



Town of Sidney Downtown Waterfront Vision



Sidney
by the sea

Updated April 23, 2018

WHAT DO YOU LIKE?

Below images are taken from great waterfronts around the world. What would you like to see on the Sidney waterfront?



10. WHAT E

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Sidney
by the sea

April 24, 2017

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ELSE DO YOU LIKE?

...taken from great waterfronts around the world,
...most like to see on the Sidney waterfront,
...images that you like the most for Sidney



City of Sidney
Downtown Waterfront Vision

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Note: This document is best read in “two page” or “spread” view, with facing pages corresponding to each other.

1

INTRO & CONTEXT

Introduction

The Downtown Waterfront is a charming public space, largely defined by several key pieces of marine infrastructure that represent the area's eclectic mix of old and new, ornamental and functional, well-used and under-utilized.

The iconic Beacon Wharf is in need of major repairs to ensure its safety and integrity. The Bevan Fishing Pier, Diver's Point, and the waterfront walkway also all require expensive maintenance. And, while loved by locals, the Downtown Waterfront is not as busy as similar areas within the region and beyond – particularly during peak tourism times.

As a result, the Town of Sidney sought to create a plan to address [1] the long-term future of key marine infrastructure and [2] ways to enhance the area as a place where residents and visitors enjoy spending time throughout the year.

In June 2016, the Town began working collaboratively with a consultant team led by Barefoot Planning to create a stakeholder-driven process that would result in a vision document to guide future

investment and decision-making in the study area.

Public consultation, which was central to the visioning process, included a widespread public survey, a public Ideas Fair on the waterfront, a drawing contest, an intensive Stakeholder Charrette (workshop), and a public Ideas Gallery.

The resultant Downtown Waterfront Vision (this document) is based on that public and stakeholder input, as well as contemporary best practices and waterfront planning principles. The enclosed recommendations and implementation plan are meant to ensure that the key elements of the Downtown Waterfront complement each other and create a strong, cohesive identity that supports long-term vibrancy and vitality in the area.

Purpose & Structure

The primary intent of this document is to inform future investment and decision-making through verbal and visual recommendations, implementation strategy, and conceptual designs.

More specifically, the purpose of the vision is three-fold: [1] to provide a “road map” to guide future investment in the area, with a view toward attracting more visitors and managing these key marine assets; [2] to identify options for adding vitality and vibrancy to the study area, attracting visitors throughout the day and seasons; and, [3] to support Council’s goal of better enhancing the downtown waterfront as a gateway to and from the ocean.

Structurally, this document reflects the framework that informs the preferred vision option. Central to this framework are the Vision Statement, Project Goals, and Waterfront Planning Principles. These were developed out of the consultation process and background research,

and act as the central tenets which the subsequent waterfront options and recommendations speak to.

Moreover, this document includes 3 alternative waterfront options for consideration. The ‘preferred’ vision is presented in more detail, including recommendations and considerations for implementation.

It should be noted that this is a vision document, rather than a detailed local area plan or area structure plan. Therefore, technical details, standards, and requirements are not found within – neither are detailed guidelines. Instead, clear visions are illustrated, guiding principles established, and recommendations for decision-making and next steps are provided.



Port Sidney Marina Breakwater

Waterfront Walkway

Beacon Park

Beacon Wharf

Street Area

Glass Beach

Diver's Point

Eastview Park

Fishing Pier

Site Context

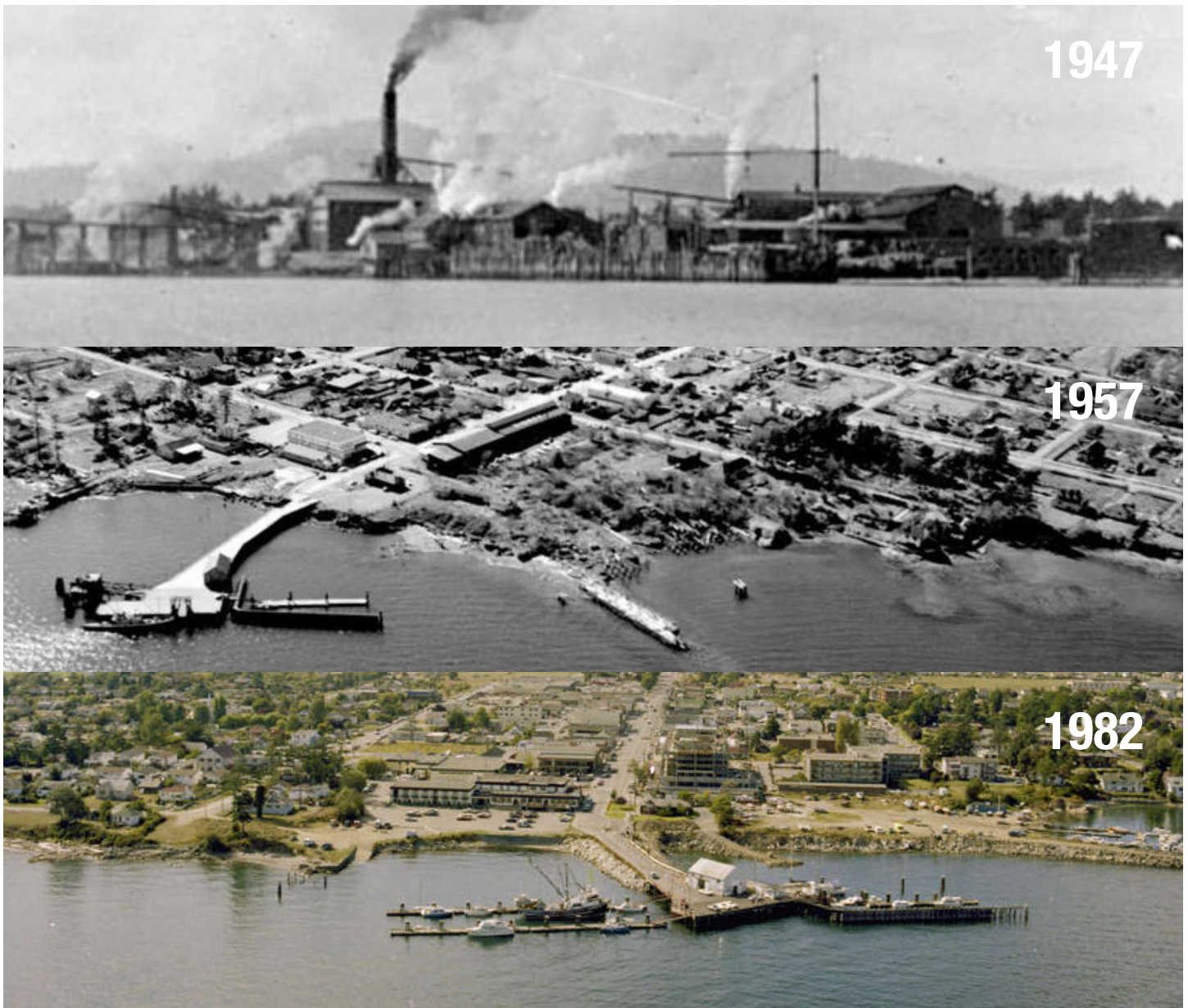
Prior to the first European settlers, the W̱SÁNEĆ people utilized this region for thousands of years. Later, in the early years of settlement, the Downtown Waterfront became an active, working waterfront – highlighted by a hotel, a sawmill, a cannery, and the Beacon Wharf, along with a ferry to Anacortes, Washington.

Over time, the industrial elements were gradually replaced by service- and tourism-oriented elements: Retail in the old cannery building, commercial businesses on the old mill site, and the Beacon Wharf reworked for pedestrians.

Today, this evolution of the Downtown Waterfront is characterized more as a collection of discrete and – in many cases – dated elements than as complementary components of a cohesive whole.

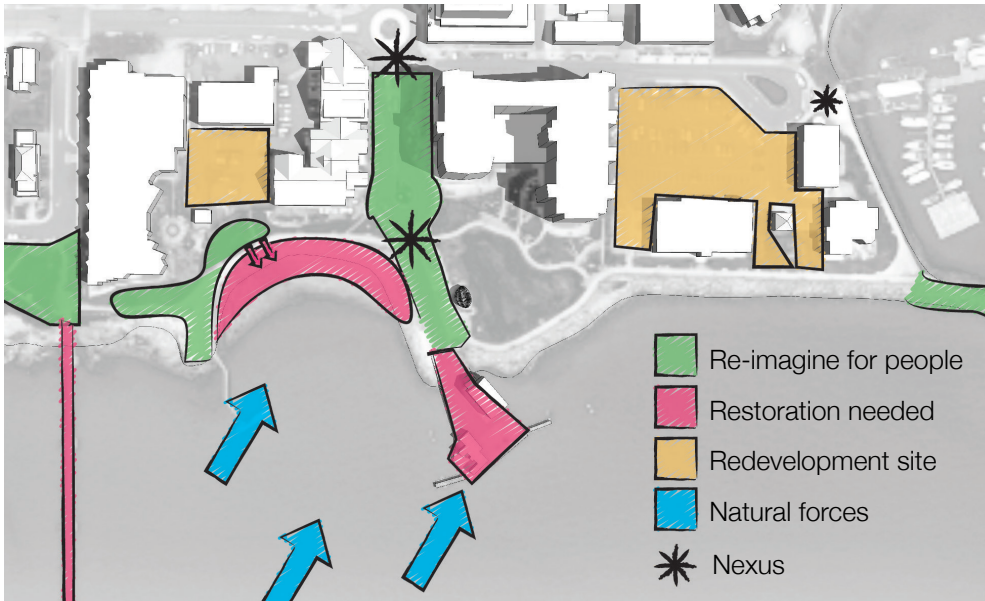
Perhaps as a result, the study area is not as vibrant, and the adjacent businesses are not as healthy, when compared to similar waterfronts. Moreover, the area lacks strong connections to both the downtown core (namely Beacon Avenue) and the foreshore, itself.

Sidney's Downtown Waterfront through the years



Site Analysis

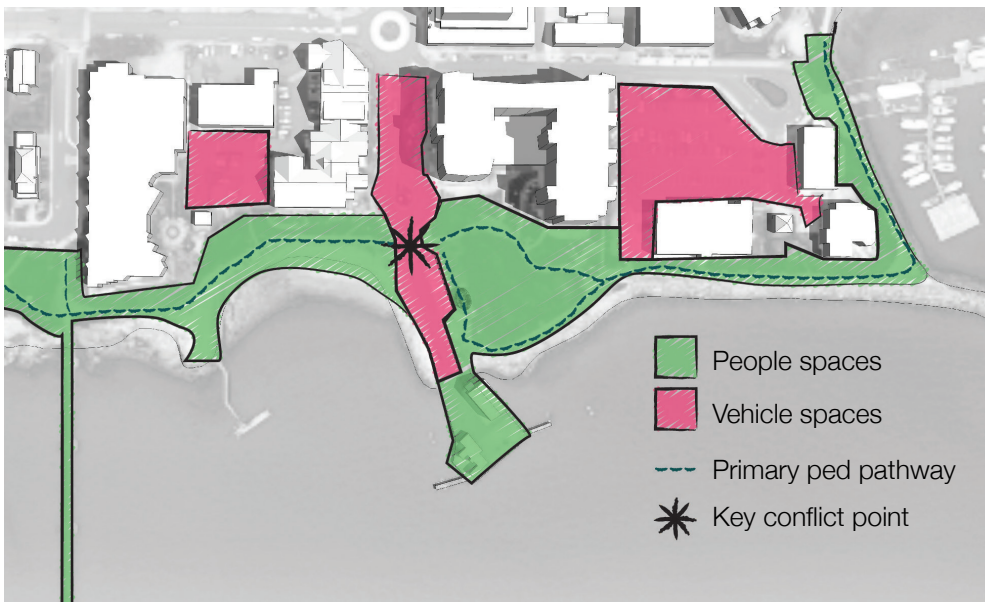
Issues & Opportunities



Key opportunities in the study area include the redevelopment of Beacon Wharf; the restoration of Glass Beach; and the re-imagining of the bottom of Beacon Avenue.

Key issues to address are the natural forces of this exposed waterfront (namely wind/waves) and the 'cross-roads' of pedestrian and vehicular traffic, where the waterfront path meets Beacon Avenue.

People vs. Vehicular Spaces



The study area is predominately a pedestrian area; however, as mentioned above, a key conflict point exists where the waterfront path crosses Beacon Avenue.

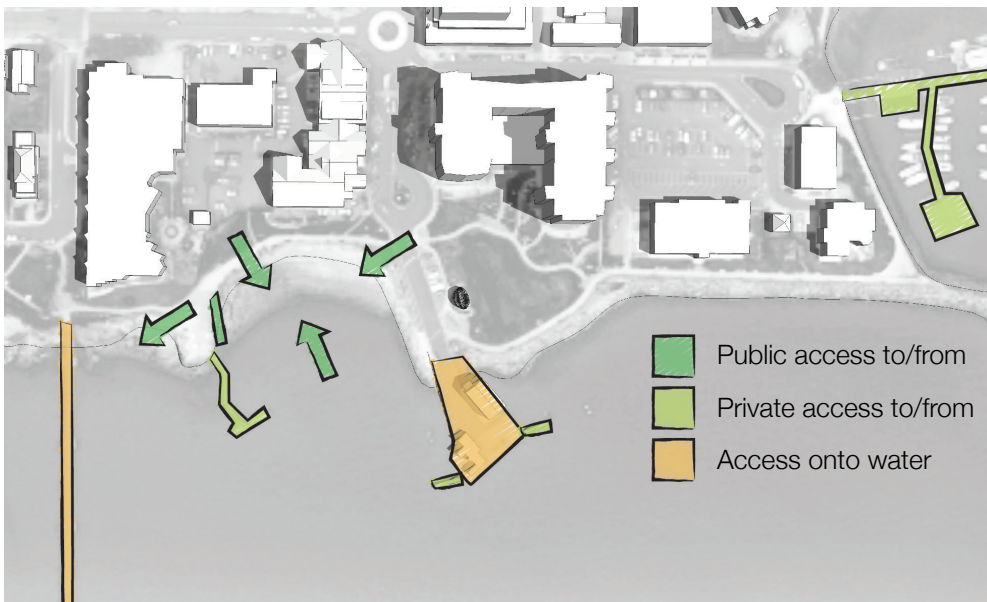
Additionally, the key public and private adjacencies to the study area are characterized by auto-oriented design (e.g., parking lots and car-centric road areas).

