

Musquodoboit Harbour **COMMUNITY DEVELOPMENT PLAN**



 ekistics plan+design

Jan 11, 2017

Agenda

- 1. Vision > Plan > Built works**
- 2. Postcard Results**
- 3. Online Survey Results**
- 4. Workshop Results**
- 5. Framework Plan**



Town of Bridgewater *King Street Redevelopment*





2012.11.19



Downtown & Waterfront Master Plan
Meet the design team 2012 during the Design Drop-in
Wednesday, November 21st from 5pm to 8pm

Bridgewater Downtown & Waterfront Master Plan

2012.11.21

Dear Downtown Bridgewater,
Thank you for all the good times.
My fondest memory is

Standing on the bridge, waiting to see Princess Diana when she was here many years ago!

I think things could be even better.
May I suggest improving by

better showcasing the river and how attractive downtown could be. Parking for businesses on King St can be an issue but the parkades are an eyesore.

Yours truly, Engaged Citizen

Director of Planning
Town of Bridgewater
60 Pleasant Street
Bridgewater, NS
B4V 3X9

Dear Downtown Bridgewater,
Thank you for all the good times.
My fondest memory is

I love the fountain and renovations to King Street Court
- Would be nice if fountain lights came on earlier though. Often it is quite dark before they pop on

I think things could be even better.
May I suggest improving by

- Anything that can be done to focus on the water the better
- Parkade is outdated. Bit of an eyesore.
- Allow for some parking but have walkway path all along King Street.
- Bike path. (Not just shared lanes)
- Benches, seating, scenic views
- outdoor cafe.

Yours truly, Engaged Citizen

Director of Planning
Town of Bridgewater
60 Pleasant Street
Bridgewater, NS
B4V 3X9

- Increased floral displays along King Street + store fronts

Dear Downtown Bridgewater,
Thank you for all the good times.
My fondest memory is

SPENDING TIME IN THE REFRESHED KING ST. COURT w/ MY FAMILY AND BEING CLOSE TO THE BEAUTIFUL LAHAVE RIVER

I think things could be even better.
May I suggest improving by

CREATING MORE PUBLIC SPACE ALONG THE RIVER. IT'S TIME TO REMOVE THE OUTDATED PARKADE IN ITS ENTIRETY AND REPLACE IT WITH A CENTRAL PUBLIC GATHERING SPACE.

KEEP THE DESIGN SOLUTIONS SIMPLE AND AFFORDABLE! WE ARE A SMALL TOWN.

Yours truly, Engaged Citizen

Director of Planning
Town of Bridgewater
60 Pleasant Street
Bridgewater, NS
B4V 3X9

Dear Downtown Bridgewater,
Thank you for all the good times.
My fondest memory is

WALKING ALONG THE WATER ON LAHAVE ST., WHERE THERE ARE NO OBSTRUCTIONS BETWEEN THE SIDEWALK + RIVER.

I think things could be even better.
May I suggest improving by

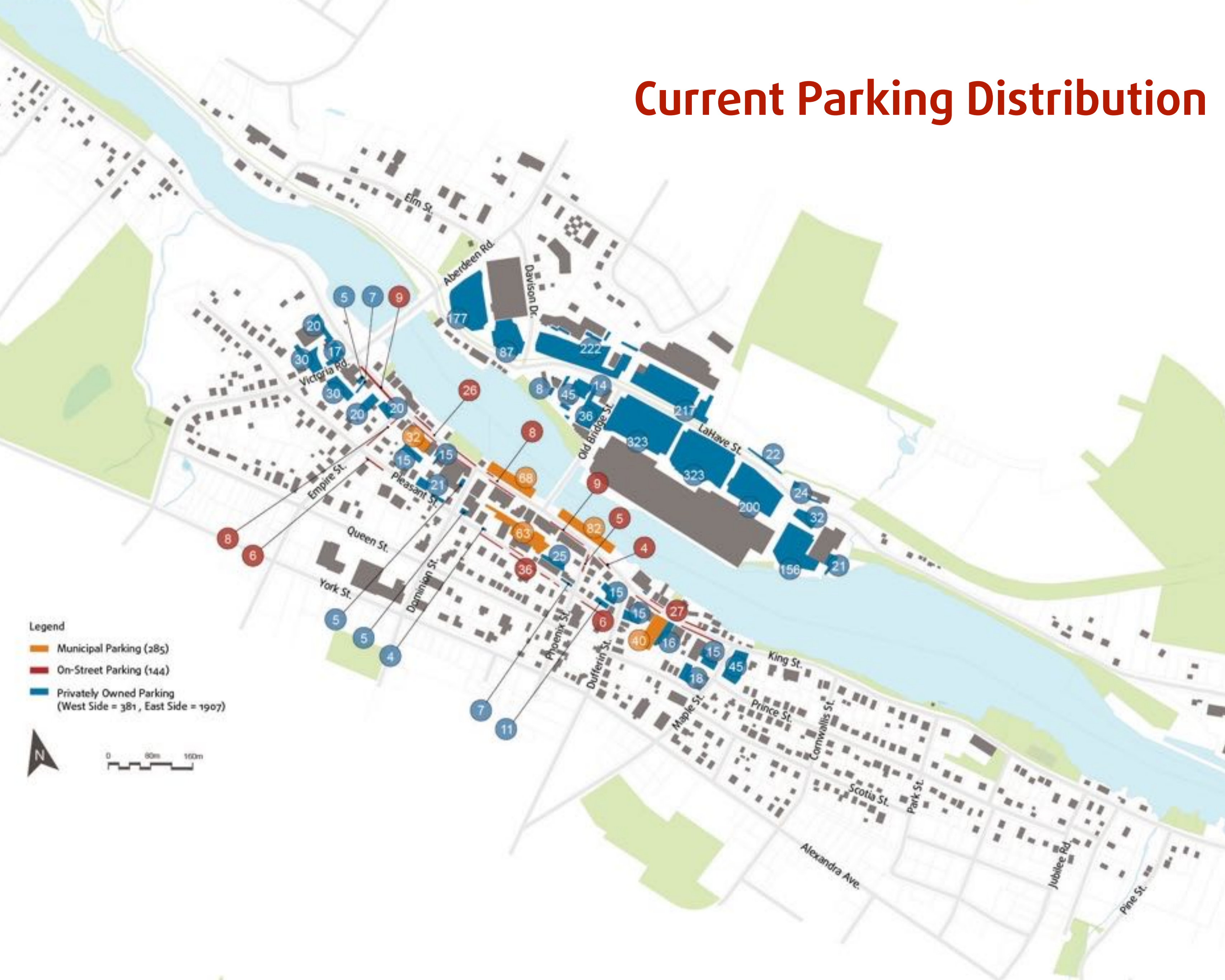
MORE CONSISTENT DESIGN CONTROLS FOR DEVELOPMENT, ESPECIALLY IN THE HISTORIC PORTION OF THE DOWNTOWN.

Yours truly, Engaged Citizen

Director of Planning
Town of Bridgewater
60 Pleasant Street
Bridgewater, NS
B4V 3X9

