

# SOUTH DOWNTOWN WATERFRONT SECONDARY ACCESS STUDY

## WELCOME

IN 2018, THE CITY OF NANAIMO WILL BE CREATING A NEW ACCESS ROAD TO THE SOUTH DOWNTOWN WATERFRONT (SDW) LANDS FROM FRONT STREET. THIS NEW ACCESS WILL REPLACE THE CURRENT ACCESS FROM ESPLANADE WHICH USES A WOODEN TRESTLE BRIDGE THAT IS AT THE END OF ITS LIFECYCLE.

SEVERAL STUDIES, INCLUDING THE SOUTH END NEIGHBOURHOOD PLAN AND THE SOUTH DOWNTOWN WATERFRONT INITIATIVE, HAVE IDENTIFIED THE GOAL OF IMPROVED CONNECTIVITY BETWEEN THE SDW LANDS AND THE SURROUNDING COMMUNITY. THE GOAL OF THIS STUDY IS TO IDENTIFY THE BEST LOCATION FOR A SECONDARY ACCESS POINT THAT WOULD:

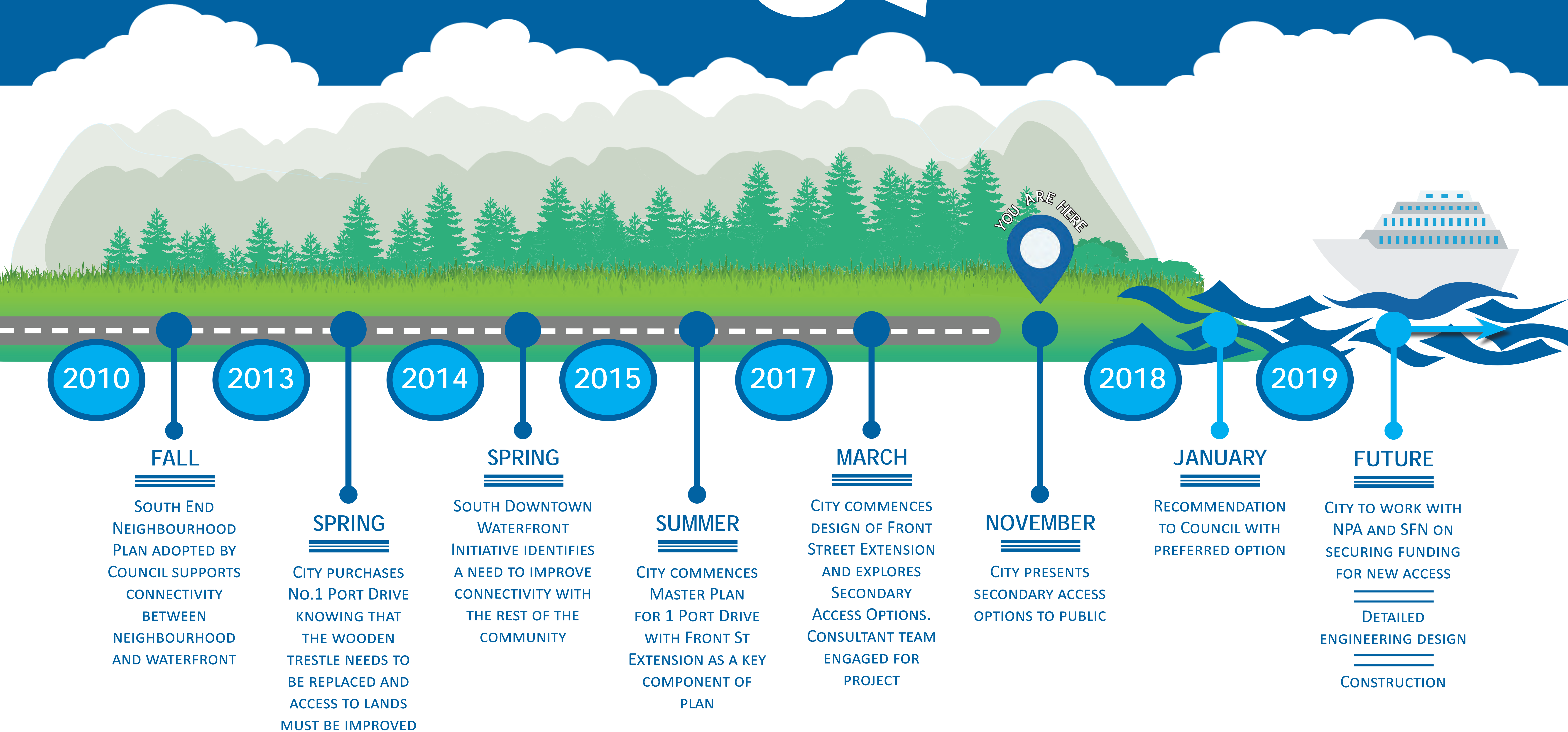
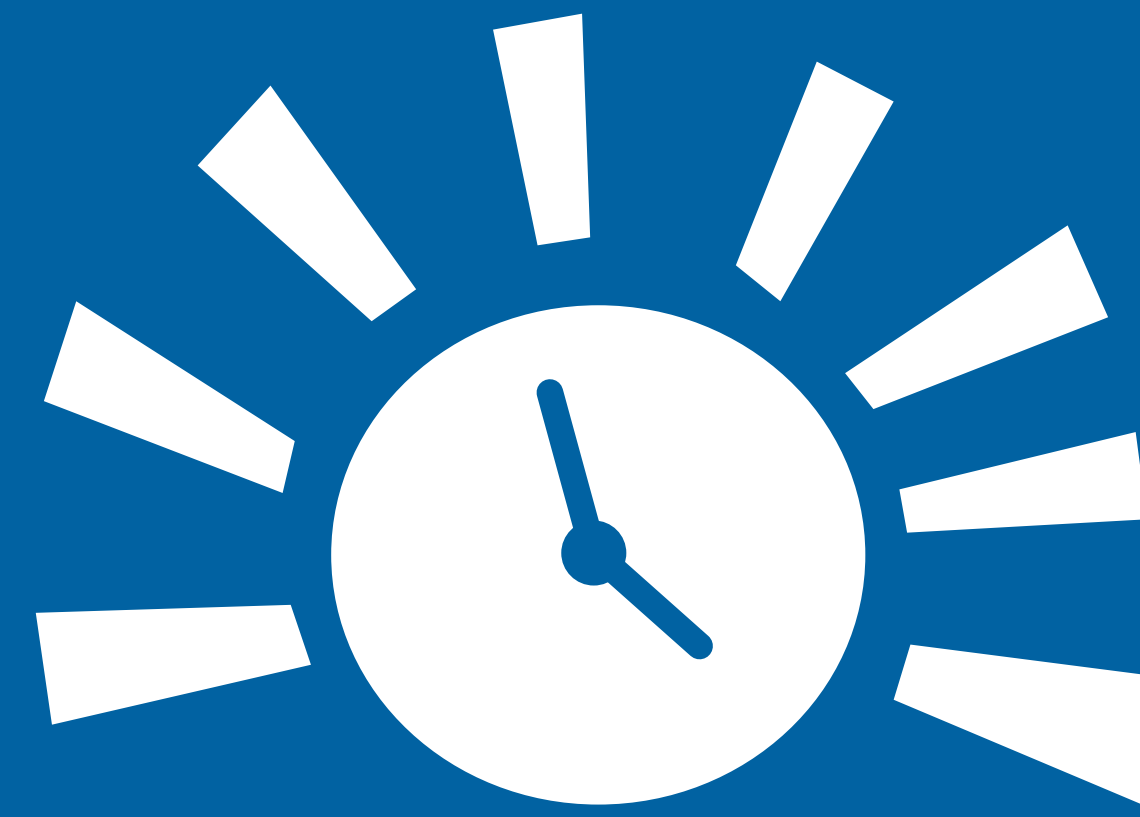
- STIMULATE REDEVELOPMENT OF THIS AREA OF THE WATERFRONT
- CONNECT THE COMMUNITY WITH THE SOUTH DOWNTOWN WATERFRONT LANDS
- BENEFIT ALL PARTNERS INCLUDING:
  - SNUNEYMUXW FIRST NATION
  - NANAIMO PORT AUTHORITY
  - SOUTHERN RAIL
  - ISLAND CORRIDOR FOUNDATION



