

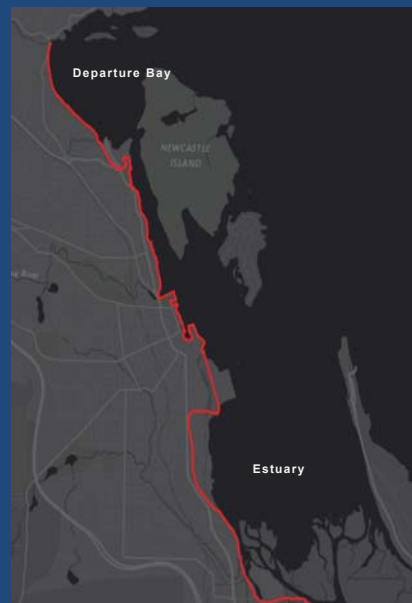
Nanaimo Waterfront Walkway Departure Bay Update

2021-JUL-26



A Little Bit Of History

- The Waterfront Walkway project has been identified as a Council priority initiative in each of the last three Strategic Plans.
- In 2017, the City completed an overall Implementation Plan for the creation of a continuous walkway from Departure Bay to the Nanaimo River Estuary.
- The plan was completed with significant input from the community and revealed strong public support for the development of the waterfront walkway.
- The Waterfront Walkway Implementation Plan was endorsed by Council in December 2017.



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

2012 – 2015 Strategic Plan

Strategic Priority: Waterfront Enhancement

Nanaimo values its waterfront from four perspectives: the iconic distinctiveness it brings to the City, public enjoyment, maritime employment, and habitat protection. The collective commitment can be found in planNANAIMO (7 waterfront objectives), the Nanaimo Harbour Master Plan, the Downtown Plan, the Parks Recreation and Culture Plan, and the Nanaimo Estuary Management Plan. These plans include the long term goal of building an uninterrupted waterfront trail from Departure Bay Beach to the Nanaimo River Estuary. Over the past decades, successive Councils have all made their contribution to waterfront enhancement; the current Council is committed to doing its share with this priority initiative.

Outcomes Desired:

Enhanced public access and use

A continuous, uninterrupted and accessible waterfront trail/connection from Departure Bay Beach to Nanaimo River Estuary

A working waterfront that supports business, marine industries, transportation connectivity, entertainment and tourism

Protected view corridors to the waterfront

Protected and enhanced marine habitat

"Waterfront is crucial to Nanaimo's future"

"Nanaimo's amazing waterfront is world-renowned. The area is, bar none, the best geographical feature of this beautiful city. As such, its importance cannot be underestimated."

Nanaimo Daily News Editorial

Potential Strategies and/or Initiatives:

- Create a "Waterfront Interdepartmental Staff Team" (WIST) mandated to build partnerships, identify and act on opportunities to build the uninterrupted waterfront trail and other priority outcomes. Recognizing the complex ownership and jurisdictional challenges along the waterfront, the Team would work closely with the Nanaimo Port Authority, Province, DFO, Snuneymuw First Nations, CNRA, BC Ferries, Canadian Pacific Railways, fee-simple waterfront property owners and neighbourhood associations. The Team will initially develop 'go forward' principles and strategies that recognize the four pillars of sustainability and the importance of public private partnerships in the new economic reality.
- Develop short/long term strategies to direct completion of Waterfront Trail connections north from Departure Bay Ferry Terminal to Hammond Bay Road.
- Challenge and support via Teams (WIST) to work together to capitalize on and leverage the redevelopment activity in the south end of downtown – ultimately ensuring trail/pathway links connecting VI Conference Centre, Port Theatre, the redeveloped Port Place, McGregor Park, the Gabriola Ferry, a potential multi-modal public transit hub, and the new Cruise Ship Terminal.
- Update Maffeo Sutton Park Improvement Plan
- In conjunction with stakeholders, complete Waterfront Trail connections from Yacht Club to BC Ferries with emphasis on amenity partnerships with owners and developers as opportunities arise – including interim connections.
- Assess and address concerns related to aging infrastructure at Georgia Park.
- Work with Snuneymuw First Nations and BC Parks to explore options for improving access to Newcastle Island with priority consideration to be given to marine access to the island at the north end of Newcastle Channel to encourage a walkway loop from Downtown, along the length of the island, with ferry return from the south end.
- Identify options (interim and long term) to better connect the Waterfront Trail with the Millstone River Trail. Initial emphasis to be on wayfinding and signage.
- Upgrade and improve existing Departure Bay section of the Waterfront Trail from Kin Hut to Hammond Bay Road.
- Continue to increase seasonal recreational and tourist appeal of the waterfront through events, entertainment, food services, vendors, public art.