2012.11.19

Current Parking Distribution



King Street & Old Bridge Landing Park



Old Bridge Landing Park Ramp





MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

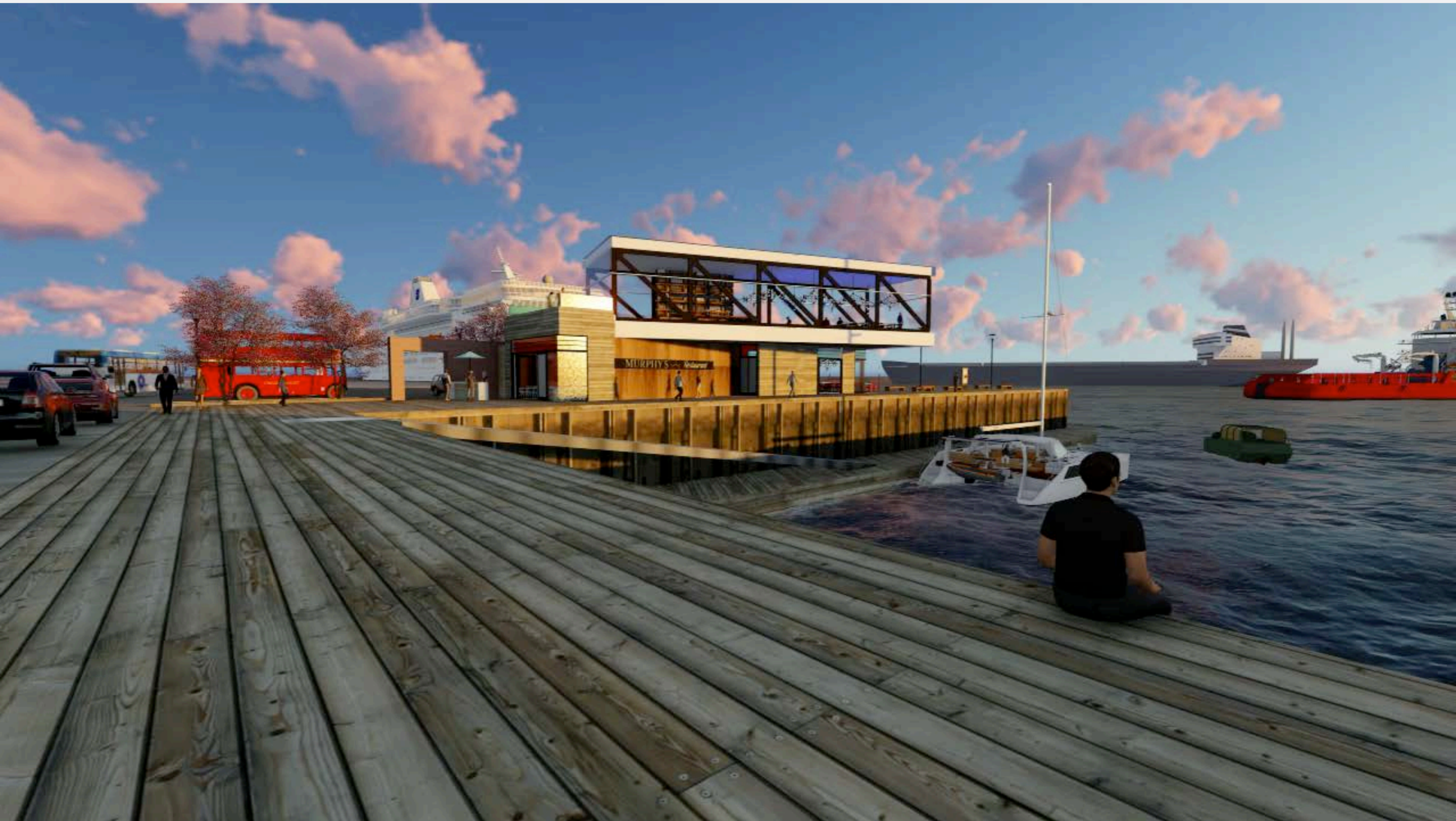
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MUSQUODOBIT HARBOUR - COMMUNITY DEVELOPMENT

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POSTCARDS

MY MUSQUODOBOIT HARBOUR
WISH LIST...



MY MUSQUODOBOIT HARBOUR
WISH LIST...



MY MUSQUODOBOIT HARBOUR
WISH LIST...



MY MUSQUODOBOIT HARBOUR
WISH LIST...



MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

Building on the Vision we have, we'd like to know what you would like to tackle next. So far the Vision has resulted in support for a number of successful initiatives in our community. We're taking action to **make MORE great things happen!**

If you had **three wishes** for improvement in the core of Musquodoboit Harbour, what would they be?

1. SENIORS RENTAL APTS
2. SIDE WALKS
- 3.

Please mail us back this postcard, see our website and Facebook for drop-off locations, or bring it to our

Community Development Plan Open House and Workshop

Monday, November 28 - 7:00-9:00 pm
Eastern Shore Community Centre Bingo Hall
67 Park Rd. Musquodoboit Harbour



MHACCCA MCP Secondary Planning
Steering Committee
PO Box 213
Musquodoboit Harbour, NS
B0J 2L0

Email: mhchamberandcivic@gmail.com

Web: www.musquodoboitharbourchamber.com

www.facebook.com/MHACCCA

@MHChamberCivic

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If you had **three wishes** for improvement in the core of Musquodoboit Harbour, what would they be?

1. A decent size grocery store
2. A bar!
3. SPCA

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If you had **three wishes** for improvement in the core of Musquodoboit Harbour, what would they be?

1. Out door theatre
2. WASHROOMS!!
3. Swimming pool

Please mail us back this postcard, see our website and Facebook for drop-off locations, or bring it to our

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If you had **three wishes** for improvement in the core of Musquodoboit Harbour, what would they be?

1. VILLAGE CORE
2. SIDEWALKS
3. PIPED WATER

Please mail us back this postcard, see our website and Facebook for drop-off locations, or bring it to our

Community Development Plan Open House and Workshop

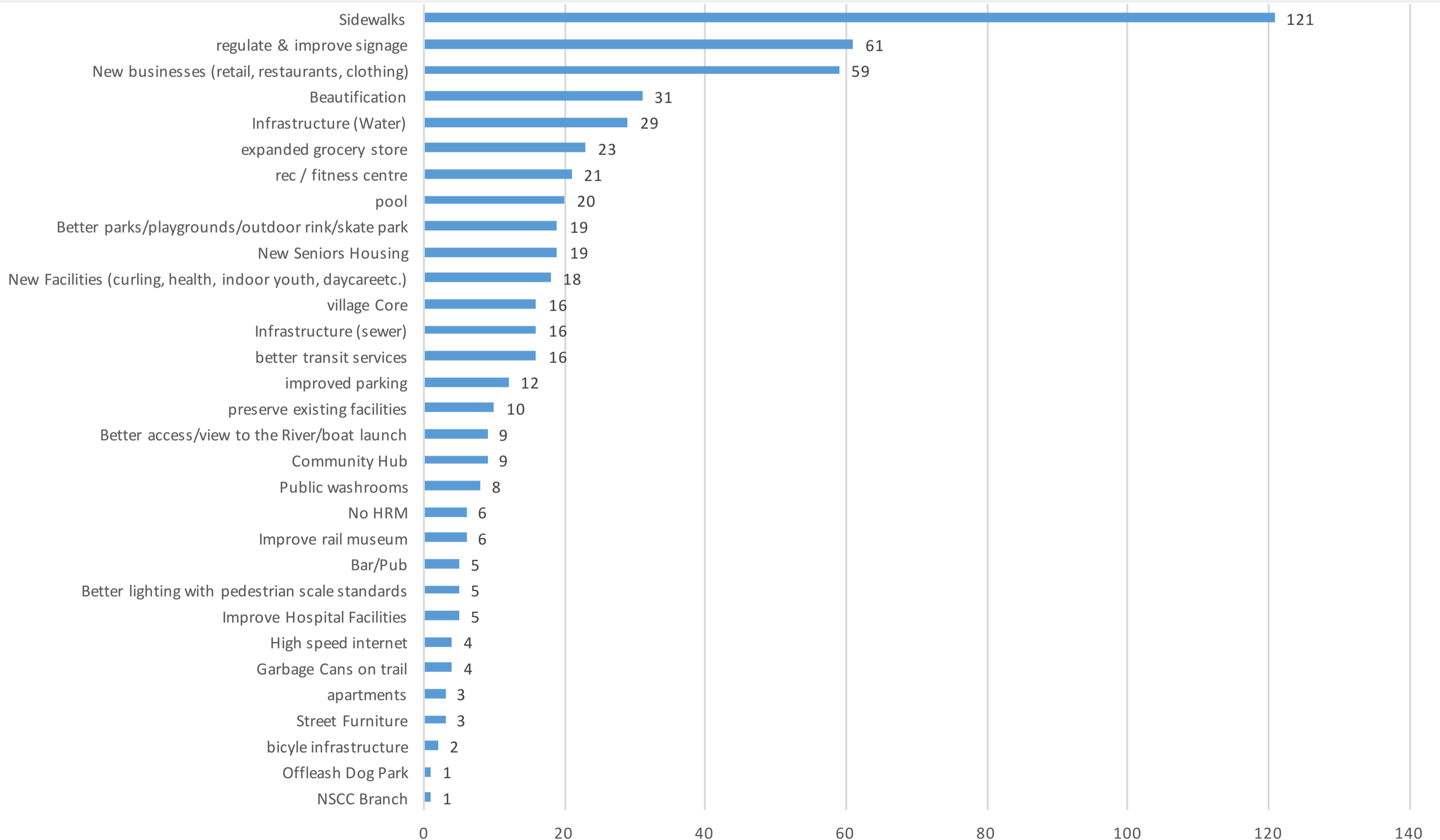


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170/2500 Postcards (7%)

