

THE HUB

2021-OCT-25



THE HUB – PROJECT RATIONALE

2021-OCT-25

- Transformative for the downtown core
- Opportunity to leverage third party/grant funding
- Frees up additional land at 1 Port Drive that had been the proposed location for the transit exchange and can be reallocated for development of the City's signature waterfront development parcel
- The Project can be incorporated into the Terminal Avenue project
- The City is in the best position to facilitate the remediation and redevelopment of the 500 Block of Terminal Avenue



THE HUB – OVERALL PROJECT GOALS

2021-OCT-25



Create a welcoming and safe space as a gateway for our City



Support businesses by increasing accessibility and desirability in the area



Promote redevelopment along the Corridor to enhance pedestrian experience



Link in strong walking and cycling networks



Provide a downtown “hub” for Nanaimo’s transit system

THE HUB – FOCUS AREAS

2021-OCT-25

PROJECT FOCUS AREAS

<p>1 COMMERCIAL ST. AND TERMINAL AVE. INTERSECTION</p>	<p>2 FUTURE PLAZA / OR BUILDING</p>
<p>3 VICTORIA CRESCENT AND ALBERT INTERSECTION</p>	<p>4 POCKET PARK AT THE VICTORIA / WALLACE / ALBERT INTERSECTION</p>
<p>5 CHINA STEPS AND LOIS LANE</p>	<p>6 FUTURE BUS LOOP AND SHAW LANE</p>
<p>7 PORT PLACE ENTRY (ITALIAN FOUNTAIN TO REMAIN)</p>	<p>8 TERMINAL AVE. BETWEEN ESPLANADE AND COMMERCIAL</p>

THE HUB – Terminal Avenue Upgrades

2021-OCT-25

Three phases in the Capital Plan:

- Phase 1 – Esplanade to Commercial Street (2022)
- Phase 2 – Commercial Street to Comox Road (2023)
- Phase 3 – Comox Road to Stewart Avenue (2025)



THE HUB – Terminal Avenue Phase 1

2021-OCT-25

- Enhance pedestrian experience
- Improve crossing facilities at Commercial Street, Gordon Street and Esplanade
- Update and re-landscape existing adjacent park space
- Renew utilities
- Urbanize Terminal Avenue
- Resurface Terminal Avenue (Cost Share with MOTI)



THE HUB – Transit Exchange

2021-OCT-25

TOP DESIRED AMENITIES FOR TRANSIT EXCHANGE

- 1 LIGHTING AND VISIBILITY
- 2 CLEARLY MARKED PEDESTRIAN CROSSINGS
- 3 STREET TREES AND GREENERY
- 4 REAL-TIME BUS ARRIVAL INFORMATION

*Feedback from Downtown Mobility Public Consultation

THE HUB – Remainder Property

2021-OCT-25

BUILDING CONCEPT

TIDELINE CONCEPT

CREATIVE CONCEPT

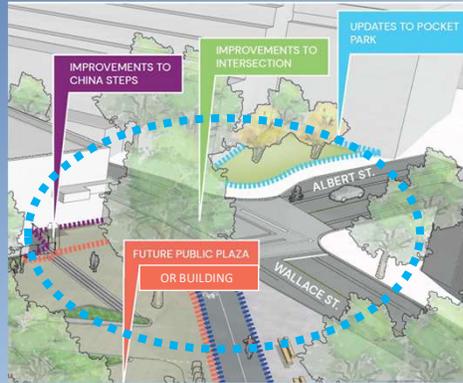
THE HUB – Victoria/ Wallace/Albert

2021-OCT-25



**VICTORIA / WALLACE /
ALBERT INTERSECTION**
AGREEMENT THIS IS A TOP PRIORITY
MIXED OPINIONS ON DESIGN – DESIRE FOR
EVEN MORE PRIORITIZATION OF PEDESTRIANS

Feedback from Downtown Mobility
Public Consultation



THE HUB – Commercial Wallace to Terminal

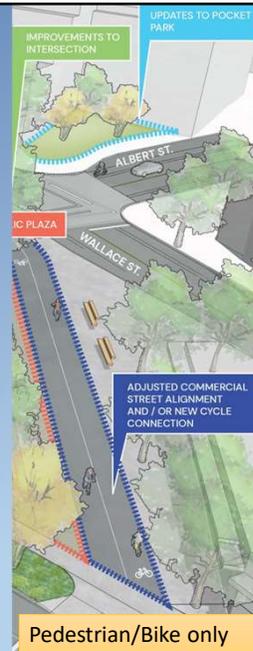
2021-OCT-21



Existing- two way



One Way



Pedestrian/Bike only

THE HUB – Property

2021-OCT-25

The map shows the project boundary in black. Three specific areas are highlighted with colored callouts: an orange area labeled 'Acquired August 12, 2021', a green area labeled 'Acquired August 19, 2021', and a yellow area labeled 'Acquired June 30, 2021'. A blue callout points to a 'City owned Parking lot (9 spaces)'. A grey callout points to a 'Road/Lane within project boundary'.

