



DOWNTOWN DISTRICT

PORT EDWARD DOWNTOWN DISTRICT DESIGN FRAMEWORK

SEPTEMBER 15-18, 2025

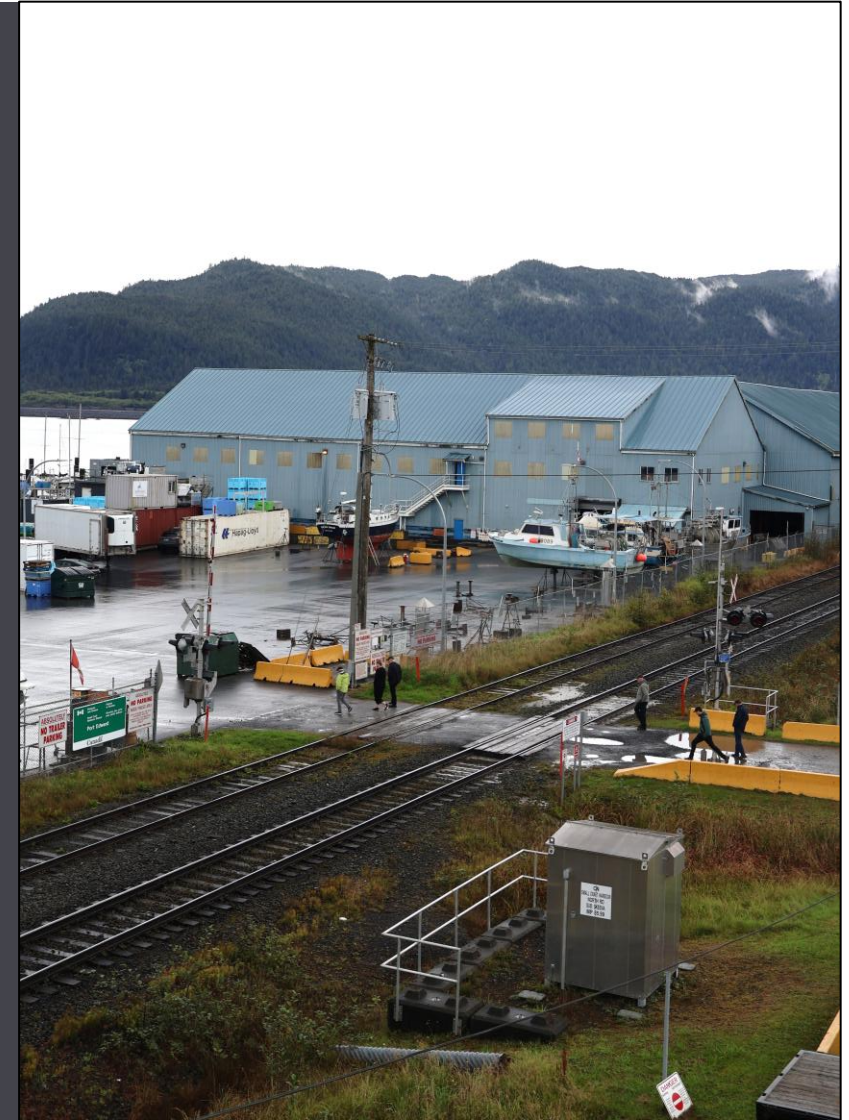
Andrew Cuthbert RPP, MCIP
Project Lead, Community Planner

Michael Von Hausen FCIP, FCSLA, RPP, BCSLA, LEED AP
Charette Lead, Planner, Landscape Architect

URBAN
SYSTEMS

AGENDA

- Introduction
- OCP Vision & Principles
- Charette Process
- Site Analysis
- Concept Framework
- Phasing
- Funding & Partnerships





INTRODUCTION

OBJECTIVES OF CHARETTE

1. Create a vision for the Downtown District
2. Establish a short-term action plan
3. Outline partnership opportunities
4. Link to greater economic development context



Current OCP's Downtown District Boundary

ECONOMIC CONTEXT

Downtown District

- Mixed Use Tourism and Community Commercial Opportunity

Core Community

- Industrial, Commercial and Marine Opportunity

District-Wide

- Recreation and Regional Industrial Opportunity



PORT EDWARD ECONOMIC OPPORTUNITY ANALYSIS

- Sport Fishing activity
- Ridley Island and port-related opportunities
- Historical tourism
- Working harbour – marine-oriented industrial
- Local production, arts and culture
- Tool and Equipment rental (United Tool Rental, West Point Rentals)
- Potential for relocations (Ocean Trailer)



WHAT WE HEARD: RESPONDING TO COMMUNITY NEEDS

Desired Commercial and Retail:

- General/Convenience Store
- Gas Station
- Restaurants, Food Truck, Pub, Café, Ice Cream Shop
- Bait and Tackle Store

Desired Housing :

- Affordable
- Apartments, townhomes, trailer court, tiny homes
- Rentals

Desired Community Services:

- Community Hub, Public Spaces near water, sport courts (e.g. pickleball)
- Large Community Events (e.g. farmers markets)
- Childcare

OCEAN TRAILER EXAMPLE

201 Skeena Drive

- Desire to expand, but could not do so at their Prince Rupert location.
- Moved to Port Edward in 2021 - 2023
- Benefited from the availability of larger lots, port proximity and lower taxes





OCP VISION & GUIDING PRINCIPLES

POLICY AND PLANNING CONTEXT

Vision:

Create a focal point for the community that provides a strong sense of place that draws the community together and becomes a significant asset that aids in the sustainable, long-term economic development for the District.

Guiding Principles:

- Access and Accessibility
- Connections
- Attract
- Adaptable
- *Focal Point of the Community*





DESIGN CHARETTE PROCESS

PROCESS OF DISCOVERY

- Pre-Work and Charette Ready Plan
- Site Walk and Discovery
- 1-Day Staff Workshop
- Design and Planning Time
- Presentation



PROCESS OF DISCOVERY - INTERVIEWS

Prince Rupert Chamber

Tourism and recreation opportunities
Equipment and Tool Rental
Ability to accommodate businesses looking to expand from Prince Rupert



Prince Rupert Port Authority

Opportunity to support local economic development through existing water lots
Marina, fuel dock, fish offloading, tug mooring, opportunities



Gitmaxmak'ay Nisga'a Society

Potential partner
Convenience store for sale





SITE ANALYSIS

OPPORTUNITIES & CHALLENGES

	Road & Pathway Access	Existing Programming & Structures	Potential Activity Programming	Wayfinding & Welcome	Implementation
Challenges	No formal pedestrian/bike pathways	Treed area; Railway limits to marina access	Commercial viability year-round; limited transit	Coordination, location and implementation	Funding and coordination; responsibilities
Opportunities	Sidewalks and pathway access to water & connectivity	Primarily large vacant land; variety of commercial and community uses	Create year-round community hub	Clear and interpretive signage; unique identity	Funding partnerships; creation of a "Downtown Partnership"