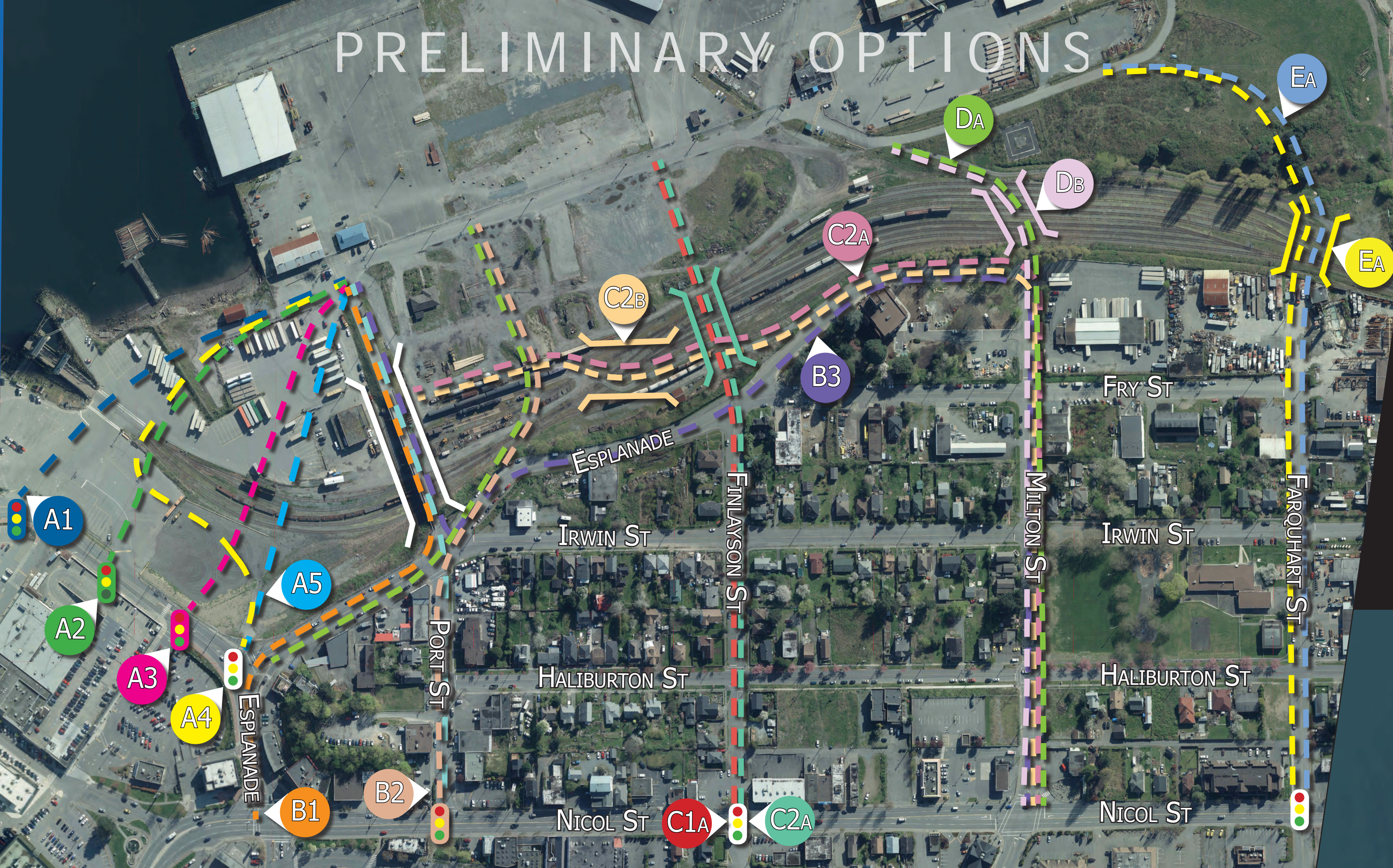
## WHY YOU ARE HERE:

WE NEED YOUR INPUT TO HELP US IDENTIFY THE PREFERRED ADDITIONAL ACCESS POINT. ONCE WE RECEIVE YOUR FEEDBACK WE WILL PRESENT A RECOMMENDATION TO COUNCIL FOR THEIR CONSIDERATION.

# TIMELINE



# PRELIMINARY OPTIONS



## EVALUATING ALL OF THE OPTIONS

- ✓ 15 PRELIMINARY OPTIONS WERE IDENTIFIED AND EVALUATED
- ✓ THE EVALUATION CRITERIA USED WAS BASED ON 3 MAIN PRINCIPALS
- ✓ THIS EVALUATION RESULTED IN THE 4 OPTIONS PRESENTED TODAY

## EVALUATION CRITERIA



### FINANCIAL

- CAPITAL COST
- EASE OF CONSTRUCTION
- GEOTECHNICAL COMPLEXITY
- ROUTE IMPROVES MOVEMENT OF PEOPLE AND GOODS
- SCHEDULE / FUNDING LIMITATIONS