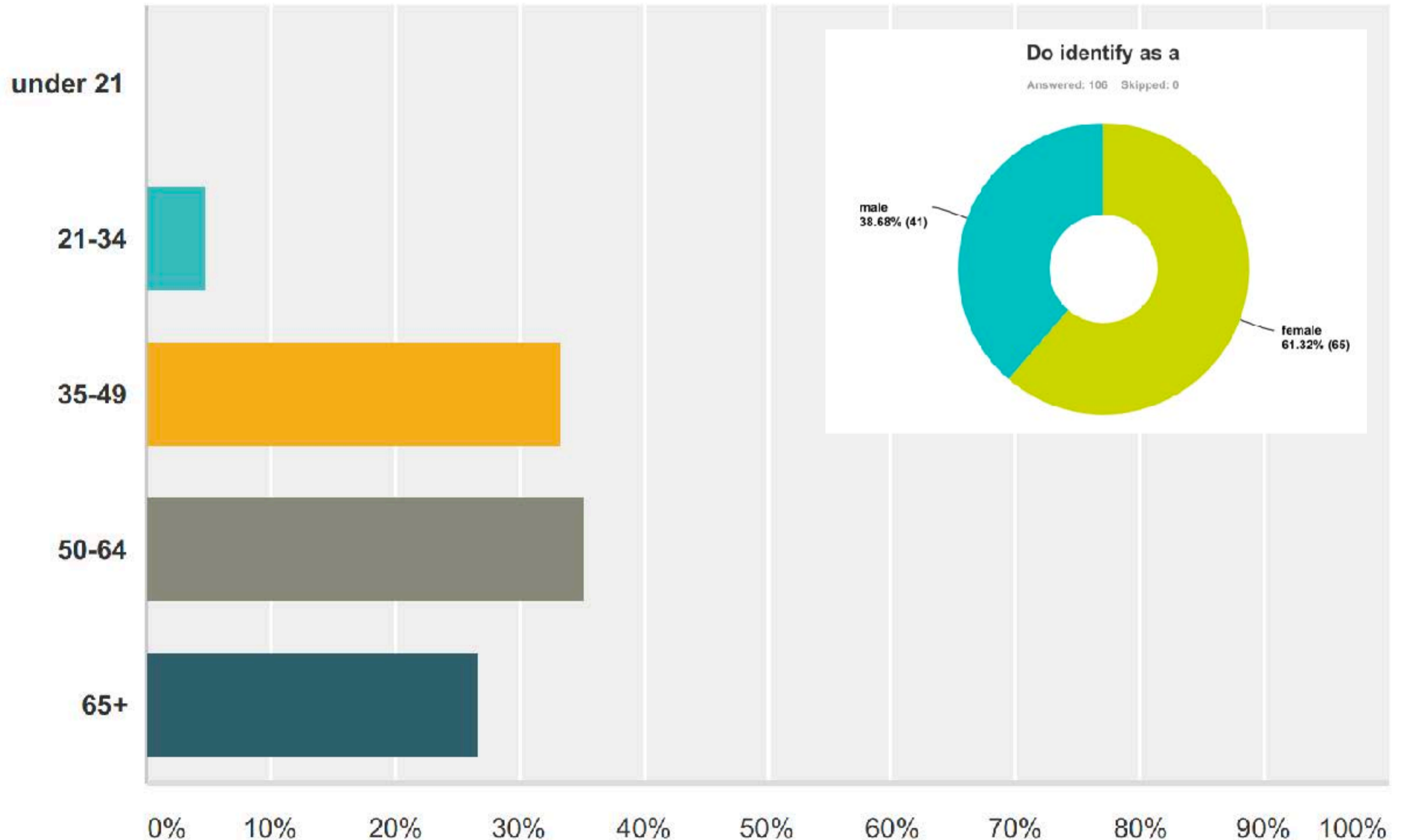


Online Survey

106 responses

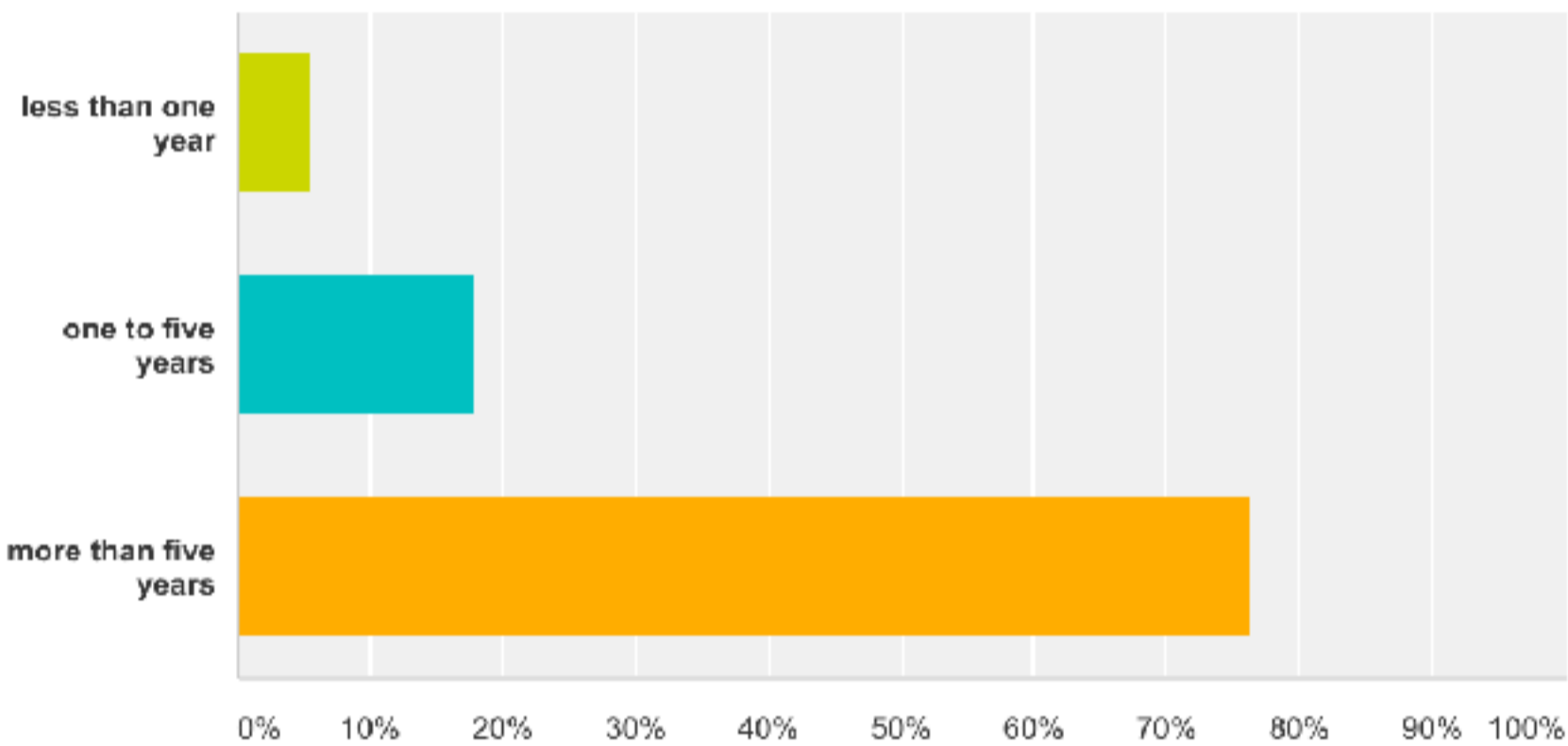
Q1 What is your approximate age?

