrian bridge with no abrupt grade change and decorative mast as iconic landmark | 11. Boat moorage |

Team 1: Lower Wharf Street Concept – Aerial View

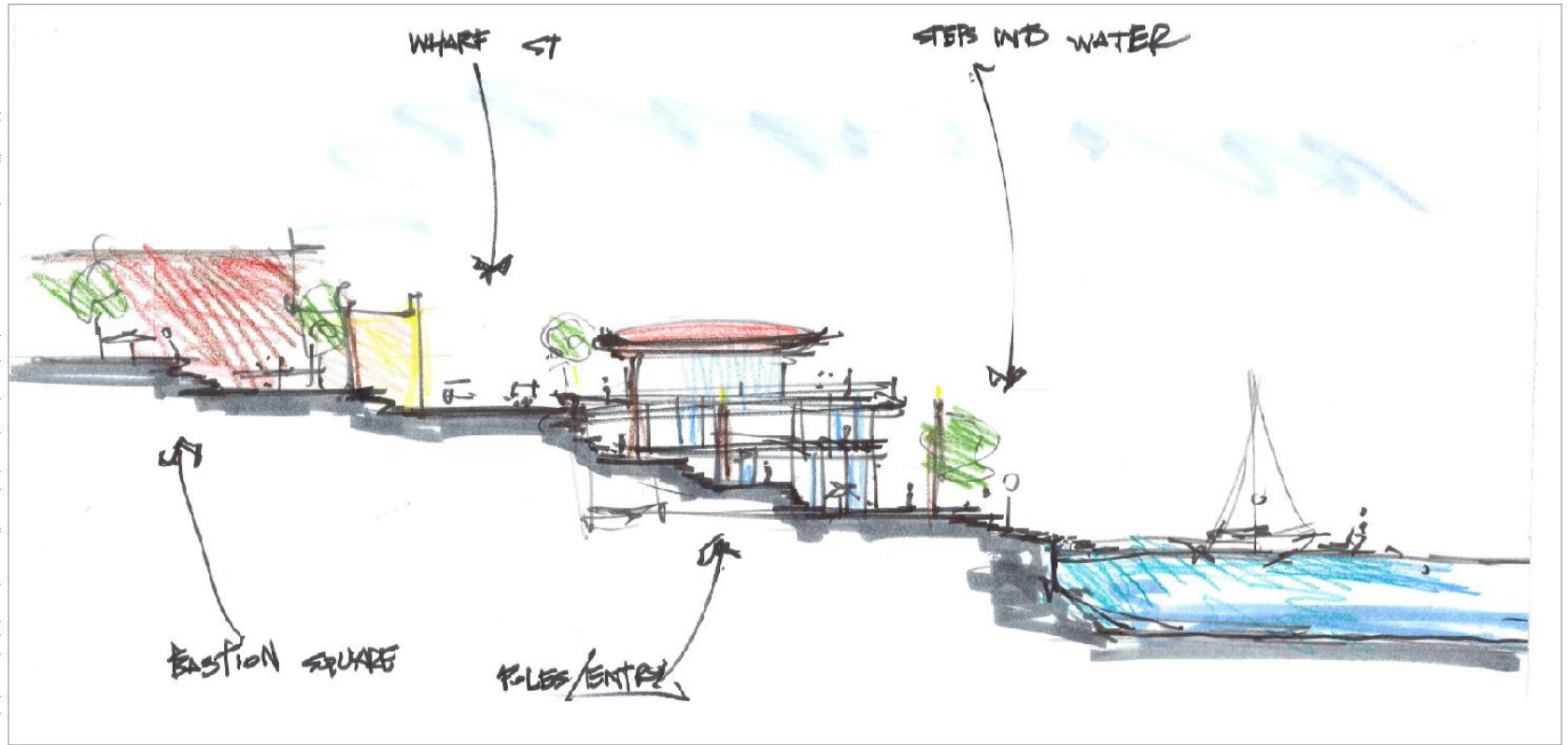


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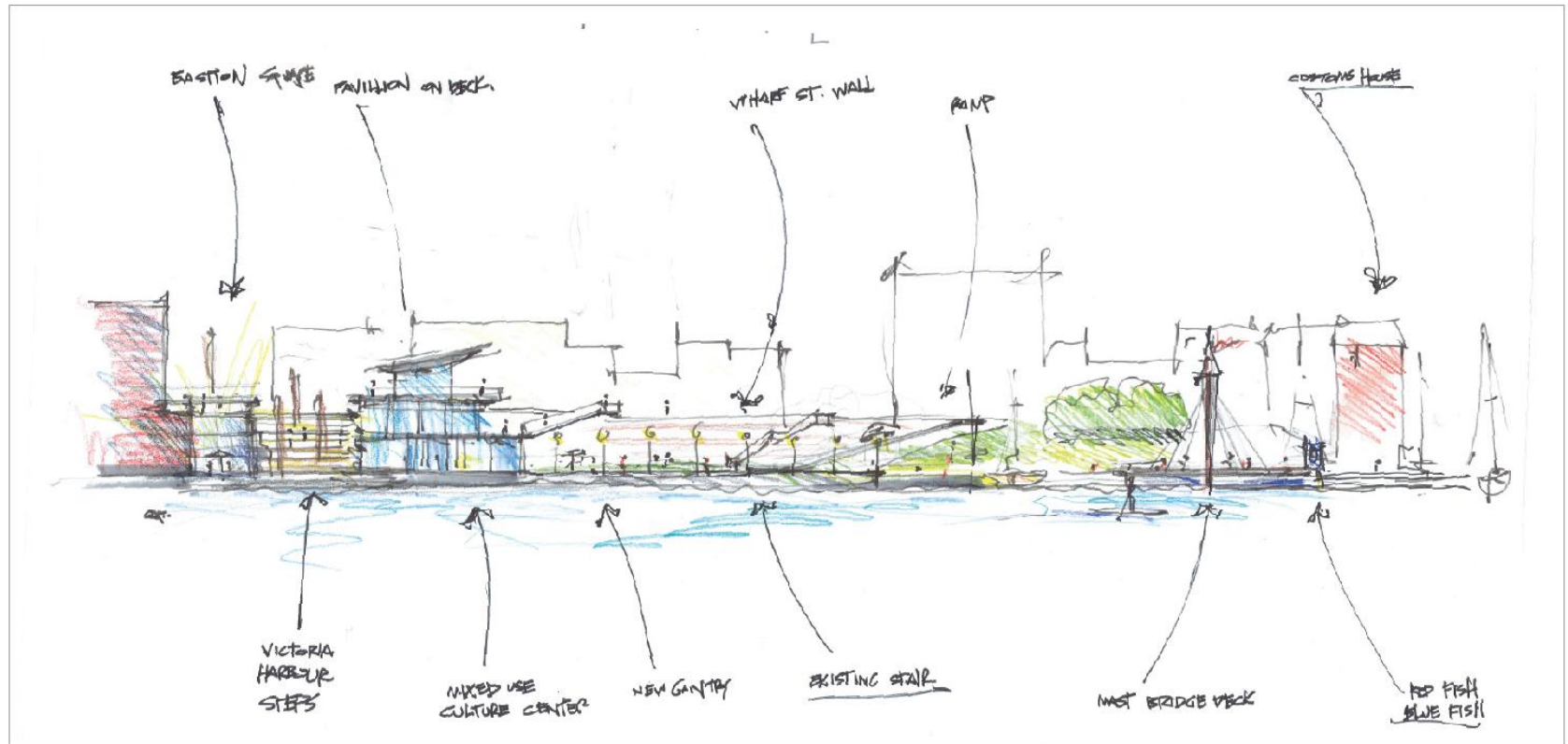
Team 1: Lower Wharf Street Concept – Section

Note: Illustrations are conceptual only and not intended to reflect preferred design solutions.



Building is scaled and sited to provide view corridors from Bastion Square and along Wharf Street.

Team 1: Lower Wharf Street Concept – Perspective from Water



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Team 2: Lower Wharf Street Concept – Aerial View (Option 1)