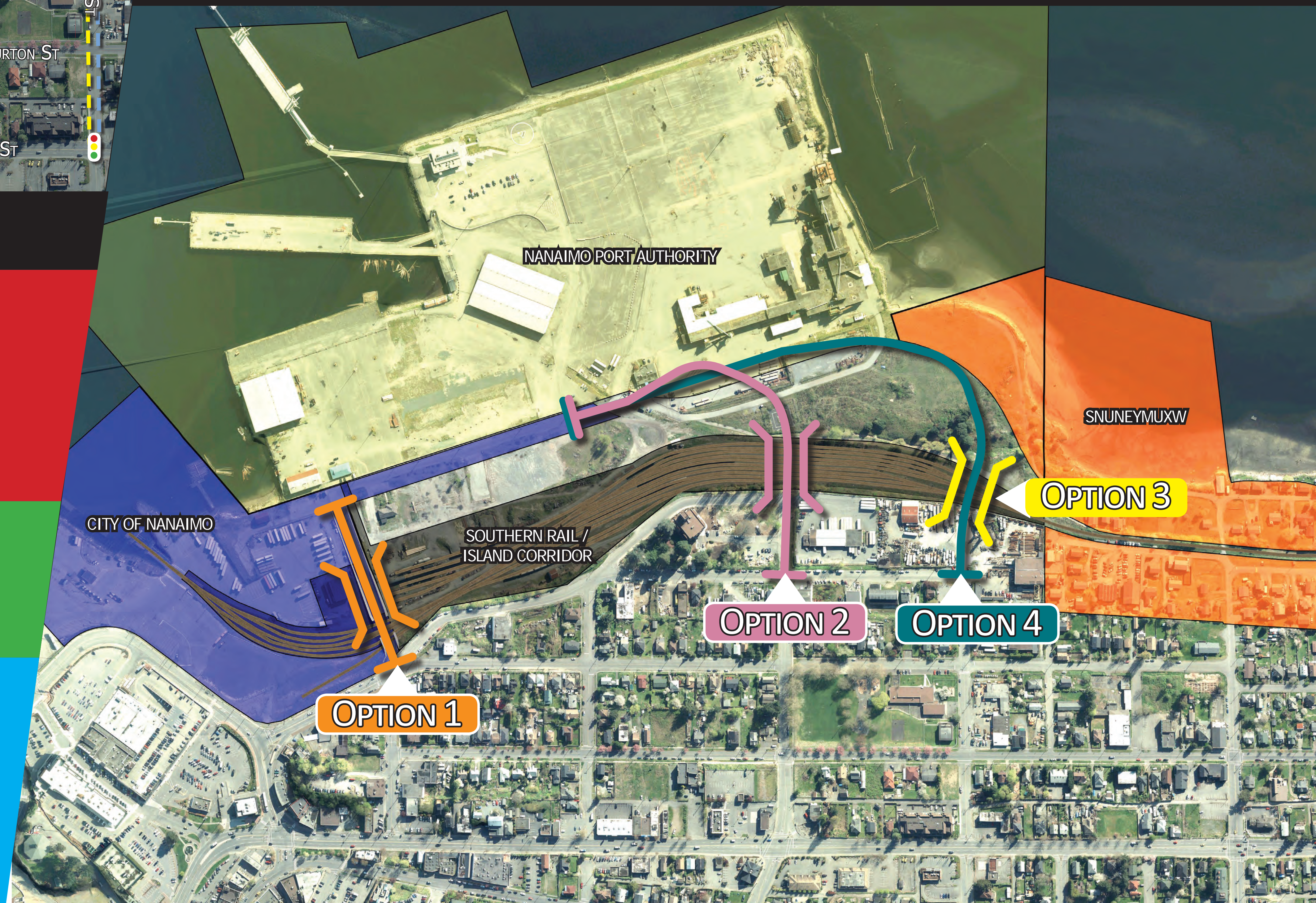
### ENVIRONMENTAL

- SIGNIFICANT ENVIRONMENTAL IMPACTS
- NOISE OR VIBRATION POLLUTION



### SOCIAL

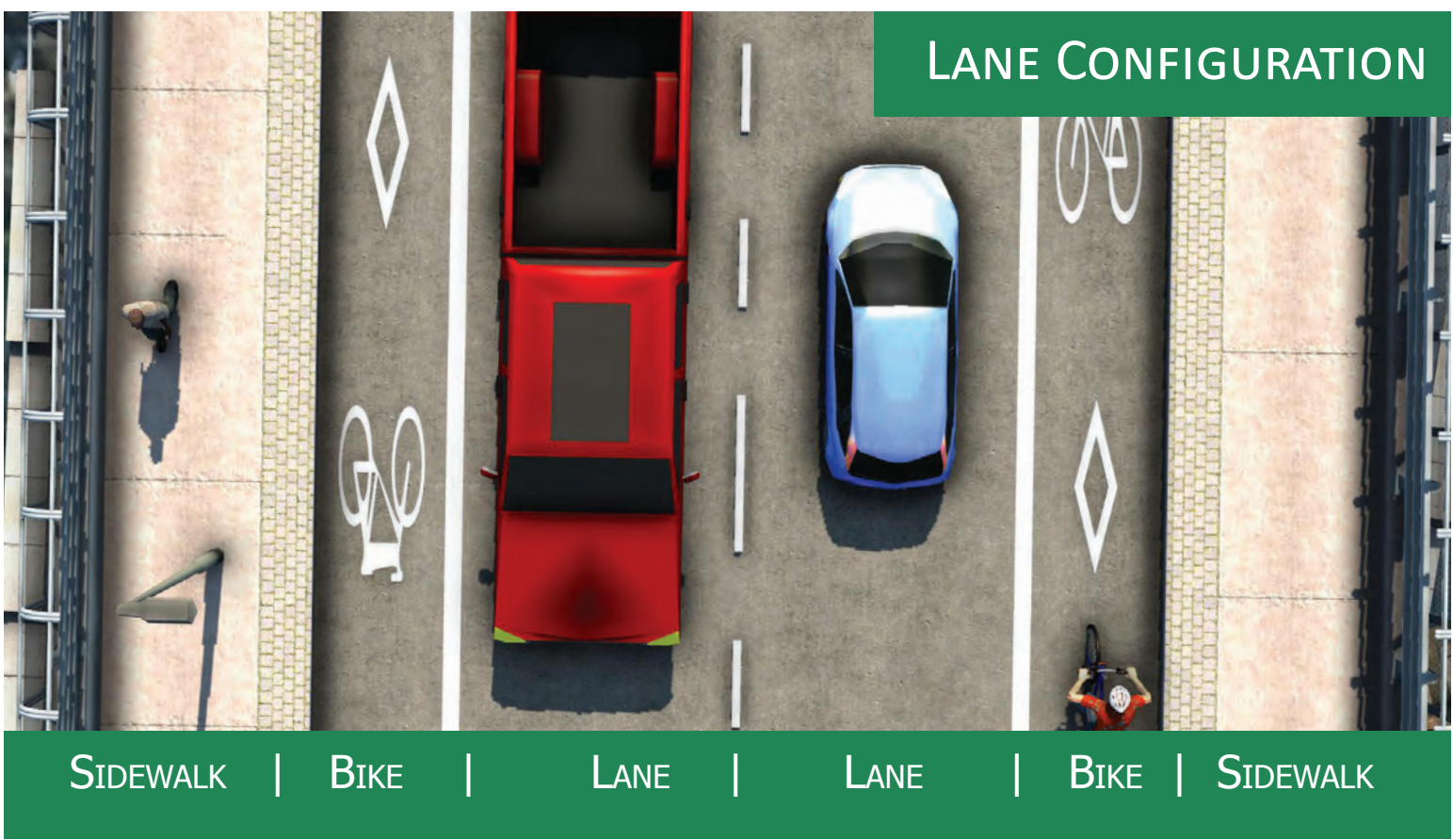
- STAKEHOLDER & COMMUNITY SUPPORT
- NANAIMO PORT AUTHORITY SUPPORT
- ISLAND CORRIDOR SUPPORT
- SOUTHERN RAIL SUPPORT
- SNUNEYMUXW SUPPORT
- SIGNIFICANT ARCHAEOLOGICAL IMPACTS



