

Bus Garage & Qualicum Commons Stage One Consultation Summary



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Bus Garage & Qualicum Commons Overview & Key Ideas

This report provides a high-level overview of the first three public events for the Bus Garage and Qualicum Commons redevelopment project, and summarizes what was heard from the community members participating in the events.



Engagement Activities

Open House

On October 24th 2019, 103 people attended the Open House. In this open format event, community members circulated a room at the Qualicum Commons to learn about the project and give preliminary input. 12 poster boards explained the project and invited feedback to develop a vision.

Survey

A total of 57 people completed a survey that was launched at the Open House and available online for two weeks following the event.

World Café

The second public event held on October 24th, 2019 was a World Café, an evening of intentional conversation to help shape the vision for a redeveloped community core for the Town; 18 members of the public participated in this event.

Design Outcome Summary

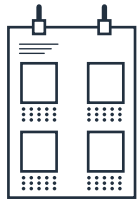
- 250 seat multi-use cinema
- Walking paths and cross-site connections
- Washroom facilities
- Town square
- 2-3 storey mixed-use commercial/residential building
- Community gardens
- Children's playground
- Social commercial i.e. cafe, pub, wine bar with outdoor patio

Bus Garage & Qualicum Commons

Open House

Precedent Images

Two poster boards were dedicated to giving community members the opportunity to vote on images that could be applied at the Qualicum Commons site. The images were not meant to show what was currently there, but rather to help envision what could be. 227 votes were cast for images that best reflected the community's preferred uses and ideas for the site. The top images generated four themes.



227
votes



45 votes for all weather entertainment and cultural spaces for theatre, performing arts and events.

40 votes for gathering places to socialize and take part in activities, such as community gardens and outdoor patios.



16 votes for walkable and green park spaces with landscaped, naturalized drainage.

14 votes for housing for current residents and future people moving to the Town.



OCP Policy

Three of the poster boards summarized Official Community Plan policy and asked the community to prioritize the various OCP policies that apply broadly to the site. Six hundred forty six votes were cast.



646
votes

The top six potential uses listed in the OCP were:

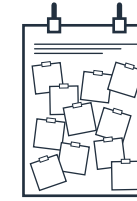
1. Retain The Old School House Arts Center
2. Parks
3. Movie Theater
4. Neighbourhood pub
5. Performing Arts Centre
6. Residential Above Ground

Of the Eight Sustainability Principles listed in the OCP, Healthy Communities and Landscapes, and Sustainable Infrastructure such as green buildings and food systems were the top principles the community would like to see.



Site Vision

Two of the poster boards asked people to write their own ideas and opinions on sticky notes, based on broad topic headings: Strengths, Opportunities, and Vision.



91
Post-its

Strength



Location

Opportunity



Gathering

Vision



Culture & entertainment
56 Post-its



Housing
18 Post-its



Greenspace
16 Post-its

Bus Garage & Qualicum Commons World Café

The World Cafe attracted 18 participants including one youth to discuss 6 different table topics: culture, parks and open spaces, housing, seniors and aging in place, alternative transportation and wild card (the topic was chosen by the members at the table).



The most dominant aspiration for a redeveloped site was a place for multi generation community gathering, similarly to how the existing school building provides a space for young and old to gather and create.

The second most popular idea was parks and open spaces creating places to pause and people-watch in a natural setting.

The third most dominant idea was housing, including cooperative and affordable housing, with a preferred height of 2 to 3 storeys.

A preliminary and low budget set of actions to improve the site was discussed and generated these ideas:

1. Landscaping
2. Removal of the perimeter fencing
3. Add seating

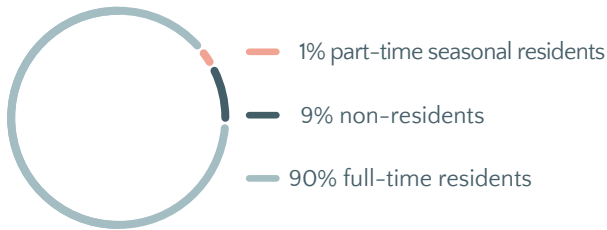


Bus Garage & Qualicum Commons Survey

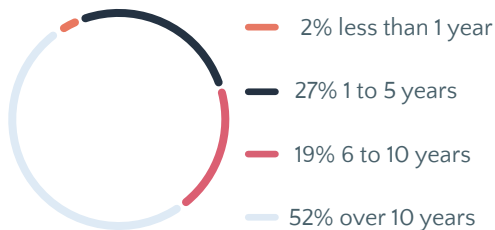
Launched at the Open House and available online for two weeks was a survey. Overall, 57 respondents participated. In the survey, community members were asked a series of questions regarding the current role and the future vision for the site.

Respondent Profile Survey Questions

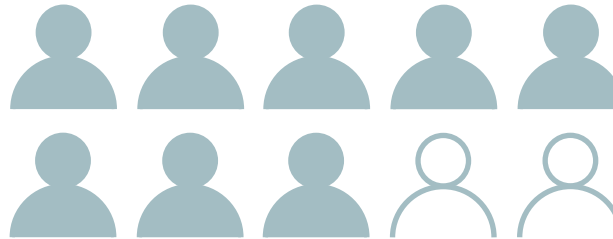
Are you a resident of Qualicum Beach?



How long have you lived in Qualicum Beach?



8 out of 10 respondents use the site



Principle Survey Questions

What are the greatest strengths of the Qualicum Commons and Bus Garage Site?

According to respondents, the greatest current strengths of the Qualicum Commons & Bus Garage Site are its location and the existing on-site amenities. This includes the programming taking place at The Old School House Arts Centre, as well as the services operating in the Qualicum Commons (former elementary school). When asked about what areas of the site need improvement, the open spaces on the site were addressed as being under-utilized.

How do you access the Qualicum Commons and Bus Garage Site?

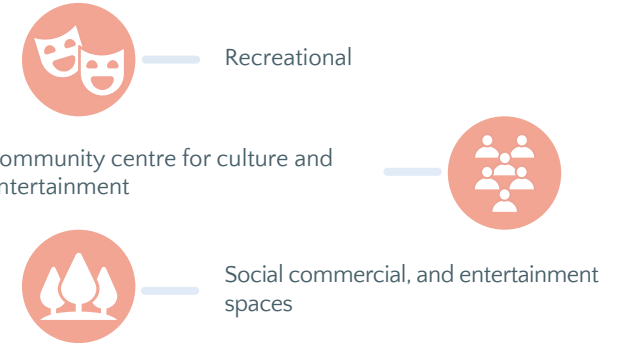
When accessing the site, the majority stated they either walked or used a private vehicle. Various modes of transportation are used, with 73% of respondents noting that they either walked or biked to the site. This illustrates the walkability of the uptown core of Qualicum Beach. The survey data showed that many people use the site for parking to access the commercial core of Qualicum Beach.

If the site was developed, what features and services are important to you to maintain?

It is clear that the existing programming and services operating on the site are highly valued by the community.

Over 85% of respondents mentioned The Old School House Arts Centre (T.O.S.H) as being a valuable facility for the arts as well as an important heritage site in the community. It was also stated by numerous respondents that the existing programming and services are of high value, as is the community gardens, which was previously identified as a successful and highly-valued place, and has the potential to expand in the coming years.

If developed, what uses would you like to see on the site in the future?



What is your future vision for the site?

