You are invited to share your ideas for enhancing and further revitalizing three strategic sites along the Inner Harbour. Public feedback will be used to develop guiding principles and recommendations for the future of each site.

Please review the boards, post your thoughts and share your ideas with us!

1. Belleville Terminal site
2. Ship Point site
3. Lower Wharf Street site
Harbour Dialogue

Background

Rationale
The City of Victoria is undertaking this public engagement process to identify opportunities for improving the vitality of the Inner Harbour, which is a key objective of several Council-approved policy plans including:

- Supporting Waterfront and Harbour revitalization
- Enhancing tourism
- Ensuring sensitivity to the surrounding historic and waterfront context
- Maintaining a working harbour
- Completing the Harbour Pathway (David Foster Way)
- Maintaining and enhancing the Harbour’s important role for marine transportation and as a gateway to the city, region and Vancouver Island
- Providing well-designed and appropriate public realm improvements

Events
1) **Open House (May 9):** An initial opportunity to view project information, talk to City staff and provide ideas for the sites.
2) **Ideas Forum (May 10):** Explore key questions on the three sites through interactive discussions.
3) **Technical Workshop (June 5 – 6):** Technical experts will advance land use opportunities based on their knowledge of the Harbour, feedback collected from the public, existing City plans, background documents and feasibility studies. Recommendations from the Technical Workshop will be displayed and shared with the public.

Timeline

- **February – March 2014**
  - Project Initiation
    - Project Charter Approved
    - Background Research

- **March – June 2014**
  - **Public Engagement**
    - Public Engagement Strategy
    - Open House (May 9)
    - Ideas Forum (May 10)
    - Technical Workshop (June 5 and 6)
    - Technical Workshop Open House (June 6)

- **July 2014**
  - **Report to Council**
    - Present engagement findings, proposed guiding principles and opportunities to Council for direction
Harbour Dialogue

Guiding Policy Plans

The following key plans will frame discussions on the three strategic sites:

**Victoria Strategic Plan (2013)**
- Provides policy direction to make the City of Victoria a leader in social, economic and environmental sustainability. Helps guide the delivery of quality services that are essential to the well-being and quality of life of Victorians.

**Official Community Plan (2012)**
- A 30-year plan that provides direction for growth and change, focusing on vibrant, walkable villages and town centres while maintaining the downtown core as the heart of the region.

**Downtown Core Area Plan (2011)**
- A 30-year plan that provides land use, development, transportation and mobility, vitality and sustainability policies and actions for the neighbourhoods that fall within the broader Downtown Core Area.

**Victoria Economic Development Strategy (2011)**
- Identifies short and long-term initiatives to advance local economic development in eleven key areas.

**Victoria Harbour Pathway Plan (2008)**
- Outlines preferred alignment and design elements to guide the construction of a contiguous pathway between Ogden Point and Rock Bay.

**Victoria Harbour Plan (2001)**
- Provides direction for land uses and marine-dependent activities in and around the Victoria Harbour. Recognizes the importance of the marine environment, natural habitats, transportation and marine industries, residential and recreational uses, tourism and the surrounding historical context.

**James Bay Neighbourhood Plan (1993)**
- Provides land use, transportation, parks, public works, heritage, and community services, policies and actions for the James Bay area.
Land Ownership

Data Sources:
- City of Victoria
- BC Land Title and Survey Office
- Belleville Terminal site
- Ship Point site
- Lower Wharf Street site

Map legend:
- Red: City of Victoria
- Brown: Greater Victoria Harbour Authority
- Orange: Province of British Columbia
- Yellow: Private

Upland Portion
- Water-based Portion
Harbour Dialogue

Belleville Terminal Site

Ownership
• Province of British Columbia
• City of Victoria (Belleville Street Green)

On-Site Uses and Activities
• Clipper Vacations – Passenger ferry to Seattle
• Black Ball Ferry Line – Passenger and vehicle ferry to Port Angeles
• US Customs and Border Protection
• Canada Border Services Agency
• Offices, art gallery, restaurant and coffee shop
• Belleville Street Green open space

On-Site Heritage Buildings
• CPR Steamship Terminal: 396 Belleville Street – 1924 (Heritage-Registered)
• Stores Building: 254 Belleville St. – 1912 (Heritage-Designated)

Adjacent Uses and Activities
• Hotels and restaurants
• Centennial Park, Quadra Park, and Confederation Place
• Provincial Parliament Buildings (Heritage-Registered)

Access
• Vehicle access from three separate points on Belleville Street
• Pedestrian paths connect to the site along the water at both ends (including an access ramp adjacent to the CPR Steamship Terminal)

Physical Site Conditions
• Mostly level, rising about 3m north to south towards Belleville Street
• Underlying bedrock steeply slopes toward water
• Granular fill sits on native marine clay which is on irregular bedrock
• Bedrock depth varies (maximum depth of approximately 14m)
• Highly variable composition and quality of fill materials has resulted in settlement of the parking areas and distress to the pavement in some areas

Guiding Considerations
Harbour Dialogue

Ship Point Site

Ownership
• City of Victoria
• Greater Victoria Harbour Authority (wharf)

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
• 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 analyses determined that the eastern portion of the site is generally better suited for redevelopment than the western portion of the site.

Adjacent Uses and Activities
• Multi-residential
• Offices and restaurants
• Some Registered and Designated Heritage buildings in Old Town Area

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

Guiding Considerations
Harbour Dialogue

Lower Wharf Street Site

Ownership
- Province of British Columbia

On-Site Uses and Activities
- Parking
- Access to boat moorage on the adjacent docks

Future David Foster Way Special Place (Note: Conceptual drawing is for illustrative purposes only)

Boat Moorage

STUDY AREA
0.8 ha (2 acres)

Existing Pathway Conditions

Historic Place
- Fort Victoria National Historic Site, includes the footprint of Fort Victoria, palisade, bastions, the three nodes formed by the three remaining mooring rings, and the viewscapes from the Fort site and mooring rings to Victoria Harbour.

Adjacent Uses and Activities
- Offices and restaurants
- Some registered- and designated-heritage buildings in Old Town Area

Access
- Vehicle access at the south end from Wharf Street
- Pedestrian access from Wharf Street on two staircases
- Pedestrian paths connect to the site along the water at both ends

Physical Site Conditions
- Mostly level with steep inclines and a 6m retaining wall below Wharf Street
- Subsurface materials contain variable loose fill over highly irregular bedrock
- Seawall around the southwestern portion of the northern parking lot is cracking and distorting

Guiding Considerations
More than five kilometres in length, once complete, David Foster Way will extend from Rock Bay to Ogden Point and will be one of the longest continuous pedestrian and cycling harbour pathways in North America.

Eleven locations along the pathway have been identified to create “special places” that will capture international attention and make David Foster Way a spectacular landmark. Some of the special places recognize the contributions of First Nations, while others showcase Canadian arts, culture and music, demonstrate environmental restoration, or enhance recreation opportunities. Each special place features thematic and interpretive experiences in the form of stylized bridges, coves and boardwalks.

In 2012, the City of Victoria honoured David Foster with the naming of its stunning Inner Harbour Waterfront pathway, David Foster Way. David Foster is a much celebrated Victoria citizen who has greatly contributed to Canada’s art and culture.
Thank you for coming!

Some images to inspire your ideas!
My Inner Harbour includes...