EXPLORATIONS



Port Edward Gateway



Commercial & Cultural Hub



**Passive & Active
Community Programming**



Natural & Cultural Themes



Exploring Partnerships



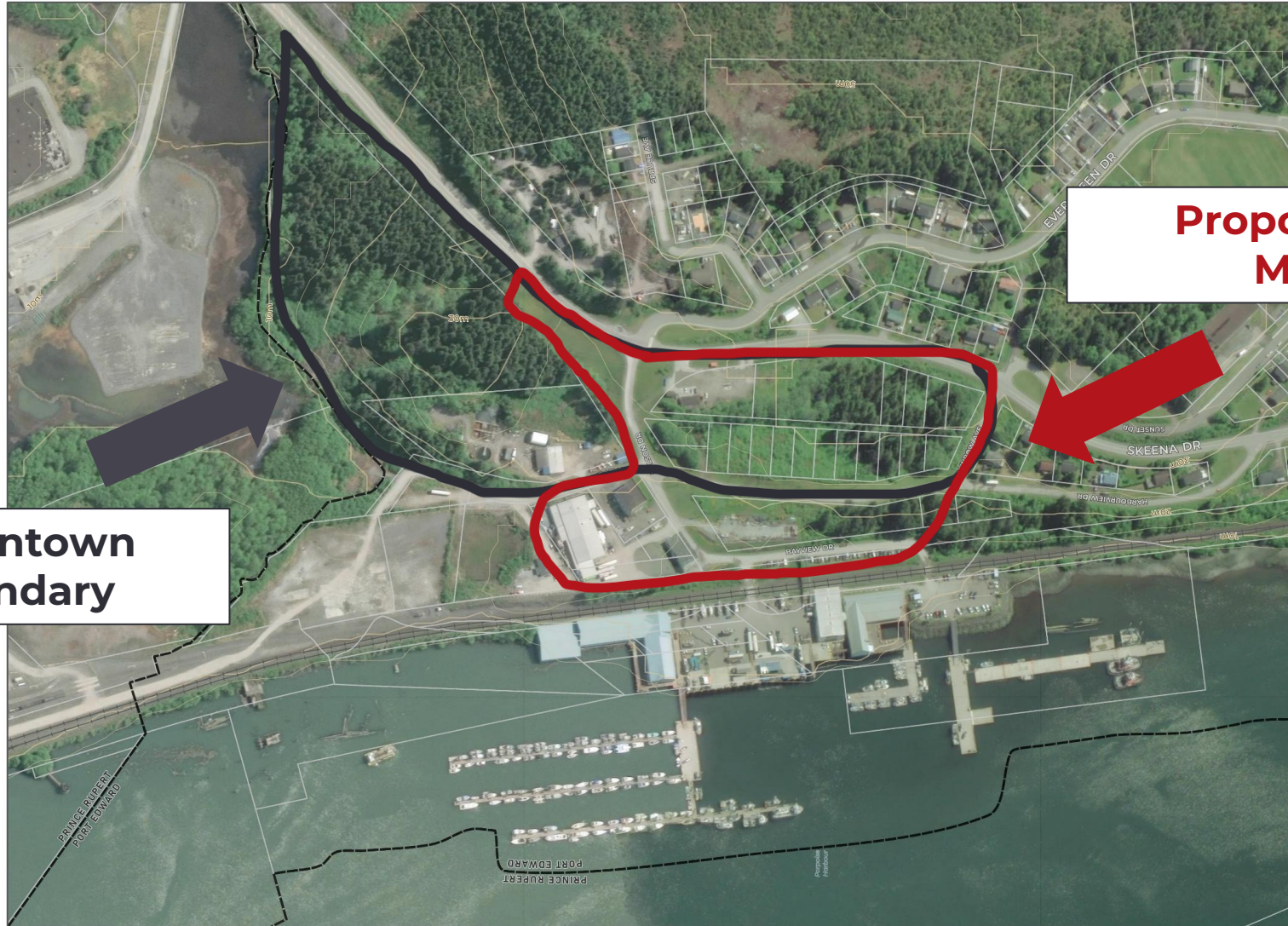


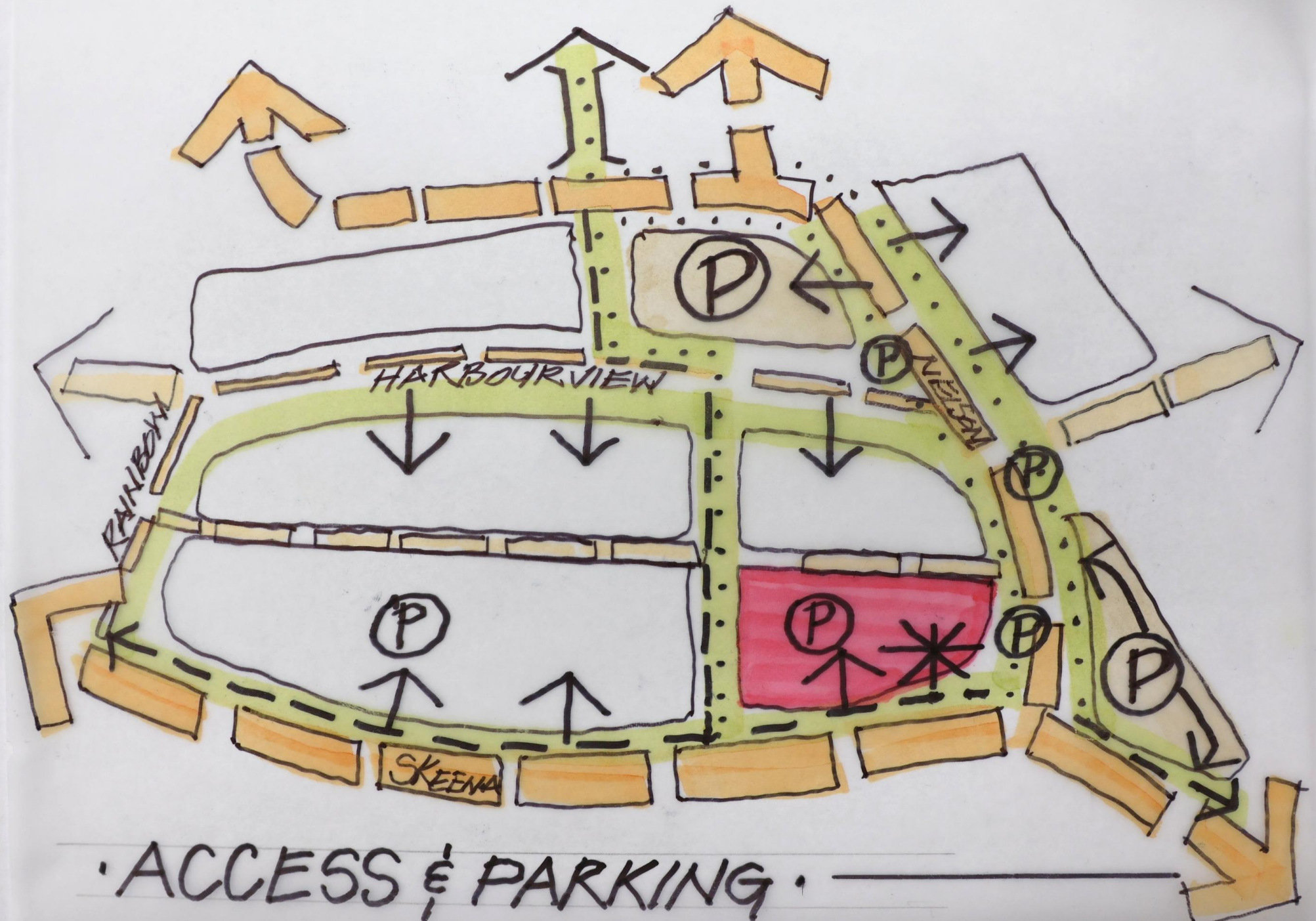
CONCEPT FRAMEWORK

BOUNDARY MODIFICATION

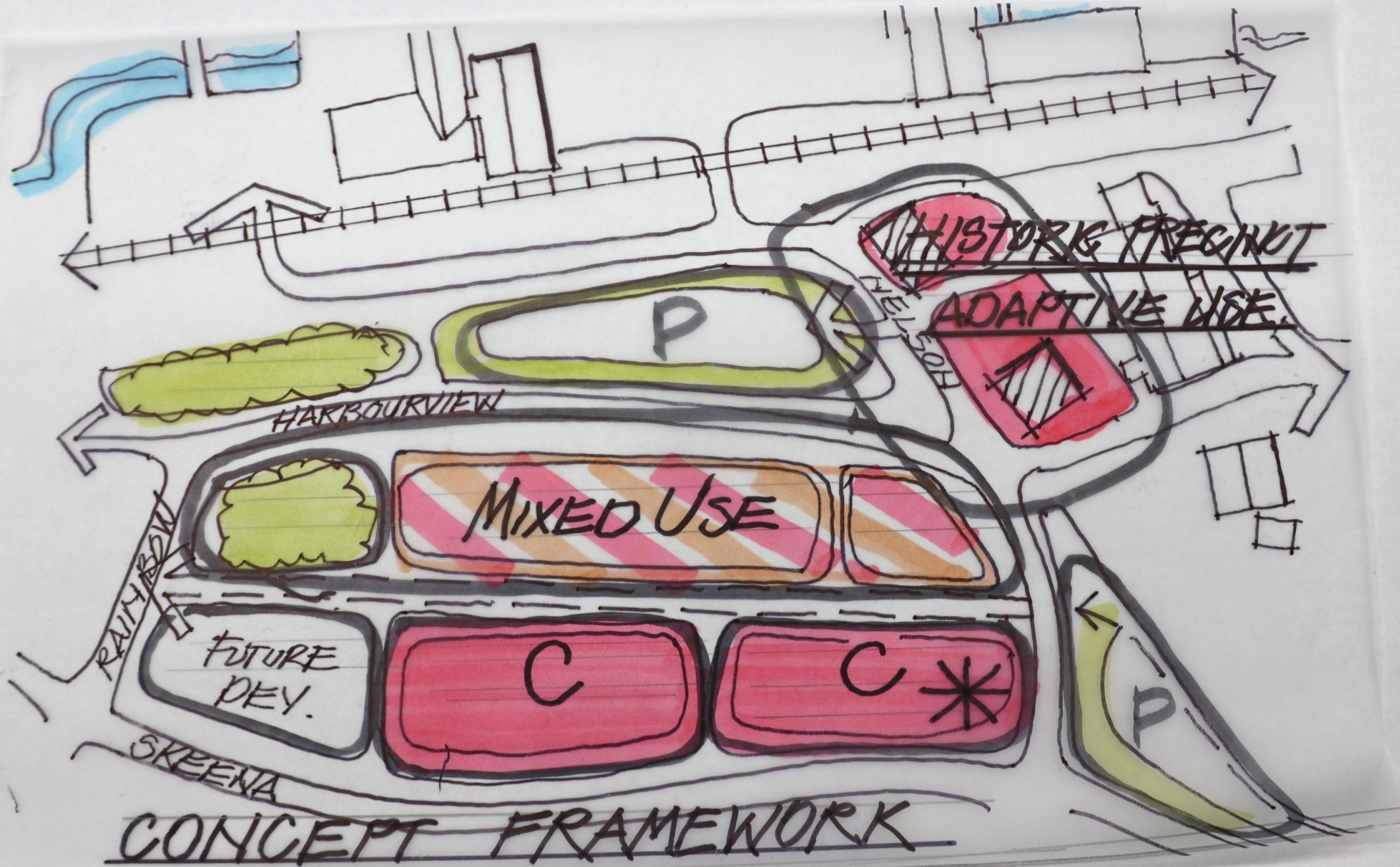
**Original Downtown
District Boundary**

**Proposed Boundary
Modification**





ACCESS & PARKING.



CONCEPT FRAMEWORK



ILLUSTRATIVE CONCEPT PLAN

SEPT 17 2025

PORT ACTIVITIES

RAIL CORRIDOR

BAYVIEW DRIVE

HARBOURVIEW DRIVE

RAINBOW AVENUE

SMALL ARTISAN/COMMERCIAL
SHOPS & HOUSING

NEW MARINE
SERVICES
• TOOL REPAIR
• RENTAL

HISTORIC
PRECINCT

CLOTHES
PROCESSING

OLD POWERHOUSE
• WORKER SPACE
• OFFICE SPACE
• OFFICE & RESIDENCE

ON STREET
PARKING

WORKS
YARD

North
0 10 20 30 1:600

VILLAGE
LANDING
• GENERAL STORE
