

Park Avenue Concept Plan 933 Park Ave- Phase 2 engagement



2023-DEC-18

SWISS CHARD BEET APPLE RASPBERRY CARROT

Project Timeline

Timeline



Reimagine Nanaimo Context

CityPlan

- C3.2.5. Prioritize the use of City-owned land for socially beneficial uses such as affordable and supportive housing, and seek opportunities to partner with agencies and organizations that support community wellbeing.
- C3.4.5. Continue to collaborate and partner with community organizations to support food system activities on City-owned land.
- C3.6.1. Continue to provide recreation facilities and infrastructure to meet the demands of the community as it grows and that support overall recreation and wellness needs.
- C3.6.8. Provide opportunities, amenities, and educational programs that encourage people to be active and participate in wellness, recreation, cultural and environmental stewardship activities in parks, open spaces, and natural environments.
- D4.8.1. Plan Green Spaces to support the protection of environmentally sensitive areas and areas of high agricultural and forestry values.

Integrated Action Plan:

- Priority 75 - Identify sites for acquisition and potential partnerships for affordable and supportive housing.
- Priority 77 - Finalize the Park Avenue Concept Plan (933 Park Avenue) including consideration of affordable housing.
- Priority 90 – Through community partnerships, implement food production and agroforestry supporting infrastructure at 933 Park Avenue.



Fall Engagement on 5 Options

Multiple methods:

- Get involved platform
- Collaborator meeting
- Online Survey
- Open House
- Notices with QR codes

The Park Avenue Concept Plan

Did you know?

In 2019, the 8-acre property at 933 Park Ave was purchased by the City of Nanaimo to provide parkland, environmental protection, local security and affordable housing in your neighbourhood.

Now we're asking the community to participate in deciding the future of the site by reviewing five draft park concept options and letting us know which option you prefer at an Open House on Wednesday, October 25th.

Can't make it? No problem! You can still participate and provide input by visiting www.getinvolvednanaimo.ca or scan the QR code.

WHEN
Wednesday, October 25th, 2023
From 6 - 8 pm

WHERE
Park Ave Elementary School Library
395 Eighth Street



Option 1



SWISS CHARD

OPTION ONE | SWISS CHARD



- | | |
|---|--|
| <ul style="list-style-type: none"> ① Grand pedestrian entrance to park ② Potential agriculture area ③ Boardwalk with view deck, signage & benches ④ Trail with signage & benches ⑤ Agricultural area | <ul style="list-style-type: none"> ⑥ Park Ave sidewalk & parallel parking ⑦ Conceptual Pavilion & Washroom Building ⑧ Nature playground (all ages) ⑨ Existing heritage fruit & nut trees to be protected & preserved where possible ⑩ Affordable housing site |
|---|--|

Example Comments:

- We desperately need more affordable housing in this community. We are in an affordable housing crisis.
- This option has the highest utility for people, and maximizes affordable housing.
- This option maintains the wetland, the agricultural aspect of the property already in place, and provides an opportunity for housing to be integrated into both.
- Best balance of community needs that tries to meet all the needs of ecology, recreation areas, housing and local farmland.



Option 2



BEET

OPTION TWO | BEET



- | | |
|---|--|
| <ul style="list-style-type: none"> ① Grand pedestrian entrance to park ② Potential agriculture area ③ Boardwalk with view deck, signage & benches ④ Trail with signage & benches ⑤ Agricultural area | <ul style="list-style-type: none"> ⑥ Park Ave sidewalk & parallel parking ⑦ Conceptual Pavilion & Washroom Building ⑧ Nature playground (all ages) ⑨ Existing heritage fruit & nut trees to be protected & preserved where possible ⑩ Affordable housing site |
|---|--|

Example Comments:

- Provides affordable housing which is greatly needed while still maximizing the farming and outdoor space.
- Good balance between housing and nature. This is the only option with adequate buffering of the housing site to the wetland. Keeps existing treed area.
- Residents will have easy access to Park Avenue, and the farm/recreation sites will be less impacted by the addition of housing.
- The space for affordable housing is not currently used for farming. Allows for park trails without sacrificing the beauty of the old farm – does not break up natural space.



Option 3



APPLE

OPTION THREE | APPLE



- 1 Grand pedestrian entrance to park
- 2 Potential agriculture area
- 3 Boardwalk with view deck, signage & benches
- 4 Trail with signage & benches
- 5 Agricultural area
- 6 Park Ave sidewalk & parallel parking
- 7 Conceptual Pavilion & Washroom Building
- 8 Nature playground (all ages)
- 9 Existing heritage hull & nut trees to be protected & preserved where possible
- 10 Affordable housing site

Example Comments:

- This option looks like the best balance between parkland, agricultural, and affordable housing uses. It addresses the affordable housing shortage while still providing farming activities and some recreational amenities.
- Housing is not as dominant and allows for the expansion of farming. One acre for affordable housing is a good compromise and is setback from the road.
- This option is the best compromise between the various land uses.

Option 4



RASPBERRY

OPTION FOUR | RASPBERRY



- 1 Grand pedestrian entrance to park
- 2 Potential agriculture area
- 3 Boardwalk with view deck, signage & benches
- 4 Trail with signage & benches
- 5 Agricultural area
- 6 Park Ave sidewalk & parallel parking
- 7 Conceptual Pavilion & Washroom Building
- 8 Nature playground (all ages)
- 9 Existing heritage hull & nut trees to be protected & preserved where possible
- 10 Affordable housing site

Example Comments:

- This option preserves much of the park and agricultural land, while still making the project financially affordable and builds community on site by having housing. It increases the amount of farmable land, and also maintains the established fruit orchard as well as provides affordable housing that is accessible to the road.
- Protects the space of the agricultural area more than the other options. Balances the need for housing with the need to keep the farmland. Reminiscent of how they weave development and parkland in other places

Option 5



OPTION FIVE | CARROT



Example Comments:

- We need to protect farmland. We need land that is used for education and sustainable community food support such as Food Share provides.
- There needs to be some spaces saved solely for food production and food security. Five Acres farm is pivotally central to these mandates.
- It is a benefit to our community to hold onto a small chunk of this agricultural history and heritage – it should be honoured and protected.
- There are plenty of other places for affordable housing, especially at a much higher density than would be supported here.

Next Steps

- Select a land use option to incorporate into the draft Park Avenue Concept Plan
- Staff to return to Council with an updated Park Avenue Concept Plan for consideration of endorsement

