

DATE OF MEETING January 20, 2025

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SUBJECT 933 PARK AVENUE CONCEPT PLAN

OVERVIEW

Purpose of Report

To present to Council the proposed Concept Plan for 933 Park Avenue for consideration of endorsement.

Recommendation

That Council endorse the Concept Plan for 933 Park Avenue as a long-term site vision.

BACKGROUND

The 933 Park Avenue Concept Plan was informed by two community engagement processes. The purpose of the first community engagement process was to identify the goals for the conceptual land use plan. A guided site tour and charrette was held to gather input from community members and organizations that utilize the site. The results of the engagement process included recommending the five site goals.

The second community engagement process sought feedback on five concept plan options. A collaborative meeting, online survey, and open house were held, resulting in the community identifying the preferred 933 Park Avenue Concept Plan. The results were presented to Council on 2023-DEC-18, and the following motion was passed:

“It was moved and seconded that Council:

- 1. direct staff to incorporate option 5 (carrot) into the draft Park Avenue Concept Plan which includes 5 acres for park use (recreation, farm practices and wetland), and no affordable housing; and,*
- 2. direct Staff to return to Council with an updated Park Avenue Concept Plan for consideration of endorsement.”*

DISCUSSION

933 Park Avenue Concept Plan

The 933 Park Avenue Concept Plan (Attachment A) represents the community's collective vision for how the land will be developed and enjoyed over time. Key features of the plan include opening the site up to the public with a trail system and improved public access for all modes of transportation along Park Avenue. A soft surface trail and boardwalk with educational signage and seating weaves through the park connecting Boardwalk Avenue and Allies Place. A gathering area and nature play area are proposed to be located in the centre of the parcel. The western portion of the property includes two potential urban agriculture areas nestled on either side of the wetland and connected by a boardwalk with view deck, signage, and benches. A potential future road is anticipated along the northern half of the property to improve future neighborhood connectivity.

Implementation

A number of implementation actions are also identified in the Concept Plan. Most actions will be brought forward in future capital planning processes. Some programmatic and maintenance actions will also be conducted under future operational activities. Staff will work towards implementing the 933 Park Avenue Concept Plan in the coming years for long-term public enjoyment.

OPTIONS

1. That Council endorse the Concept Plan for 933 Park Avenue as a long-term site vision.
 - The advantages of this option: Finalizing the 933 Park Avenue Concept Plan is a Council Priority and will help guide the future capital planning initiatives and improvements for the benefit of the immediate and wider community. Realizing this site at its full potential will help to achieve *City Plan* goals for food security, wellness, and natural asset and environmental protection.
 - The disadvantages of this option: Financial and Staff resources will be required to implement the plan as well as take care of the site day to day.
2. That Council provide alternative direction.

SUMMARY POINTS

- The property at 933 Park Avenue was purchased by the City of Nanaimo in 2019 to meet several complementary community benefits.
- The 933 Park Avenue Concept Plan represents the community's collective vision for the land and is intended to help guide future use and improvements.
- The concept plan proposes various park uses including passive recreation, urban agriculture, connectivity, education, and the protection of the existing wetland as a natural asset.

ATTACHMENTS

ATTACHMENT A: 933 Park Avenue Concept Plan |

Submitted by:

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Lisa Brinkman
Manager, Community Planning |

Concurrence by:

Charlotte Davis
Deputy Director, Parks & Natural Areas

Jeremy Holm
Director, Planning & Development

Darcie Osborne
Director, Parks, Recreation & Culture

Richard Harding
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