# OPTION 1 - PORT DRIVE OVERPASS



## CONCEPT RENDERINGS AND DETAILS



## BENEFITS

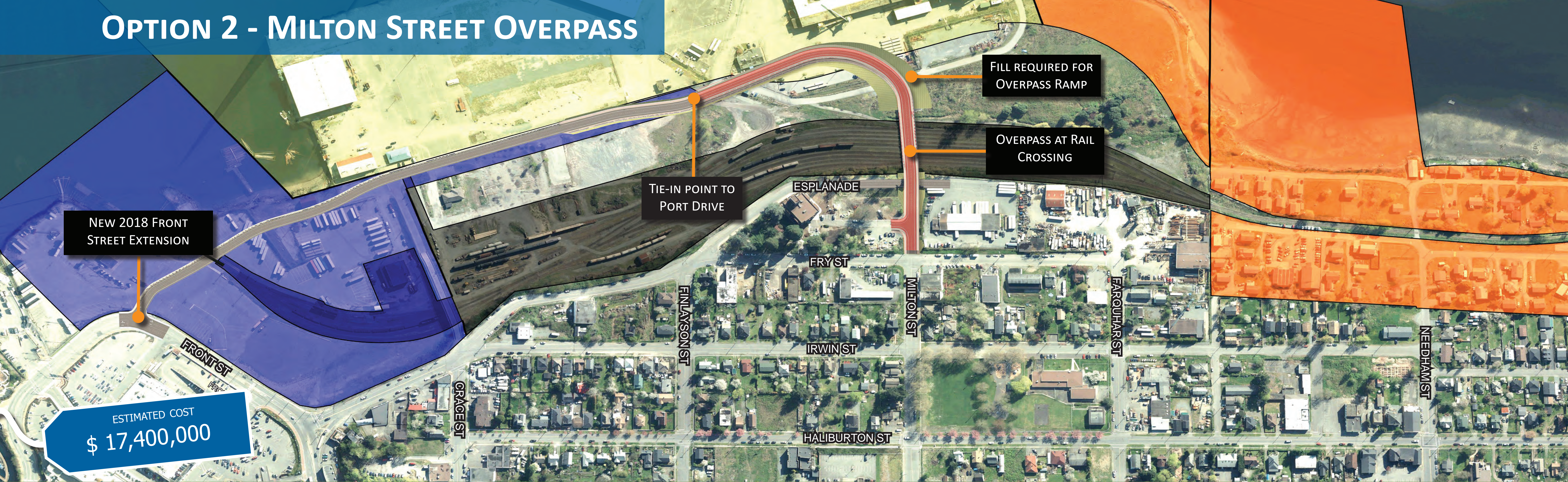
- USES THE EXISTING ACCESS ROUTE
- LESS PERCEPTION OF CHANGE IN THE WIDER COMMUNITY
- NO IMPACT ON RAIL OPERATIONS

## CONSIDERATIONS

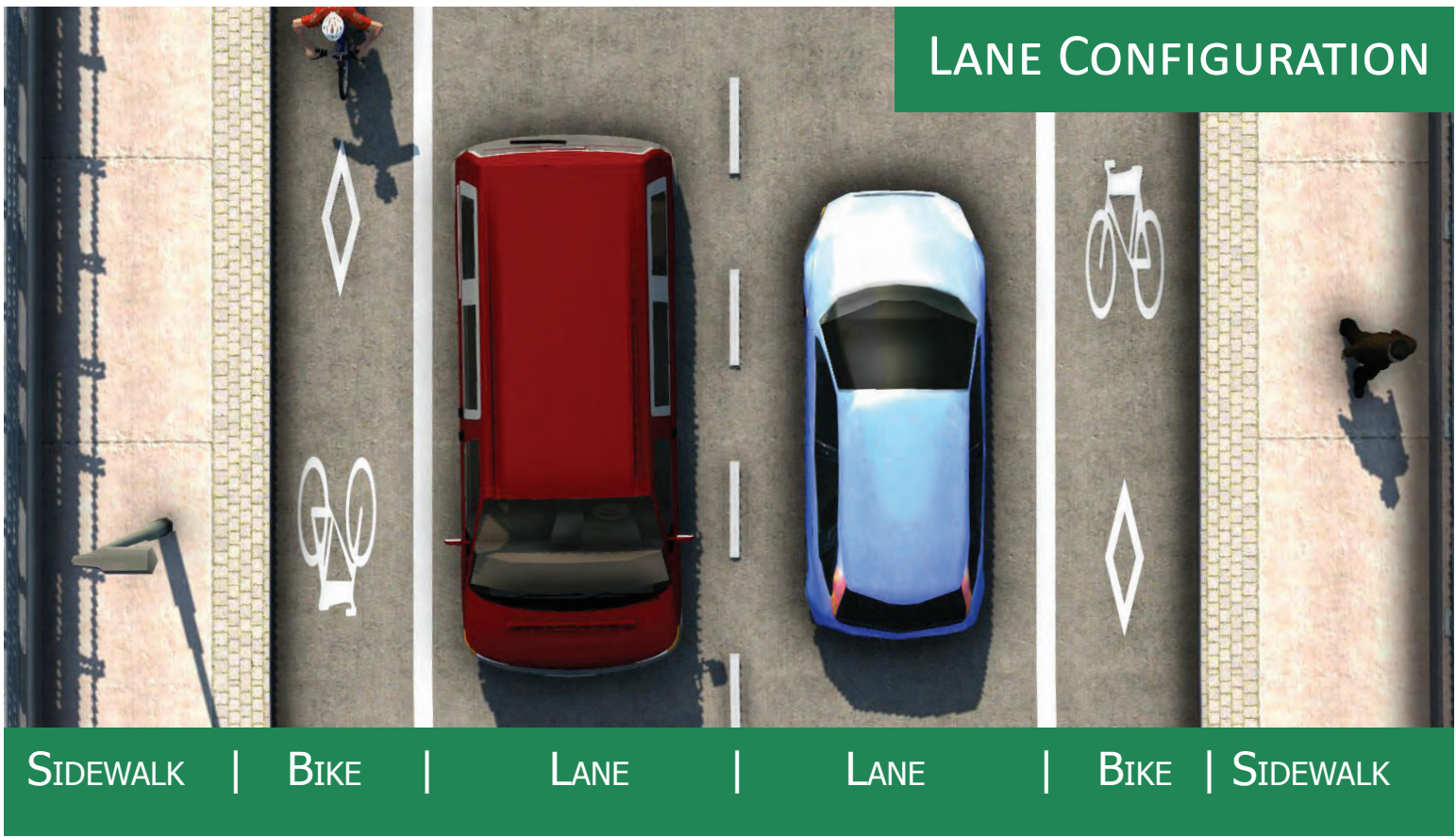
- REQUIRES A NEW OVERPASS
- EXISTING TRESTLE NEEDS TO BE REMOVED DURING CONSTRUCTION LIMITING ACCESS TO SOUTH DOWNTOWN WATERFRONT
- DOES NOT RESOLVE 'CUL DE SAC' ISSUE WITH THE WIDER SOUTH DOWNTOWN WATERFRONT LANDS PROXIMATE TO NEW FRONT STREET INTERSECTION