Public vs. Private Space



While this study focuses on the public waterfront area, it is important to note [a] the private parcels (including the redevelopment site West of Diver's Point) adjacent to the study area; [b] the Town-owned site which is currently leased; and [c] the spattering of private leases (not all lease areas shown) in and around the study area.

Access to/from Ocean



The most well-used infrastructure in the study area – Beacon Wharf and Bevan Fishing Pier – take people onto the water. Existing infrastructure that takes people directly to/from the ocean is typically private (e.g., the marina) or in need of improvement (e.g., Glass Beach and its access points).

Existing Conditions Gallery

These images are meant to capture some of the existing conditions on site and help to illustrate many of the project challenges and opportunities.



The Fishing Pier is aging and needs a long-term plan.



An underutilized space with inconsistent design elements.



Aging infrastructure and disjointed seating elements.



Updated facade speaks to the area's present and past.



Typical path infrastructure.



Top of rip rap with Beacon Wharf in background.



Well used in summer, Beacon Park's grassy area is often empty in winter.



Beacon Park with contemporary bandshell, landscaping, and seating.



Piles that held the currently decommissioned Alpine (Sidney Spit) ferry dock.



Temporary barriers with pedestrianized wharf area beyond.



Pedestrian area on Beacon Wharf still expresses its vehicular past.



Glass Beach is a huge urban, public, and ecological asset in the area.



This key junction of pedestrian and vehicular spaces caters to cars.



This informal access to Glass Beach is a logical route for a formalized access.



One of two very steep and closed-off stairways to Glass Beach.

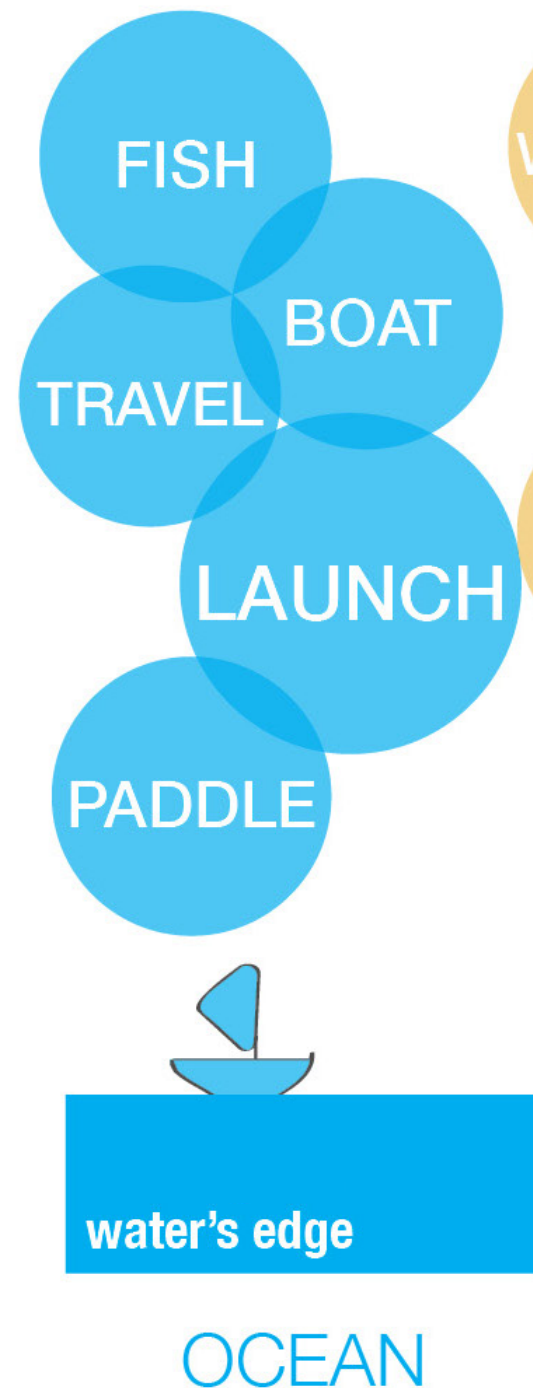


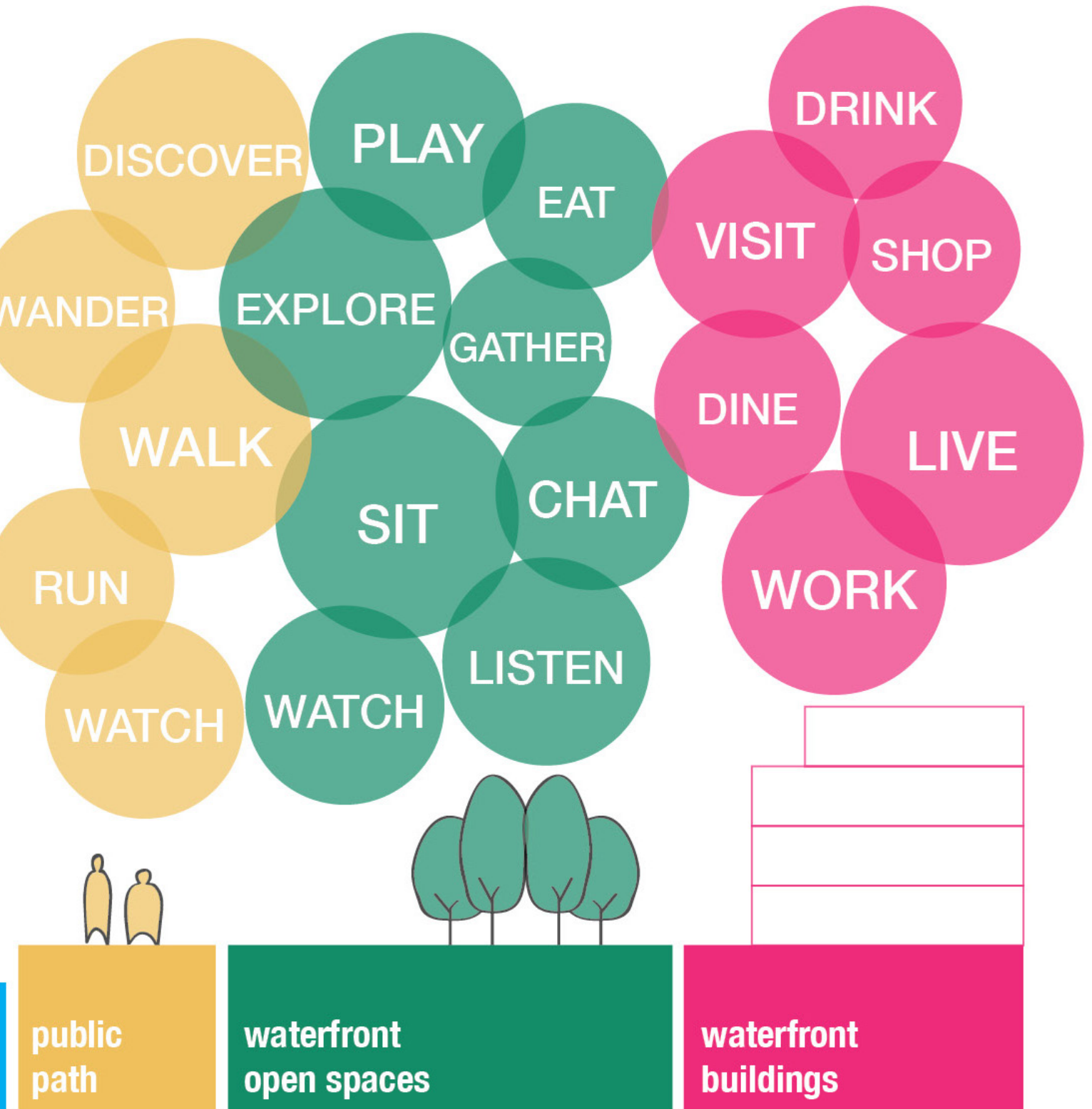
The expansive space of Diver's Point presents an opportunity.

Waterfront Activity Diagram

This simple diagram visualizes both current activities that are common in the study area as well as activities that are envisioned for a successful Downtown Waterfront area.

While this graphic separates out each transect of the waterfront area, these areas will need to be actualized as an integrated whole. However, analyzing individual components helps us understand how [a] the function of these areas can be maximized and, in turn, [b] synergistic elements can complement each other to create a better whole.





WATERFRONT AREA

DOWNTOWN

2 PROCESS & CONSULTATION

Process

The project process was rooted in a collaborative project team, including staff and consultants, and a stakeholder-driven approach to developing the final vision.

The diagram on the facing page illustrates this process – the core of which was the community consultation. In short, after detailed site analyses by the project team, a Public Survey and Ideas Fair kicked off the community consultation, gathering high-level input on the future of the study area.

Then, an intensive Stakeholder Workshop was held – including residents, landowners, business owners, staff, and others – to translate the ideas generated, so far, into possible scenarios for the future of the waterfront.

Finally, these scenarios were taken back to the public at an Ideas Gallery (in-person and online), in which the public voted on their preferred ideas to be included in the final vision – and shared any missing ideas.

Once the final draft was developed, an Open House was held to consider any additional feedback.

The final vision document was directly informed by these outcomes, while also speaking to contemporary best practices, waterfront planning principles, consultant analyses, and staff input.

Project Process

When and Who?

What?

July
Project Team



1. Site Analysis

The Project Team analyzed the existing site conditions to [a] identify challenges and opportunities and [b] outline a policy framework for the study area.

The site analysis formed the basis of the information presented to the public at the Ideas Fair.

August
Public



2a. Ideas Fair

The public was invited to an interactive engagement event at the waterfront to get feedback and ideas for a waterfront vision from locals and visitors alike.

The visions and input generated at the Ideas Fair and from the Survey formed the basis for a stakeholder workshop.

August-September
Public



2b. Survey

A community survey acted as an extension of the Ideas Fair and was made widespread via social media, community events, and face-to-face distribution.

The visions and input generated at the Ideas Fair and from the Survey formed the basis for a stakeholder workshop.

September
Stakeholders



3. Workshop

Stakeholders participated in an intensive workshop to translate the input so far into possible scenarios and implementable actions.

A series of options / visions for the waterfront were generated to share with the public at the Ideas Gallery and inform the final vision document.

November
Public



4. Ideas Gallery / Survey

A second public event allowed residents to share feedback and comment on the scenarios generated from their initial input. An online version of the gallery was also offered to increase community participation.

The Project Team synthesized the public input into a set of options for the Downtown Waterfront area.

March/April
Project Team



5. Open House & Public Presentation

First, a draft of the final Vision document was presented to the public for comment at an Open House. Then, the final waterfront options were presented to Council to adopt as a guide to future public and private investment on the Downtown Waterfront.

Community Consultation

Community Consultation – Snapshots

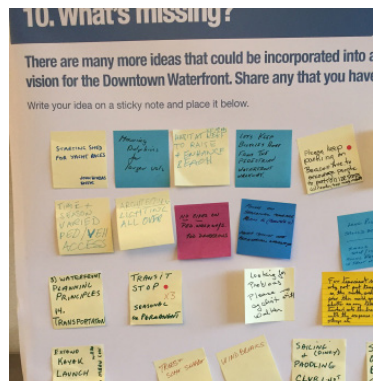


A Public Ideas Fair on the waterfront engaged locals and visitors alike via interactive boards, surveys, a speaker's corner booth, and a drawing contests focused on children and youth.





A Stakeholder Workshop brought together key stakeholders to develop and vote on conceptual options for the study area.



Principles are guiding concepts that the final vision document should speak to. Tell us which of the below principles are most important to the future of the Downtown Waterfront area.

Place a sticky dot next to your top THREE principles.

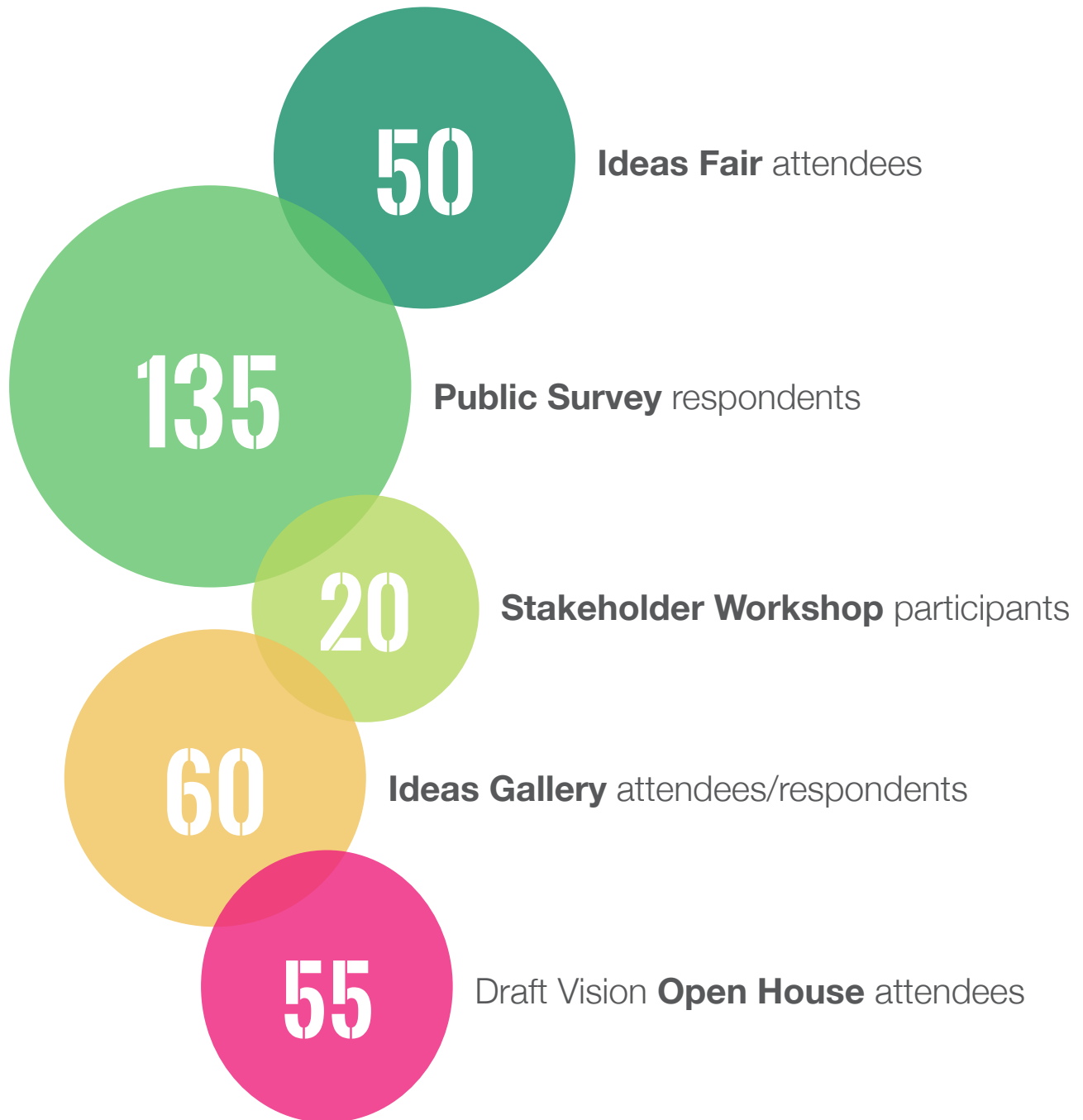
- 1. Accessibility and continuity of the waterfront area**
i.e., ensuring strong linkages to/from downtown as well as north-south extensions of the waterfront walkway
- 2. Access to and connection to the water**
i.e., creating opportunities to reach the water via built (e.g., piers, docks, boats) and natural (e.g., beaches, rocks) features
- 3. Flexibility of space and use**
i.e., designing public spaces that can be used for multiple activity types throughout the day and year
- 4. Ecological health, resilience, and integrity**
i.e., restoring, enhancing, and embracing some of the natural shoreline and marine conditions
- 5. Playfulness, whimsy**
i.e., incorporating elements (e.g., benches, landscaping) that are interactive and tactile, rather than passive and ornamental
- 6. High quality design**
i.e., ensuring a high standard of design that endures, rather than feeling kitschy or hokey
- 7. Economic vitality**
i.e., focusing on activities and uses that bring economic activity to the waterfront and adjacent areas (e.g., downtown)
- 8. Tourism / visitor experience**
i.e., creating a memorable and distinct experience that attracts visitors and strengthens the local tourism industry
- 9. Identity and 'Sense of Place'**
i.e., developing a cohesive character that can be seen and 'felt' by residents and visitors alike.
- 10. Social vibrancy**
i.e., ensuring designs and uses that encourage day and night activity on the waterfront, year round.
- 11. Broad appeal – all ages and abilities**
i.e., incorporating elements that appeal to all ages and are accessible to all abilities