Answered: 105 Skipped: 1



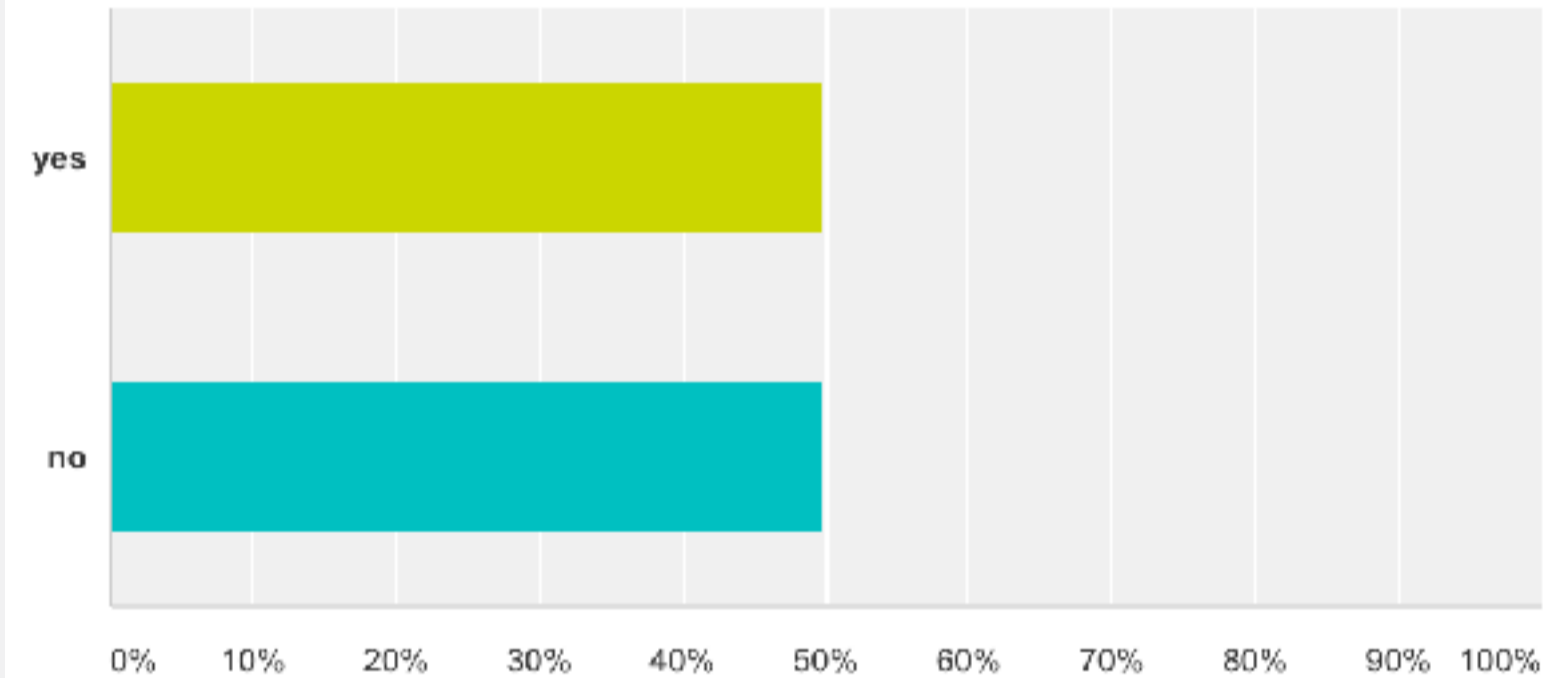
How long have you lived or worked in the area?

Answered: 106 Skipped: 0



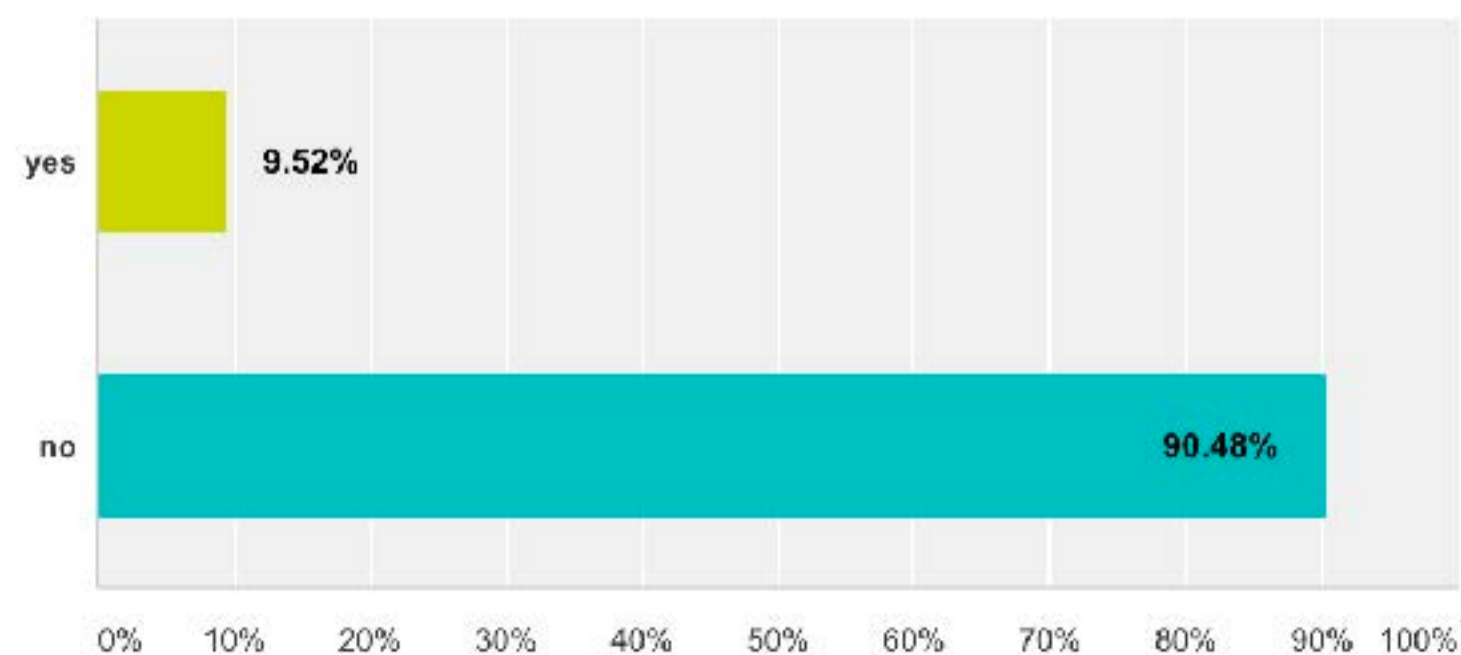
Do you live in or own property within walking distance of the Village Core (see plan above)?

Answered: 104 Skipped: 2



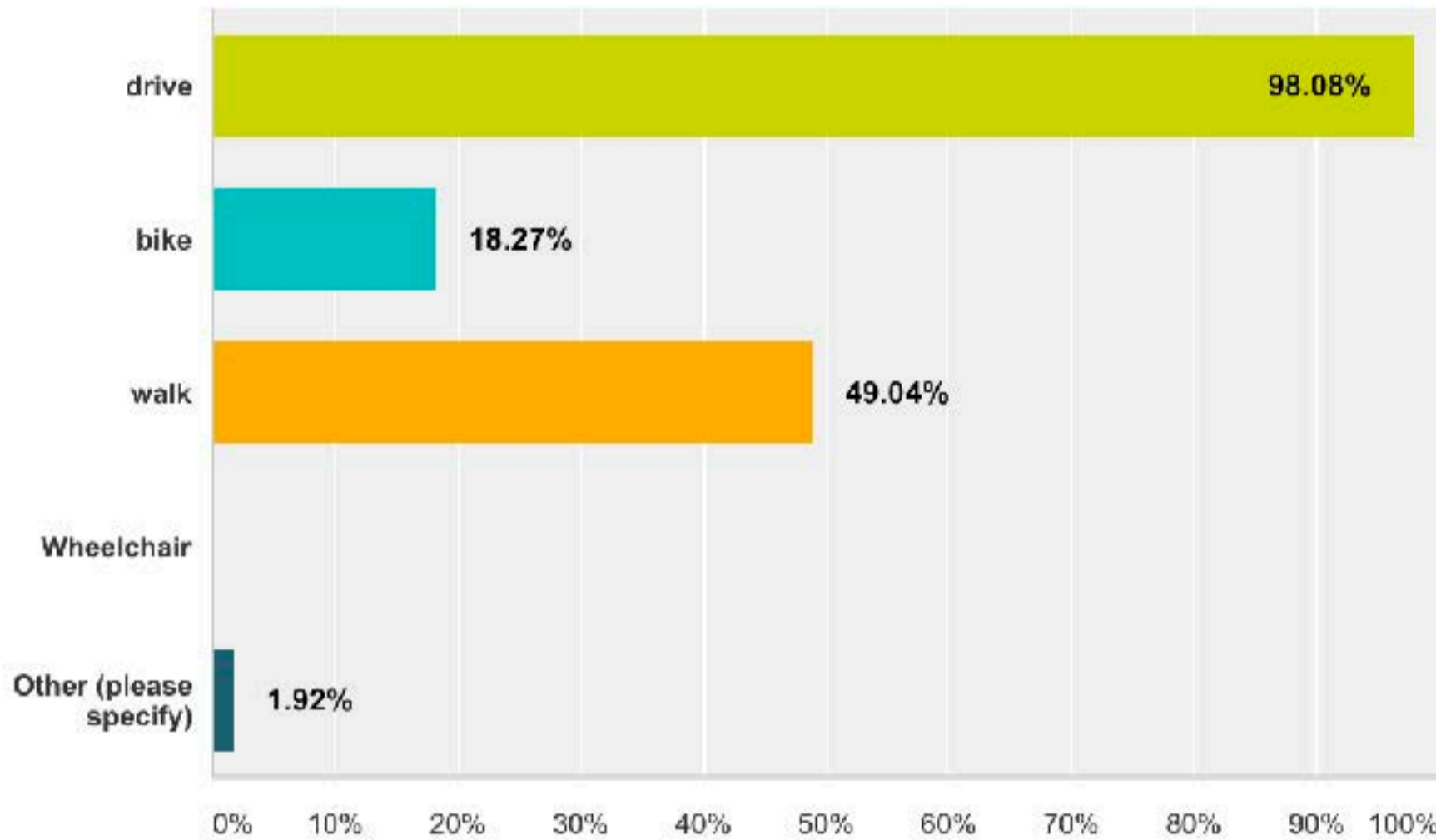
Do you own a business in the Village Core?