• LOCAL RETAIL
• KITCHEN
• CREATABLE EVENT
DOCK

GENERAL
DAY USE
PARKING

ACCESS
ROAD

VILLAGE
PLACE
WHEEL DRIVE

MULTI USE
TRAIL

SMALL VACATION
COTTAGES (AS BUFFER)
(ON SKIDS)

FUTURE DEVELOPMENT
(FOR SKEENA)

MARKET
DEVELOPMENT

HARBOURVIEW
PRECINCT

MIXED USE
RESIDENTIAL
• VILLAGE COMMERCIAL
• ARTISAN/LIGHT INDUSTRY

COTTAGE
COUNTRY

SERVICE LANE

CAR
STATION

BUS

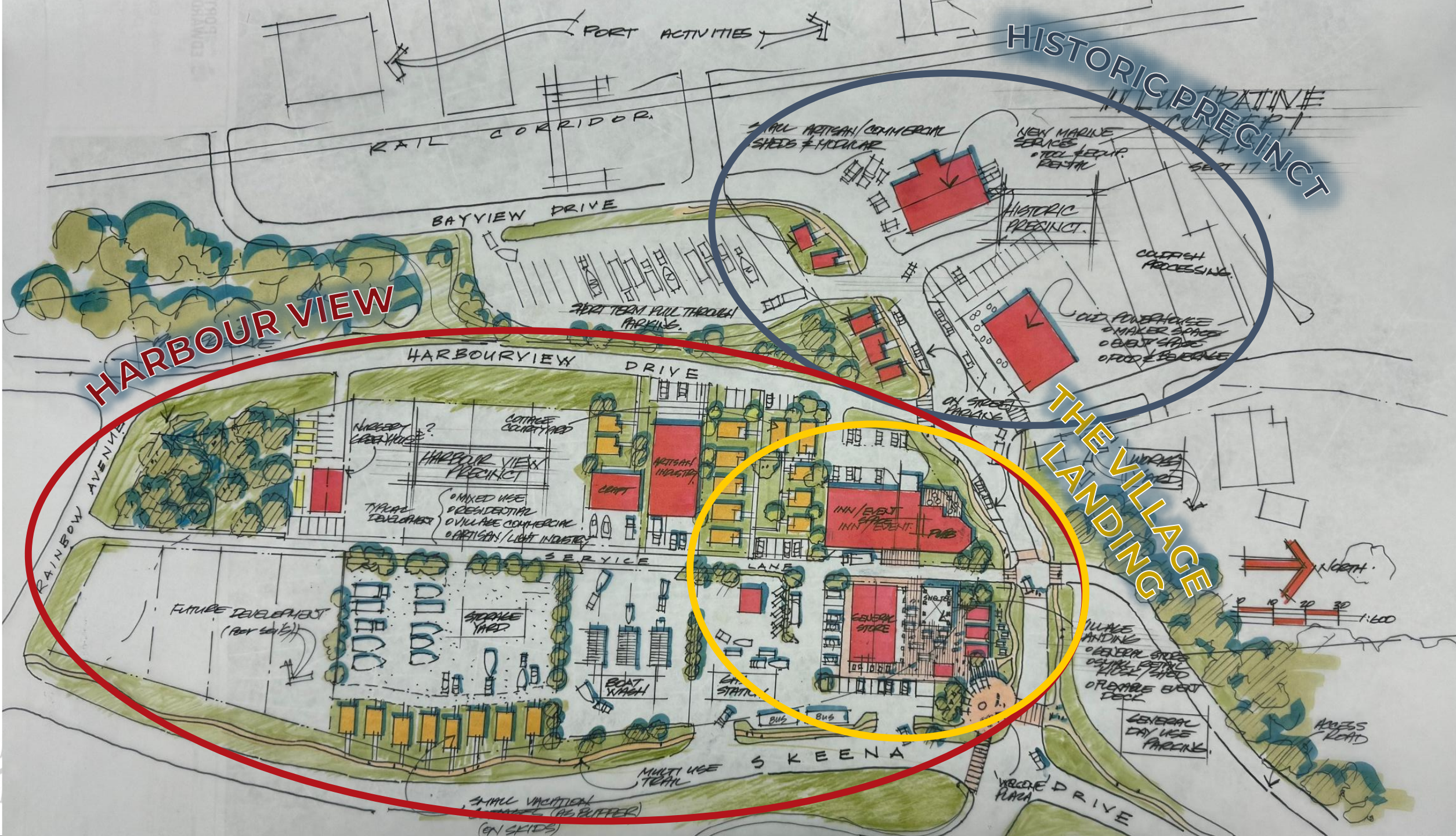
SKEENA

ADDITIONAL
PARKING

HARBOUR VIEW

HISTORIC PRECINCT

THE VILLAGE
THE LANDING



A photograph of a harbour filled with fishing boats. In the foreground, a white boat named 'NORTHERN SURF' with the number '25293' is visible. The background shows a range of dark, forested mountains under a cloudy sky. A dark grey rectangular box with a thin yellow border is overlaid on the right side of the image, containing the text 'HARBOUR VIEW' in white.