A public Ideas Gallery sought feedback on the waterfront options and guiding planning principles developed at the stakeholder workshop.



Overview of Public/Stakeholder Participation

The below is a brief visual summary of the engagement process that was central to the development of this Downtown Waterfront Vision.



Key Consultation Outcomes

The answers presented area synthesis of the some of the most common and most discussed responses from the Ideas Fair and Public Survey.

Q: What are the study area's GREATEST STRENGTHS?

- Natural beauty
- Views
- Walkability
- Access / proximity to town
- Access to ocean, beach

A:

Q: What aspects of the area NEED IMPROVEMENT?

- Public spaces & gathering places
- Bottom of Beacon and Beacon Park road area
- Beacon Wharf & Bevan Fishing Pier
- Lighting
- More programming, such as music, art, events

A:

Q: What is your VISION for the Waterfront?

- Year round attraction and vibrancy
- Attract residents, visitors, boaters
- Walking & pedestrian-friendliness
- More family friendly, more kid-friendly

A:

Q: If you could only make ONE CHANGE...

- Improve / extend walkway
- Improve access to / from Town
- Enhance Wharf and / or Pier
- Add short-term moorage
- Add passenger ferries
- Add play areas for kids

A:

3

VISION, GOALS, & PRINCIPLES

Planning Framework

Using input from the community and key stakeholders, the project team developed a framework from which the Downtown Waterfront vision is built upon. The framework is made up of the following hierarchical elements:

Vision Statement – a verbal description of the desired future state of the study area.

Project Goals – the primary objectives to be achieved in order to realize the vision statement

Planning Principles – the guiding ‘rules’ to be followed in order to achieve the project goals

Vision Directions – the leading ideas generated by the project process which answer to the planning principles

In turn, the presented **Vision Options** translate the directions into possible planning scenarios to be implemented. The preferred vision speaks directly to this framework; whereas, the other scenarios attempt to do this while also covering a breadth of ideas from the community consultations.

Vision Statement

In 2032, the Downtown Waterfront is the central attraction of a bustling sea-side district. The core of this area, a new Waterfront Plaza, re-imagined Beacon Wharf, and landmark public building, marks the most visited and recognizable public space in Sidney.

In summer, visitors flock here for markets, concerts, and simpler pleasures – walking, sitting, staying. In winter, they come to experience the views and the elements, to walk with a hot drink in hand or take part in seasonal festivities.

Year round, children seek out Sidney with a sense of discovery – exploring the cascade block steps and playful art installments, searching for treasure on the restored Glass Beach, and testing themselves on new playscapes.

Tourists arrive – by bike, car, bus, boat – ready to shop downtown and connect with the ocean. They walk, they kayak, they sit, they stay, they sail, they eat, they play.

The young and old, local and visitor, come to the Downtown Waterfront for its scenic beauty, authenticity, and year-round vibrancy.

Downtown Waterfront Goals



1 Vibrancy

A lively destination and community amenity with activity throughout the day and throughout the seasons.



2 Vitality

A successful waterfront neighbourhood with thriving local businesses and significant economic opportunity.



3 Resiliency

A physical, social, and economic environment that can withstand impacts and change while continuing to flourish.

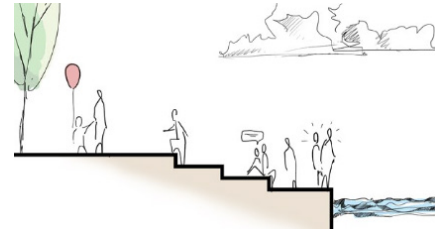
Downtown Waterfront Planning Principles

Throughout the project process, the project team sought feedback on the guiding principles that should and would inform the development of the vision concepts.

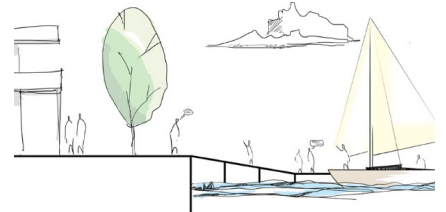
From clear direction and on-going feedback from locals, visitors, and key stakeholders, the Project Team identified three overarching principles that would guide the Downtown Waterfront Vision. Each principle is multi-faceted and works to guide various elements of the vision plans. See the adjacent images for a visual illustration of these planning principles.

1 Connect

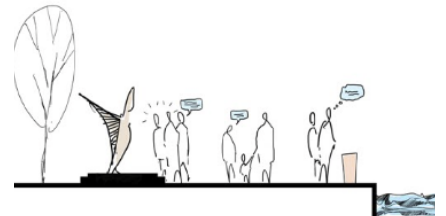
To the water



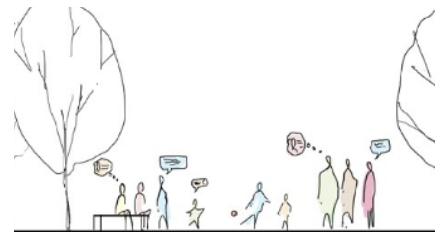
From the water



To history & culture

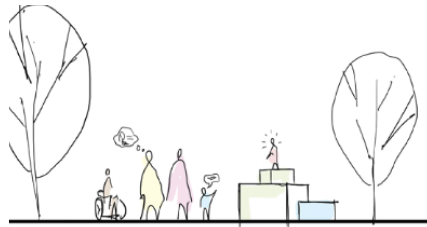


To each other

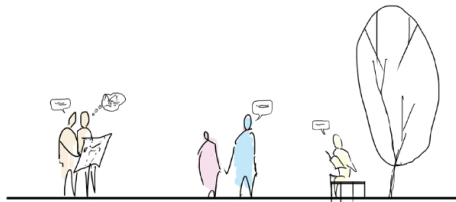


2 Attract

All ages & abilities



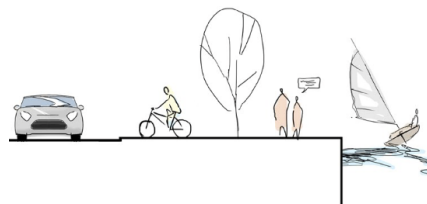
Locals and visitors



People, day & night



All modes

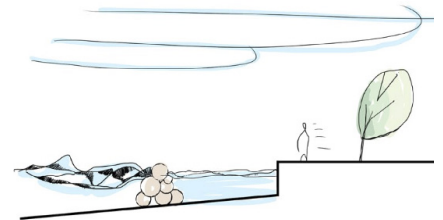


3 Adapt

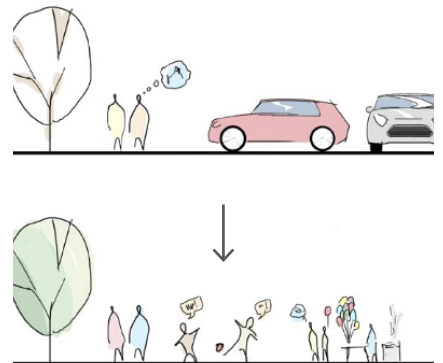
To all weather



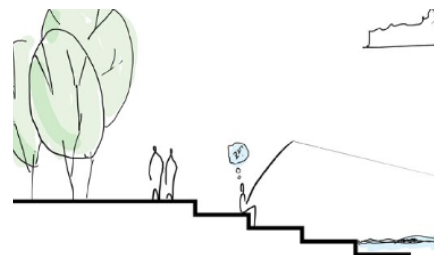
To natural forces



To different uses & seasons



To climate change & sea-level rise



Waterfront Planning and Design Directions

By reflecting on the process so far, we can establish a list of key directions for the Downtown Waterfront. These, in turn, are realized through three Vision Options presented in the next section.

1. Regard the study area as a destination rather than a thoroughfare

While walking is its most common activity, the area should not be viewed as a pathway – but instead as a ‘magnetic’ destination for locals and visitors alike.

2. Preserve and enhance Beacon Wharf as a key public space

The wharf is the central piece of marine infrastructure to embrace. Yet, the Bevan Fishing Pier is also treasured and should be preserved – funds permitting.

3. Restore and enhance Glass Beach as a central component of the area

Glass Beach has incredible untapped potential and a number of improvements are envisioned – e.g., marine restoration, augmented sand, improved access.

4. Create a well-defined network of places for ‘staying’ activities

Appropriately scaled and well-designed ‘outdoor rooms’ can [a] invite people to stop and stay, while [b] coming ‘alive’ from a reasonable number of people.

5. Use a cohesive design approach to create an authentic sense of place

Higher quality and cohesive design elements will lend to a greater sense of place and anchor the existing disparate elements that currently define the waterfront.

6. Integrate form and function to bring elements of play and discovery

The waterfront should be a place of joyful activity and discovery. Integrating whimsical, artistic, and playful elements will enliven the waterfront area.

7. Allow select commercial activities that enhance the area

A limited number of permanent retail/food vendors and complementary commercial activity (e.g., recreational rentals) is appropriate for the area. Gift shops and touristy stalls will not contribute to a strong sense of place. Though, seasonal food trucks and similar local vendors will help enliven the area.

8. Create adaptable and multi-use spaces and structures

To become a truly vibrant area, the waterfront needs adaptable spaces and structures that can serve different purposes and users throughout the year.

9. Recognize and celebrate the area’s culture and heritage

The area has a rich history – from W̱SÁNEĆ territory to early settlement and industrialization – that should influence the future waterfront experience.

10. Welcome people of all ages and abilities

The area should equally appeal to young and old alike, while ensuring universal access to welcome people of all abilities to enjoy Sidney’s waterfront.

5. WHAT'S GOOD? WHAT'S NOT?

What are the area's greatest strengths?

Write your ideas on a sticky note and add them below.

What could be improved?

Write your ideas on a sticky note and add them below.

No need for kids play area. They already use area for flying kites, fishing, singing, band playing, games, races, picnics, etc. And there's the beach!

LOVE THIS TOWN & WHAT YOU DO! PLEASE EXTEND THE SEAWALK SOUTH

BEACON'S WHARF PROTECT FISH STORE

longer seasonal access to SIDNEY SPIT

Playground for little kids.

KEEP/ADD FLOWERS & SCULPTURES

Already have some great play areas at Tullista + Tullista.

ACQUAICIA/CONFLICTS between BAND SHELL & RESTAURANT SAND MIA

DINKEY DOCK! FOOD CARTS FISHING CHAIRS KIDS ACTIVITIES WATER MARK?

REMOVE Driving (Road) FROM SEAPORT DOWN ON BEACON

PEOPLE WALKING DOG WALKING NO BIKE!

Bistro (end of food) restaurant!

GREAT WORKS IN ALL RESPECTS PARKS DEPT!

- linking pier and wharf
- indoor play area for kids

COMMUNITY MOORAGE (OR) FOR LUNCH TIME + STOPPING FOR BOATS

a "few" cart vendors

The flowers

WALKWAY WHARF FISHING PIER BEACH PARK

The fish market

Sun shade on concert days
Extending path round past Marina

Ice Cream Parlour
More seating @ band shell

Multiple Functions for all ages!

Relaxing walkway
Pleasant area
for music, culture

Fish Market

Pier Bistro Fish Market ECONOMIC LANDMARKS

Kept the fish market

BEACON PIER SHOULD HAVE A FEW FOOD CARTS OR BARGES. MORE ENTERTAINMENT IN THE BAND STAGE

BRIGHT PRIMARY COLOURS: FACES OR

more comfortable seating

Mary Winspear Centre

FISHING PIER IS PERFECT

Summer Concert Amazing

The Piers

LOVE IT THE WAY IT IS!!!

Encourage walking Piering Business Australia

benches

ENVIRONMENTAL AWARENESS EDUCATION INCLUSION OF FIRST NATION HISTORY

First Nation Stories

Color gardens variety of restaurants ambience & Sidney.

tullista Play park for children GREAT skate park

Centre layout of Sidney

Green Space

KEEP FISHING PIER AS IS FOR VIEWS WALKS, FISHING.

Allow small businesses area at end of walking pier as a water frontment

PROMOTE + PROTECT LOCAL BUSINESS SMALL-RENTS ARE TOO HIGH!!

Ferris Wheel

Color gardens variety of restaurants ambience & Sidney.

Centre layout of Sidney

Keep The Blue Fish Market!

