

**Neighbourhood Plan Vision/Guiding Principles - Draft:**

- 1) Work Toward a Sustainable Neighbourhood
- 2) Create a Vibrant, Mixed Use Neighbourhood
- 3) Provide for Suitable Scale of Development
- 4) Maintain Key View and Unique Vistas
- 5) Develop a Strong Sense of Community
- 6) Provide for a Range of Housing Choices
- 7) Preserve Heritage Buildings and Historic Sites
- 8) Encourage Local Economic Activity
- 9) Preserve, Enhance and Restore Natural Environment
- 10) Ensure Availability of Suitable, Well-Connected Open Spaces
- 11) Develop Effective Transportation Networks
- 12) Build neighbourhood interconnectivity and in particular waterfront access

**MAIN TOPICS IDENTIFIED**

- Parks / public gathering space / community gardens – farmers markets – community centres.
- Traffic calming (high speed roads) – roundabouts – Nicol 2 lanes. Traffic noise.
- Ocean access/parks on waterfront/boardwalk and boat ramp.
- Increasing density – limiting height.
- Safety – lighting, sidewalks.
- Appropriate commercial business – local, non-franchised, mix use commercial residential, 4-storey maximum – mix of uses to encourage vibrant community. Granville Island like commercial node.
- Walking and walkway connectivity throughout neighbourhood.
- Improved public transportation/transportation options/designated bike routes.
- Convenient/close amenities.
- Community nexus/focus/interaction – community centre/social venues.
- Vacant lots cause problems/unsightly.
- Neighbourhood beautification, trees, lavender.

### **Discussion One – Land Use and Economy**

#### **1) Thinking about your neighbourhood, in what ways do you want to see the neighbourhood develop and in what ways would you like to see it remain the same?**

##### More

- Heritage conservation/interpretation. Use stretch of land leading to SFN land as heritage-like Barkerville.
- Densification (thoughtful, in particular, along main traffic thoroughfares, e.g. Nicol Street).
- Commercial / residential mix – Granville Island like market.
- Mixed residential including market housing, co-op housing and social housing within the same development.
- Hotel (higher end).
- Services for families and culture – family friendly neighbourhood.
- Affordability.
- Green space/natural environment/trees and plantings.
- Ocean access/views.
- Connecting trails and public space/gathering places.
- Roundabouts.
- Community gardens (on vacant land for example).
- Community centre.
- Waterfront access/boat ramp/boardwalk.
- Commercial business.
- Road improvements and sidewalks.
- Better, safer, wider, well-lit cycling routes.
- Better bus service – every 10 minutes.
- Turn Princess Royal Health Centre back into school. Keep Bayview Elementary as school.
- Lighting of playground – all night.
- Funding for motels to become social residence (versus kicking folks out in summer).
- Re-open theatre.

##### Less

- Traffic.
- Social housing / programs.
- Limit building height – 3-5 stories. No high-rises on waterfront.
- Light industrial.
- Heavy industry gone.
- Problem of residents exploiting drug addicts/prostitutes (e.g. room rentals).
- Walking.

#### **2) What types of uses are lacking in the neighbourhood, and where would you locate them?**

- retail/ services – small scale, pedestrian friendly (e.g. Old City Quarter).
- Multiple family residential, maximum 4 storeys.

- Bigger / more parks.
- Gathering spaces (small & large).
- Community centre – Princess Royal – needs more community ownership.
- Boutiques – Haliburton / Nicol / Victoria Road.
- Farmer’s market.
- Diverse retail.
- Café, coffee shops, corner store, bakery.
- Laundromat.
- Bed and Breakfast.
- Public art / community involvement.
- Community gardens.
- Walking trails and seawall from Cameron Island south to Petroglyph Park area.
- Bike rentals – bike trails/lanes.
- Boat rentals – boat ramp.
- Seniors resources – accessibility, programs.
- Dog walks – dog poop bag holders.
- Neighbourhood recycling.

**3) Are there any land uses in the neighbourhood that cause problems? What do you think would resolve this?**

- Nicol Street.
- Industry / residential incompatibility.
- Vacant lots.
- Assembly lands.
- Coastland Mill – should have to close windows and doors when operating.
- Taxis / taxi depots.
- Social services (concentration).
- Unkempt/unsecured/derelict properties.
- Industry blocking waterfront.
- Pubs.
- The road allowance section across from Rainer Street could be used for affordable housing.
- Illegal mobile homes on properties.
- IPI – noise, pollution – maybe should become a recycling drop-off?

