
Request for Decision



To: Peter de Verteuil, CAO **File No:**
Meeting Date: September 8, 2020 **Submission Date:** August 31, 2020
From: Michelle Geneau, Manager of Planning
Reviewed By:
Subject: Placemaking Projects – 85 Station Street & Whistler Street

RECOMMENDATION:

That Council receive the final concept designs for the Placemaking Project for 85 Station Street and for Whistler Street, from Communitecture, as attached to the staff report of the Manager of Planning (and presented by Mark Lakeman at the September 8, 2020 Council Meeting);

And that Council direct staff to bring forward a project implementation funding and timeline report for consideration during upcoming budget discussions.

BACKGROUND:

In December 2019, Council agreed to undertake a public “placemaking” project for two locations, with Mark Lakeman and his design firm Communitecture. The first location is located at the north-east corner of the Craig Street and Station Street intersection, encompassing the Station Street park and the site of the former Red Balloon building. The second location is Whistler Street, extending approximately 200 m from Coronation Avenue to the northern City boundary, one block east of the Trans Canada Highway.

The project began with a free public presentation on placemaking by Lakeman at Vancouver Island University on Friday, February 28th. The public workshops were held at the City of Duncan Firehall – focusing on Station Street on Saturday, February 29th, and Whistler Street on Sunday, March 1st. Each workshop was attended by over 40 people, including staff, Council members, local business owners and staff, nearby residents and other community members. See the attached Workshop Summaries reports for more information (Appendix B).

Originally, a second round of workshops was planned for April, but they were canceled and consultation was moved online due to COVID-19. PlaceSpeak pages were created, with an explanatory video and online surveys, polls and discussion questions to gather feedback on the concept options. Staff used social media, email contacts and website posts. The April 20, 2020 Staff Report is attached for more information (Appendix C).

ANALYSIS:

Based on the public feedback and discussions with staff, Communitecture has provided a Project Report (Appendix D) and the Placemaking Project Final Concepts (Appendix E). In addition to the background and public engagement process summary, the Project Report includes the draft design options that were developed out of the first workshops, a summary of the online survey results, and a description of the final design concepts with implementation recommendations and preliminary cost estimates. The final designs were developed based on the survey results, which included ranking of each scheme option, voting for support of specific design elements, and trends analyzed from the written comments.

Mr. Lakeman will provide a presentation on the process and the final design concepts over Zoom, during the

September 8th Council Meeting.

As staff of various departments will need to discuss the potential implementation timeline and budget, including potential grant funding available, it is recommended that if Council is supportive of moving forward with the proposed concepts, staff will prepare additional information for consideration during the fall 2020 budget meetings.

Staff will also post the proposed concepts on PlaceSpeak, with the opportunity for the public to provide comments on the concepts. Any comments received can help inform the budget and implementation discussions during the 2020 budget meetings.

IMPLICATIONS:

- Financial:** The Communitecture project contract amount is \$52,290.
- Policy/Legislation:** N/A
- Strategic Priority:** Relates to the following Strategic Plan initiatives:
 - 6.1 Improve Downtown Infrastructure - *Facilitate community discussion on future of old Red Balloon site.*
 - 7.3 Work with TCH businesses and residents to develop Plans - *Work with neighbourhoods and jurisdictions on a plan for improvement.*
- Sustainability:** Relates to the following Integrated Community Sustainability Plan priorities:
 - *A healthy, active community with a strong sense of connectedness. A community that supports the educational service and leisure needs of its citizens at all life stages.*
 - *An affordable community with a strong and diverse economy, well known for its vibrant historic downtown and innovative arts and culture community.*
- Communication:** Staff will provide updates on the City’s website and PlaceSpeak pages, and will develop a future implementation report to Council for budget and timing discussions.
- Staffing Implications:** Planning staff will develop the website updates and compile public feedback, as this stage was not included in the project contract. The Manager of Planning will work with Public Works and Engineering on developing implementation details.

APPENDICES:

- Appendix A: Project Proposal Agreement
- Appendix B: Workshop Summaries
- Appendix C: Staff Report, April 20, 2020
- Appendix D: Project Report (Communitecture)
- Appendix E: Placemaking Project Final Concepts