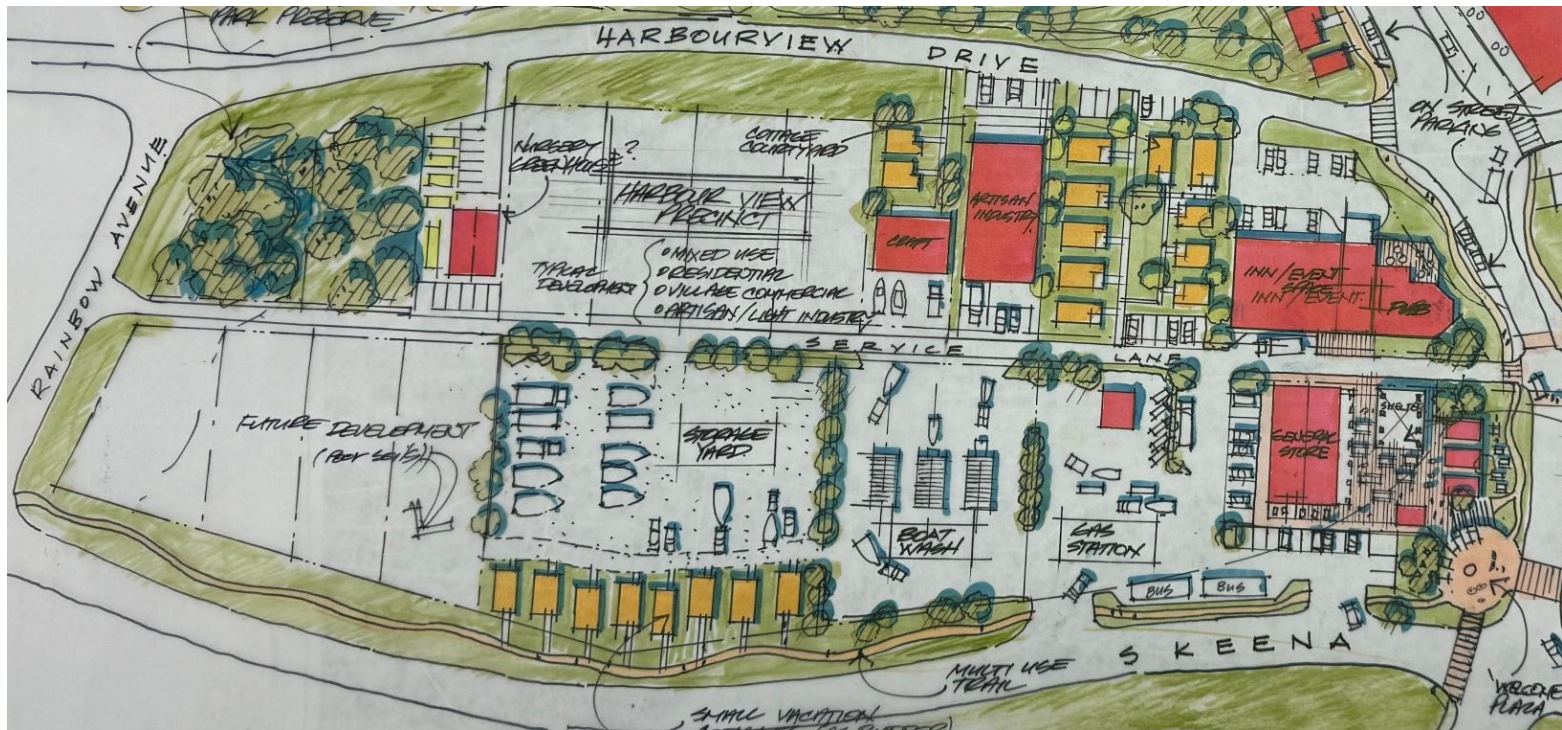
HARBOUR VIEW

HARBOUR VIEW

A Mix of Residential, Commercial & Light Industry

ACTIVE USES

- Village Landing
- Affordable Housing
- Artisan/Light Industry Workspaces & Shops
- Storage Yard (Boats & RVs)
- Greenhouse





**Year-round
farming with
Gitmaxmak'ay
Nisga'a Society**





KEY PROJECTS

1. Village Landing
2. Modular housing
3. Artisan & light industry small workspaces
4. Storage yard for boats and RVs with a green screen
5. Explore further future development concepts





THE VILLAGE LANDING

THE VILLAGE LANDING

Arrival and Invitation

ACTIVE USES

- Ceremonial Welcome Plaza
- General store
- Retail
- Multi-use Gathering Space
- The Porpoise Pub
- Boat Wash

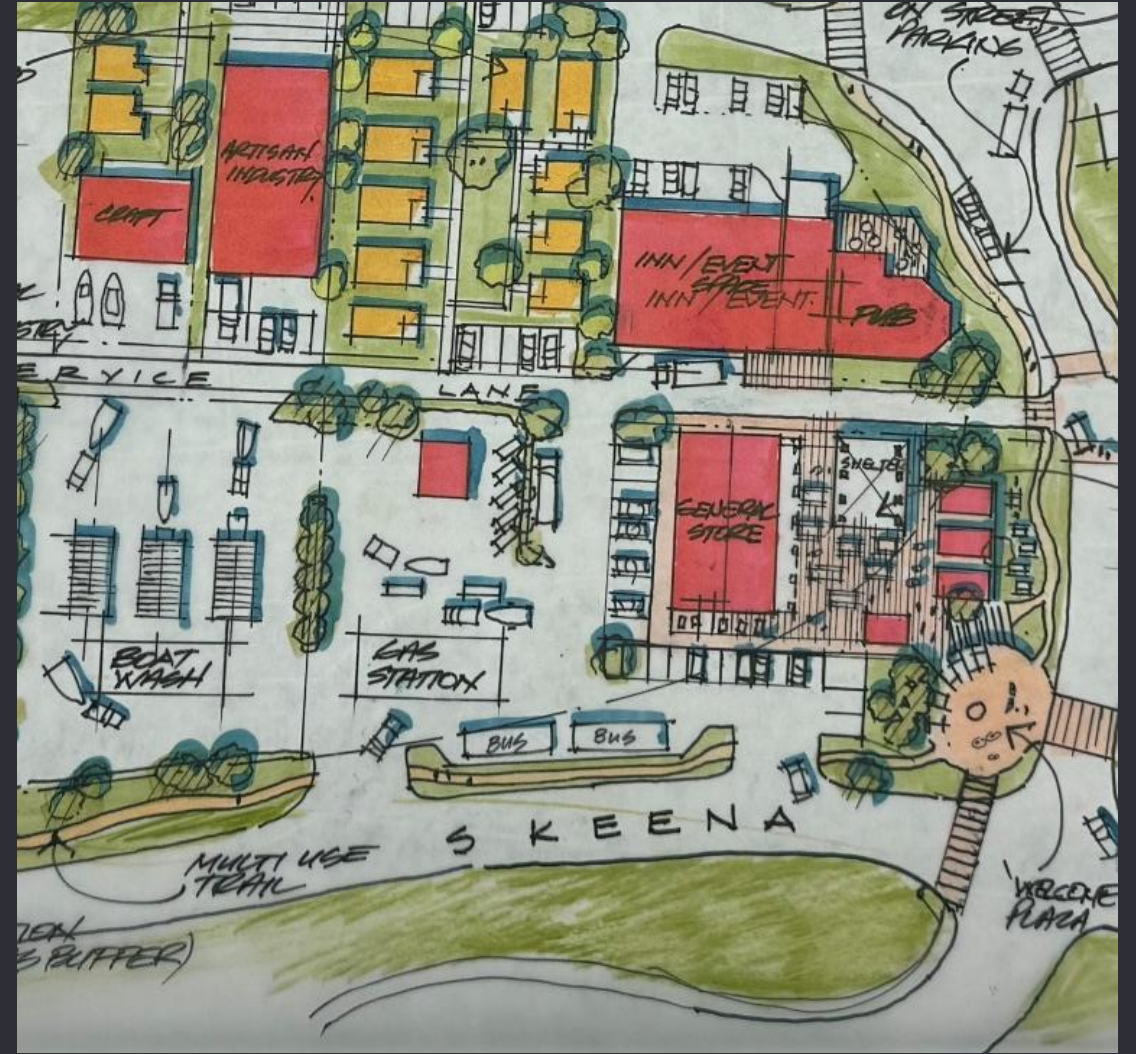






KEY PROJECTS

1. New General Store
2. Ceremonial Welcome Structure
3. Plaza & Covered Space
4. Gas Bar
5. Retail Pop-Ups
6. Tourism Kiosk
7. Pedestrian walkway extension