Keep Pier Bistro

Encourage visiting the waterfront with the use of vehicles. Eg connecting Transit from Vic -> Ferry with encouragement of a stop at the pier

water park for kids

BEACON PIER OPEN TO LOCAL BUSINESS (LOCAL VINEYARDS & SUCH)

THE PEACEFUL FEELING WHEN WALKING THE WATERFRONT

Keep the blue office shop. Thanks for public washrooms

- Incredible views
- great flower areas
- nice promenade
- character of pier

MARIJUANA DISPENSARY! Thanks!! Eim..

nothing to improve walk here every week love it as is!
flowers, lawn

USE of the existing green space

4.

DOWNTOWN WATERFRONT VISION OPTIONS

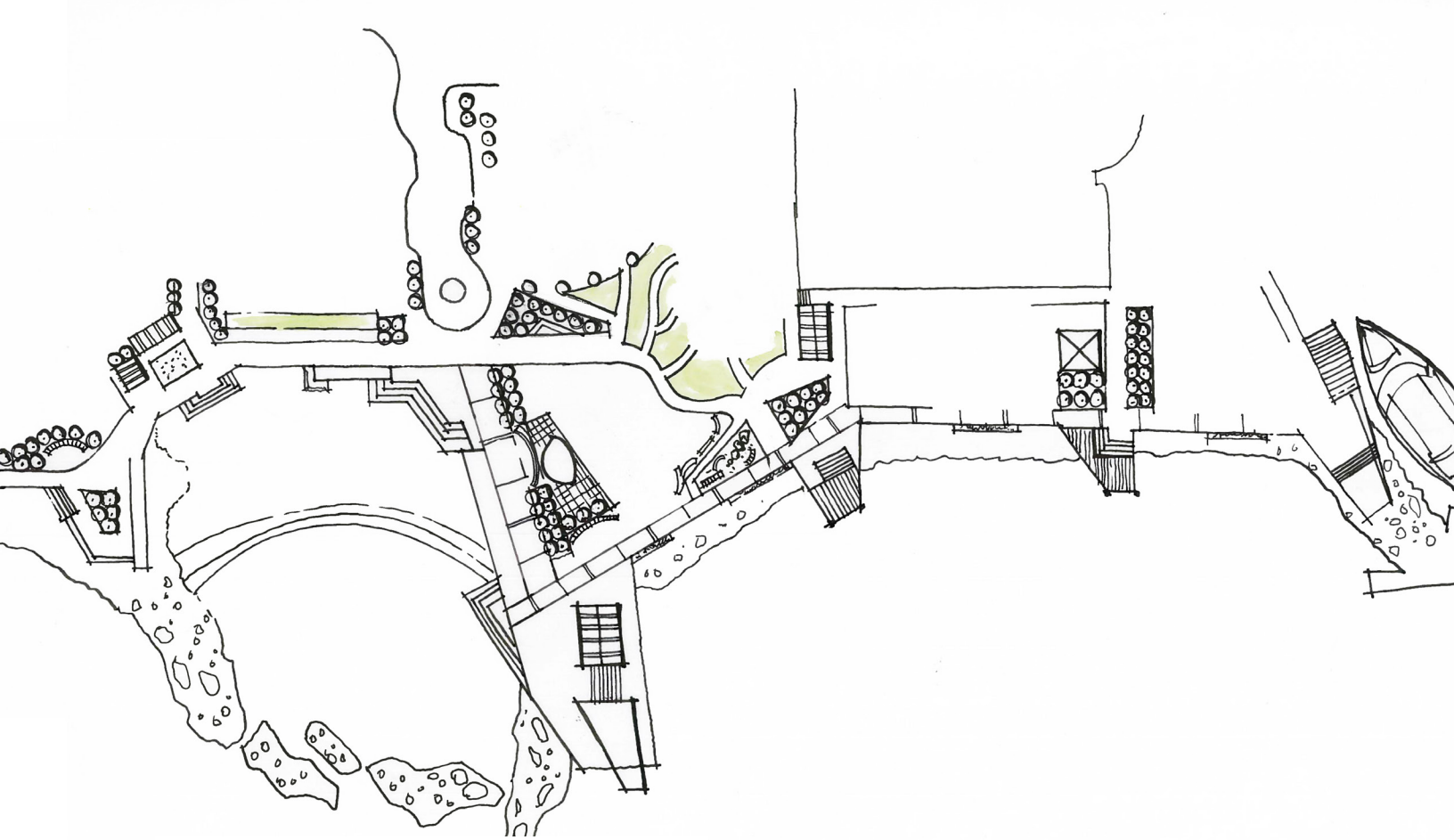
Introduction to Options

In order to develop scenarios for Council’s consideration, the project team developed three Downtown Waterfront Vision options that each speak to the vision statement, goals, and principles in differing ways.

Essentially, our team envisioned three futures (one more austere, one more plentiful, and one in the middle) and based the options on these alternatives – while also trying to represent a breadth of ideas from the community consultations.

The options all include certain key elements, such as the restoration of and improved access to Glass Beach, a reworked Beacon Wharf (to varying degrees), a new waterfront plaza, and areas with cascad-

ing steps down to the water. The more austere Option 1 does not maintain the Bevan Fishing Pier and only refurbishes the Beacon Wharf; whereas, the more plentiful Option 2 not only refurbishes the Fishing Pier but also adds an extensive, re-imagined Wharf replacement. Option 3 not only tries to strike an economic balance but also directly speaks to the core vision, goals, principles, and directions developed throughout this project process.



Partially developed sketch of a vision option

Option 1 – “Low Investment”

The first Downtown Waterfront option focuses on maximizing public benefit with less investment (relative to Options 2 and 3). Below is a succinct overview. See drawing for full details.

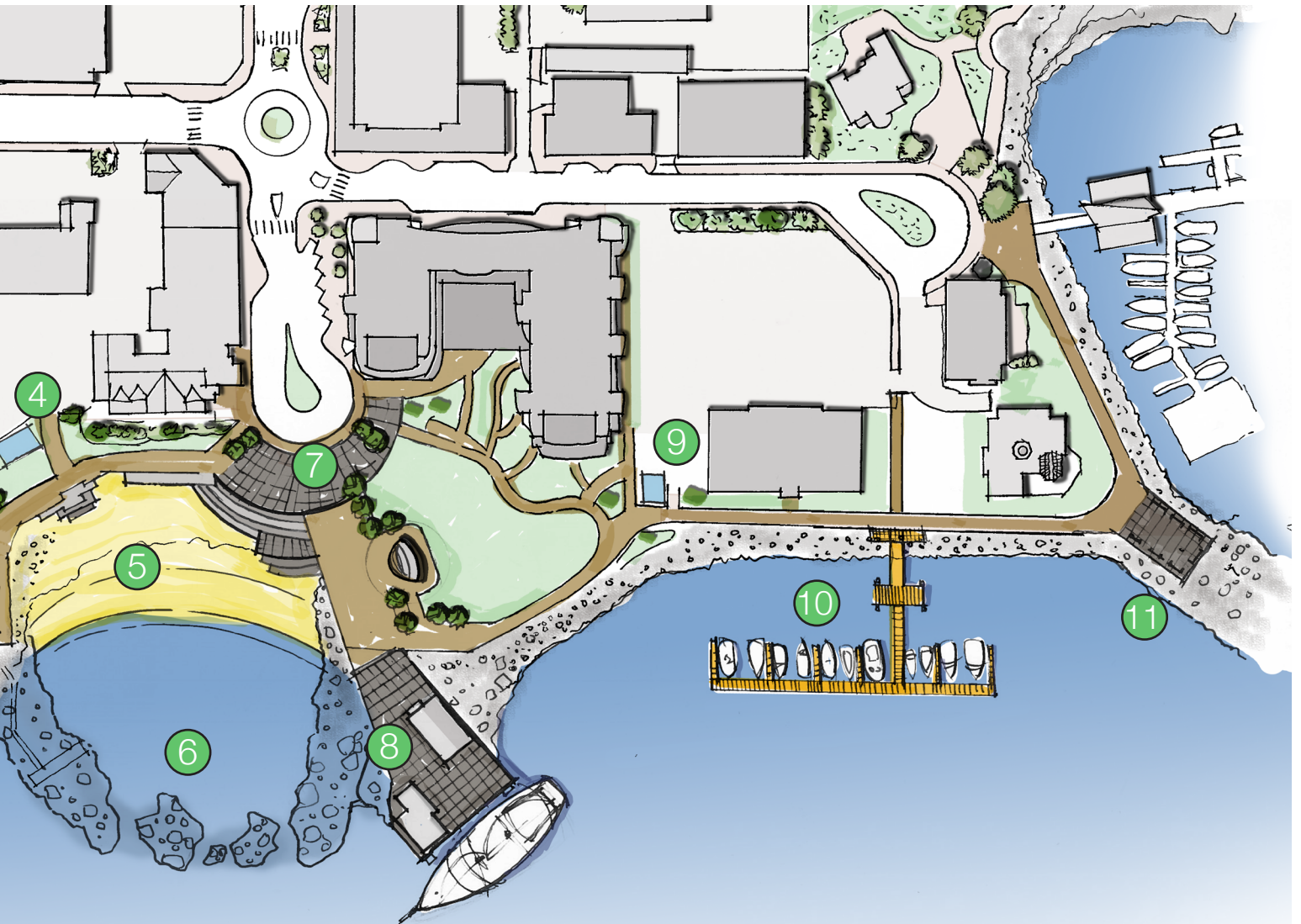
Specific Elements

- Cascade steps to water at Glass Beach and Diver’s Point
- Wharf is resurfaced and structurally repaired with rock base rather than piles, with maintained fish market and restaurant and new passenger ferry berth
- Divers point re-furbished (new seating, surfaces)
- Bevan Fishing Pier is decommissioned (lookout remains)
- No significant investment at the end of Beacon Avenue
- Small seasonal dock north of wharf (20 boats max)
- New nature-based playground at Eastview Park

Consistent Elements (with Options 2 & 3)

- Intertidal breakwater, eel grass restoration, and raised sandy beach at Glass Beach
- New public restroom(s) and bike parking
- Improved path, including lighting, benches, and wayfinding
- Improved and better defined seating areas and gathering spaces
- Re-aligned breakwater with walking path at Port Sidney Marina to accommodate expanded marina, including a passenger ferry berth





- | | | |
|--|---|---|
| <p>1 Enhanced East View Park with new nature-based play area and realigned paths</p> | <p>5 Augmented sand beach with improved access points</p> | <p>9 New bike parking and storage building</p> |
| <p>2 Fishing Pier replaced with accessible lookout platform</p> | <p>6 Intertidal rock reef and eel grass restoration</p> | <p>10 New seasonal marina with short-term moorage</p> |
| <p>3 Reworked Diver's Point with cascade steps, resurfacing, new seating and landscaping</p> | <p>7 New pedestrian plaza and cascade steps to Glass Beach</p> | <p>11 Realigned breakwater with pedestrian walkway along its length</p> |
| <p>4 New public washroom and storage area</p> | <p>8 Refurbished Wharf with rock base, ferry berth and maintained fish market and restaurant building</p> | |

Option 2 – “High Investment”

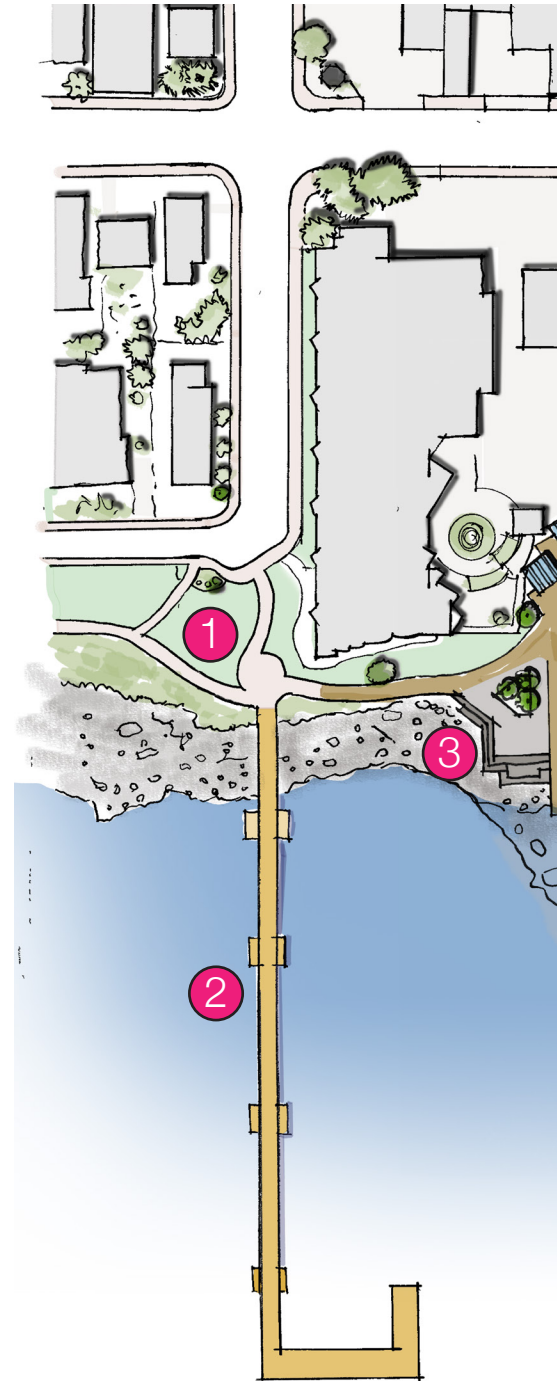
The second Downtown Waterfront option focuses on maximizing investment to envision a full array of improvements along the waterfront area. Below is a succinct overview. See drawing for full details.