# OPTION 2 - MILTON STREET OVERPASS



## CONCEPT RENDERINGS AND DETAILS

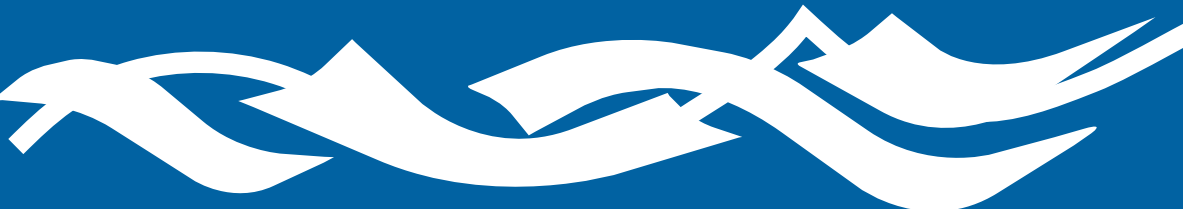


## BENEFITS

- EXISTING TRAFFIC LIGHTS AT INTERSECTION OF MILTON STREET / NICOL STREET
- MILTON STREET IS AN EXISTING TRUCK ROUTE
- COULD PROVIDE DIRECTION CONNECTION TO NPA ASSEMBLY WHARF
- NO IMPACT ON RAIL OPERATIONS

## CONSIDERATIONS

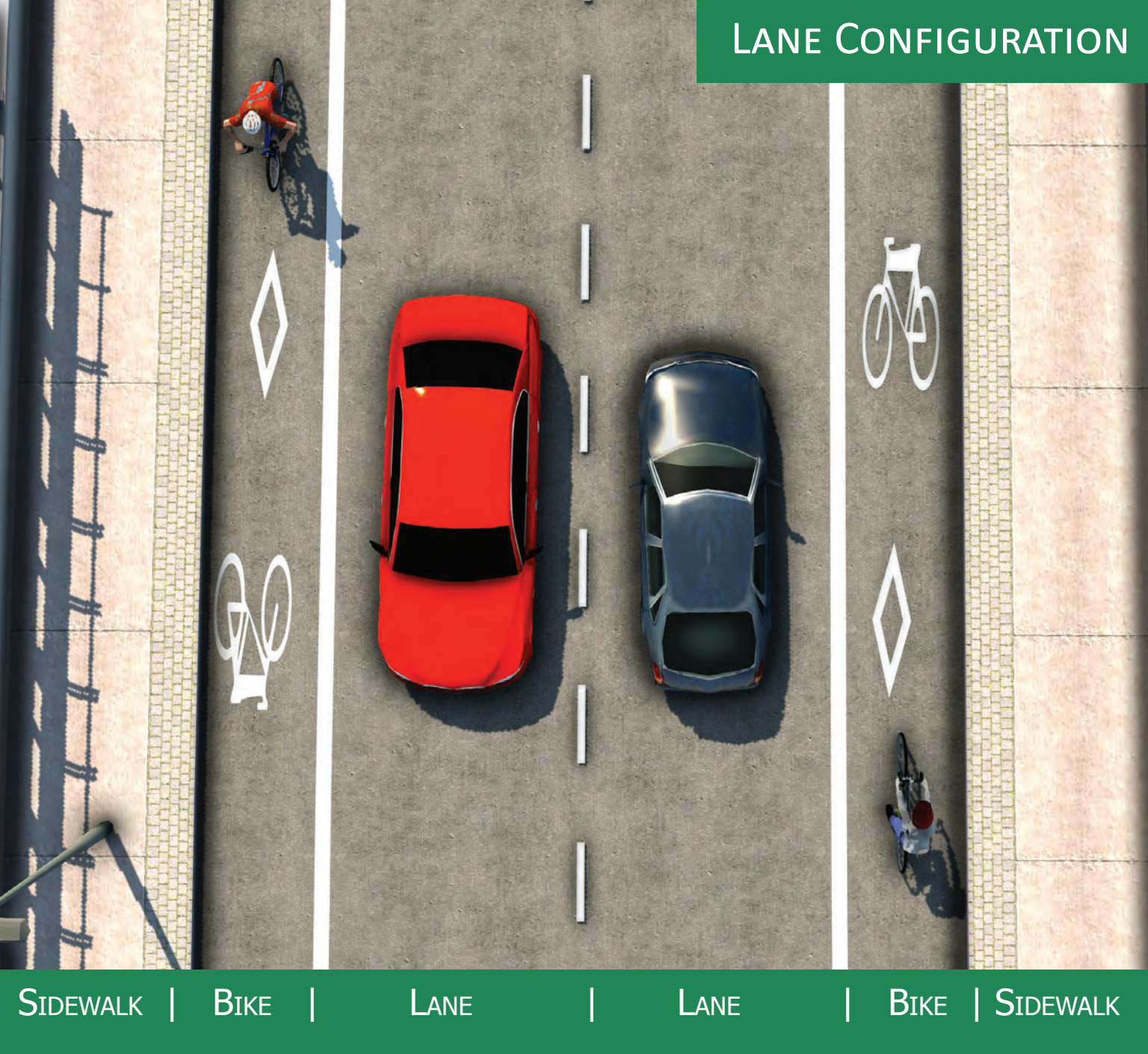
- REQUIRES A NEW OVERPASS
- OVERPASS NEEDS TO BE LONG TO EXTEND OVER RAILYARD
- EASTERN SIDE OF OVERPASS IS CLOSE TO FORMER MINE SHAFT
- NEIGHBOURHOOD WILL BE IMPACTED BY RETAINING WALLS NECESSARY TO SUPPORT OVERPASS



# OPTION 3 - FARQUHAR STREET OVERPASS



## CONCEPT RENDERINGS AND DETAILS

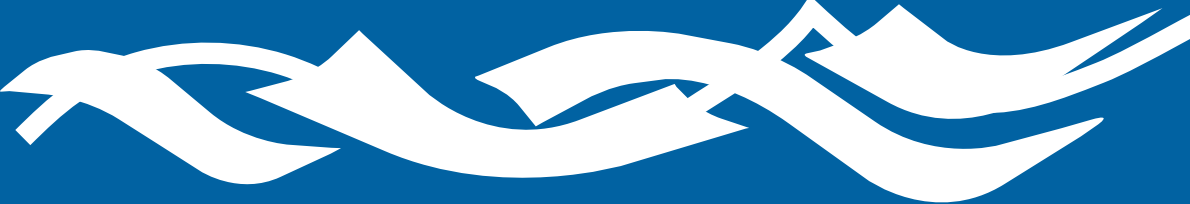


## BENEFITS

- PROVIDES A LOOP TO FRONT STREET WITH MAXIMUM BENEFIT FOR REDEVELOPMENT OF LANDS OWNED BY SFN, NPA AND CP RAIL.
- SHORT RAIL CROSSING REDUCES COST OF OVERPASS
- FARQUHAR STREET IS LARGELY INDUSTRIAL LAND BASE AT PRESENT
- NO IMPACT ON RAIL OPERATIONS
- COMPLEMENTS THE WATERFRONT WALKWAY PROJECT