Answered: 105 Skipped: 1



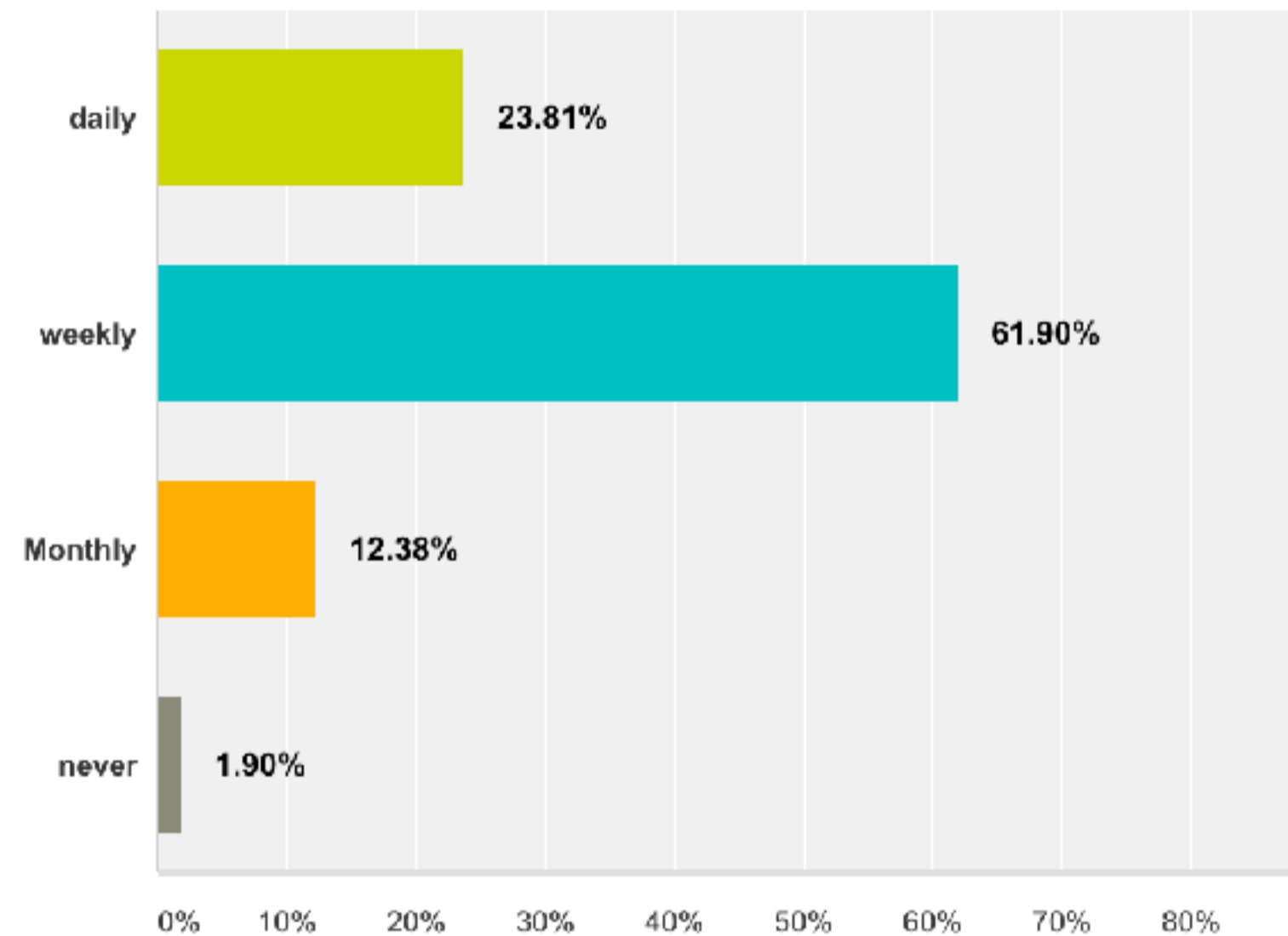
How do you get around the Village Core Area?

Answered: 104 Skipped: 2



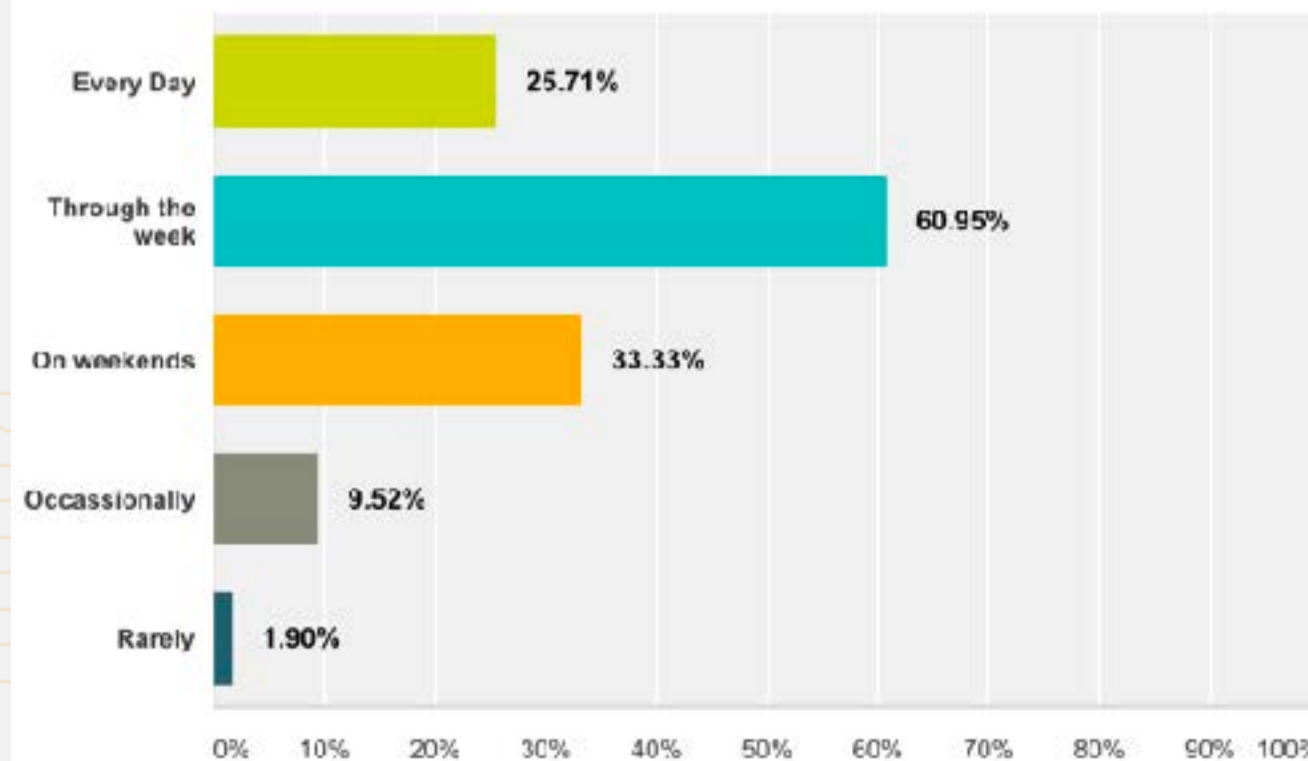
How frequently do you shop in the area?