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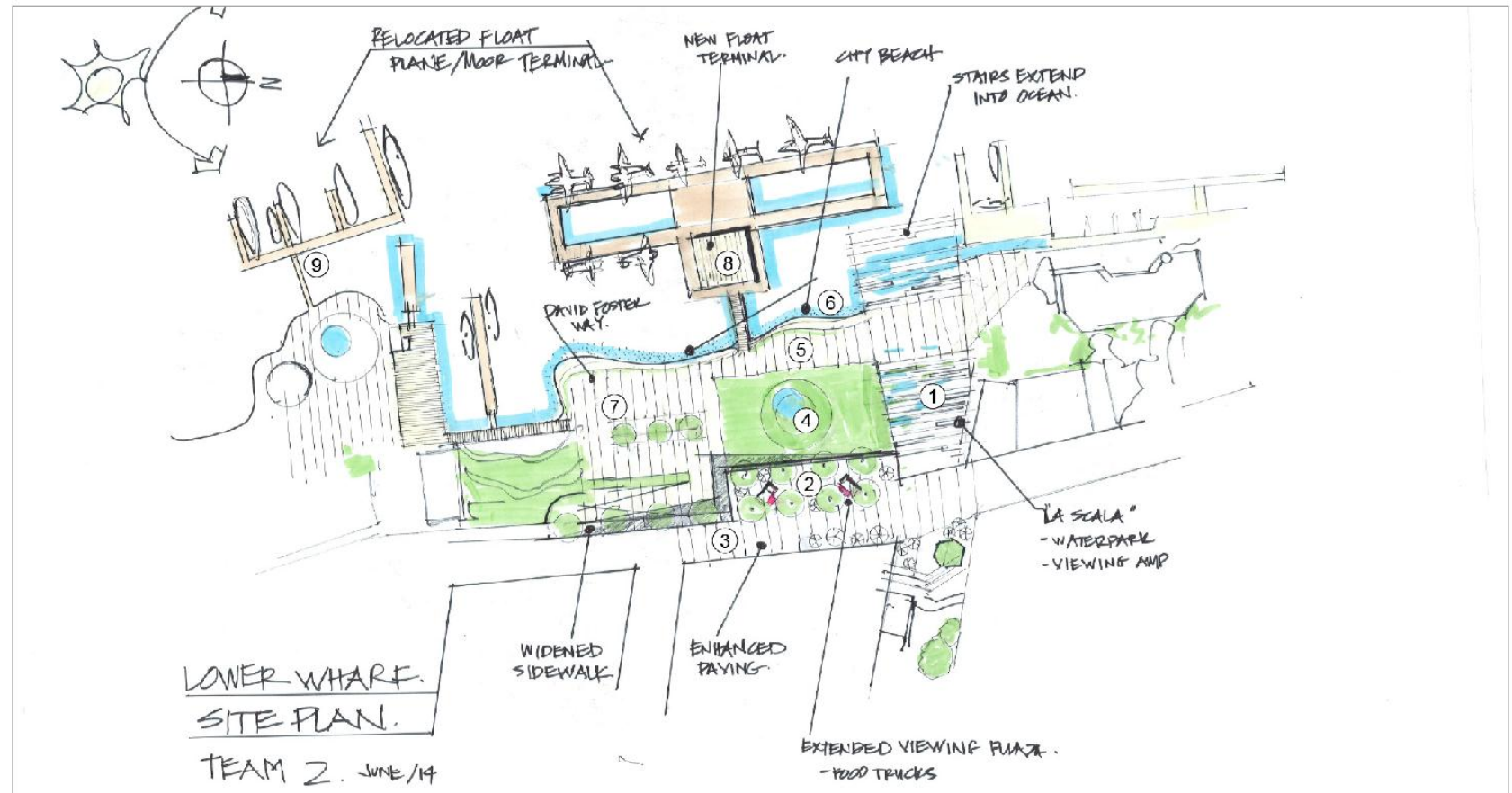


1. Widened stairway (e.g. La Scala) connecting Bastion Square to waterfront. Includes improved pedestrian street crossing and wide landings for gathering, food kiosks, buskers, etc.
2. First Nations cultural centre with rooftop public plaza/ green space extending from Wharf Street

3. Remove on-street parking and resurface roadway with attractive paving materials that extend to rooftop plaza space
4. Park/green space with First Nations themed public art
5. Open plaza/event space includes connection to David Foster Way

6. Pebble beach
7. Reduced parking area with high quality landscaping throughout area
8. Boat moorage (including for small boats)

Team 2: Lower Wharf Street Concept – Plan (Option 2)