Solutions:

- Nicol Street, narrow, allow on-street parking, promote commercial with residential above – improved fencing.
- Zoning (taxi depots).
- Decentralize (social services).
- Bylaw enforcement – encourage pride of ownership (unkempt properties).
- Develop Assembly lands, but not as solid corridor of high-rises. Continue harbourfront walkway accommodating cyclists, walkers, joggers, roller bladders, etc. Build low rise townhomes, 2-3 stories max., include seniors housing like Origin at Longwood, retail, artisan manufacturing facilities, live-work dwellings, and hotel not to exceed 4 stories. At least 50% of land should be park and green space. Preserve view for existing upland south end properties. All building development should be with built west coast heritage style (no stucco). South End could be like James Bay in Victoria.
- Assistance for struggling businesses (old firehall, movie theatre).

## **Discussion Two – Community and Social Enrichment**

### **1) How would you encourage a sense of community in the neighbourhood?**

- Places to sit – cob benches, gazebo.
- Softening the edges (e.g. Milton / Irwin).
- Beautification.
- Lower (scale) lighting. (LED ?)
- Transportation network.
- Pubs / social amenities.
- Coffee houses (locally owned, not franchise).
- Public art. Art that is interactive in design/use (e.g. thinks you walk through, etc.). Water features. Graffiti walls (make them with youth).
- SECA (more inclusive and representative).
- Communication (community newspaper/notice boards) – greater communication with City and other public institutions operating in area.
- Paths for walking. Reflexology paths.
- Gathering spots/community centre – sports areas – entertainment (sock hop/movies) – youth involvement.
- Public bikes/bike lanes.
- Community gardens.
- Parks (dog park) – great use of Deverill Park for recreational purposes.
- Flea market /farmers’ markets/ garage sale/recycle centre.
- Community events/sports tournaments/movies in the park.
- Community meeting/block parties/potlucks.
- Neighbourhood awards ceremony.
- Geocache.
- Speakers’ corner.
- Partner with SFN on community based projects/artwork.
- Get rid of needle boxes, have collection at drug stores or wherever needles distributed.
- Set up free store.
- Make neighbourhood pedestrian friendly.
- More garbage containers.
- Promote mixed use neighbourhood – 24 hour cultural scene.
- Revitalize vacant properties.
- Identify landmarks, mines.
- Fix up Nicol Street fences.
- Educate media – change South End stigma.

### **2) How would you address safety and security within your neighbourhood?**

- Increase density.
- Beautification in general.
- Addressing negative perception.
- Target “undefended” areas.
- Sidewalks around school and throughout neighbourhood where they are lacking.
- Snow removal.
- Lighting (in particular dark walkways, lanes, paths and public spaces).
- SECA – phone chains.

- Community development.
- Neighbourhood watch.
- Traffic calming/painted intersections/pedestrian and bike crossings at Nicol, Irwin, Haliburton, Needham.
- Reduce vehicle speed to 50 km/h on Old Victoria Road, Nicol and Haliburton. Enforce 30 km/h in school zones.
- Own the space – e.g. Cinderella Lane.
- More sidewalks – wider.
- Bike – triggered intersections.
- More bus shelters – less bus poles.
- More cops on bikes.
- Community policing centre.
- Community bulletin boards and meeting places.
- Consistent bylaw enforcement/more tools for dealing with nuisance properties.
- Pamphlets – complaint process, i.e. nuisance property, drugs.
- Better maintenance of city-owned lots.
- Close intersection of View Street/Seventh Street to vehicle traffic/pedestrian only.
- Rehabilitate 236/240 Haliburton Street (Manson Store) – currently left to “demolition by neglect” and is a gathering place for drug activity.
- 275 Nicol/822 Farquhar Streets – problem areas for illegal activity – excellent sites for redevelopment.
- Managed social housing facilities (like Balmoral).
- Encourage local ownership (vs. absentee ownership).
- Mules are “huge part” of drug trade. The taxis are the mules for drugs. Who is responsible for regulating taxis?