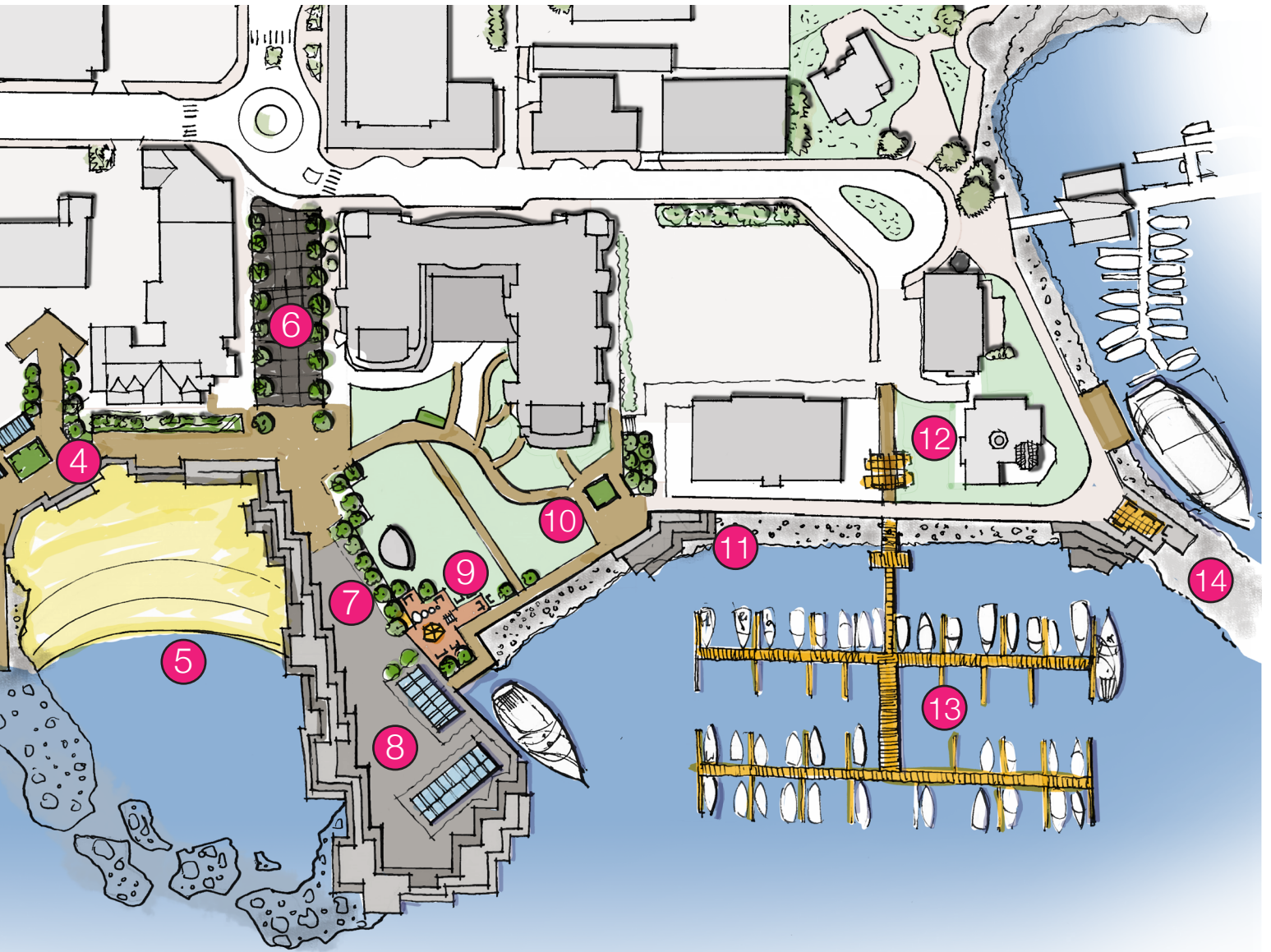
Specific Elements

- End of Beacon Avenue transformed into pedestrian-only area
- Beacon Wharf is completely rebuilt (on rock), expanding its footprint to accommodate two new landmark structures and pedestrian areas in place of the existing buildings
- Bevan Fishing Pier is refurbished and retained
- Cascade steps in multiple areas
- Playground integrated into rebuilt wharf, next to bandshell
- Breakwater off new wharf to protect new permanent marina north of wharf – need to consider parking with this option

Consistent Elements (with Options 1 & 3)

- Intertidal breakwater, eel grass restoration, and raised sandy beach at Glass Beach
- New public restroom(s) and bike parking
- Improved path, including lighting, benches, and wayfinding
- Improved and better defined seating areas and gathering spaces
- Re-aligned breakwater with walking path at Port Sidney Marina to accommodate expanded marina, including a passenger ferry berth





- 1 Enhanced East View Park with realigned path and native landscaping
- 2 Refurbished fishing pier
- 3 Diver's Point resurfacing, block steps, and landscaping/seating
- 4 Town-owned commercial unit(s) (rentals and 'pop-up' shops), gathering space, and washrooms
- 5 Intertidal reef breakwater, augmented sand beach, and improved access points
- 6 Permanent pedestrianization of the end of Beacon
- 7 Network of better defined, landscaped, and resurfaced pedestrian areas
- 8 Rebuilt Wharf with two new landmark buildings (existing removed), ferry berth, and network of cascading steps and pathways along water
- 9 New playground adjacent to wharf and bandshell
- 10 Covered seating area and landscaping
- 11 Additional block steps and look-out platforms
- 12 Network of better defined, landscaped, and resurfaced pedestrian areas and connections
- 13 Permanent marina with short-term moorage
- 14 Re-aligned breakwater with pedestrian walkway along its length

Option 3 – “Preferred”

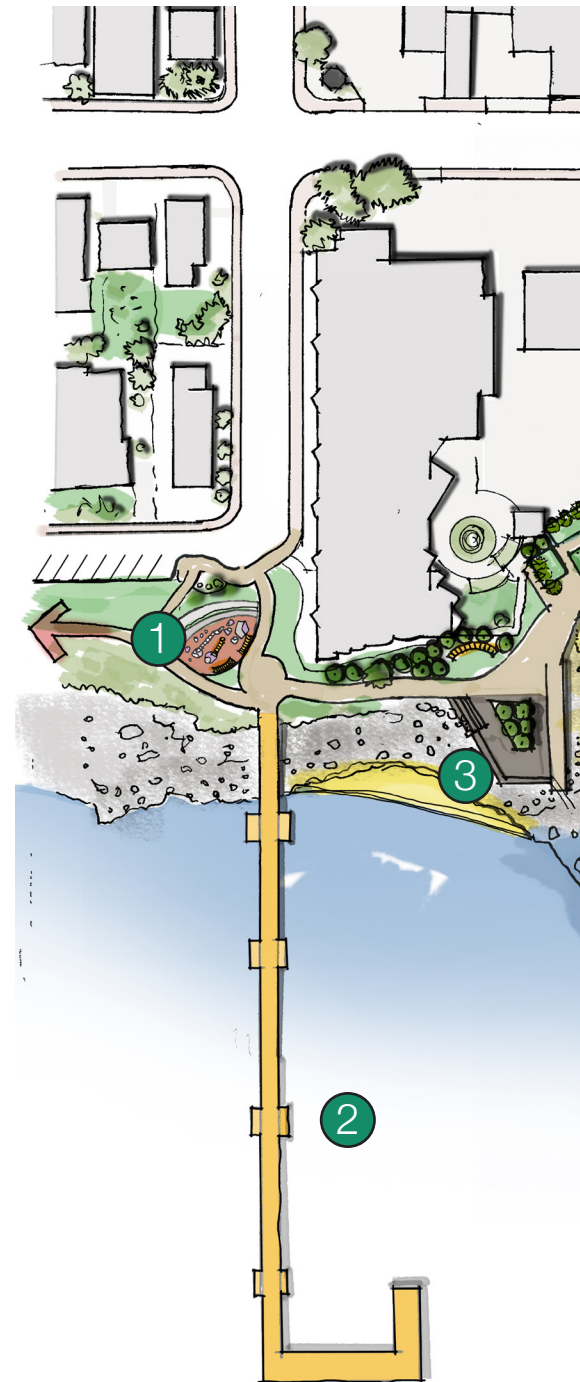
The third Downtown Waterfront option focuses on those elements that will be most impactful on achieving the goals of the waterfront – while balancing investment needs with practicality. Below is a succinct overview: see drawing for full details.

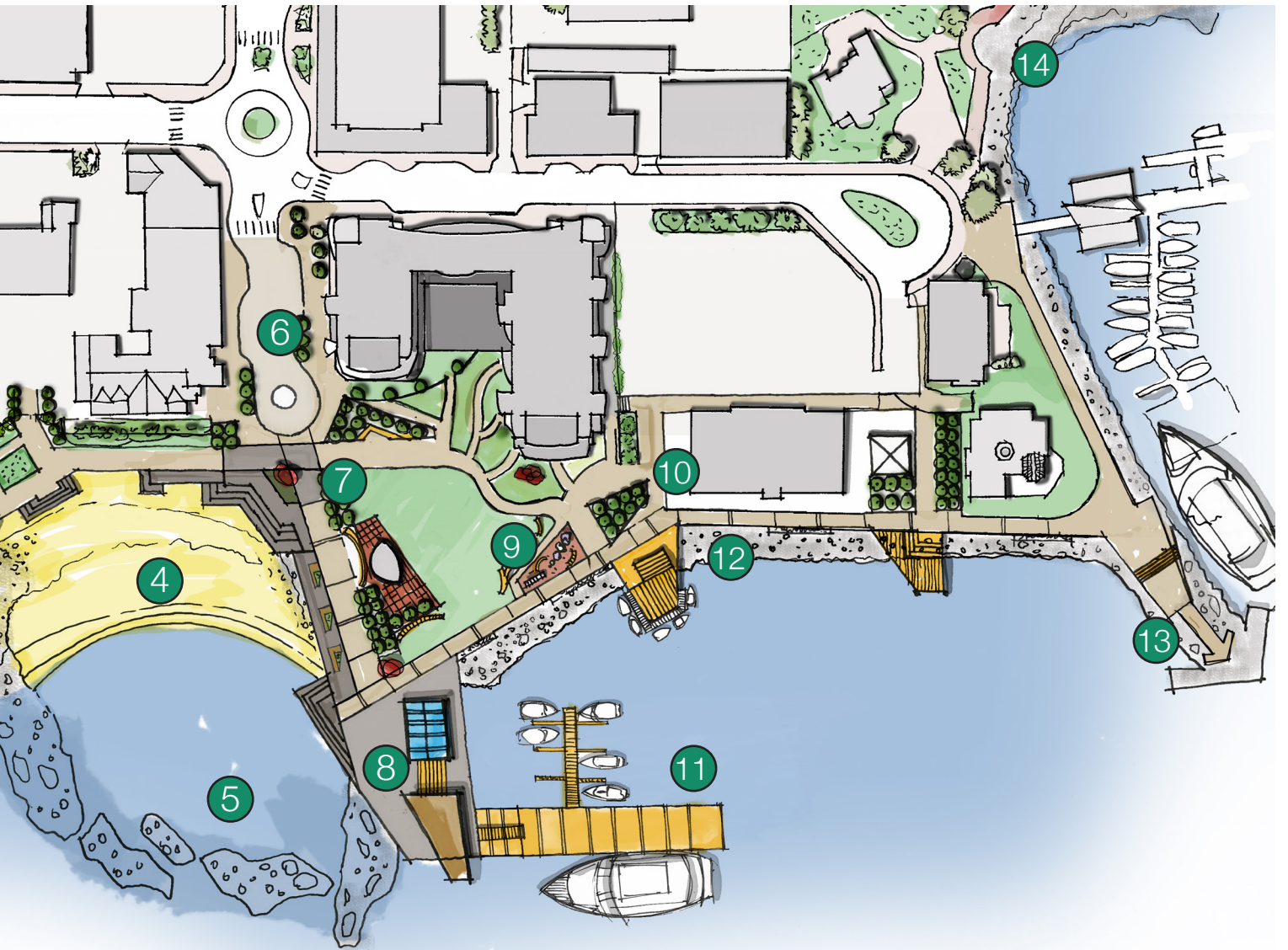
Specific Elements

- Beacon Wharf is rebuilt on a rock base with a modestly expanded footprint, refurbished fish market building, new landmark building, and ferry/boat berth on the north side
- New landmark, multi-purpose building includes a small commercial unit(s), public washroom, multipurpose public pavilion, and upper storey ‘community living room’ and lookout
- Bevan Fishing Pier is preferably retained – depending on funding – while the Wharf is prioritized for redevelopment
- End of Beacon Avenue becomes a pedestrian-priority ‘shared space’ while maintaining vehicle access to adjacent businesses (could be phased to reduce parking or vehicle access)
- Nature- or art-based playscapes proposed at north end of Beacon Park (incorporated with seating for bandshell viewing)
- Two platform lookouts onto/over the water north of the Wharf, with at least one including access to a dinghy dock
- Eastview Park redesigned with kids nature play area, realigned paths, and additional angled parking on adjacent roadway

Consistent Elements (with Options 1 & 2)

- Intertidal breakwater, eel grass restoration, and raised sandy beach at Glass Beach
- New public restroom(s) and bike parking
- Improved path, including lighting, benches, wayfinding, and interpretive signage
- Improved and better defined seating areas and gathering spaces
- Re-aligned breakwater with walking path along its length at Port Sidney Marina to accommodate expanded marina, including a passenger ferry berth





- 1 Re-imagined Eastview Park with nature playground, native landscaping, additional parking, and more seating
- 2 Refurbished pier (funds permitting) or re-imagined as extended platform
- 3 Diver's Point resurfacing, plantings, and seating
- 4 Augmented sand beach, and improved access routes
- 5 Intertidal reef breakwater and eel grass restoration

- 6 'Shared space' pedestrian priority area
- 7 Well-defined pedestrian plaza and promenade spaces with landscaping, seating, and vertical elements (e.g., lighting, art) to be visible from up Beacon Avenue
- 8 Rebuilt Wharf with new landmark building, open space, and cascading steps with multiple viewpoints
- 9 Nature playground with integrated seating

- 10 Cohesive design elements are used to anchor disparate elements and create a stronger identity.
- 11 Floating breakwater with permanent docks and ferry berth
- 12 Accessible and/or stepped platforms with dinghy docks
- 13 Re-aligned breakwater with pedestrian walkway on top
- 14 Enhanced and extended walkway with wayfinding elements and interpretive and educational signage

5

PREFERRED VISION

Rationale for Preferred: Balance

The preferred vision strikes a balance between aspiration and practicality. Embracing public input, the vision frames the waterfront as a catalyst for the three pillars of sustainability (social, economic, environment), mirroring the three project goals (vibrancy, vitality, and resiliency).

For example, if the waterfront can better attract locals and visitors, then it can also better service local businesses. If the waterfront can offer more diverse amenities, then it can be a desirable public space for all ages. If the upland is ‘greened’ and foreshore restoration begins, then a more resilient long-term environment can be achieved.

The preferred option reaches a balance between these objectives, while not going ‘too far’ to be impractical yet aspirational enough to capitalize on the opportunity to achieve the project goals.

Through detailed site analyses, two key ideas came through about the appropriate design approach to the seek this balance:

[1] The area needs additional elements to attract visitors and invite them to stay and spend time there; and [2] the ‘bones’ of the area are great, but many existing elements require a thoughtful redesign to better serve current and future users.

That thinking is extended to the preferred concept, in which the project team looked to (among other things) create [a] a critical mass of ‘attractors’ or ‘magnets’ that would bring people to the waterfront throughout the day and year, and [b] a network of better-defined (and designed) spaces – outdoor ‘rooms’ – that invite visitors to stay and spend time in the study area. In other words, a balance was sought between investment in ‘landmark’ elements and addressing details at the pedestrian level.