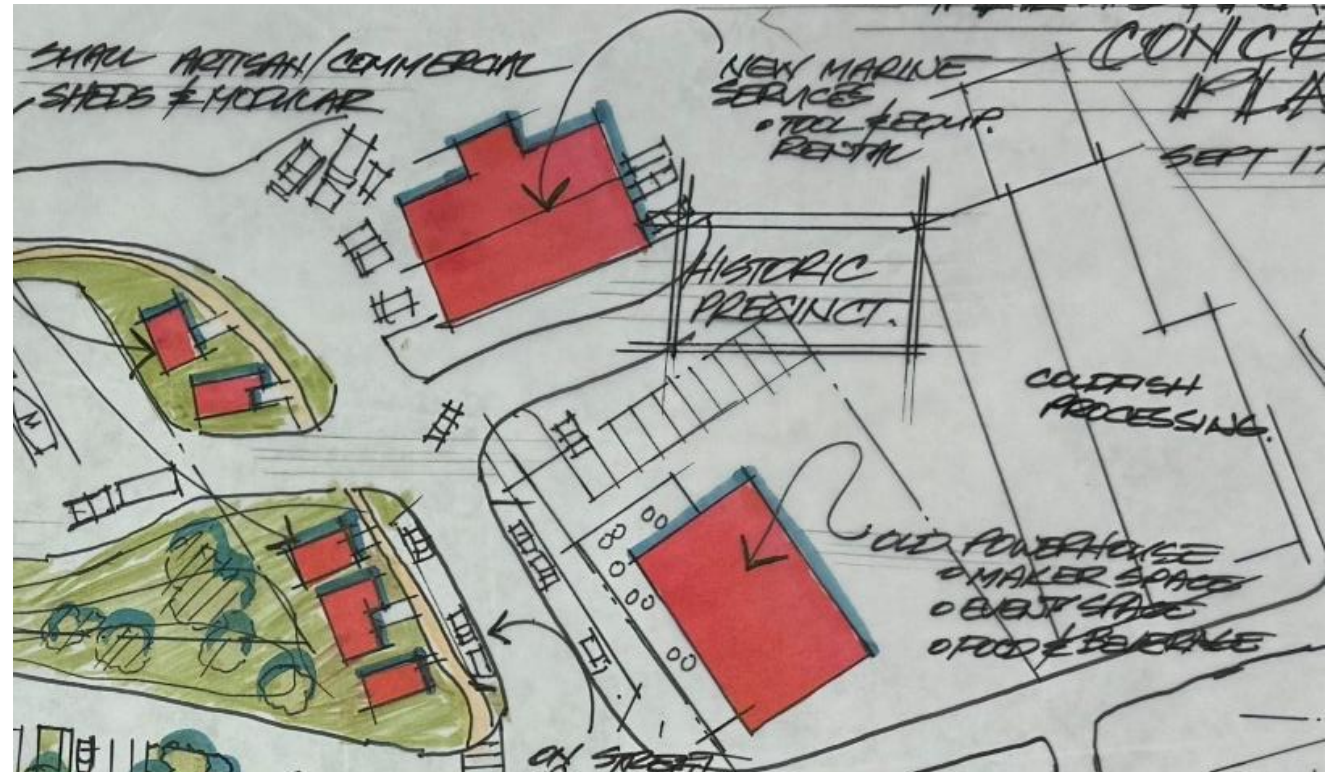
THE HISTORIC PRECINCT

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Sense of Place & Reflecting History

ACTIVE USES

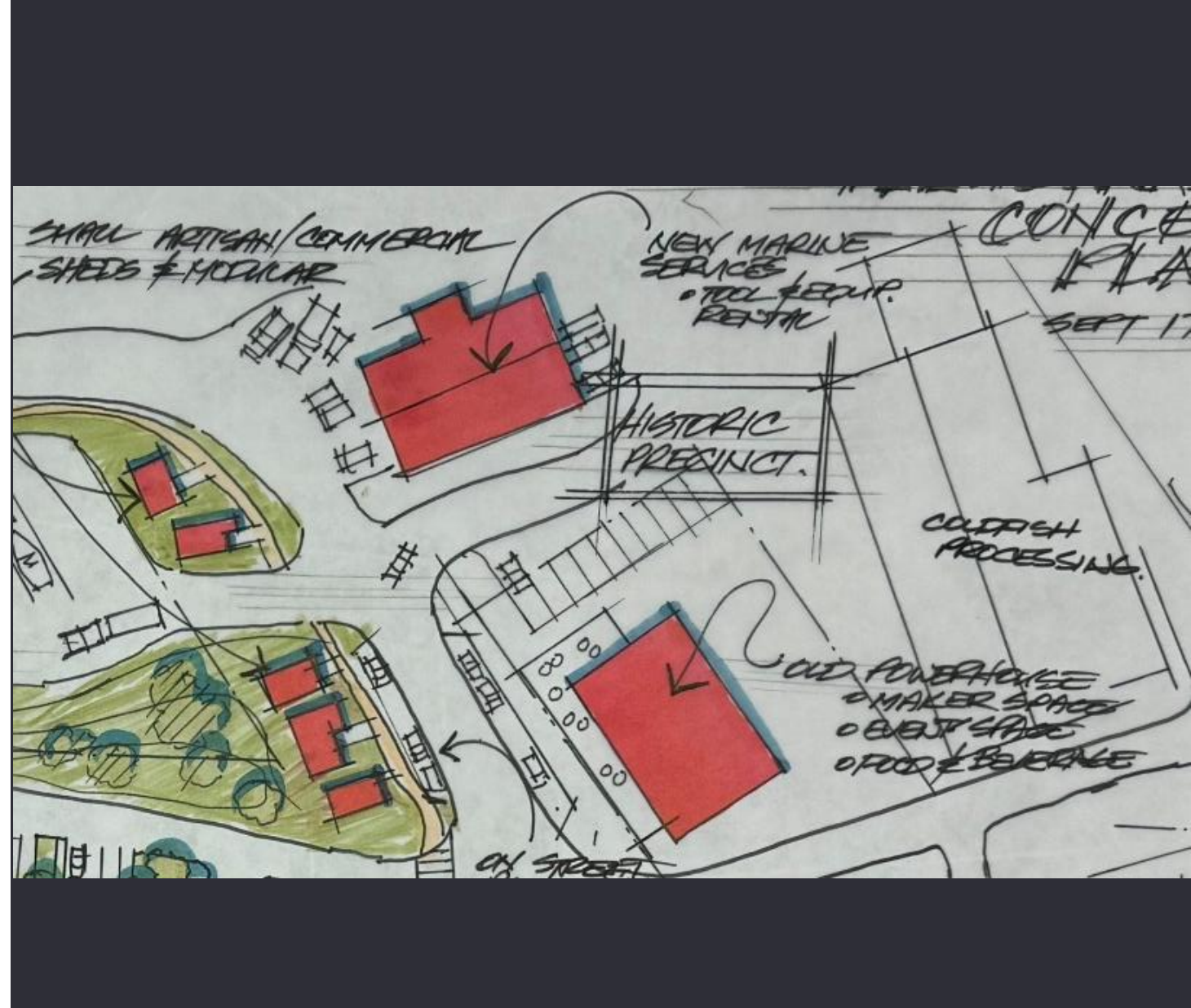
- Marine Industrial Services
- Tool & Equipment Rental
- Maker Space
- Event Space
- Food & Beverage