Answered: 105 Skipped: 1



What day(s) do you generally visit the Village Core? (please select all that apply)

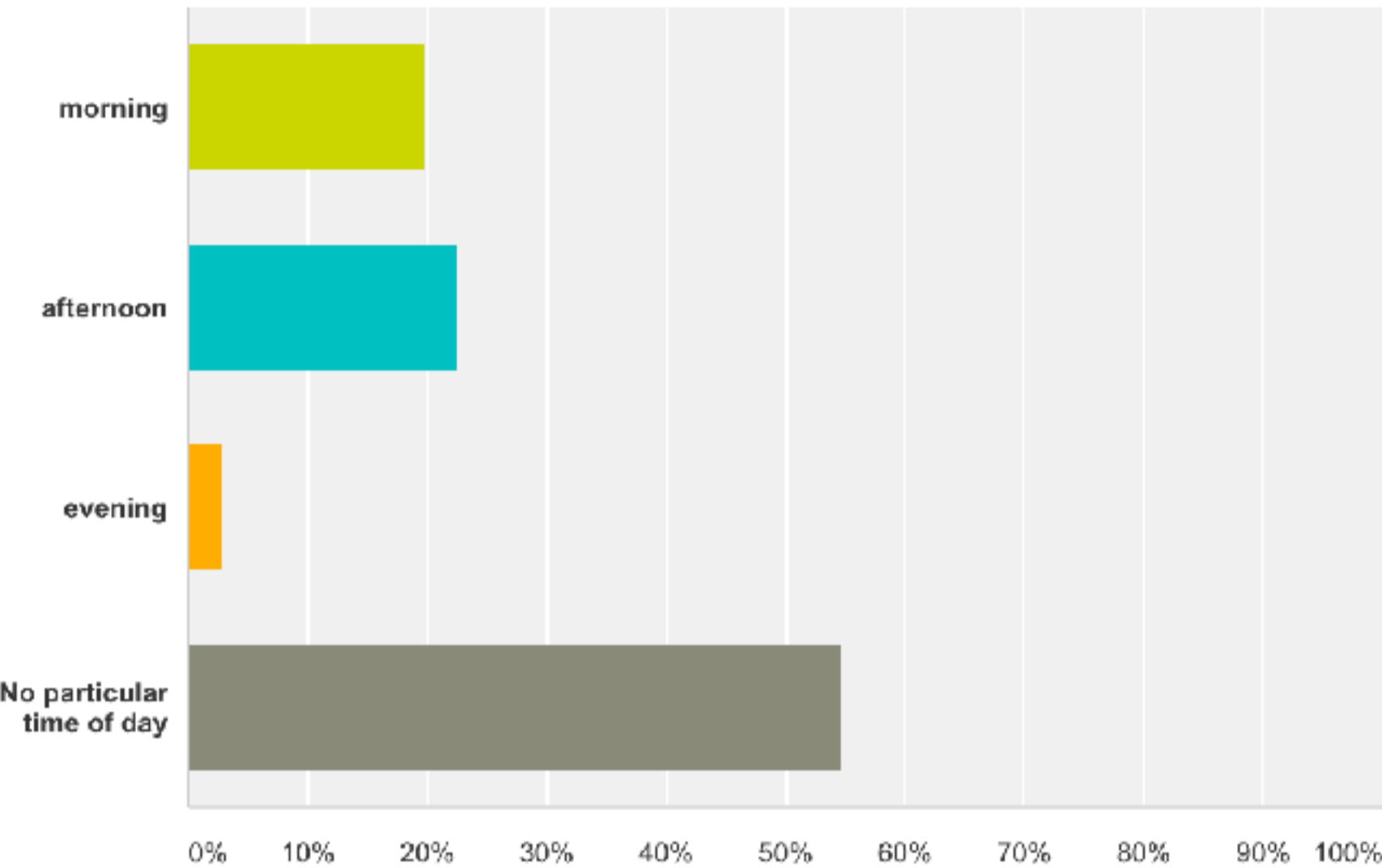
Answered: 105 Skipped: 1



MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

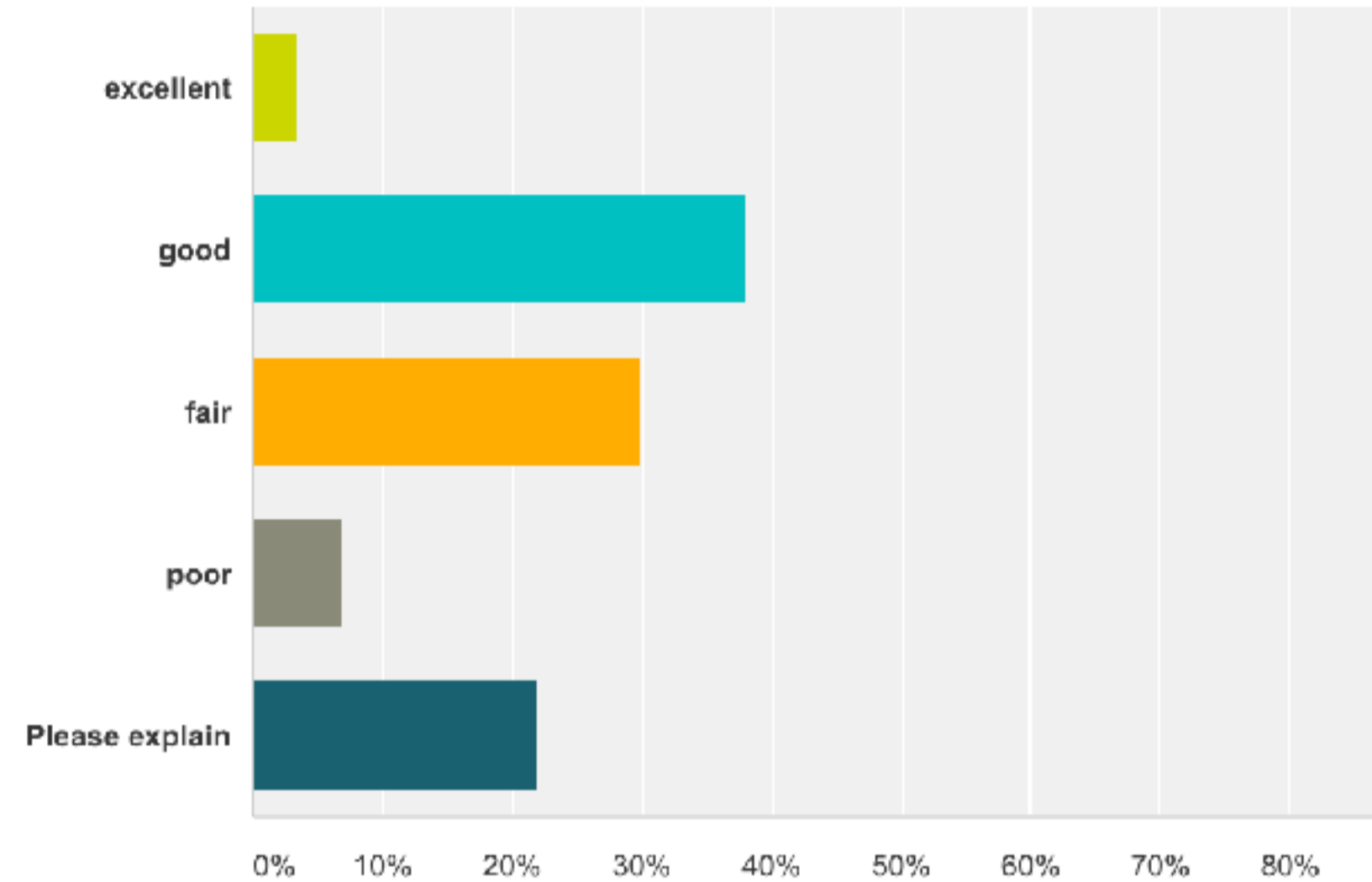
What time of day do you most frequently visit Village Core?

Answered: 106 Skipped: 0



Are the services currently provided in the Village Core adequate?

