West Harbour Waterfront Re-development Update

NOVEMBER 26, 2015
West Harbour Strategic Initiatives
Waterfront Development Office

Responsible for:

• Delivery of capital infrastructure required for Pier 6/7/8 development
  • Roads
  • Watermains
  • Sewers

• Implementation of West Harbour Waterfront Recreation Master Plan
  • Bayfront and Pier 4 Park upgrades
  • Pier 3-8 shoreline rehabilitation / reconstruction
  • Marina re-build (main basin)
  • Waterfront Trail and boardwalk
  • Pier 6/7 Artisan and commercial village
West Harbour Strategic Initiatives
Waterfront Development Office

2015-2018 Implementation Plan

Focused on:

• Infrastructure projects required to get lands on Piers 6, 7 and 8 development-ready
  (includes studies and planning approvals that allow the City to proceed with construction)

• Infrastructure upgrades to the marina between Pier 4 and Pier 8 (“the main basin”)
Pier 6/7/8 Development
Harbour West Concept Plan (January 2010)
Pier 7 Shoreline / Pier 8 Park
Marina Re-Build - Main Basin
Existing Conditions
Marina Re-Build - Main Basin
Conceptual Layout
Marina Re-Build - Main Basin
Conceptual Layout Overlay
Parking Strategy

• Parking is a critical component to the success of West Harbour

• Parking Strategy study is underway looking at the broader needs of the area including:
  ➢ Marina users
  ➢ Visitors
  ➢ Development on Pier 6/7/8
  ➢ Impacts to existing neighbourhood

• Work includes:
  ➢ Parking surveys and utilization study
  ➢ Developing a parking management plan
  ➢ Recommending parking ratios to be included in the Pier 6/7/8 zoning by-law
  ➢ Implementation and phasing plan
Parking Strategy

Results to Date:

Overall Parking Utilization
• 32% during a regular weekday
• 57% during an event weekday (e.g. Pier 4 car show)
• 47% during a regular Saturday
Parking Strategy

Results to Date:

Parking Survey - on-site intercept surveys were carried out in August consisting of a 10 question survey regarding:

• reason for visiting
• modes of transportation to the waterfront
• proximity of parking
• origin of travel, etc.

More than 400 entries were collected.
Parking Strategy

Results to Date:

Parking demand under full development

- Preliminary findings show that there will be a deficiency in parking supply in both the marina area and on Pier 8

- As part of a broader parking management strategy (e.g. improved transit connections and shared parking) there is an opportunity to significantly reduce the future parking requirements
Traffic

- Updated Traffic Impact Study being prepared to support re-development plans
- Assesses development access points along Guise Street and the impact of development traffic on the broader network
- Existing conditions indicate all intersections operate well
- Only minor system upgrades are expected to be required.
Thank You!

Questions/Comments