

## EXECUTIVE SUMMARY

This Final Report presents the results of the analysis of the feasibility of a development concept proposed for the Britannia Heritage Shipyard in Steveston, BC. The purpose of this report is to provide the Project Team with information which will assist in making a decision as to proceeding with the next stage of the work.

### Development Scenario One

Development Scenario One is based on a plan which encompasses the current Britannia Heritage Shipyard site. The controlled access zone is limited to the east position of the site, leaving the remainder of the site open for use as a public park with unrestricted access. The Visitor Centre Complex would include the First People's House, the Murakami complex, and the Japanese dwelling. Within the controlled zone visitors would have access to a visitor orientation area in the Cannery Dwelling, the historic interpretation area, the Boatworks and the Main Shipyard. Access to the Boat Tours, restaurant, and retail shops in the Seine Net Loft building would be from the public park areas as well as from the floats connecting the Main Shipyard and the Seine Net Loft outside decks. The advantages of this approach include:

- maximizes open public access to the site;
- protects historical artifacts on east side of site;
- facilitates community use of education facilities;
- facilitates community access to retail and food services locations; and
- allows for appropriate uses of historic buildings.

### Preliminary Site Layout Concept