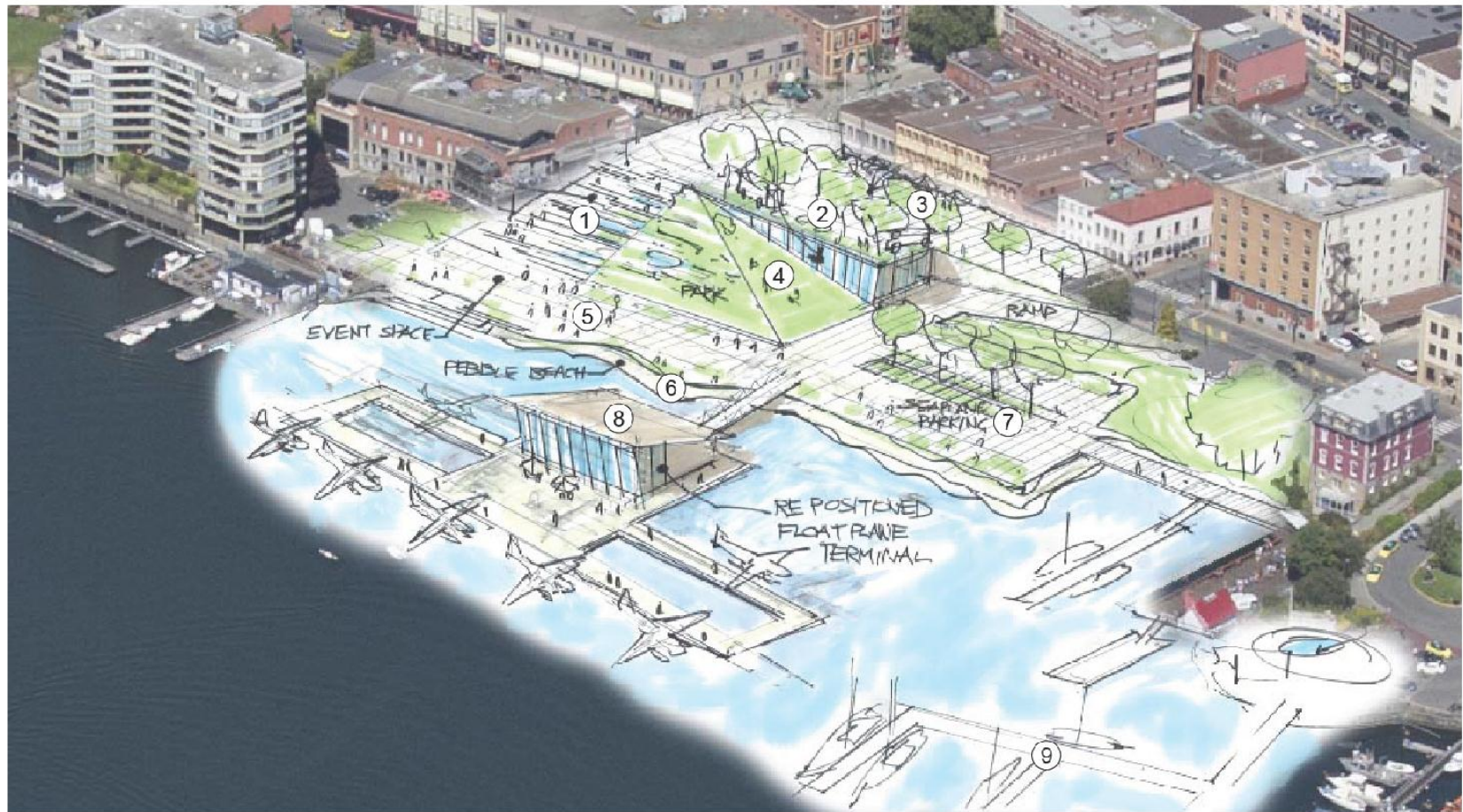


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1. Widened stairway (e.g. La Scala) connecting Bastion Square to waterfront. Includes improved pedestrian street crossing and wide landings for gathering, food kiosks, buskers, etc.
2. First Nations cultural centre with rooftop public plaza/ green space extending from Wharf Street
3. Enhanced paving surface on Wharf Street extending to rooftop plaza space
4. Sloped park/green space
5. Open plaza/event space includes connection to David Foster Way
6. Pebble beach
7. Limited number of parking stalls for float plane operation with high quality landscaping throughout area
8. Float plane terminal relocated from Ship Point to Lower Wharf Street site
9. Boat moorage connecting to plaza space

Team 2: Lower Wharf Street Concept – Aerial View (Option 2)

