



NEWCASTLE + BRECHINNEIGHBOURHOOD PLAN

OPEN HOUSE 2009-OCT-08

Prioritized Summary of Comments

Question 1. What things do you like most about your neighbourhood?

Response	# of Responses
Views / Ocean view	42
Proximity to waterfront / Seawall	31
Good Neighbours. You know your neighbours, and neighbours look out for one another.	30
“Walk-ability” and pedestrian aspect of neighbourhood. Walking distance to most destinations.	28
Close to all amenities / convenient or central location (Proximity to everything)	28
Proximity to shopping, other services (i.e. Terminal Park)	25
Peaceful and / or quiet	21
Sense of community	15
Friendly people	14
Diversity of people and housing	14
Single-family dwelling oriented / residential neighbourhood	13
Proximity to park land / green space	12
Proximity to BC ferries	11
Proximity to downtown	10
Safe	9
Boating / marina activity	9
Trees / plants	8
Transit service	7
Pride in home ownership / well-kept homes and maintained properties	7
Lots of green space / boulevards	6
Low traffic flows	6
Clean	5
Current density (low), not crowded.	5
Proximity to hospital	4
Existing homes and landscaped lots	4
Not crowded or polluted with big city development or “mega” homes	4
Public events at Maffeo Sutton Park	4
Walking / hiking areas	4
Variety of unique architecture	4
Mature parks/gardens	4
Clean air and water	4
Character homes	4
Accessibility to waterfront / seawall	3
Public green space well-kept by city maintenance	3
Beautiful	3
Mix of residential and commercial	3
Privacy	3
Wildlife	3



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Stable	3
A neighbourhood in the true sense	3
Mature neighbourhood but upgraded	2
Proximity to school	2
Affordable	2
Queen Elizabeth Park / Promenade	2
Access to water recreation i.e. kayaking	2
Lighting	2
Weather	2
Grew up here – sentimental	2
Small-storey buildings (4 or less storeys)	2
Slow pace	2
Roof height standards	2
Lack of crime / Low crime rate	2
Long term residents	2
Large lots	2
Bike paths	1
Proximity to yacht club	1
Historic neighbourhood aspects	1
Seen development over last 56 years	1
Human scale – unique and individual buildings	1
Homes are of similar size and value	1
No-thru streets	1
Road not crowded with parked cars	1
No sidewalks – gives a rural feeling	1
Historic buildings	1
Train whistle	1
Lack of non-polluting commercial businesses	1
Being a neighbourhood watch community	1
Lanes	1
Quality	1
Coffee shop on Stewart Ave.	1
My garden	1
New development is happening	1
Efficient garbage collection	1
Long-term residents. No transients.	1
Watching planes	1
Clotheslines	1
Proximity to church	1
Low ownership turnaround	1
Well established	1



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Question 2. What things do you like least about your neighbourhood?

Response	# of Responses
BC Ferries – noise, vibrations, lineups on Stewart Ave., traffic, generators, traffic, grime, litter.	25
Criminal activity / stealing / drugs	12
Ferry and non-local traffic using residential streets	12
Tall trees obstructing ocean views (particularly for residents of Beach Estates) (need to be cut by city)	11
Lack of sidewalks	10
Ocean Cement – noise, messy, dirt	9
Homeless population	9
Unightly / overgrown properties that are not maintained by owner	8
Open ditches	7
Petro Can fuel tanks – eyesore and environmental threat	7
Condition of rental units / slum landlords	7
Speeding traffic	6
Waterfront development obstructing views	5
Non-continuous Seawall	5
Garbage / Litter	5
Traffic Noise	5
Constantly having to fend out developers from building high-rises	5
More crosswalks needed	5
Traffic congestion on Stewart Ave, Terminal Ave, on Brechin Road	5
Highrises blocking views	5
SeaLand Market not being used	4
Lack of snow removal on sidewalks and bus stops	4
Losing homes to condo / commercial construction	4
Commercial traffic on residential streets	4
Lack of signage regarding speed	3
Overhead wires	3
Nanaimo Shipyard – unbearable noise pollution, polluting land and ocean,	2
No control of illegal suites: no parking provided, double noise and garbage,	2
Residents of Protection Island using Newcastle Ave to park overnight	2
Duplexes being rezoned as fourplexes	2
Industrial zones next to residential zones.	2
Overhead power lines	2
Cars parking on street	2
Traffic noise	2
Cars / boats / trailers parking on street	2
More street lighting needed	2
Roads not safe to bike. Bike corridor needed along Stewart.	2
Lack of bylaw enforcement regarding parking and speeding infractions	2
Lack of garbage cans along seawall	2