### **3) How would you maintain and / or improve the livability of the neighbourhood?**

- Medical clinic.
- Balanced social service provision.
- Pedestrian friendly.
- More commercial.
- Increase residential density.
- Waterfront access.
- Nicol Street traffic calming.
- Public/community art.
- Community gardens/farmer’s market.
- Community kitchens – broader scope of participants.
- Beautification – sidewalks – plants.
- Roundabouts.
- Limit building height.
- Carriage houses.
- Inclusive community - diverse.
- Encourage co-housing and densification – multi-family housing.
- Neighbourhood events / involvement (clubs).
- Public meeting spaces/coffee shops/bookstore.
- Mixed use neighbourhood that creates opportunity for many interactions.
- Housing options/affordability.

- Develop new housing (fourplexes) on empty lots that run from View Street at Rainer up to Princess and Columbia Streets.
- Public Art, art studios/theatres.
- Volunteering to help out elderly neighbours.
- Leash your dogs and pick up after them.
- Better bus service – every 10 minutes.
- Re-use empty lots.
- Noise restrictions to become valid earlier than 11:00 p.m.
- More Bylaw Service, RCMP presence.
- Incentives to restore houses – without restrictions.
- Heritage look, i.e. lamp posts. Public features that reflect history of neighbourhood.
- Interpretive plaques that tell story of different locations in neighbourhood.
- Allow chickens.
- Prizes for gardens.
- Community centre/daycare.
- Bike racks and benches.
- Fewer chain stores – more locally owned businesses.

### **Discussion Three – Environment and Infrastructure**

#### **1) What are the specific areas of the neighbourhood that need environmental protection / restoration / enhancement? Why?**

- Nicol Street.
- Industrial sites – negative impacts/pollution/phase out.
- Trucking routes.
- Log – estuary environment.
- Property on end of Strickland – protect – enhance – trail development – change to park.
- Assembly wharf – enhancement / development – waterfront access – trails.
- Petroglyph Park.
- Fry Street – change zoning usage – Jack Daniels site, change to market –preserve Robins Gardens.
- Vacant lots.
- City owned land between 334 and 364 Haliburton Street - utilize for park.
- Eastern terminus for Farquhar Street – purchase for park space and beach access.
- Remove Harris Rebar crane at site on Sabiston Street.
- Robins Garden – include public access to park portion of redevelopment
- Nanaimo estuary and beachfront abutting neighbourhood waterfront.
- Revitalize heritage houses – reuse.
- Requirement for cruise ships to turn engines off and should be piloted out.
- Coastland Mill must meet pollution standards by 2012.
- Greener streetscapes (no asphalt).

#### **2) What is the availability and condition of parks and open space in your area? Is anything lacking? What do you think would improve it?**

- More parks – ideally on waterfront.
- More parks / open space/landscaping.
- Use vacant lots – community gardens.
- Public access to waterfront.

- Flower gardens.
- Skate parks.
- City garbage service for art bins.
- Graffiti removal program for parks/graffiti wall.
- Interpretive walks/interpretive plaques in parks.
- Unique attractions.
- Walkway along E&N Railway line.
- Deverill Park – more park infrastructure to encourage other user groups (teens, seniors).
- Increase connection of parks through designated pedestrian routes.
- Property at end of Strickland (Hunt Estate) should be reserved for a park – old trees, large lot.
- Useable low impact green space.
- The land between Bowlsby and South Street, Old Victoria Road and the Island Highway could be a wonderful park.
- Boat ramp.
- Off-leash dog park could be located in small section of Princess Royal Family Centre playground or closer to water near assembly wharf.
- Bury power lines.

**3) Think about how you move around in your neighbourhood. How would you like to see it improved? Where?**

- Nicol Street.
- Continuous wide sidewalks and designated bike lanes.
- Roundabouts and other traffic calming measures such as road narrowing and on-street parking. Calm traffic flow around daycare, park, school sites.
- Trail maintenance.
- Neighbourhood carpool.
- Improve bus services – better route designation – improved stops – small community bus system connected to main route along Nicol Street.
- Walking tours.
- Public bikes – more bike paths/walking paths along waterfront and E&N Railway route.
- Street lighting (low energy use) and pedestrian scale. Better lighting levels – really dark on Haliburton, around bus stops, lighting too far apart.
- Public access to the waterfront via the Assembly Wharf lands.
- Avoid use of asphalt – pavers would be more appropriate.
- Return and encourage lane use to service road access only (i.e. no parking, adhere to one way designation) and encourage pedestrian traffic back to sidewalks.
- More trees.
- Street enhancement of Victoria Road.
- Increase connectivity of parks throughout neighbourhood.
- More street sweeping and road maintenance.
- Reduce flow of traffic/commercial vehicles – address traffic safety/noise.
- Crossing light on Island Highway at Haliburton.
- Angle parking on sides streets off Nicol Street (accessibility).
- Incentives for “green vehicles.”
- Promotion of public transit system.
- Beautification of alleys.
- Need small bus to John Barsby School – too far to walk. If no bus, then make is safer to walk to high school.