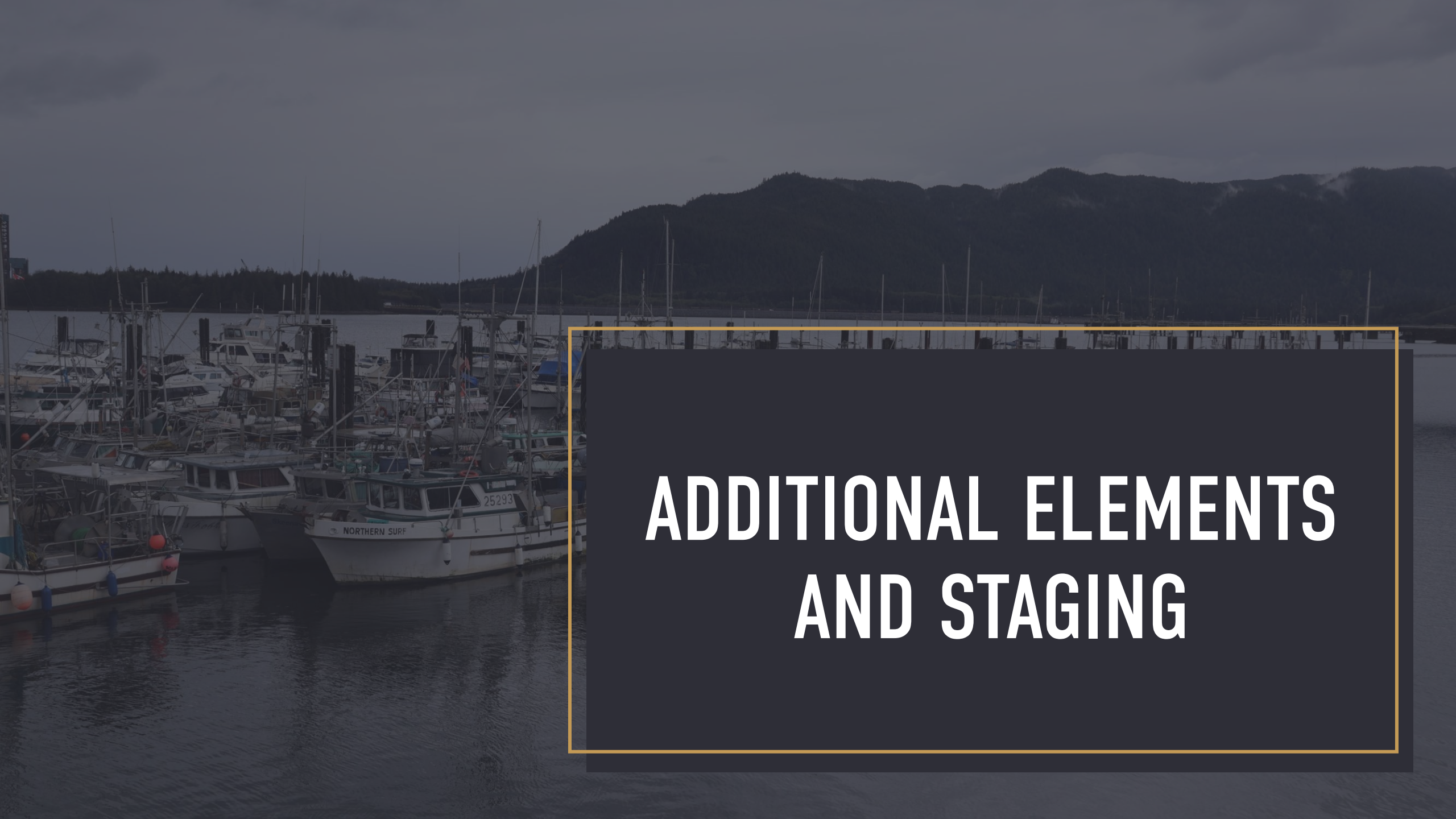




KEY PROJECTS

1. Adaptive re-use of buildings
2. New marine service (tool and equipment rental)
3. Convert Old Powerhouse Station into a maker space, event space, and food and beverage service





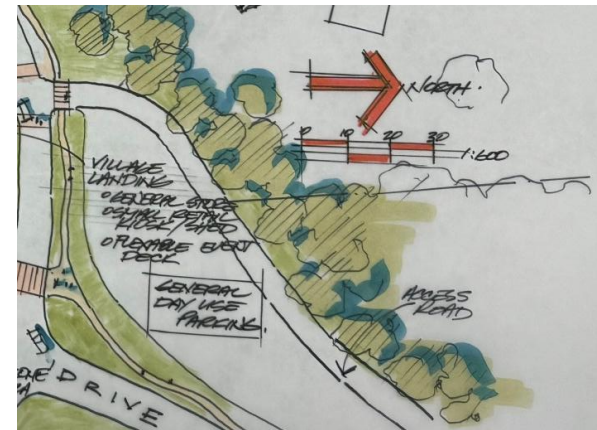
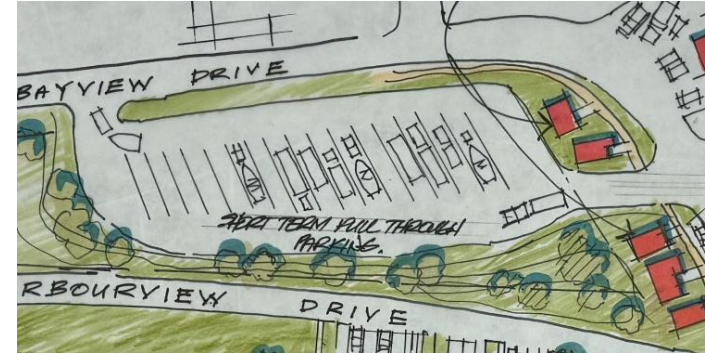
ADDITIONAL ELEMENTS AND STAGING

ADDITIONAL ELEMENTS AND STAGING

Supporting a Vibrant Downtown District

ACTIVE USES

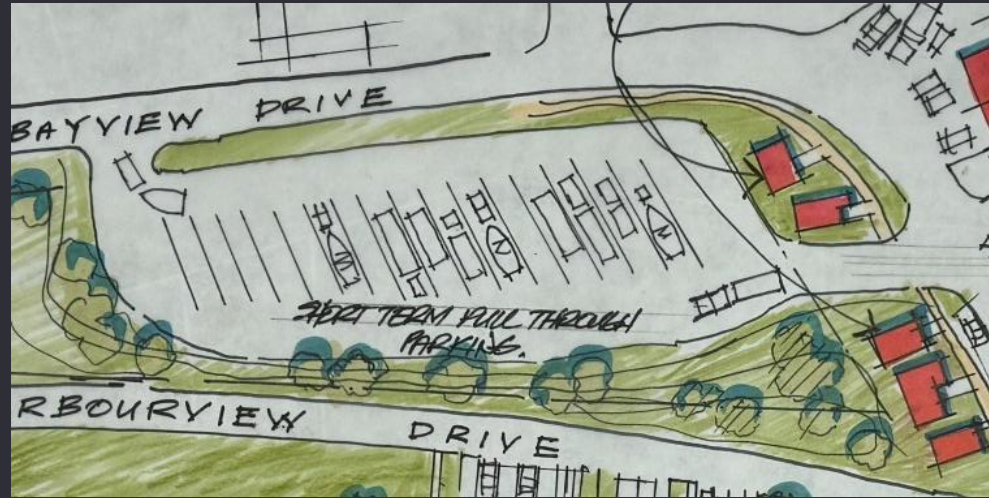
- Day Use General Parking (Skeena Drive)
- Day Use Pull-through Parking (Bayview Drive)





KEY PROJECTS

1. Day use general parking with road access between Skeena Drive and Nelson Avenue
2. Day use pull-through parking at Bayview Drive
3. Add amenities to parking lots (ex. EV Charging)
4. Sidewalks and Pathways