## CONSIDERATIONS

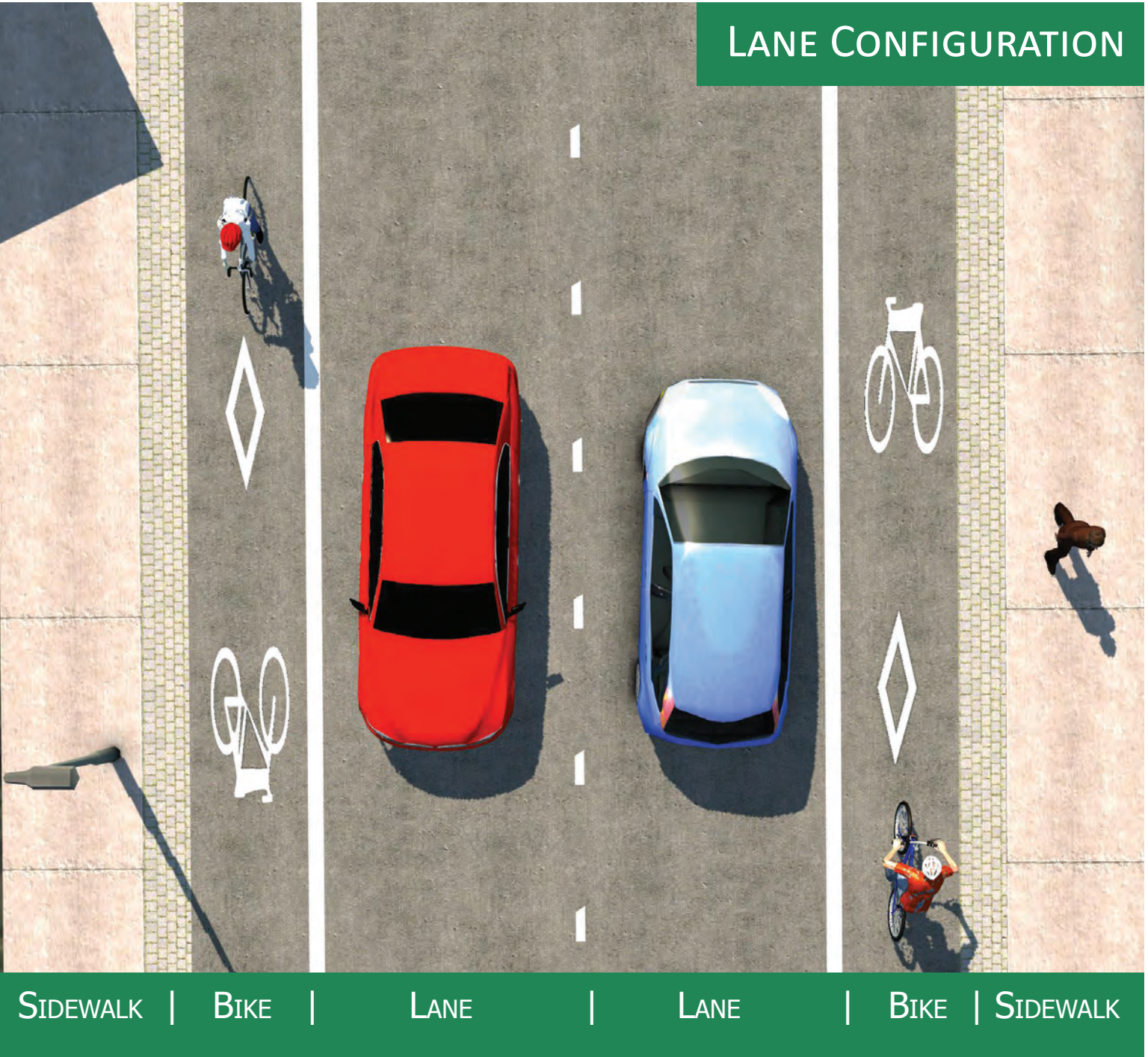
- OVERPASS IS STILL COSTLY
- REQUIRES NEW TRAFFIC LIGHT AND TURN LANES AT INTERSECTION OF NICOL STREET AND FARQUHAR STREET
- FARQUHAR STREET NEEDS TO BE REDESIGNED