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Lack of police presence	1
Motels with questionable clientele	1
Smelly garbage bins on Stewart Ave. near Sealand Market	1
No thru roads (in case of emergency)	1
Single lots being rezoned to build oversized homes	1
Lack of bylaw enforcement RE: Ferry parking	1
Brechin Pt Industrial Plant	1
Trees to be topped in Barry Moriez Park	1
No corner store on Stewart Ave.	1
High-density buildings that house seniors	1
Uninspired development along Stewart Ave.	1
Mobiles splitting lots into two.	1
Mostly middle-age/older residents	1
Gas station/laundry mat (traffic, noise, trouble makers, drug traffic)	1
Light pollution	1
Road connections are too busy	1
Missed opportunities to upgrade and redevelopment between highway and Estevan	1
Mixed land use/high-density development	1
City planners ignoring suggestions and turning Maple Street into a highway	1
Industrial expansion	1
Terminal Mall	1
Unused commercial/industrial land	1
Turning right off Pearson Bridge to Newcastle Ave.	1
Unlicensed businesses	1
Lack of curbs on Brechin Hill	1
Lack of public space on Stewart Ave.	1
Uncertainty of view	1
Resistance to change or growth	1
Barking dogs	1
Trees being cut down and not replaced	1
More new development needed	1
Lack of parks / green space	1
No garden compost pickup	1
People loitering at bus stops	1
Lighting needed in alley between Larch & Poplar Street	1
The narrow approach to Stewart Ave from Pearson Bridge	1
"No parking" signs needed on Larch Street.	1
Unsafe	1
Fuel depot	1
Sidewalks need to be wider for wheel chairs	1
Historic landmarks have disappeared	1
Lack of traffic signal when leaving Beaches Estates	1
Limited access to Newcastle Island	1



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Question 3. What is one characteristic about this neighbourhood that you would most like to see change?

Response	# of Responses
Ferry traffic reduced on residential roads	7
Remove big white oil tanks	6
Nothing	6
Owners to maintain their homes/yards	4
Remove Ocean Cement	3
Reduce speeding traffic / enforce speed limits	3
Extend waterfront walkway	3
The view	2
Short, wide condos along Stewart Ave (barrier)	2
Convert to underground wiring	2
More public space on waterfront	2
Rename and make over "Terminal Park Mall"	2
Increase "walk-ability" of neighbourhood (i.e. green spaces, sidewalks, walkable beaches, etc).	2
Remove ferry parking on Stewart	1
Make marinas and industrial areas more attractive	1
Remove Nanaimo Shipyard	1
Relocate industrial/commercial businesses	1
Higher density/mix of commercial/residential	1
A medical centre	1
Reduce street parking	1
Reduce ferry vibrations	1
Remove BC Ferries	1
Put 4-way stops on every corner	1
Add park to Brechin Point	1
This plan – was not notified of changes to corridor area and their implications	1
The zoning laws	1
Cut tall cedars/alders near Queen Elizabeth sign	1
Revitalize the Sealand market	1
Inlet along Newcastle Channel needs more green space and moorage.	1
Reduce commercial buildings	1
Add sidewalks or curbs	1
Improve traffic lights at top of Brechin	1



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Question 4. What is the one characteristic about this neighbourhood that you would most like to preserve?

Response	# of Responses
Single family dwellings, low density zoning	15
The view	13
Waterfront walkway	5
Green space / parkland	5
No highrises on the waterfront	5
Access to water	4
Marina / boating / yacht club lifestyle	4
Height restrictions	4
Trees / natural environment	3
Peaceful / quiet neighbourhood	3
Heritage / character homes	2
Sense of community	2
Everything	1
The absence of highrises	1
Safety	1
Tabernacle Church	1
Brechin Lanes access to exit Beaches Estates	1
Stay the same without impeding progress	1
Old red brick stone on Stewart Ave	1
Having amenities close by	1
The people	1
Queen Elizabeth Promenade	1
All of it	1
Wildlife	1



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Question 5. How long have you been a resident of the neighbourhood?

Response	# of Responses
15+ years	34
0-5 years	25
6-10 years	20
11-15 years	4



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Question 6. Why did you choose to live in this area?

Response	# of Responses
Close to waterfront / marina	24
View	24
Old fashioned / character neighbourhood / slower pace	20
Access to services – walkable	19
Proximity to downtown	14
Quiet	13
Central location	12
Close to malls / shopping / pubs	12
Close to transportation (bus, ferry)	11
Reasonable rent / affordable homes	9
Safe	6
Close to schools	5
Parents wanted to	5
Close to work	4
Close to hospital	4
Close to family	2
Close to parks	2
Stable	2
Trees and shrubs	2
Close to church	1
Kayak access	1

Question 7. What type of services do you regularly use within your local neighbourhood?

Response	# of Responses
Shopping	81
Parks / Seawall	52
Medical	27
Pubs / Restaurants	26
Dental	17
Banking	16
Insurance	11
Marinas	10
Theatre	10
Postal services	10
Video	8
Barber / hair salon	5
Gas station	5
Coffee shops, etc.	4
Casino	2
Library	1
Transportation	1
Beach	1
Cat clinic	1
Lawyers office	1
Curling rink	1
Vehicle rental	1
Kayak rental	1



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Question 8. How do you access services within the local neighbourhood or elsewhere?

Response	# of Responses
Walk	73
Car	68
Bike	19
Transit	12
Motorcycle	1
Kayak	1
Taxi	0