2016 – 2019 Strategic Plan


Key Capital Projects and Initiatives (2016-2019)

After sharing their individual visions, values and priorities, Council selected the following two capital projects and two initiatives. This list identifies projects and initiatives where there is common agreement amongst Council. It does not preclude Council's consideration of other projects and initiatives which align with the priorities listed in the previous pages.

Projects	Supportive Plan
1 Port Drive/South Downtown Waterfront	South Downtown Waterfront Initiative, Official Community Plan (OCP)
Belton Park Facilities Re-Development/Master Plan	Parks Master Plan, Belton Master Plan, OCP
Sports and Entertainment Centre	TBD
Waterfront Railway (Departure Bay, Newcastle Channel, etc.)	Parks Master Plan, OCP
Greenbelt, Georgia Avenue Pedestrian/Cycle Bridge over Chase River	Hammond Neighbourhood Plan, OCP
Initiatives	Supportive Plan
Affordable Housing	Social Development Strategy, OCP
Property Acquisition	Property Management Strategy, Social Development Strategy, OCP



2019 – 2022 Strategic Plan



Economic Health

COUNCIL PRIORITY

"We create a vibrant culture of innovation, stewardship and partnership to encourage a diverse and healthy economy now and into the future."

KEY FOCUS AREAS

- Have Downtown recognized as a livable and desirable heart of our community
- Focus on business retention and expansion; and, position Nanaimo as the best place to grow a business with a focus on businesses that align with our strategic direction
- Continue to increase opportunities for residents to access our waterfront and natural environment

ACTIONS	TIMELINE
✓ Identify and implement the most appropriate economic development model for Nanaimo	2020
✓ Complete an Economic Development Strategy	2020
✓ Continue to work with tourism sector (i.e. Nanaimo Hospitality Association, Tourism Nanaimo, Vancouver Island Conference Centre) to increase tourism in Nanaimo	Ongoing
✓ Complete feasibility work and conceptual design for on-beach options for the Departure Bay Waterfront Walkway	2020
✓ Construct an interim walkway around One Port Drive	Completed
✓ Develop City property at One Port Drive	In Progress
✓ Implement improvements in the downtown core to increase pride of place, stimulate the economy and address public safety concerns	In Progress
✓ Council advocate for a fast ferry service, or other forms of transportation improvements, for connectivity	Ongoing

Key Community Input Themes

so far!



Access to Nature & Outdoor Recreation



Central Hub Identity



Supportive City



A Waterfront Identity



Inclusive & Equitable



Great Jobs & Businesses



A Green Approach



Mobility Choice



Neighbourhood Character



City Living



Affordable City



A Thriving Downtown

WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Previous Design Work

- In 2018, a Functional Design was completed for an elevated walkway near the Ferry Terminal.
- Revealed construction costs far exceeded original estimates, in part due to increased costs of structural steel and other specialized construction requirements.
- A Value Engineering Assessment was completed and it was recommended that an on-beach option be considered to reduce projects costs.



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Project Scope

- On 2019-MAR-18, Council allocated \$400,000 from the 2018 general surplus to fund the Waterfront Walkway Feasibility Study and Functional Design
- Staff issued a Request for Statement of Qualifications to identify a multi-disciplinary team to deliver the project
- A team led by McElhanney Consultants was selected to undertake the project
- The project had two distinct phases:
 - Phase 1: Feasibility Study
 - Phase 2: Functional Design



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Phase 1: Feasibility Study

- Data collection and modelling to understand the challenges and design opportunities.
- The study area included both the foreshore and adjacent lands.
- 3 conceptual designs along the foreshore.
- Other Critical Design Direction included:
 - Flood Protection and Resiliency
 - Future Upgrade Allowance for Sea Level Rise
 - Structure Design for Minor Slide Events
 - Extreme Storm Event Risks
 - Works on Crown Land to avoid Impact on Private Property

WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Feasibility Study and Functional Design



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Conceptual Renderings



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Conceptual Renderings



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Conceptual Renderings



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Conceptual Renderings



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Conceptual Renderings



WATERFRONT WALK, CYCLE, BEACH
AND ENVIRONMENTAL IMPROVEMENTS

Previous Council Recommendation

At the 2020-DEC-21 In Camera Council Meeting, Council directed Staff to:

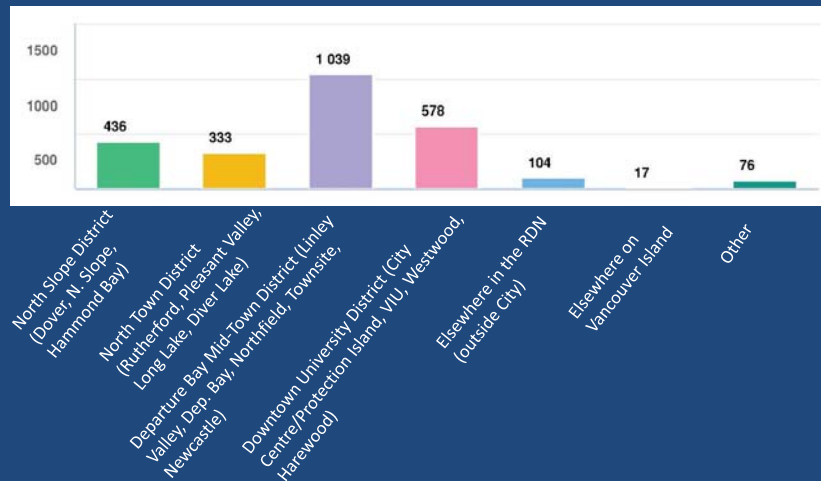
1. Update the Snuneymuxw First Nation on the project status at an upcoming Protocol Agreement Working Group meeting;
2. Present the functional design work to the community through the City's online engagement platform;
3. Present the project to the Advisory Committee on Accessibility and Inclusiveness for feedback; and
4. Return to Council with a summary of costs, challenges, and benefits of the project based on the final functional design, Snuneymuxw First Nation engagement, land acquisition strategy and public feedback on the project.



- A public survey was completed online in June
- Council may have received other input outside of this process not reflected in the survey results

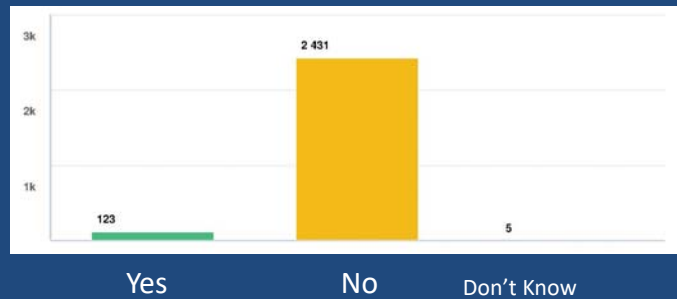


Which area best describes where you live?



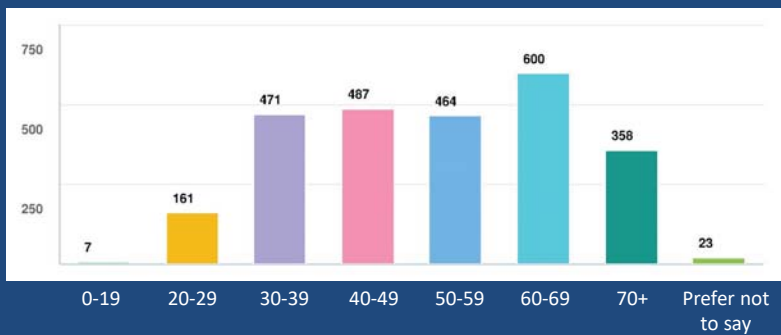
Question 2:

*Do you own property along the proposed
Departure Bay Walkway – either beachfront or
street frontage?*



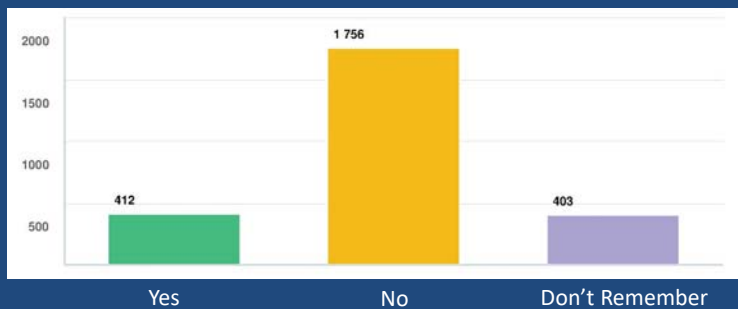
Question 3:

In which age group are you?