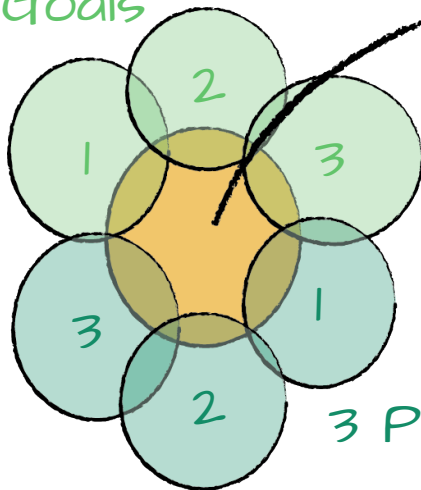
The different levels of this approach can be brought together with cohesive and complementary design elements – surfacing materials, seating elements, lighting, wayfinding, and landscaping.

While the preferred concept shares many elements with the other presented scenarios, the preferred vision represents the best expression of balancing landmark investment with fine-grain improvements. In turn, the vision attempts to balance op-

timism (about achieving the project goals) and pragmatism (about fiscal realities).

Additionally, the vision of a revitalized Downtown Waterfront must be viewed in the context of the wider Downtown Sidney area. In order for this vision to be successful, it needs complementary development in the Downtown that brings people to the area, as well as cohesive elements that connect the Downtown and Downtown Waterfront.

3 Goals



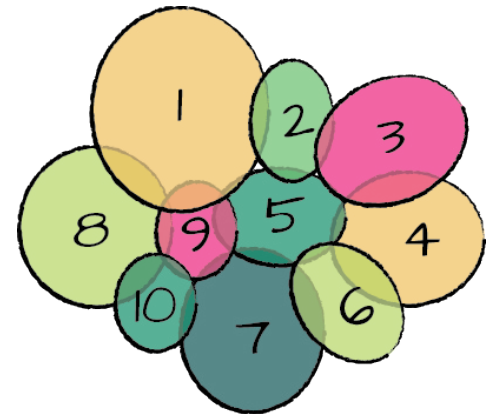
Preferred Vision

The project team sought to create a preferred vision concept that is representative of the three Goals (vibrancy, vitality, and resiliency) and three guiding Principles (connect, attract, adapt) of the Downtown Waterfront.

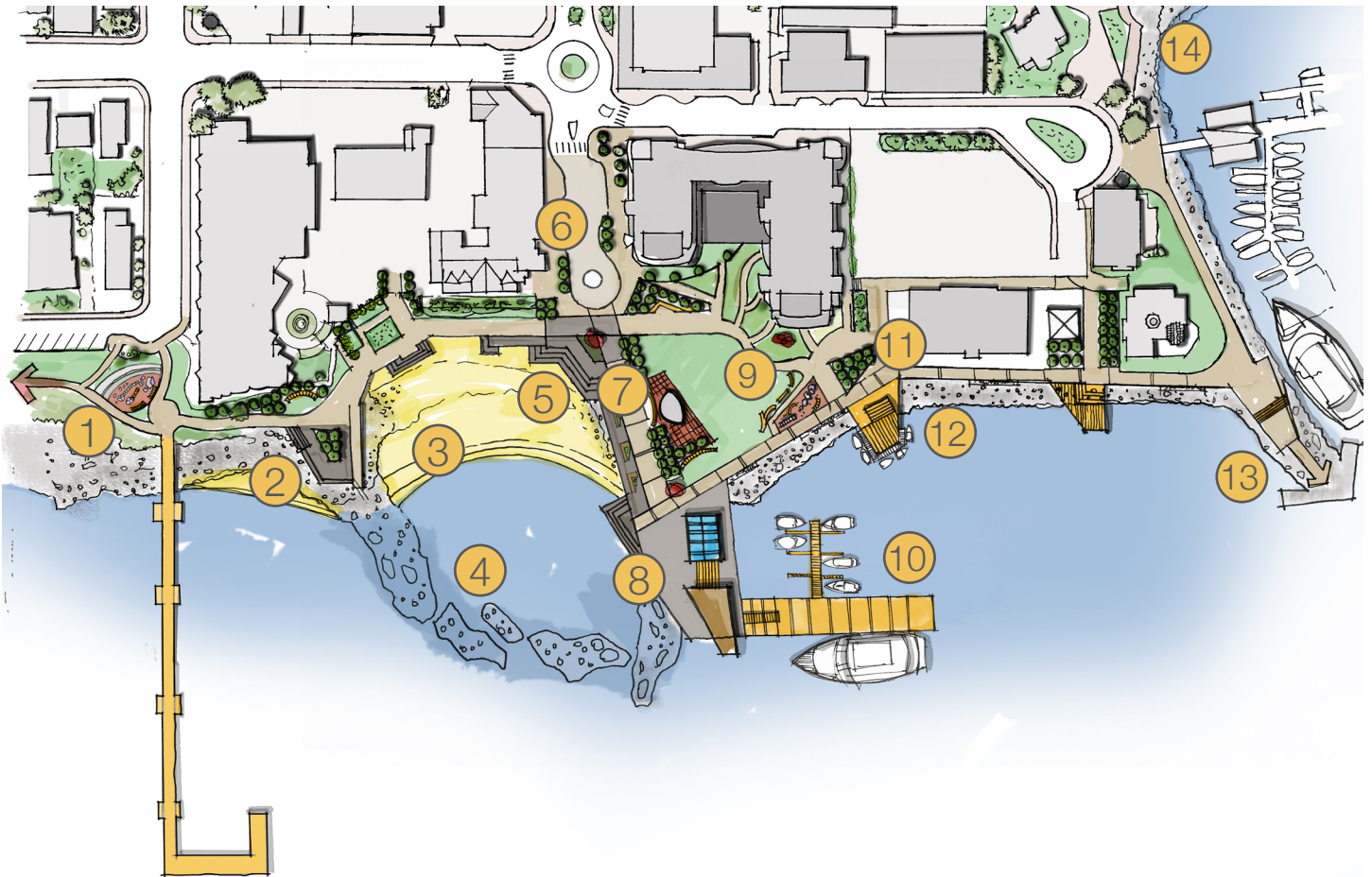
3 Principles

Power of 10+

This concept – developed by the Project for Public Spaces, a global non-profit focused on placemaking – says that places thrive when there is a range of reasons (10 or more) to be there: e.g., places to sit, playgrounds to climb on, food to eat, art to touch, views to enjoy, unique activities to take part in.



Preferred Vision: 14 Key Changes



- 1** Eastview Park is reimagined as a place for all ages, including a nature-based play scape for children and added seating elements. The adjacent roadway is also reworked to accommodate more (angled) parking.
- 2** Diver's Point is redesigned with a central landscaped area bordered by seating. The overall footprint of Diver's Point is reduced, in order to accommodate broad steps down to the beach areas on either side.
- 3** Glass Beach is envisioned as a vibrant urban beach. Through sand augmentation (initially) and a new intertidal rock reef breakwater, the beach will be 'raised' up to create more usable space and approach its natural state. Access points are to be completely reworked, including universal ramp access.
- 4** An intertidal rock reef is created to support the restoration of Glass Beach – reducing wave energy and increasing sand deposition. Eel grass restoration and other marine restoration is also key to the overall vision for Glass Beach.

5

Cascade or block steps (concrete or granite) are incorporated into a rebuilt Wharf and restored Glass Beach, creating a playful and functional public space that connects people directly to the ocean.

6

The end of Beacon Avenue is re-invented as a pedestrian-priority 'shared space'. Vehicle access and parking are largely maintained, but textured paving, landscaping, and street furniture indicate a place for people, not just cars.

7

The roadway and parking areas of Beacon Park are reimagined as a central gathering place and promenade connecting east/west and north/south. Significant landscaping and seating elements are used to define the north edge of this area and vertical elements signal to potential visitors up Beacon Avenue.

8

Beacon Wharf is rebuilt on a rock base and lengthened to accommodate a renovated fish market building and new landmark building – with a small commercial unit(s), public washroom, public pavilion, and an upper storey 'community living room' with fireplace and lookout tower.

9

A nature- or arts-based play area (not a conventional playground) with integrated landscaping and seating (toward band shell) define the north side of Beacon Park and strengthen the area as a destination for all ages.

10

A floating breakwater with permanent docks on the north side of the wharf provides moorage for pedestrian ferry service(s) and short-term moorage. Ticketing and related services could be integrated within the wharf buildings.

11

Undefined, dated, and disparate elements are given clear edges and are anchored in a cohesive design approach (e.g., consistent shapes, landscaping, seating, vertical elements). Larger areas become outdoor 'rooms' and smaller areas act as comfortable 'alcoves' for sitting and staying. A covered and landscaped seating area and bicycle parking area are envisioned at this location.

12

Two new accessible lookout platforms over the water are envisioned with seating and weather protection. One (or both) is envisioned as the base and access point for new dinghy docks. The other could be optionally leased to an adjacent business as an extended seating area.

13

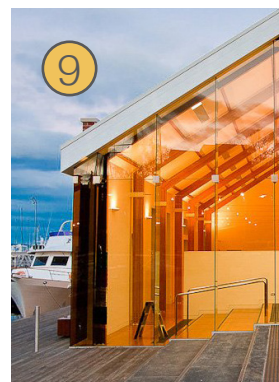
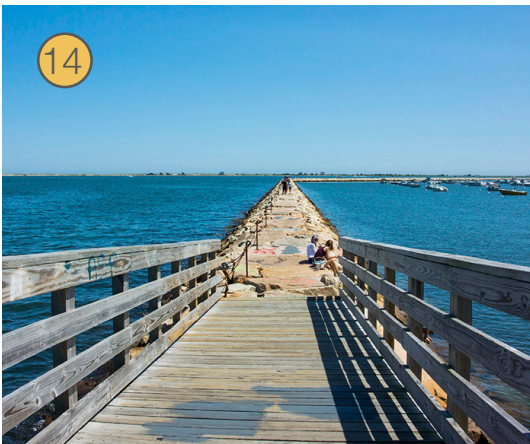
The Port Sidney Marina breakwater is re-aligned to accommodate an expanded marina (i.e., with pedestrian ferry services and more short-term moorage) and a pedestrian walkway is created along its length.

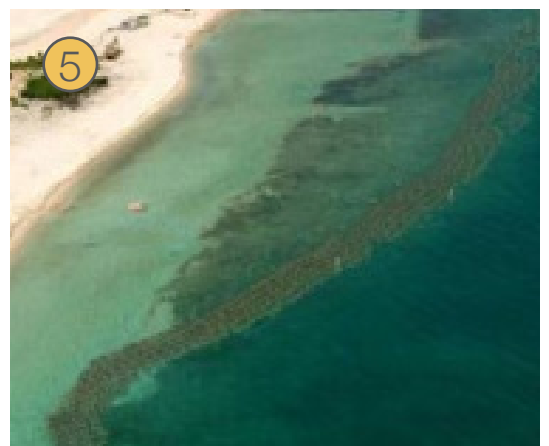
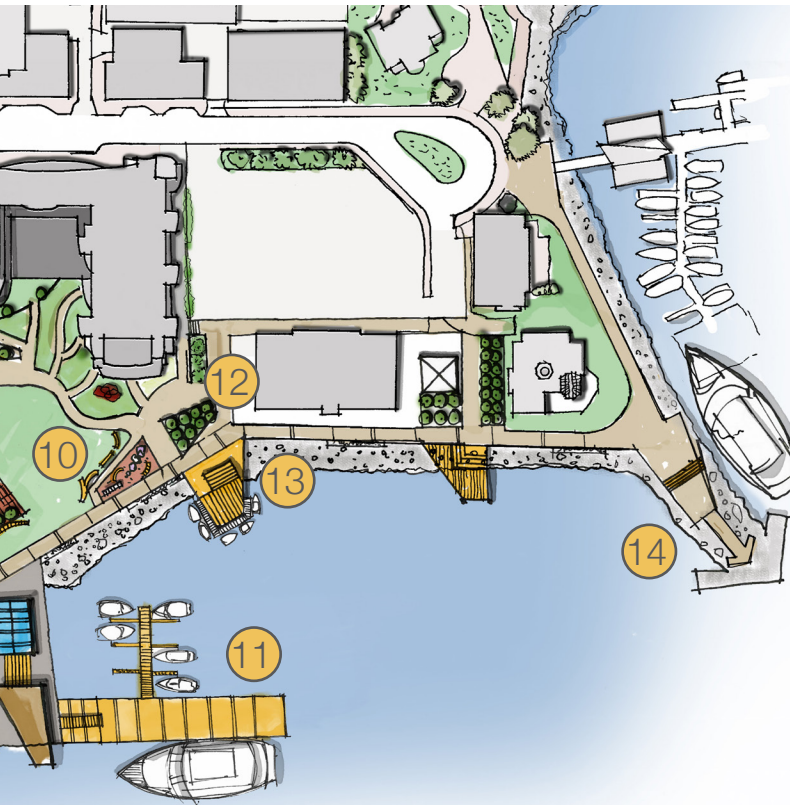
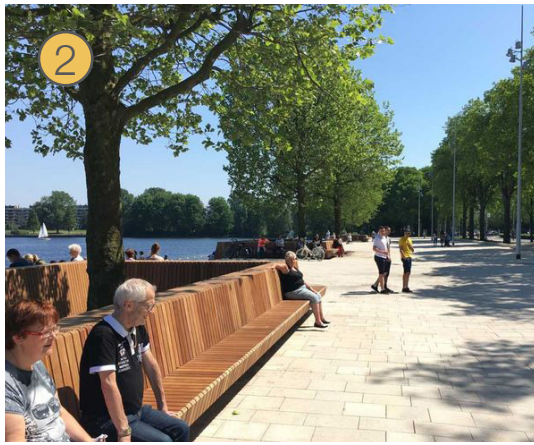
14

Extend and enhance the waterfront path, including interpretive and educational signage (e.g., aboriginal culture/history, significant flora/fauna) and wayfinding elements

Preferred Vision: Visualization Gallery

This gallery provides example images of the 'types of things' imagined for the preferred vision option.





Design Direction Gallery

Currently, the Downtown Waterfront area has many things going for it. However, its individual elements could be described as an 'eclectic' mix – generally lacking the quality to create a welcoming public space with a memorable sense of place.

This gallery is a guide for the types of [a] design elements, [b] materials, [c] aesthetic, and [d] character to inform the future of the Downtown Waterfront.