# OPTION 4 - FARQUHAR STREET AT GRADE



## CONCEPT RENDERINGS AND DETAILS

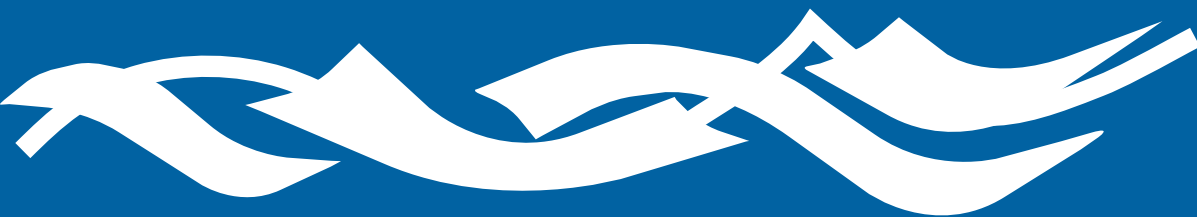


## BENEFITS

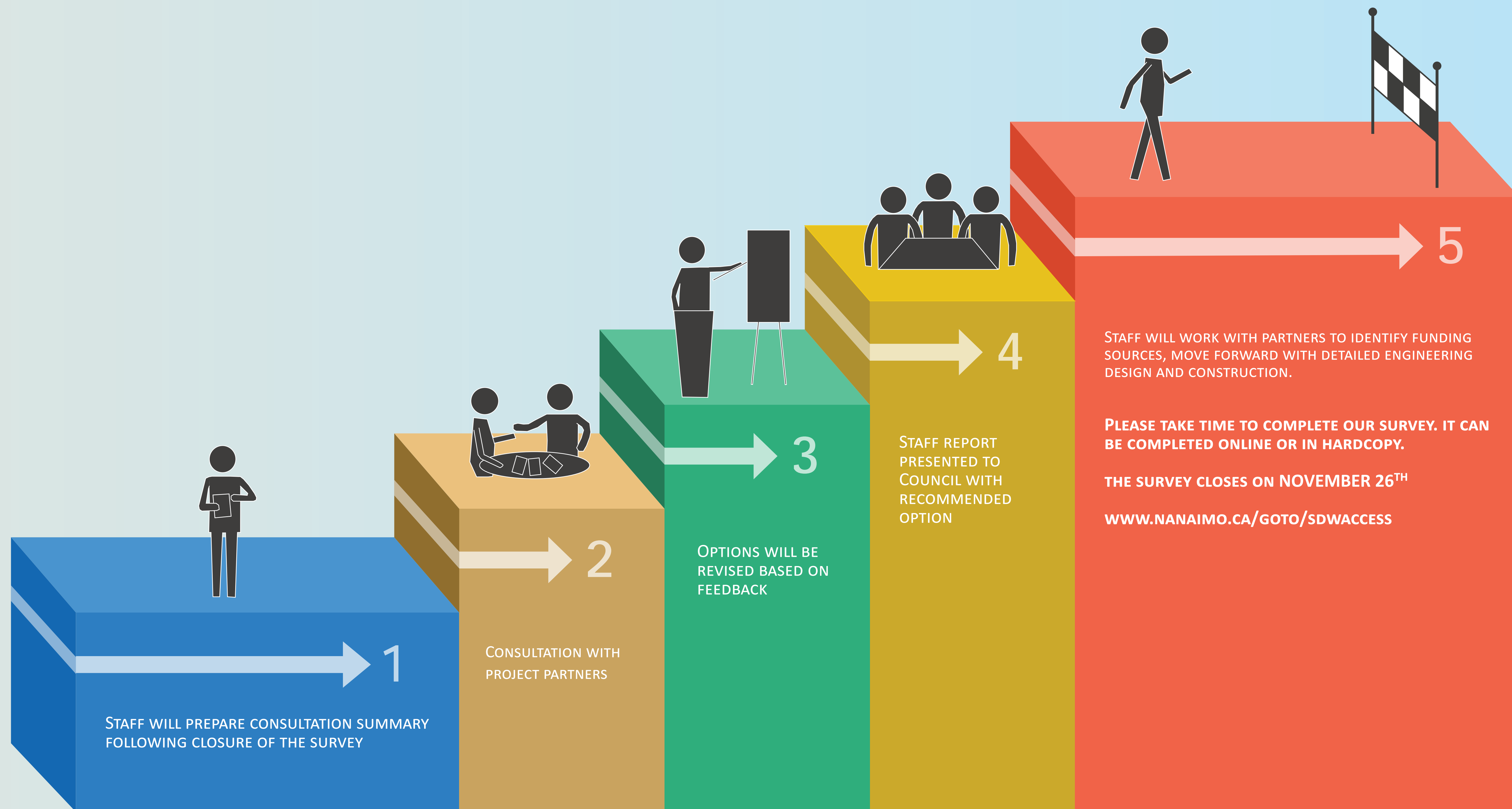
- PROVIDES MAXIMUM BENEFIT FOR REDEVELOPMENT OF LANDS OWNED BY SFN, NPA AND CP RAIL
- LEAST EXPENSIVE OPTION WITH NO OVERPASS REQUIRED
- FARQUHAR STREET IS LARGELY INDUSTRIAL LAND BASE AT PRESENT

## CONSIDERATIONS

- REQUIRES NEW SIGNALIZED INTERSECTION AND TURN LANES AT NICOL STREET AND FARQUHAR STREET
- FARQUHAR STREET NEEDS TO BE REDESIGNED
- LIMITED IMPACT ON RAIL OPERATIONS