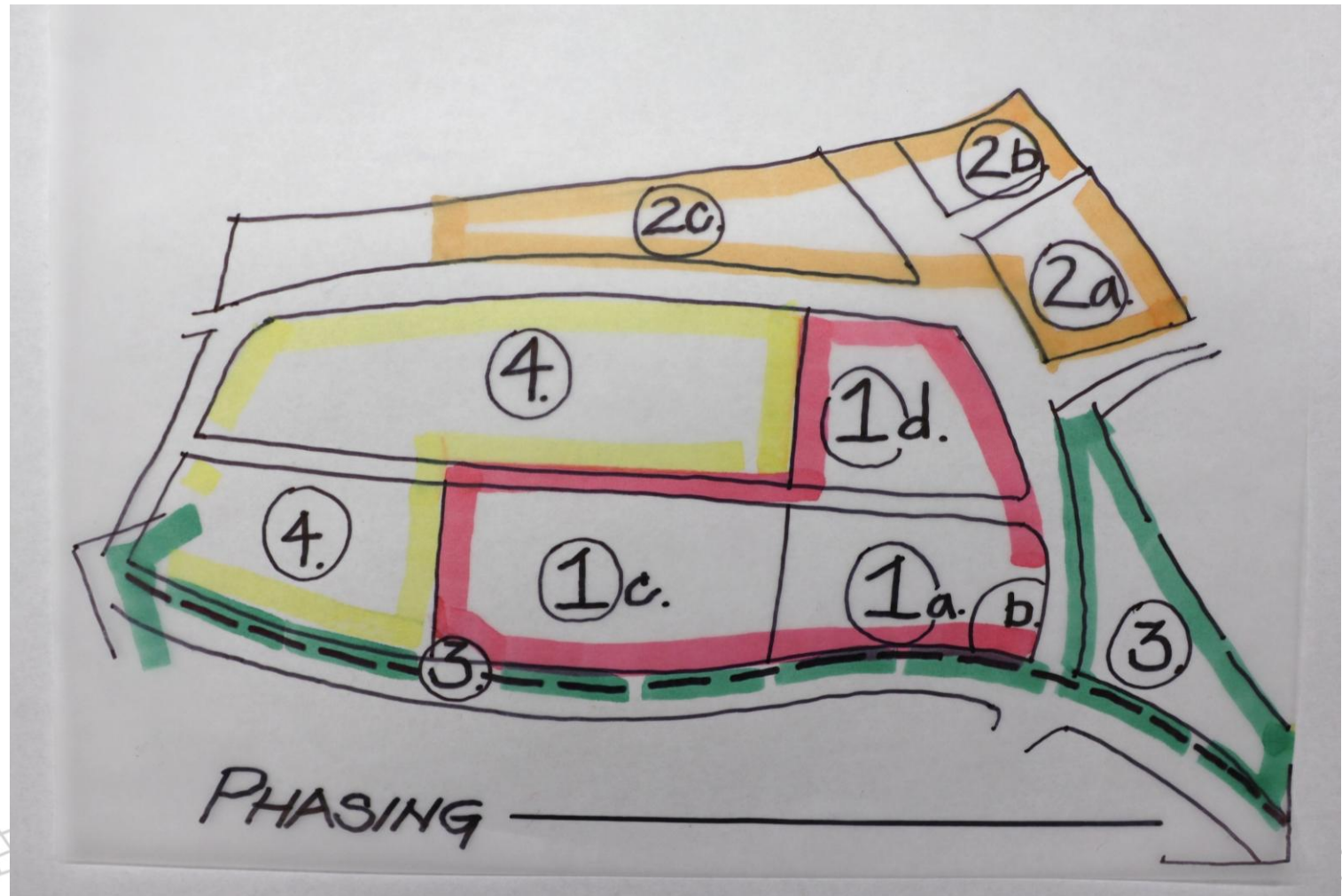


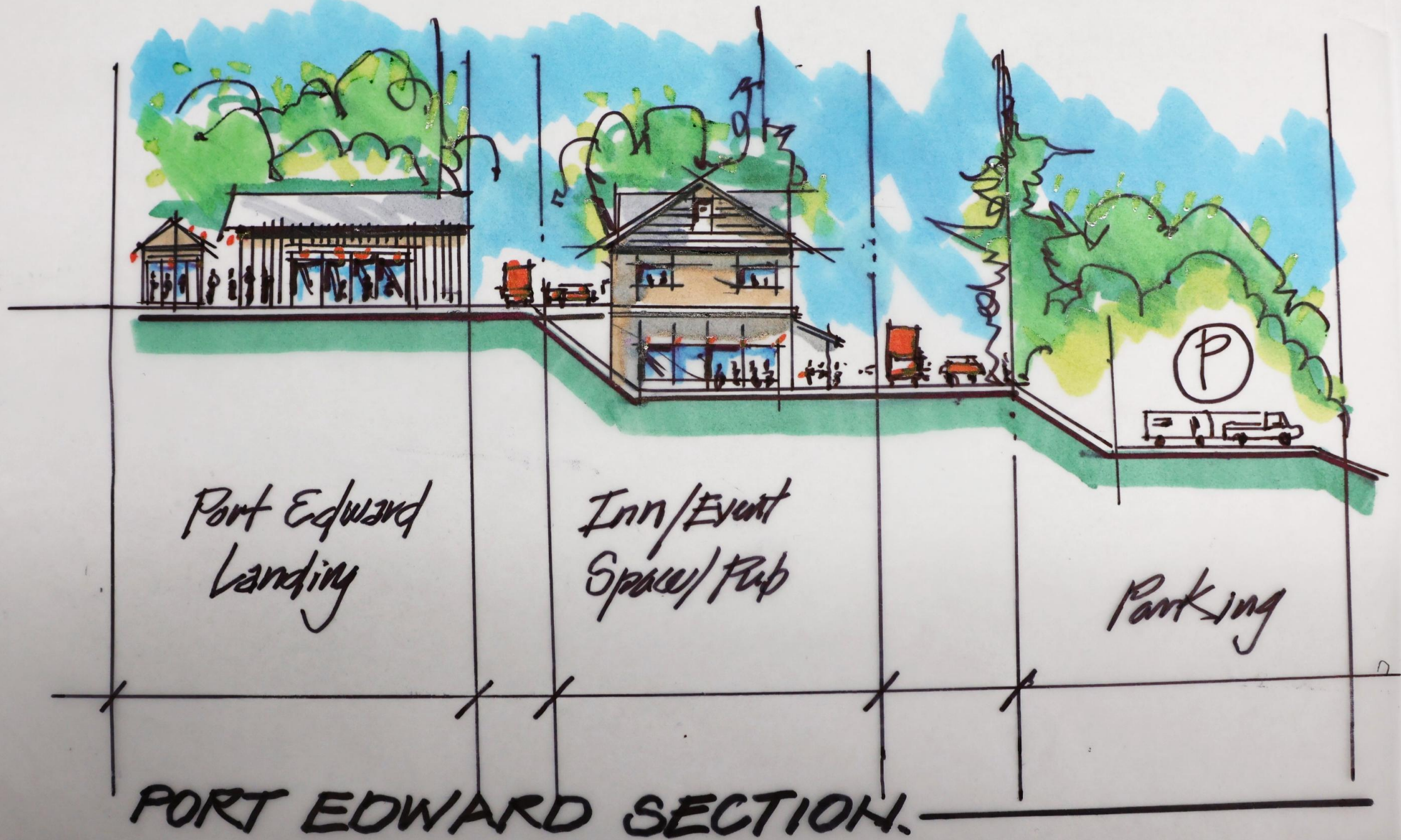
PHASING

PROJECT PHASING

Four Proposed Phases:

- Phase 1: Harbour View (Village Landing)
- Phase 2: Historic Precinct
- Phase 3: Additional Parking & Pathways
- Phase 4: Harbour View (Remainder)







FUNDING & PARTNERSHIPS

The Precincts:

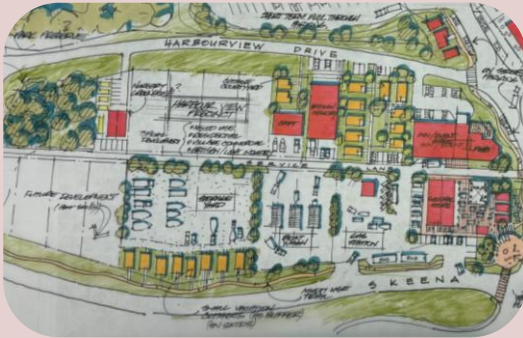
1. Harbour View / Village Landing
2. Historic Precinct

Potential Partners:

- District of Port Edward
- Prince Rupert Port Authority (PRPA)
- First Nations
- Community Members
- Cruise Lines

FUNDING AND PARTNERSHIPS

KEY PROJECTS



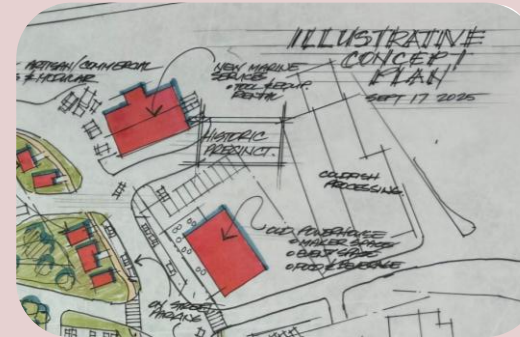
HARBOUR VIEW

The Village Landing
Modular housing
Artisan & light industry
small workspaces
Storage yard for boats and
RVs with a green screen
Explore further future
development concepts



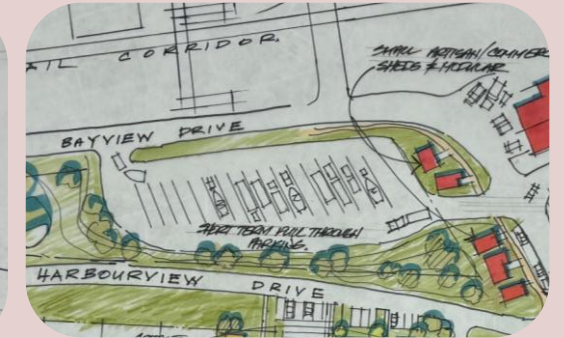
VILLAGE LANDING

New general store
Ceremonial welcome
structure
Plaza & covered space
Gas Bar
Retail Pop-Ups
Tourism Kiosk
Pedestrian walkway
extension



HISTORIC PRECINCT

Refurbish buildings
New marine service (tool
and equipment rental)
Convert Old Powerhouse
Station into a maker
space, event space, and
food and beverage service



ADDITIONAL AMENITIES

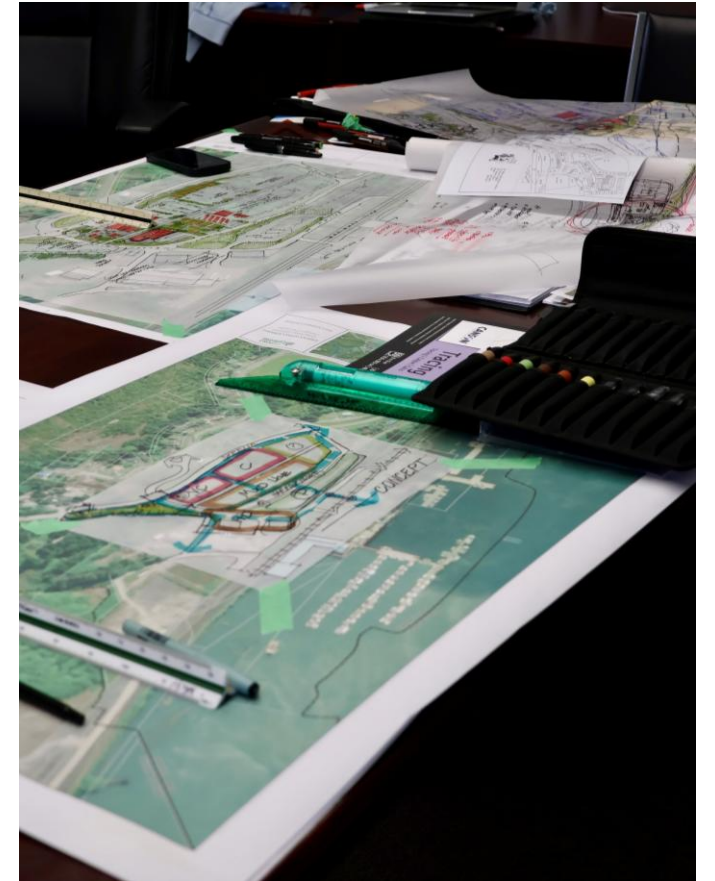
Day use general parking
with road access between
Skeena Drive and Nelson
Avenue
Day use pull-through
parking at Bayview Drive
Add amenities to parking
lots (ex. EV charging
station)



NEXT STEPS

NEXT STEPS

1. Finalize Current Work
2. Formalize Partnerships
3. Detail Design for Construction



NEXT STEPS

Establish the Program

1. Develop Development Permit Guidelines for the Downtown District
2. Continue conversations with land owners to optimize integration of in-stream ideas (re: pub and boat wash)
3. Explore partnerships with Nisga'a Society (re: store site, housing excursions)
4. Develop an active transportation plan to set the stage for capital works (sidewalks and pathways)



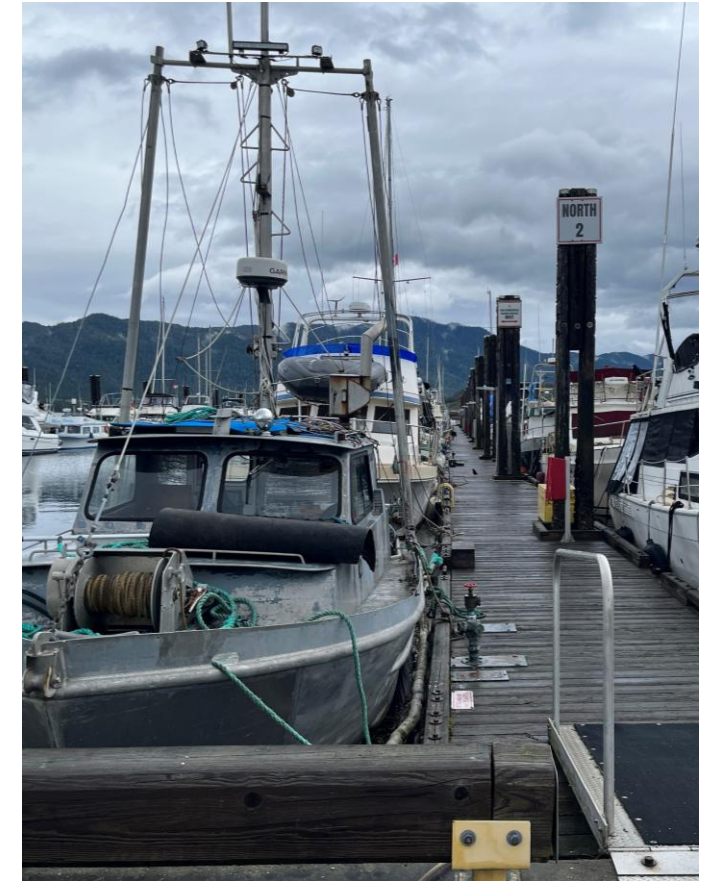
NEXT STEPS

Engage Partners

1. Connect with BC Transit on the potential re-orientation of the current bus stop
2. Coordinate with PRPA and CN to understand potential downstream implications stemming from Zanardi Bridge expansion.
3. Connect with the Port Edward Harbour Authority to discuss potential plans for their storage site.

Build Excitement

1. Get the word out! Let people know about the opportunity to advance Port Edward's future (Chamber lunch, Northern View, OCP Open House – October 1 & 2)
2. Explore opportunities with Tourism Prince Rupert
3. Engage with First Nations to explore opportunities for cultural representation throughout the site



THANK YOU
T'OOYAKSIY' N'IIN