Landmark public building with lookout tower, utilizing local materials



Create defined outdoor 'rooms' and 'alcoves' for sitting and staying



Incorporate playful elements that appeal to all ages



Employ high quality street furniture and xeric landscaping



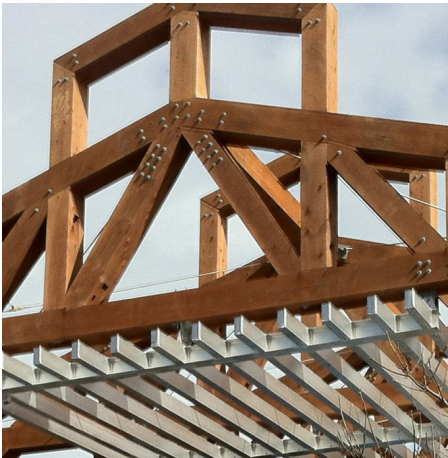
Simplify waterfront path elements and create consistent elements throughout



Incorporate art and aesthetic elements within conventional infrastructure



Integrate art with landscaping, rather than isolated 'displays' on grass



Utilize local, quality materials whenever possible – wood, steel, stone



Incorporate 'dark sky' lighting throughout the waterfront path



Consider vertical elements to add visual interest and aid wayfinding



Develop additional bike parking and an appealing and easily visible way.



Utilize only interactive art and multi-functional elements



Add further interpretive signage on local history, culture, and flora/fauna



Create spaces protected from the elements (particularly wind and rain)



Employ a complementary industrial aesthetic to new waterfront buildings

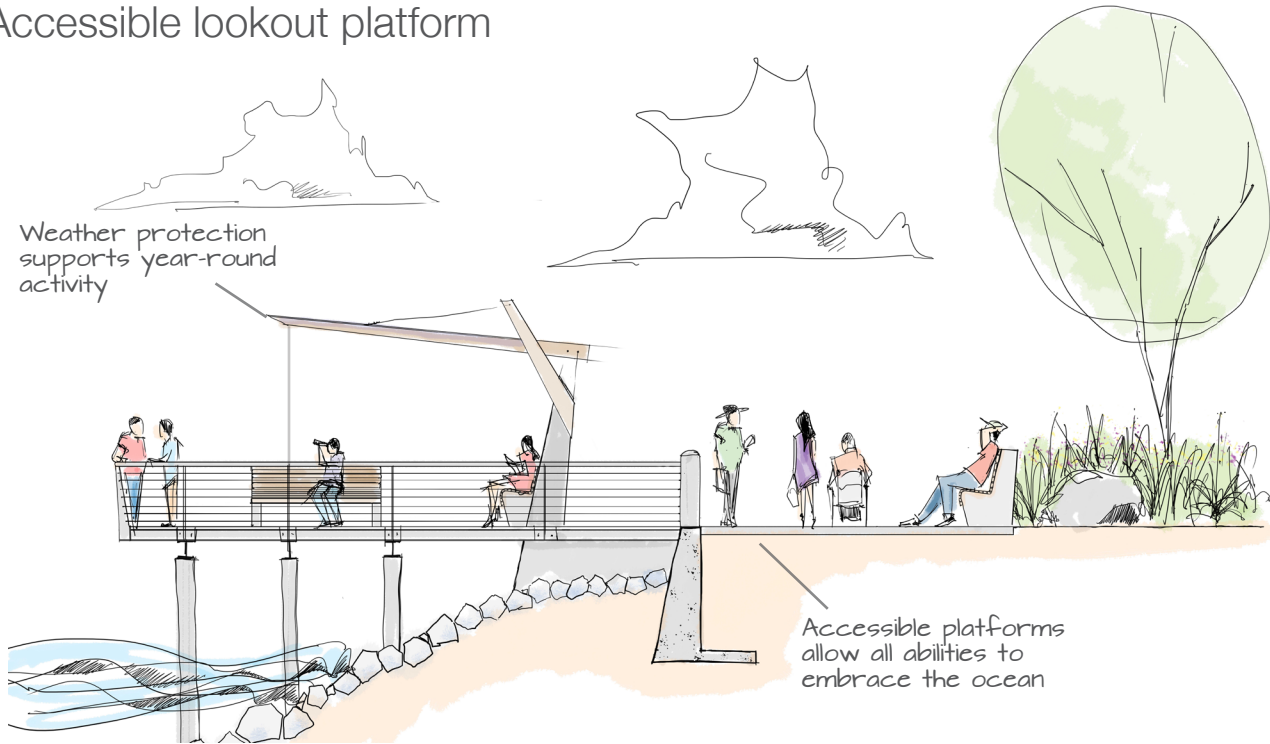


Create simple, beautiful wayfinding elements within and around the area

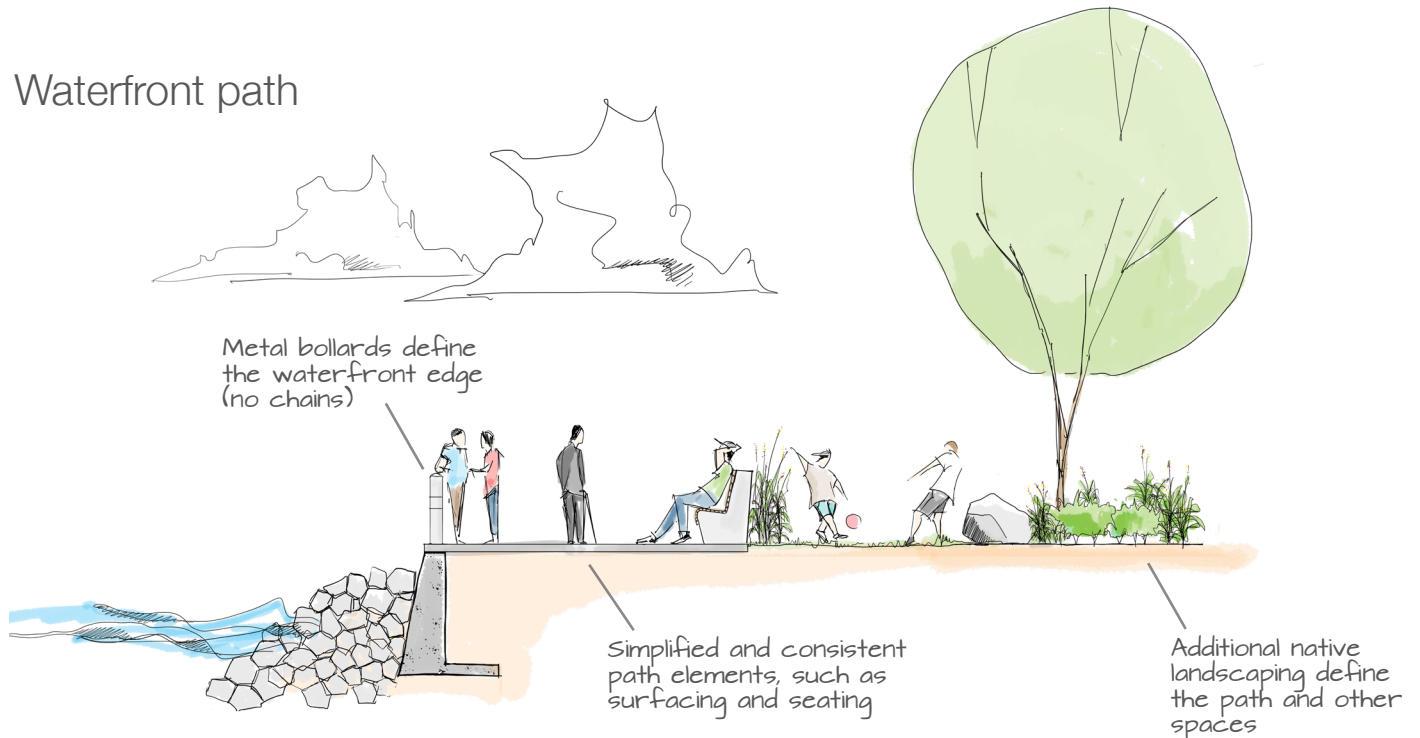
Preferred Vision: Interface Sketches

These concept sketches illustrate proposed interfaces between the waterfront area and the ocean, including [1] an accessible lookout with weather protection, [2] the waterfront path, [3] a set of cascade steps, and [4] the rebuilt Beacon Wharf.

1. Accessible lookout platform



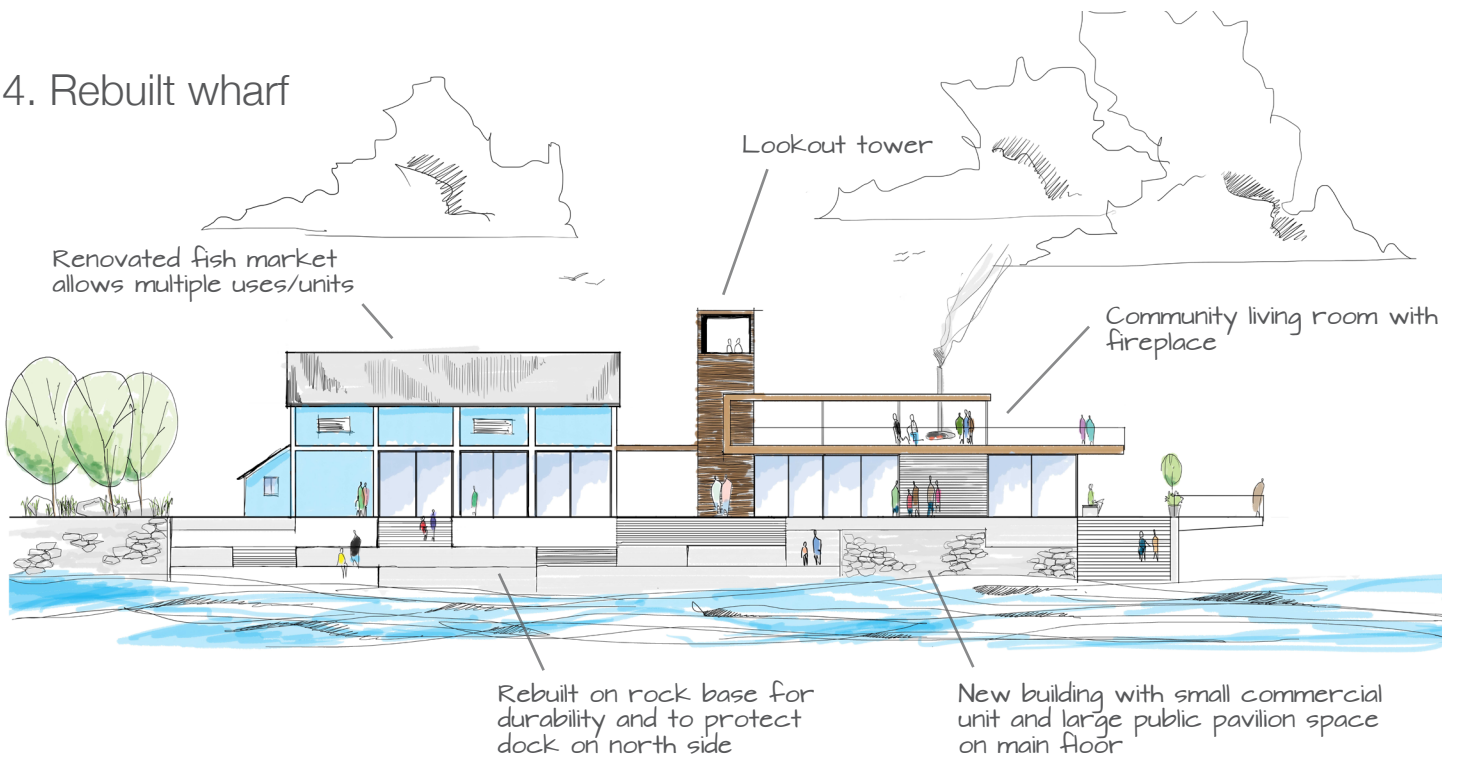
2. Waterfront path



3. Cascade block steps



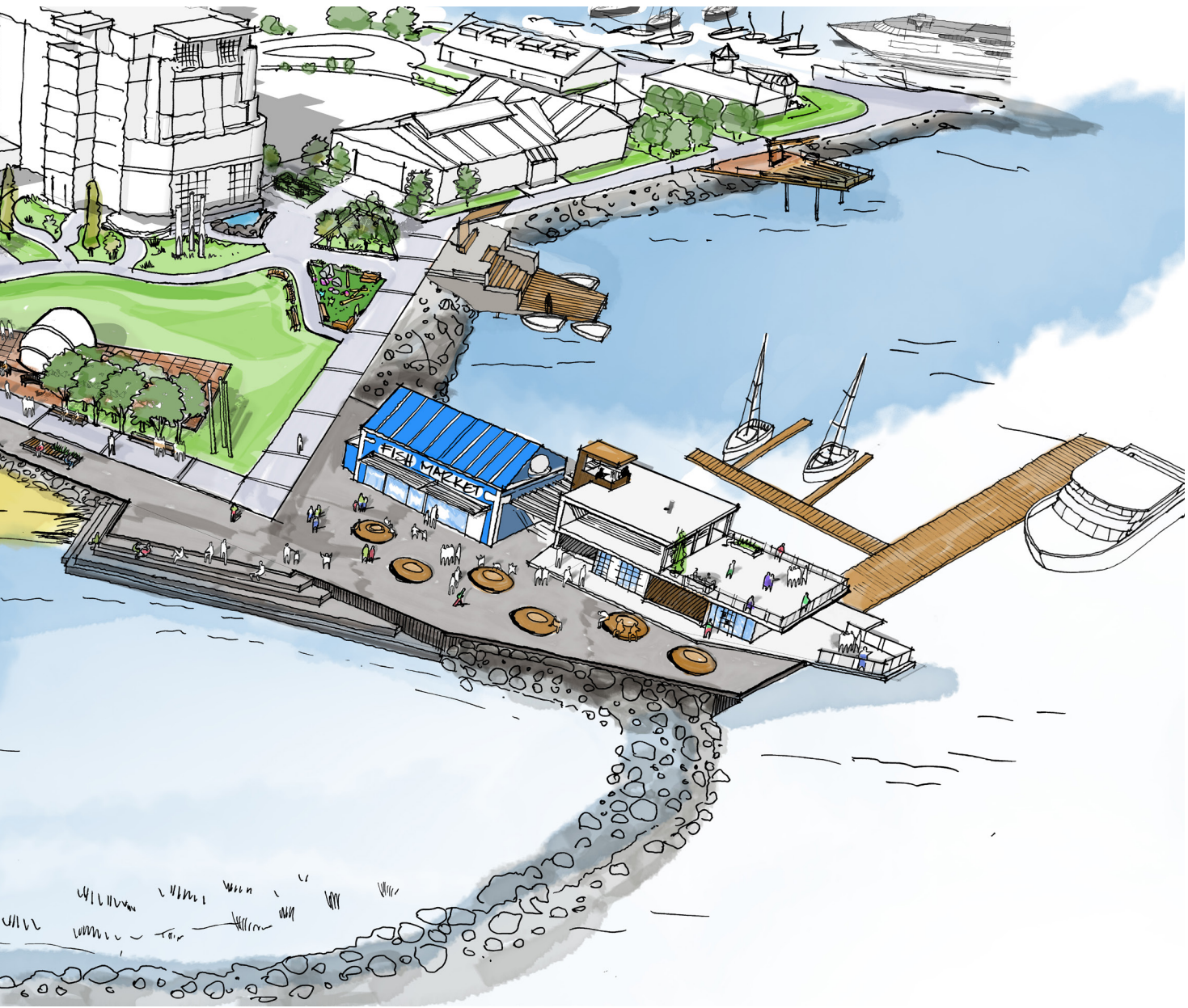
4. Rebuilt wharf



Preferred Vision: Concept Illustration



Looking northwest toward the revitalized Downtown Waterfront in 2032.