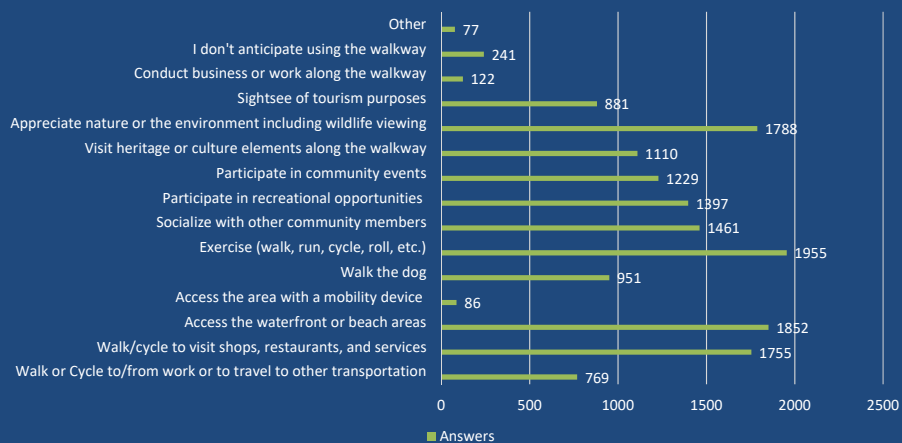
Question 4:

Did you participate in the engagement process for the Nanaimo Waterfront Walkway Implementation Plan development which was completed in 2017?



Question 5:

When the Departure Bay segment is complete, I will likely use the waterfront walkway to:



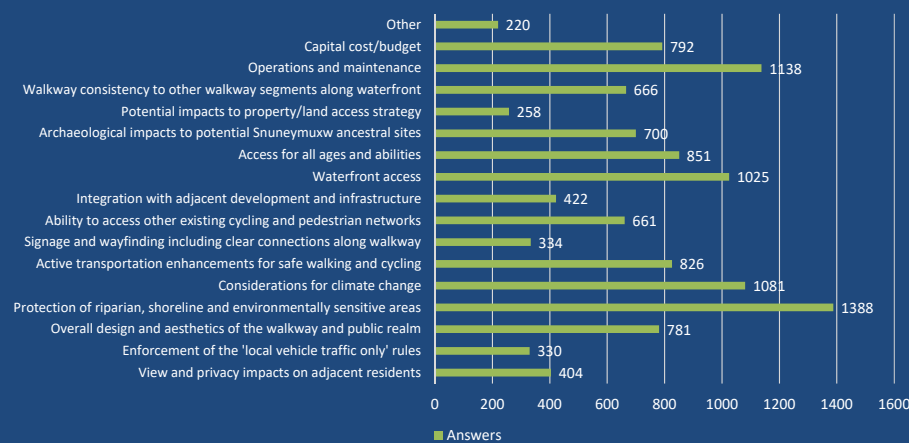
Question 6:

What elements are most important to you when developing a more detailed design for the Departure Bay waterfront walkway?



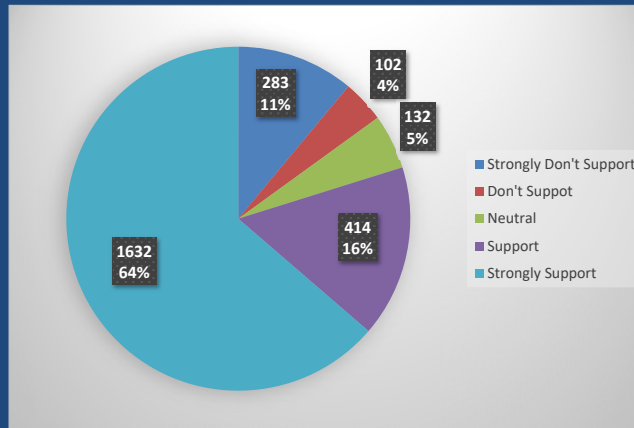
Question 7:

What elements are you most concerned about with potential design development of the project?