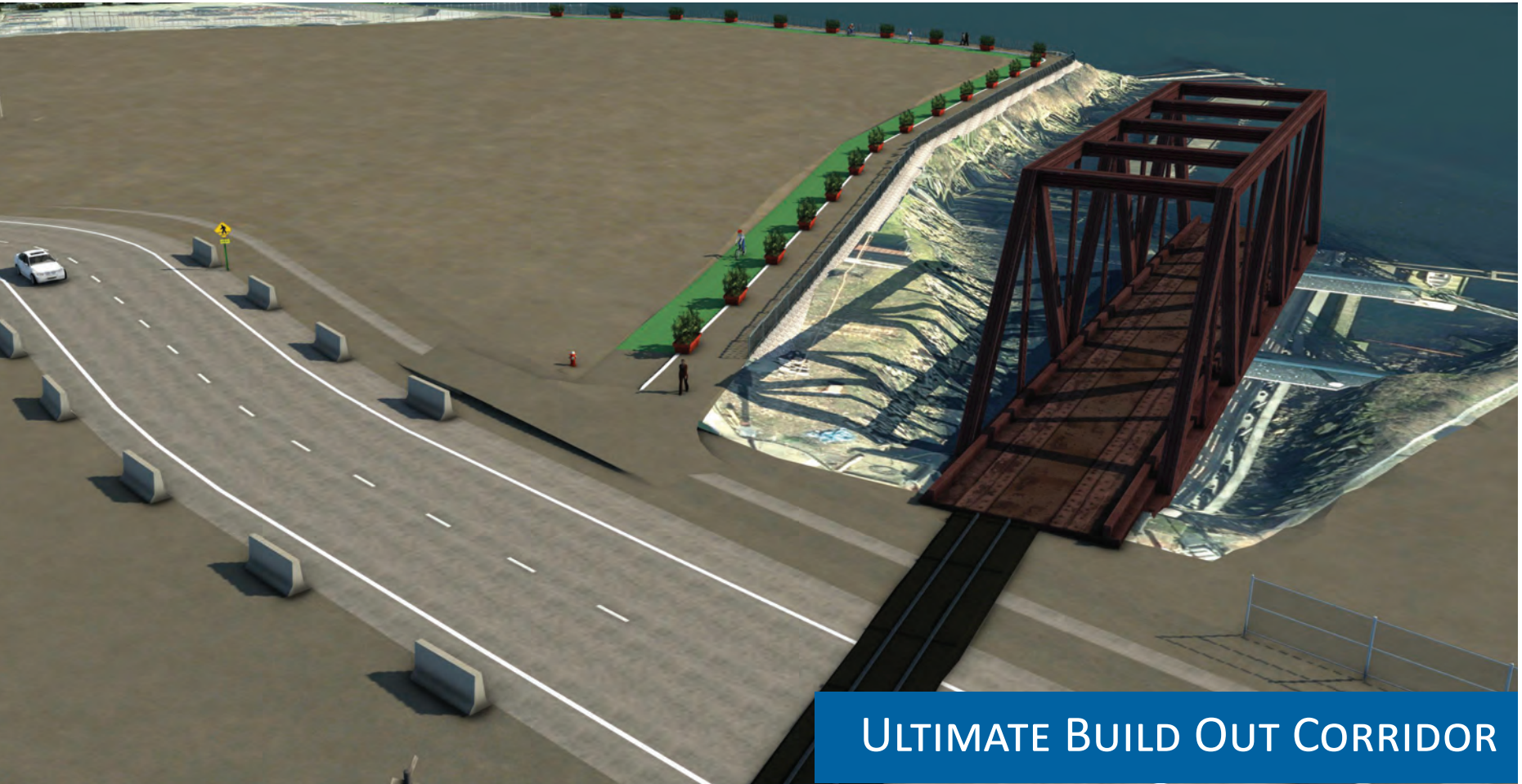
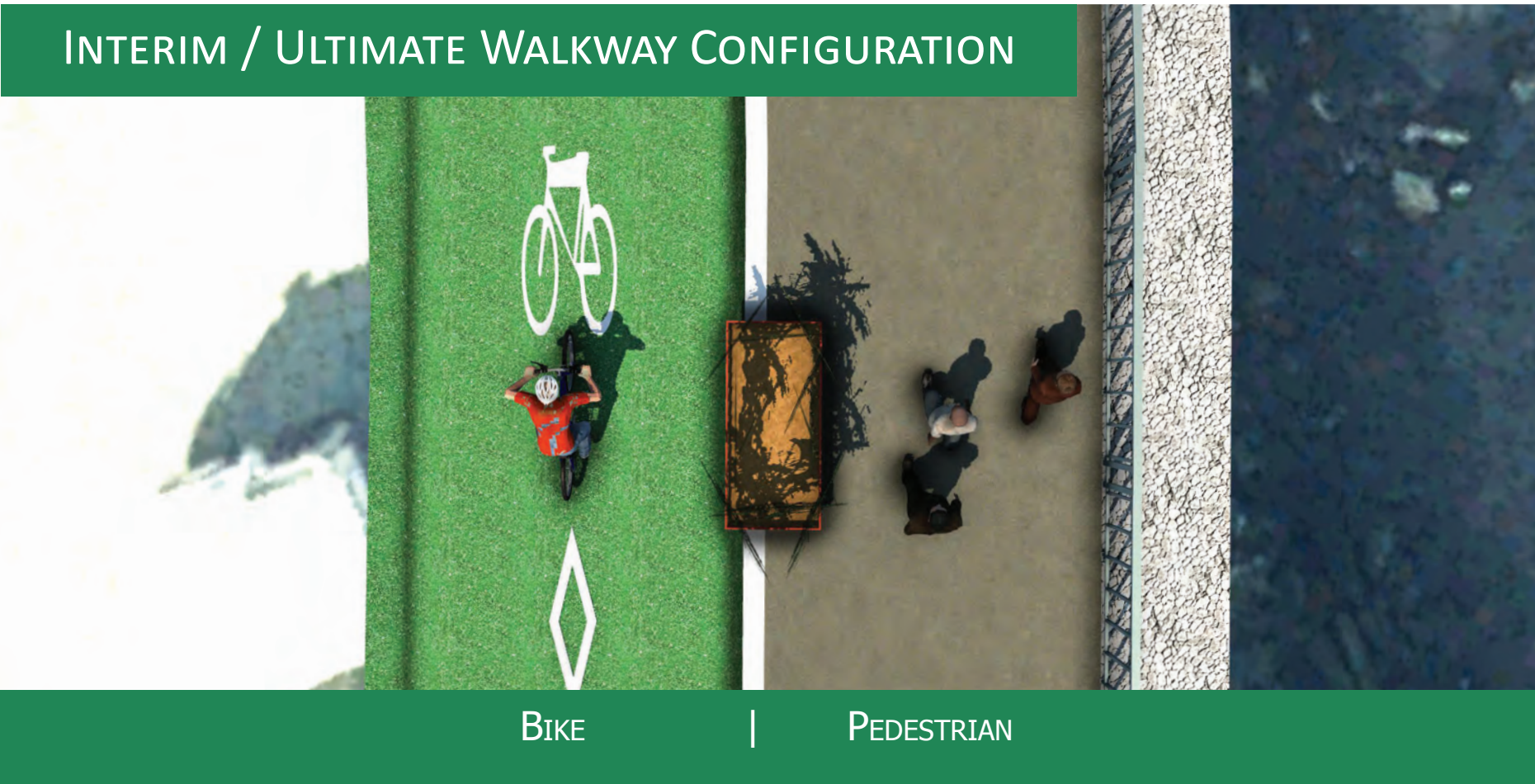
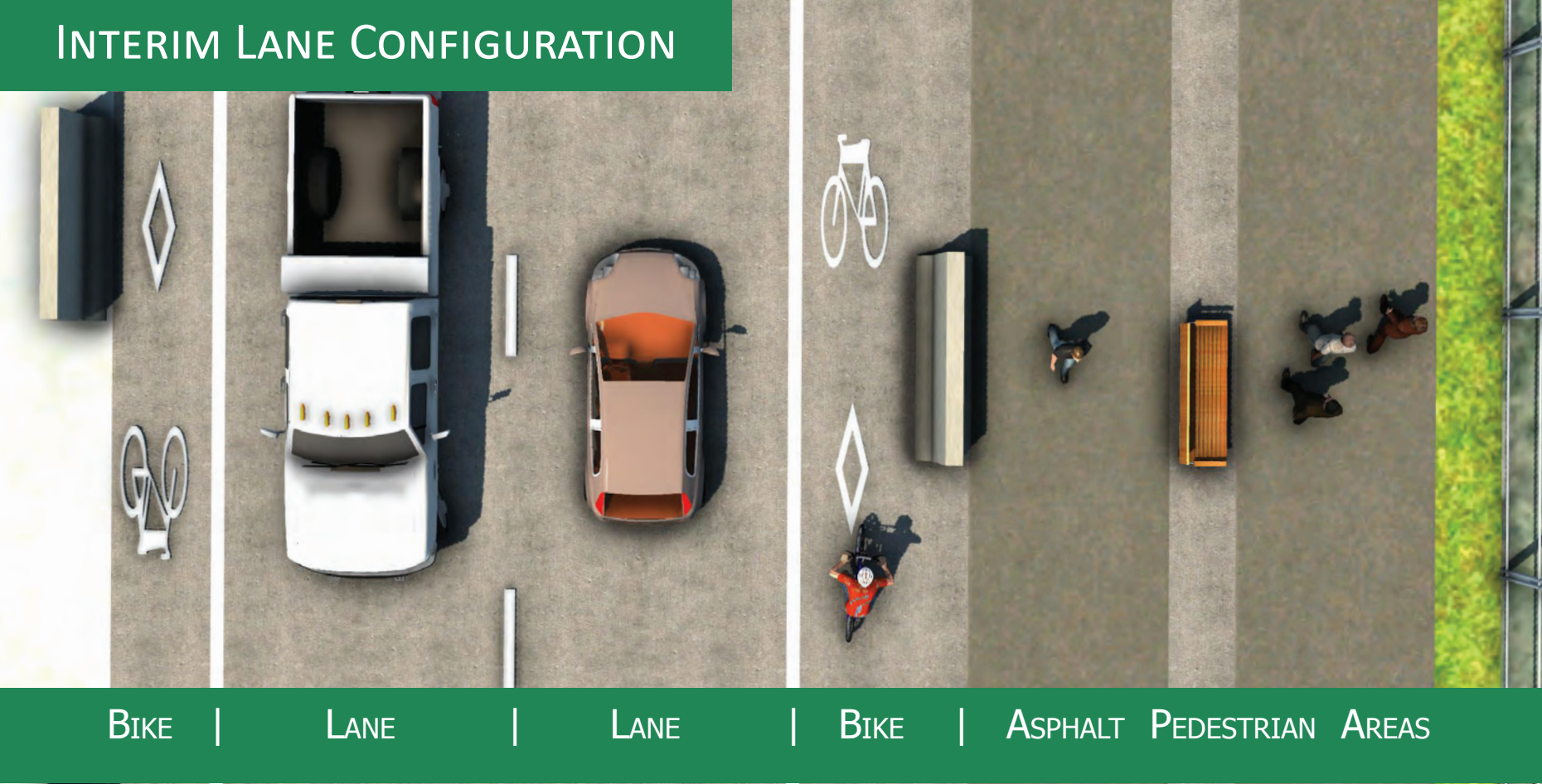
# NEXT STEPS



# INTERIM ACCESS AND WATERFRONT WALKWAY



## CONCEPT RENDERINGS AND DETAILS



# UTLIMATE BUILD OUT AND PORT DRIVE MASTER PLAN



## CONCEPT RENDERS AND DETAILS