**Map Comments:**

Development/Redevelopment/Land Use

- Facilitate and reduce cost of locating mine works for new construction. Develop underground mines into businesses.
- Mixed use, commercial below, residential above. Maximum four stories along Nicol Street. Pedestrian friendly shopping.
- Re-open theatre.
- Green technology (solar lighting, tax incentives, beautification incentive, geothermal, underground services).
- Enterprise zones – preferential tax rates, attract businesses that would be an asset to the area.
- Encourage new development, especially Nicol Street (neighbourhood plan not to be too restrictive).
- Viable community requires mixed use businesses to be self-supporting.
- Small town centre.
- More home-based businesses.
- More commercial.
- Light industrial on Eaton Street.
- Deal with unused city land – donate? Empty gas station lots.
- Put social or habitat homes on road allowance from Rainer Street to Columbia Street off View Street.
- Small businesses – arty, organic.
- Facilities for cruise ships, hotel, housing, public market on Assembly Wharf lands. Granville Island type market. Granville Island feel. Waterfront height restrictions – 3-4 stories max. Studios, shops, produce, fish, bakeries, a la Granville Island (and keeping the “active view” of the container yard, railway). Keep it green as well.
- Cafes, restaurants, boutiques.
- Change use of Jack Daniels on Fry Street to public market – great heritage building.
- Impact of Coastlands Mill on surrounding residential.

Transportation/Traffic Safety/Streets

- Pedestrian friendliness and traffic calming of Nicol Street to promote commercial and residential.
- Traffic circles, calming, one way streets, reduced road width, on-street parking.
- Lighting in general on Victoria Road and Haliburton Street.
- Feel and traffic on Nicol Street.
- Traffic calming – on Old Victoria Road in particular.
- Avoid heavy neighbourhood traffic.
- Local businesses and residential shops surrounding 5 way intersection at Victoria Road and Needham Street.
- Nicol Street reduced to two lanes with parking on side.
- Sidewalks for all Columbia Street, Princess Street, View Street, and Bing Kee Street.
- Four way stop needed at Haliburton Street and Needham Street.
- Pedestrian and bike crossings needed a several spots across Nicol Street and Haliburton Street.
- Improved lighting on streets, lanes, and parks.
- Pedestrian controlled crosswalk signal at Farquhar Street and Nicol Street. Button traffic lights at all Nicol Street intersections.
- Underground waterways (storm drains) insufficient (needs improving).
- Trees!! Trees!! Trees!! On the streets!! All the way down Haliburton Street.

Parks, Open Space and Trails

- Beach access to waterfront.
- Business hours and community events to draw residents out of their houses.
- Walkway (E&N Trail, cycle paths).
- Waterfront walkway – access to waterfront. Extend all the way down to Chase River.
- Waterfront parks – off-leash area.
- Block View Street at intersection with Seventh Street – pedestrian friendly and good future for E&N Trail.
- Bring cherry trees back.
- Murals, flowers and wider sidewalks.
- Waterfront walk/bike path continued from harbor walkway.
- Community gardens – consider city owned land that is currently vacant.
- Designated bike paths throughout the neighbourhood. Designated walking and bike path along railway corridor and Haliburton Street.
- Overpass over railway tracks.
- Community centre.
- Boat ramp.
- Preserve Robins Gardens.
- Programmed community activities.
- Create Park on empty lots south side of Pine Street, west of View Street.

Social, Culture and Heritage

- Beautification of Old Victoria Road. Respect heritage.
- Move Ministry offices (decentralized).
- Maintain a level of heritage character in new development.
- Bring back elementary school.
- Revitalize Manson's Store on Halliburton Street.
- Address social issues leading to prostitution. Recognize and address the "stroll" not just shifting it.

Nuisance/Unsightly

- Eye sore – all the derelict cars.
- Bylaws to improve – to clean up property.
- Remove steps on Victoria Road near Finlayson intersection.
- Street and lane maintenance.
- Repair fences on Nicol Street. Overall aesthetic improvement needed to street.
- Too much garbage and dumping of refuse.
- 953 Haliburton Street – abandoned! Dangerous!