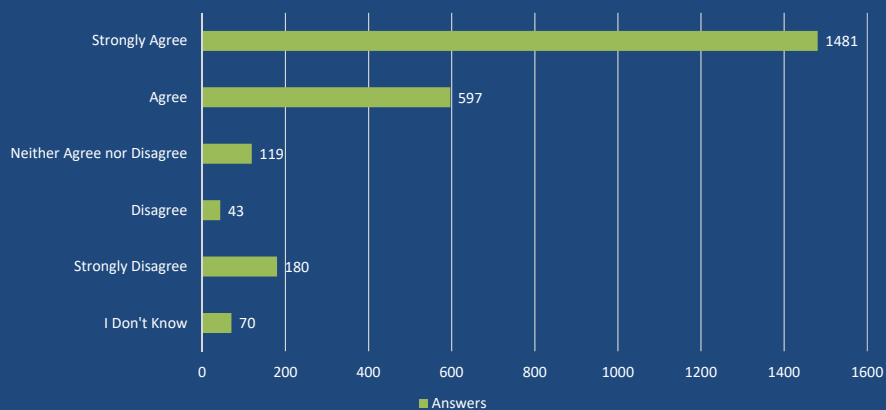
Question 8/9:

In general, and complementary to your replies in the funding section to follow, do you support the development of the Departure Bay Waterfront Walkway and related improvements from the existing trail behind BC Ferries Terminal to the existing walkway near the Kin Hut at Kinsmen Park as proposed?



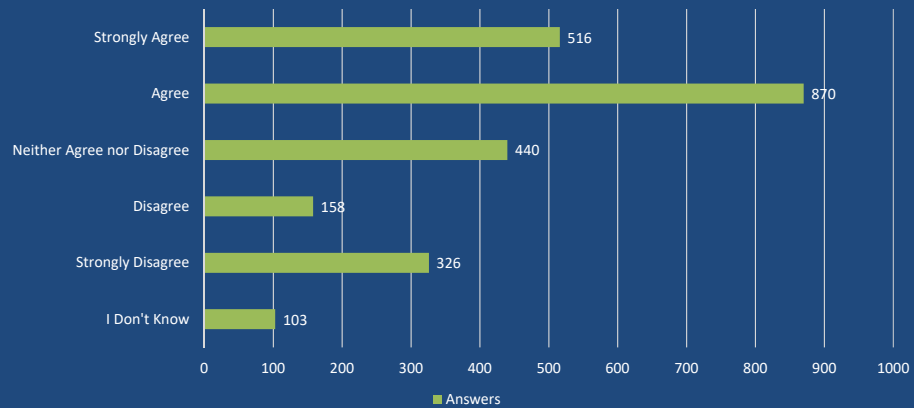
Question 10: Potential Funding Models

Exploring grant opportunities through senior levels of government to fund a portion of the cost with a focus on both walk/cycle assistance programs and disaster mitigation (e.g., sea level rise adjustments)



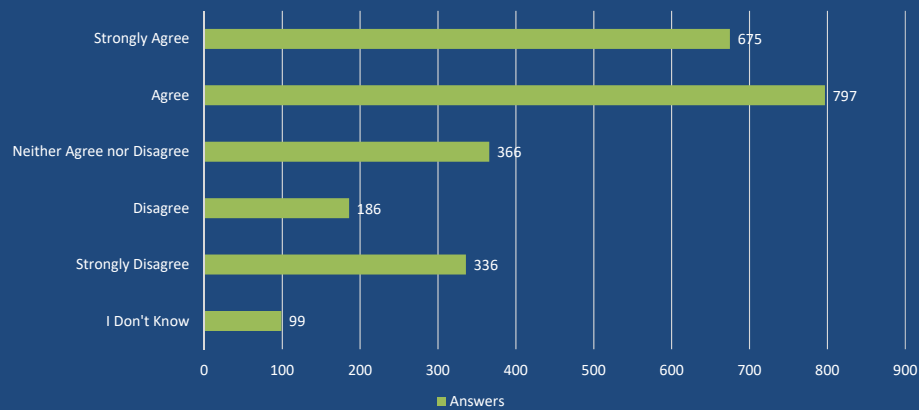
Question 10: Potential Funding Models

City Reserve Funds (recognizing other projects compete for funding)



Question 10: Potential Funding Models

Supporting City Council to go to a borrowing referendum or alternative approval process on the basis that improvements will benefit existing and future residents and to share in the capital and debt servicing costs.



Next Steps

- Fall 2021: Project to be presented with other key capital projects, Council will evaluate the major capital investments envisioned for the community and explore funding opportunities and prioritization
- Fall 2022 / Spring 2023: If proceeding with project, Council will be asked obtain assent of electors to secure public support to fund the project via a borrowing bylaw
- Spring 2023: Project would proceed if approved by electors. Next steps would include:
 - Property acquisition program
 - Detailed design completion
 - Submission of documents to Province
- Spring/Fall 2024: Tendering and construction of project

