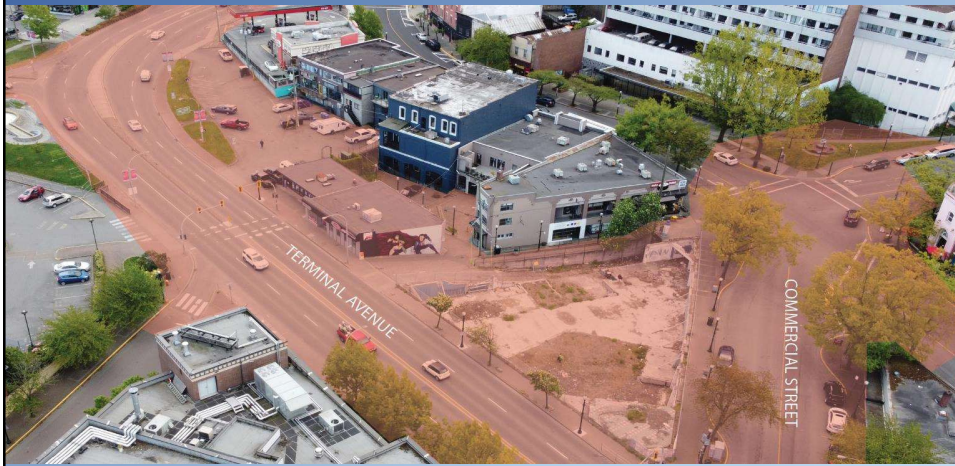


## THE HUB

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



## 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

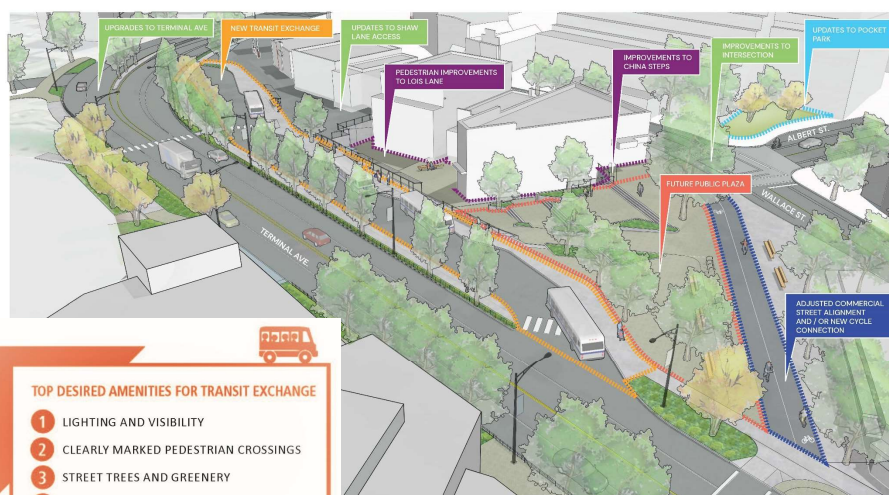
- Enhance pedestrian experience
- Improve crossing facilities at Commercial Street, Gordon Street and Esplanade
- Update and re-landscape existing adjacent park space
- Renew utilities
- Urbanize Terminal Avenue
- Resurface Terminal Avenue (Cost Share with MOTI)





## 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



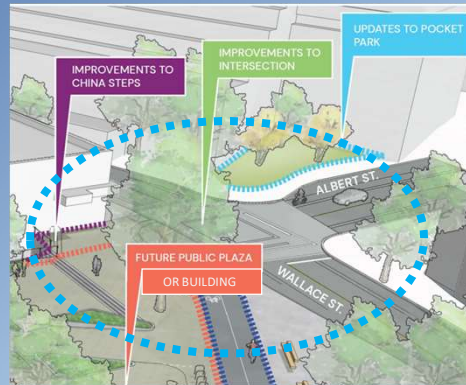
## THE HUB – Victoria/ Wallace/Albert

2021-OCT-25



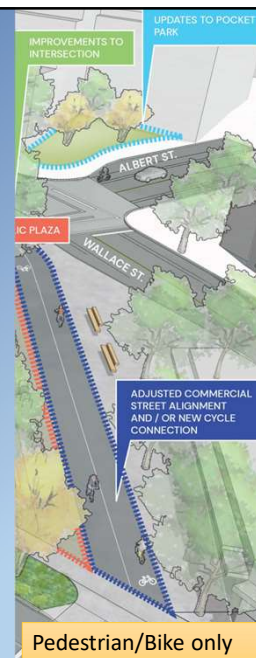
**VICTORIA / WALLACE /  
ALBERT INTERSECTION**  
AGREEMENT THIS IS A TOP PRIORITY  
MIXED OPINIONS ON DESIGN – DESIRE FOR  
EVEN MORE PRIORITIZATION OF PEDESTRIANS

Feedback from Downtown Mobility  
Public Consultation



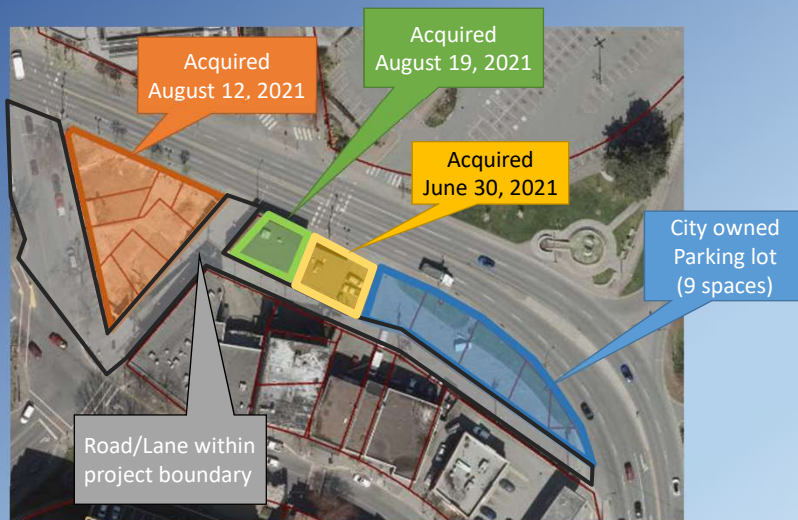
## THE HUB – Commercial Wallace to Terminal

2021-OCT-21



## THE HUB – Property

2021-OCT-25



## THE HUB – PUBLIC ENGAGEMENT

2021-OCT-25



### PUBLIC ENGAGEMENT PROCESS

- 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

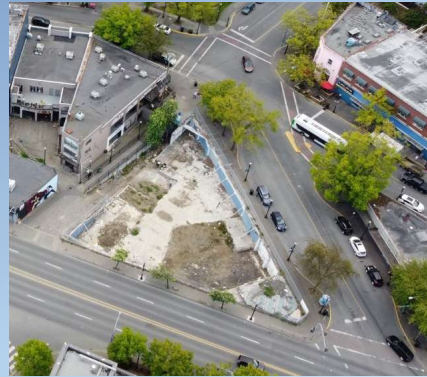
2021-OCT-25

- 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**