Answered: 87 Skipped: 19

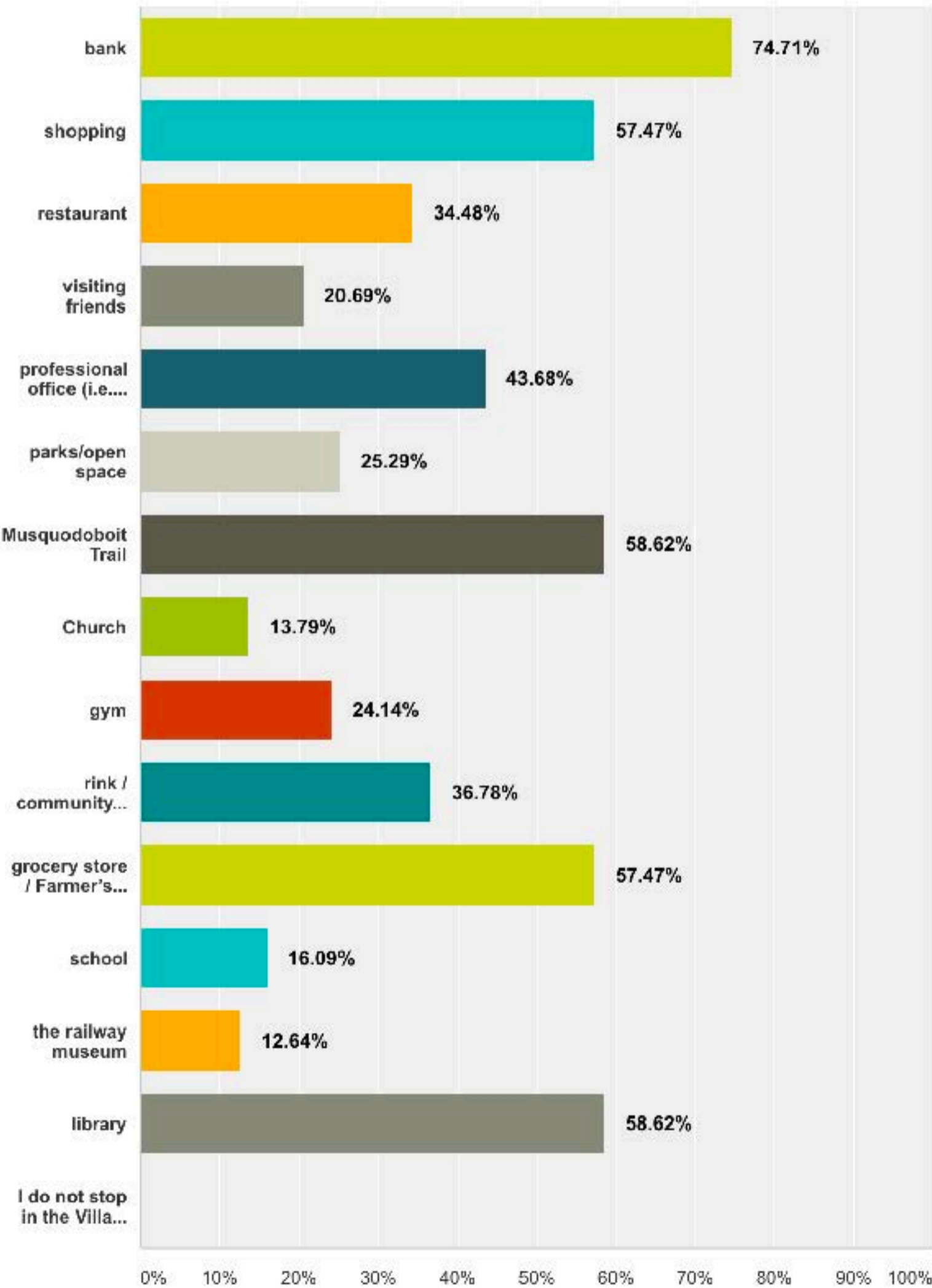


Places Trail Grocery Retail Services Water Shops

MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

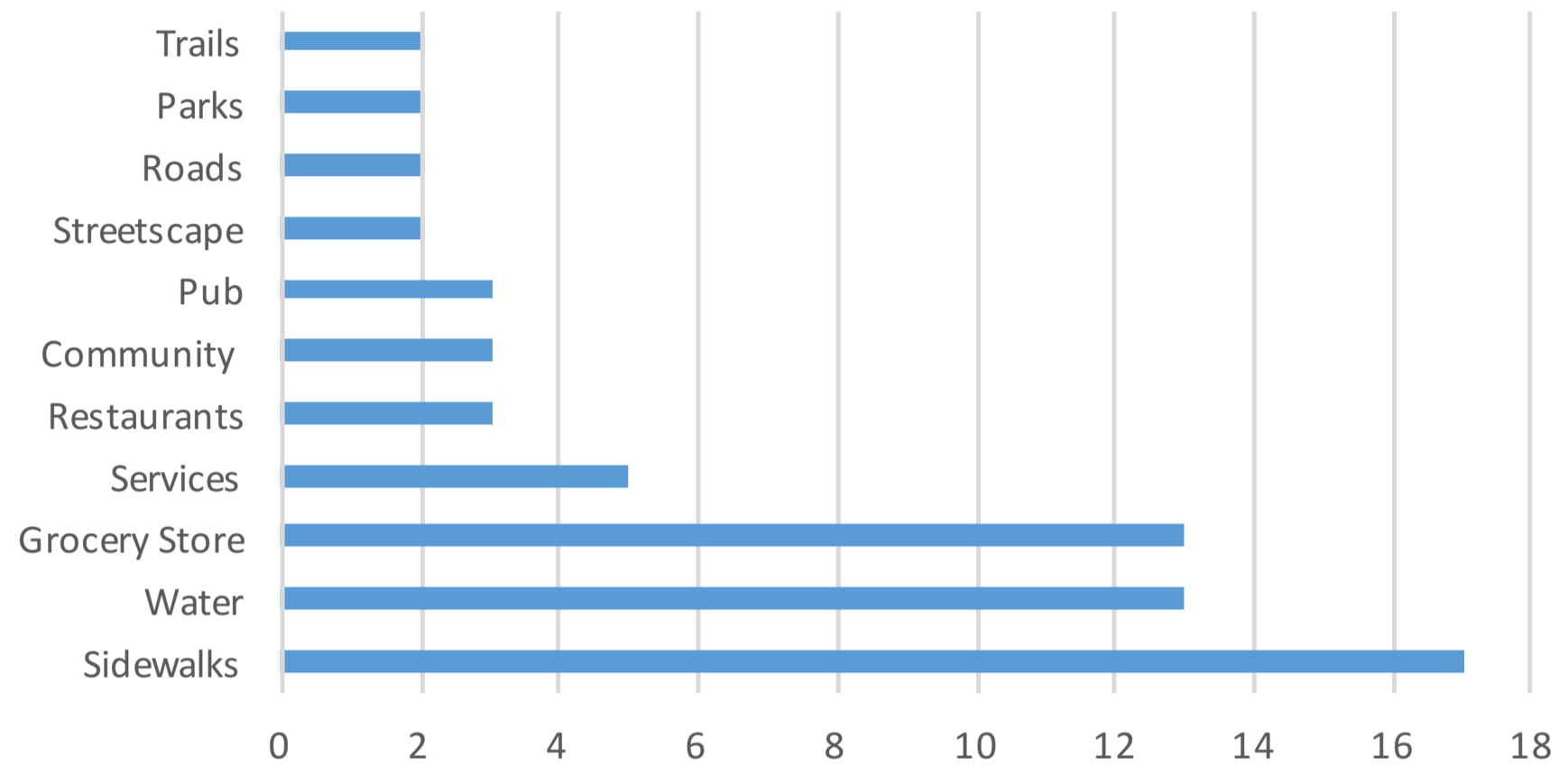
What is your destination(s) when visiting the Village Core? (select all that apply)