THE HUB – PUBLIC ENGAGEMENT

2021-OCT-25

Two photos at the top show public engagement activities: a community event with a blue tent and people, and a public display board titled 'THE HUB' with many colorful sticky notes. A larger board in the background is titled 'C SPACE AND TRANSIT IMPROVEMENTS a Heart of It All'.

PUBLIC ENGAGEMENT PROCESS

OPTIONS DEVELOPMENT:
Transit Exchange + Public Realm

Spring / Summer 2021

engagement launch

online stakeholder workshop

public open house

update: what we heard

WE ARE HERE!

DESIGN REFINEMENT

Winter 2021 / 2022

IMPLEMENTATION

Starting in 2022

THE HUB!

➤ 960 Surveys Completed

➤ 177 People at the Public Event

THE HUB – Emerging Trends

2021-OCT-25

PARTICIPANTS ARE EXCITED ABOUT:



- ▶ **REVITALIZATION OPPORTUNITIES**
specifically the potential for a mixed-use building with retail and housing to activate the area and supporting public open spaces with potential programming
- ▶ **SAFETY IMPROVEMENTS** (integration of CPTED principles, lighting upgrades, and opportunities to increase positive activity and pedestrian / cyclist safety)
- ▶ **PUBLIC OPEN SPACE IMPROVEMENTS** (upgrades to existing open spaces and potential new plazas areas (with safety considerations) as well as enhanced green spaces)

PARTICIPANTS ARE CONCERNED ABOUT:



- ▶ **SAFETY AND SOCIAL ISSUES**
related to the fact that existing public open spaces in Downtown are currently fenced or attract illicit activities, and concerns that the transit exchange could exacerbate current challenges
- ▶ **IMPACTS TO TRAFFIC AND PARKING**
potential changes to Commercial Street and new bus exchange causing congestion and reducing parking areas
- ▶ **CREATING AN ATTRACTIVE GATEWAY TO DOWNTOWN** concerns that the bus exchange will not provide a welcoming, vibrant hub for Downtown Nanaimo

TOP URBAN DESIGN FEATURES:

- 1 RETAIL OPPORTUNITIES
- 2 LIGHTING UPGRADES
- 3 PUBLIC WASHROOM BUILDING
- 4 GREEN STORMWATER MANAGEMENT
- 5 CYCLE AMENITIES

KEY THEMES:

- ▶ **SAFETY** (providing a safe, inviting destination at all times of day)
- ▶ **CONNECTIVITY AND ACCESSIBILITY** (for pedestrians of all levels of mobility, cyclists, transit users, and vehicular traffic)
- ▶ **DOWNTOWN REVITALIZATION** (desire for a safe, attractive, and flourishing area)



THE HUB – Outstanding Items

2021-OCT-25

- Remainder Property Strategy
 - Plaza or Building
- Transit Exchange Option
 - Technical analysis ongoing parallel to RDN transit redevelopment strategy
- Commercial Street Treatment
 - Further review dependent on transit exchange options

THE HUB – Outstanding Items

2021-OCT-25

- Interim treatment options:
 1. Transform into a pocket park ~\$750K*
 2. Fill & add screening to the fence ~\$300K*
 3. Add screening to fence ~\$10K

- Potential staging area for construction phases



*Includes some environmental remediation work

THE HUB – Next Steps

2021-OCT-25

Fall 2021 / Winter 2022

- Follow Up Public Consultation “What We Heard” report
 - Follow up discussions with key stakeholders

- Tender Preparation – Terminal Avenue
- Concept Refinement – Transit Exchange & Remainder Property

- Council Touchpoint - Workshop with refined concepts on:
 - Transit Exchange
 - Commercial Street
 - Remainder Property

Construction

- Terminal Avenue **Spring-Fall 2022**
- Transit Exchange & Remainder Property **TBD**