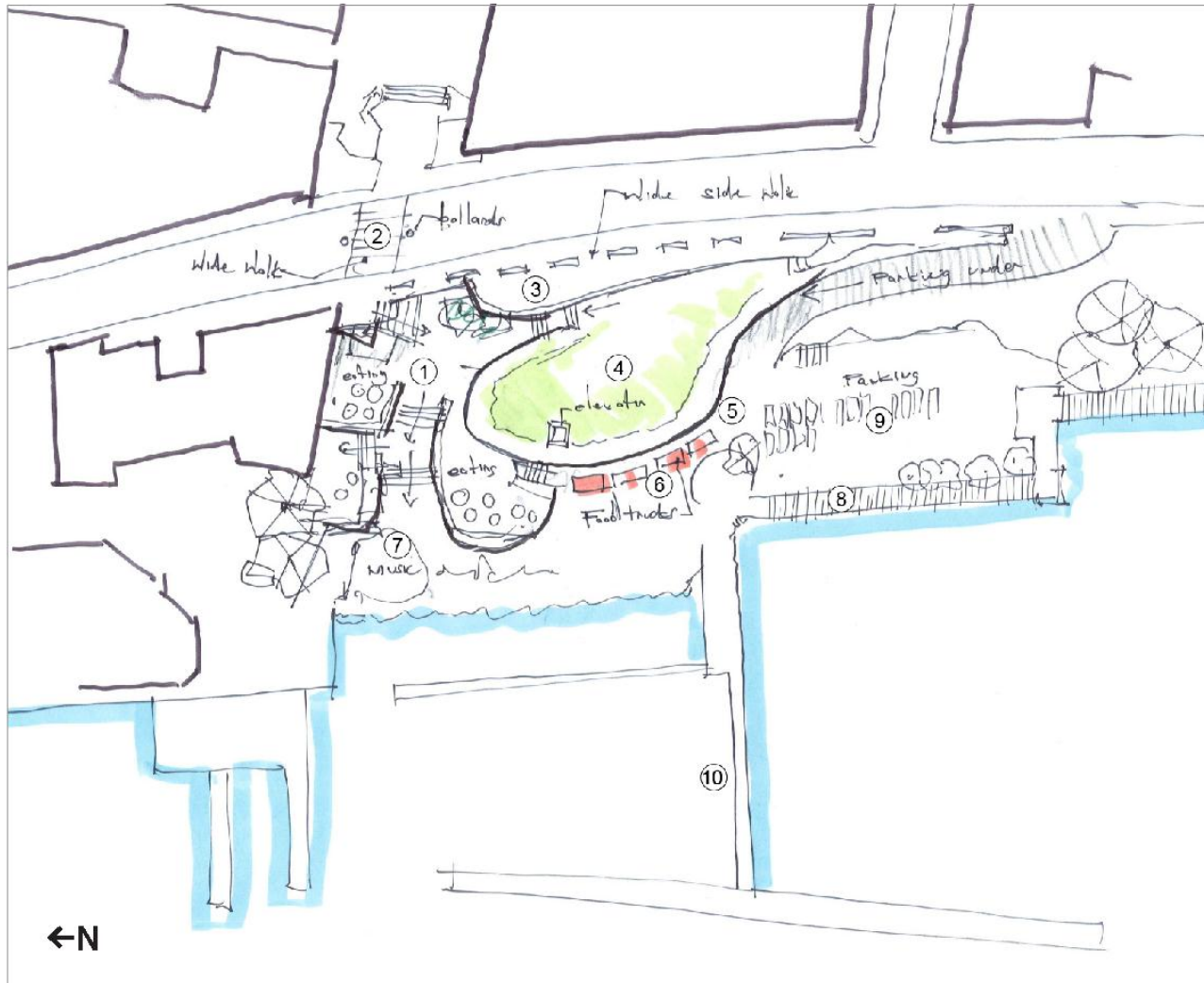
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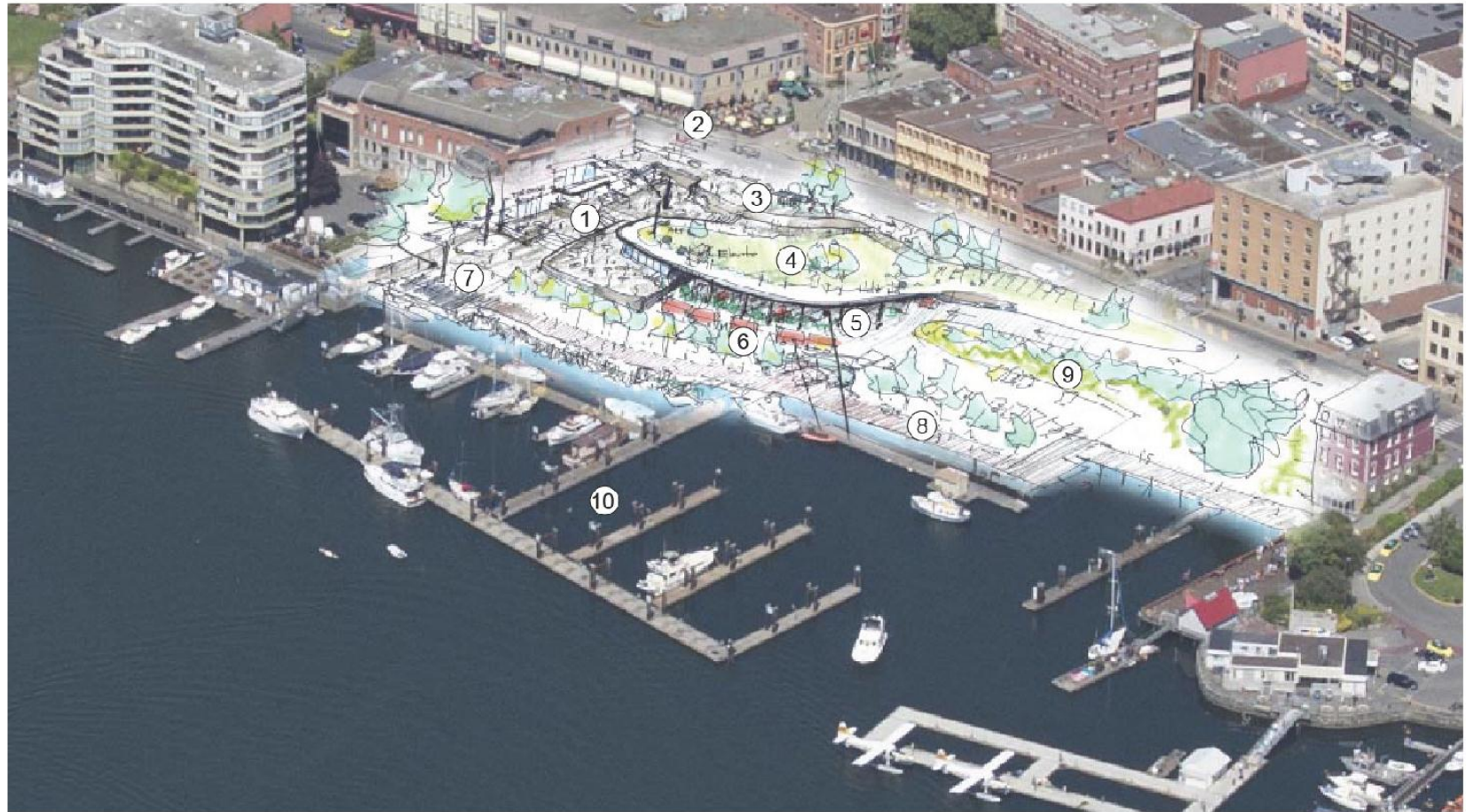
Team 3: Lower Wharf Street Concept – Plan

1. Widened stairway (e.g. Spanish Steps) connecting Wharf Street to waterfront including public art to enhance viewscape from Bastion Square
2. Improved pedestrian street crossing with distinctive paving materials and bollards
3. Lookout area along Wharf Street sidewalk
4. Building structure on eastern portion of site with rooftop green space (accessible to public) sloped down from Wharf Street
5. Limited public parking stalls located inside new building – not visible from outside
6. Building edge animated with small commercial space for retail/food kiosks or food trucks
7. Public event/performance space to provide animation along Harbour Pathway
8. Completed Harbour Pathway (David Foster Way)
9. Limited number of surface parking stalls with high quality landscaping throughout area
10. Boat moorage (including for small personal boats)

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Team 3: Lower Wharf Street Concept – Aerial View

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