6

IMPLEMENTATION & NEXT STEPS

Overview

This section focuses on providing high-level recommendations – with a focus on conceptual phasing and next steps.

In short, the following phasing approach is recommended: [1] utilize pilot projects (i.e., temporary design interventions) and related programming to activate one or more key locations in the study area; [2] explore the feasibility of major capital investments as well as one or more ‘low-hanging fruit’ or incremental

actions; [3] conduct detailed designs and construct capital projects; and [4] continually assess the needs of the waterfront area and look for strategic opportunities to fund the proposed elements of the vision.

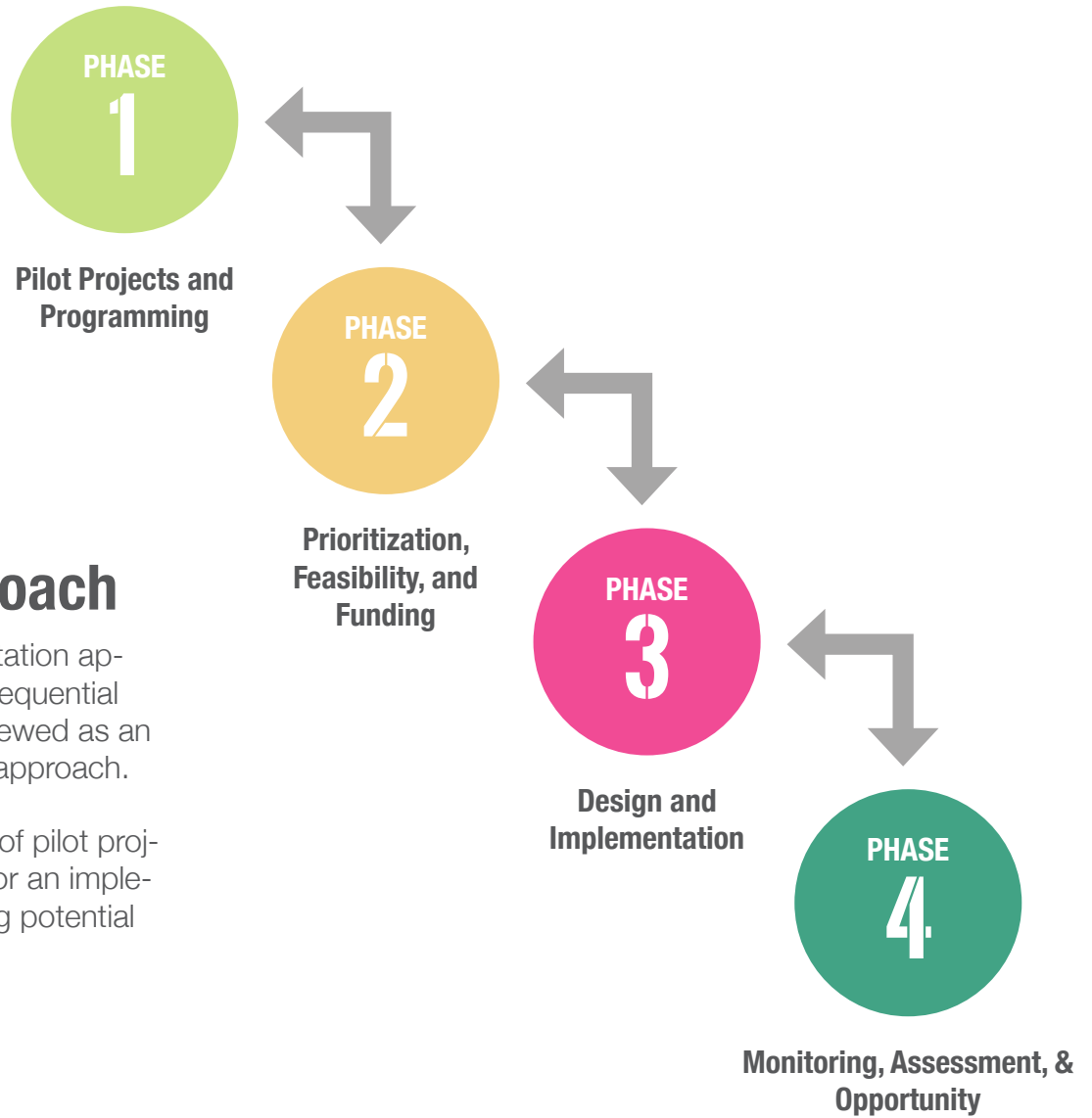
While presented as being discrete, these phases should be seen as four tools of a comprehensive approach to redeveloping the waterfront area. For example, assessing needs and identifying opportunities (Phase 4) should start now. And, pilot projects (Phase 1) may become a reoccurring initiative of the Town for many years to come.

Context

The Town has undertaken significant planning work in the past year, including a Downtown Streetscape Design Project and a review of its density regulations. These initiatives will guide and facilitate Sidney’s growth in the coming years. With this in mind, it is essential that the Town recognize the relationship between the Downtown and the Downtown Waterfront: If the goals of the Downtown Waterfront are to be achieved (vibrancy, vitality, and resiliency), then the Downtown area must better support this vision in the future.

This can be done by [a] enhancing physical connections to the waterfront, [b] creating activity-generating uses within proximity of the waterfront, and [c] densifying the core in order to bring more residents, employees, and visitors to the area throughout the year.

Similarly, the Town should support the physical space with new programming to activate the area – food trucks, buskers, festivals, music – with a focus attracting all ages throughout the day and the seasons.



Phasing Approach

The proposed implementation approach is presented as sequential phases, but should be viewed as an integrated and adaptive approach.

See below for examples of pilot projects. See pages 50-53 for an implementation table, including potential action items.

Pilot Project Examples



A waterfront pilot project re-imagines a road as a pedestrian promenade.



A temporarily pedestrianized roadway includes food trucks, seating, and a basketball hoop.



A temporarily pedestrianized area features a well-defined seating area.

1 Pilot Projects & Programming

Use temporary and inexpensive projects to kick start the re-imagining of the waterfront and build momentum for subsequent phases.

TASK	DESCRIPTION	PRIORITIES
A Identify, design, and build pilot project	» Use temporary and inexpensive materials, such as paints, planters, seating, and other materials to redesign a new space for people	» Seasonal closure of road portion of Beacon Park to create an inviting pedestrian space that attracts users of the waterfront and downtown
B Program (where appropriate)	» Programming, such as street performers, food vendors, outdoor movies, kids events, and festivals/celebrations, are used to activate spaces, raise awareness, and create a dialogue about the future	
C Gather data (where appropriate)	» Data (e.g., before/after pedestrian counts, adjacent business revenue, user surveys) can provide useful information to inform the future of the project area	

2 Prioritization, Feasibility, & Funding

Determine projects to prioritize, assess their feasibility and cost, and explore partnerships and alternative funding models. Where possible, carry out projects incrementally to realize benefits sooner and learn from prior phases.

TASK	DESCRIPTION	PRIORITIES
A Identify “low hanging fruit” and opportunities for incrementalism	» Identify and prioritize projects that can be implemented in the next 1-3 years, because of lower cost and ability to be developed in isolation to major projects (e.g., around Beacon Wharf) » Identify initial and incremental phases (including ‘pilot’ projects) that can be built upon over time	» Nature playground at Beacon and Eastview Parks » Additional landscaping, way-finding/signage, and seating elements along path » Rock reef breakwater » Floating breakwater » Dinghy docks
B Identify and prioritize	» Identify and prioritize major capital projects for further study	» Redeveloping Beacon Wharf » Restoring Glass Beach
C Feasibility studies	» Once one or more projects have been identified, then studies should be initiated to determine feasibility and high-level costing	
D Funding and partnerships	» Explore and identify funding and partnership opportunities	



PARTNERSHIPS/FUNDING

TIME-FRAME

POTENTIAL ACTIONS

- » Potential to use local residents, businesses, or organization to help design, build, and program spaces
- » Potential support and sponsorship from businesses

- » Short-term (3-4 months)
- » Annual
- » Seasonal

- i. Design and build a pilot project at Beacon Park/Wharf road area**
- ii. Weekend food trucks during July and August**
- iii. Summer buskers program**
- iv. Sidney Days, All Buffleheads Day**
- v. Pre-/post-implementation user survey**



PARTNERSHIPS/FUNDING

TIME-FRAME

POTENTIAL ACTION

- » Potential partnerships with academia or non-profits (e.g., rock reef breakwater study and design, educational/interpretive signage)

- » 1-3 years
- » 6 months-1 year

- i. Construct new playground at Eastview Park**
- ii. Develop Wayfinding Strategy**
- iii. Study and potentially construct rock reef breakwater**
- iv. Explore for funding/partnerships for path upgrades**
- v. Cost and potentially build floating breakwater and dingy docks**
- vi. Scope and fund studies for Beacon Wharf and Glass Beach**
- vii. Undertake feasibility and costing studies for Beacon Wharf and Glass Beach restoration**
- viii. Engage potential partners, including local and regional businesses, and governments**
- ix. Identify capital funding source(s)**

- » Where appropriate, employ pilot projects to inform feasibility studies and detailed designs
- » Provincial/Federal grant funding
- » Private-public partnerships
- » Town capital budgeting
- » Government partnerships

- » 1-2 years
- » 6 months-1 year



3 Design & Implementation of Capital Projects

Undertake conceptual and detailed designs of proposed projects, then construct capital projects.

TASK	DESCRIPTION	PRIORITIES
A Conceptual and Detailed Designs	» Undertake a detailed design of proposed capital projects	<ul style="list-style-type: none"> » Well-defined spaces » Greening the waterfront » Multi-functional elements » Multi-purpose spaces » Consistent/coherent designs utilizing quality materials
B Capital Project Construction	» Based on task 1, construct capital project	

4 Monitoring, Assessment, & Opportunity

Ensure on-going monitoring to assess (changing) needs in the area, identify opportunities for funding/partnerships, and consider the bigger picture.

TASK	DESCRIPTION	PRIORITIES
A Monitoring and Assessment	» As capital projects are undertaken and as the Town grows, staff and Council should continually monitor and re-assess the needs of the waterfront area.	
B Opportunity Monitoring and Capacity Building	<ul style="list-style-type: none"> » Staff and Council to monitor and consider opportunities for funding and partnerships, as well as explore opportunities to build capacity to support project development and maintenance within the community » Town to consider related economic development initiatives, such as waterfront destination marketing, niche marketing (e.g., birdwatching, yachting, marine trail users) 	<ul style="list-style-type: none"> » Infrastructure grant funding » Community amenities via development » Complementary projects outside the study area » Community partnerships » Business partnerships » Economic/tourism development
C Contribute to a wider Waterfront District	» Use policy and regulations to facilitate complementary development in the downtown core and surrounding waterfront areas to better achieve the project goals.	<ul style="list-style-type: none"> » Increased employment and residential densities » Securing public amenities » Creating complementary uses that attract people/business to the waterfront



PARTNERSHIPS/FUNDING

TIME-FRAME

POTENTIAL ACTION

- » Professional consultants
- » Non-profits and academia

» 6 months-1 year

- 1. Detailed design of Beacon Wharf redevelopment, including new landmark building**
- 2. Technical restoration plan for Glass Beach, including intertidal breakwater and eel grass restoration**

- » Consider local Sidney fabricators/manufacturers for individual design elements (e.g., seating, bollards, lighting)

» 1-3 years

- iii. Beacon Wharf redevelopment**
- iv. Glass Beach intertidal breakwater construction, eel grass, and sand augmentation**



PARTNERSHIPS/FUNDING

TIME-FRAME

POTENTIAL ACTION

» On-going, annual

- i. Annual monitoring of waterfront, marine, and public space needs**
- ii. Routine assessments of infrastructure condition / needs**

» On-going

- iii. Track government infrastructure grant funding (Provincial/Federal)**
- iv. Identify amenities able to be developed via development amenity contributions**
- v. Work to identify community partners/committees to support project development (e.g., for wharf and for Glass Beach)**
- vi. Target niche visitor groups with related marketing, as related projects develop**

» On-going

- vii. Monitor recent regulatory changes (regarding density and development) and, as necessary, explore additional policy/regulatory levers to facilitate the redevelopment of Beacon Avenue and key opportunity sites**



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A number of people made meaningful contributions to the development of this document.

Project Team

Consultants

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Town of Sidney

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- John Crowhurst (Pier Condo Strata)
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- Pat Fogarty (Saanich Marine Rescue Society)
- Dale Hazelhurst (Sidney Community Association)
- Terry Johnson (Advisory Planning Commission)
- Natalie King (Sidney Business Improvement Area Society)
- Mark Loria (Shaw Centre for the Salish Sea)
- Lauren Lupton (Sidney resident)
- Josh McKamey (Port Sidney Marina / Mill Bay Marine Group)
- Arnold Nicholson (Pier Condo Strata)
- Ken Norbury (Satellite Fish Market)
- Adrian Rowland* (Ports and Waterfront Committee)
- Grant Rogers (Pier Hotel / Marker Group)
- John Treleaven (Chamber of Commerce)
- Lesley Turner (Community Arts Council for Saanich Peninsula)
- Barb Wakefield (Portside Condo Strata)

Sidney Public

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Town of Sidney
Downtown Waterfront Vision