Answered: 87 Skipped: 19

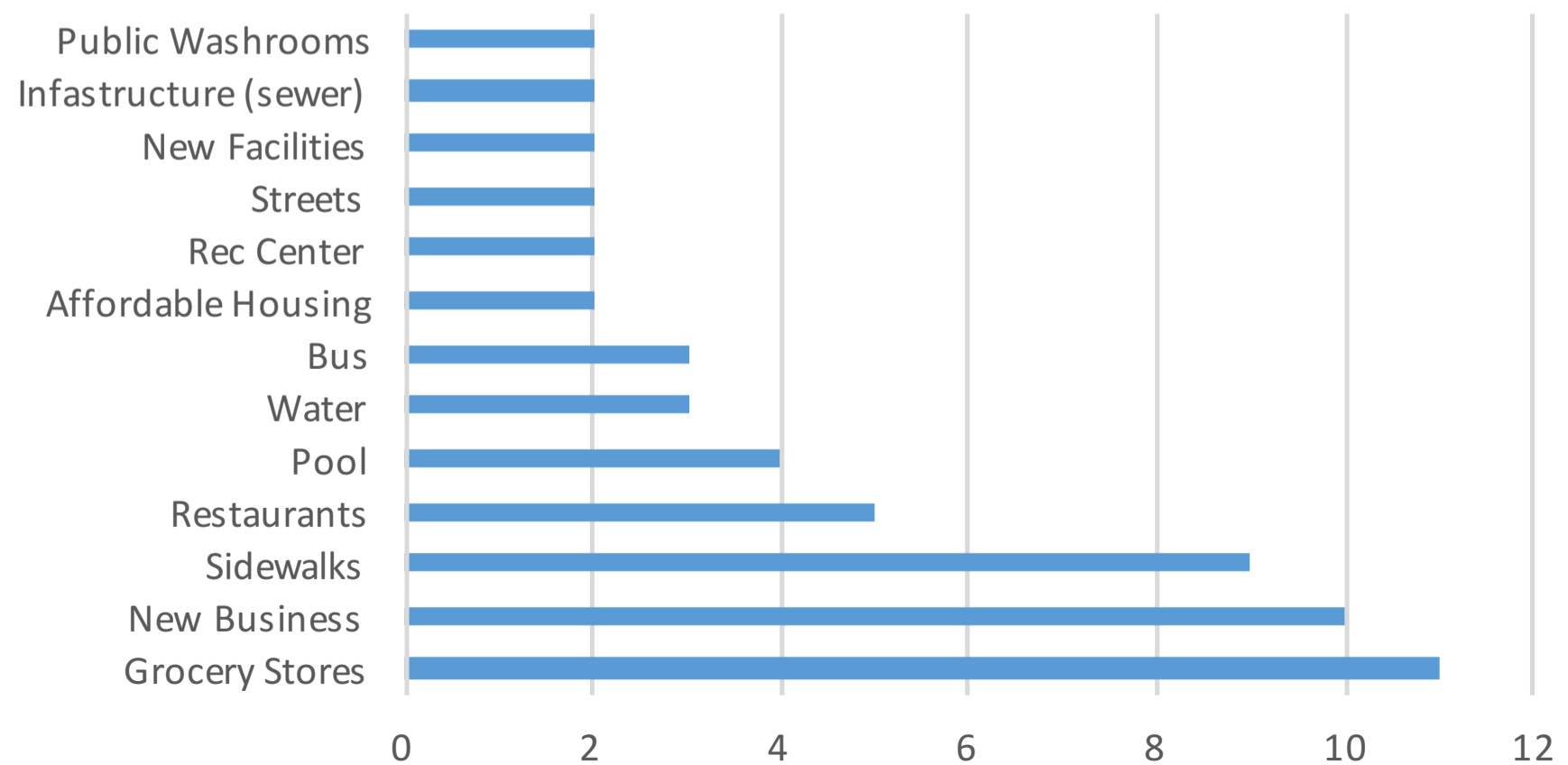


What's missing from the core?

First Priority



Second Priority



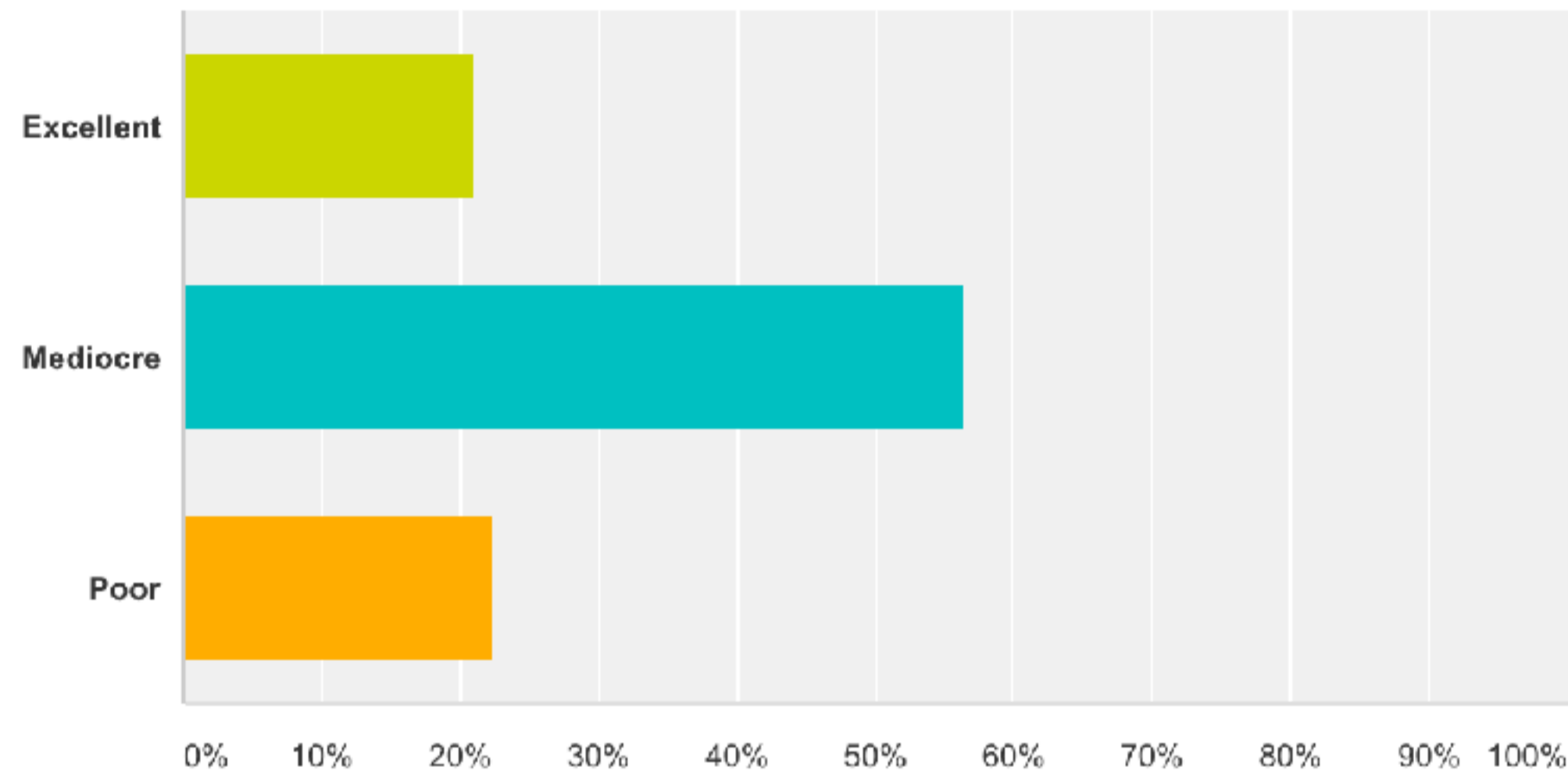
MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

What could be done yo improve the trail experience?

ATV Place **Extend the Trail** Clean **Winter** Bins
Industrial Park Facilities
Garbage Cans Activities **Signage**
Love **Porters Lake** Chezzetcook
Walking Trail Pets **Village Core** Surface **Local**

How would you rate the parks and open space in the Village Core

Answered: 85 Skipped: 21

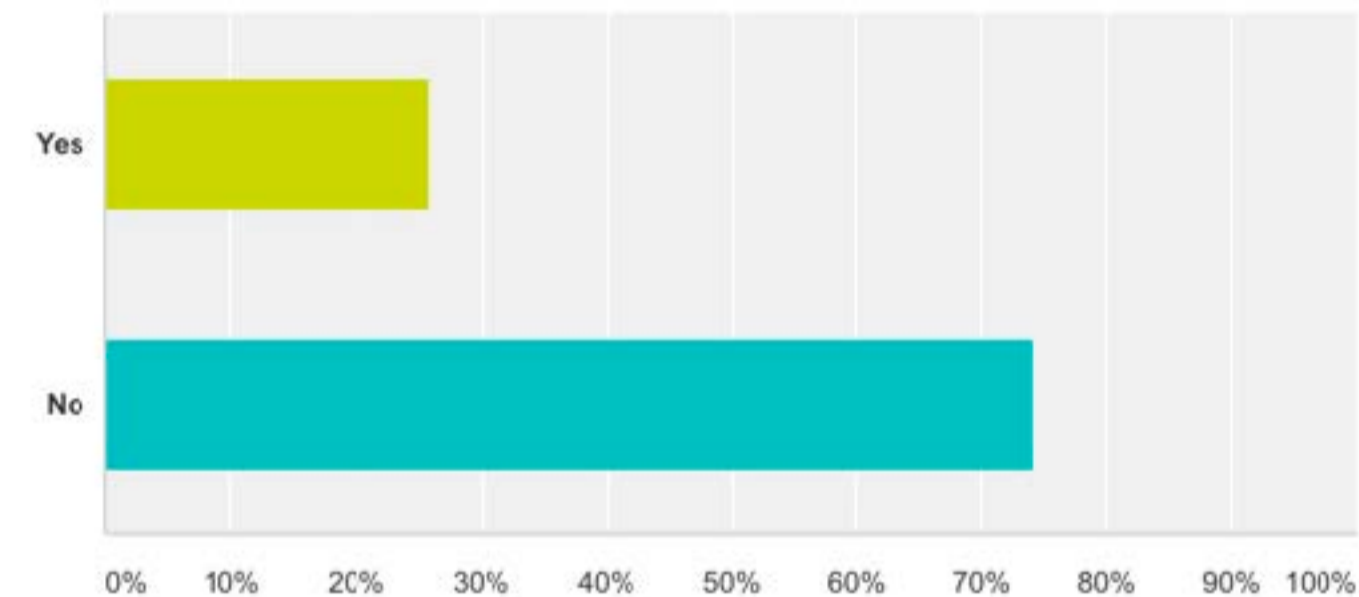


What could be done to improve the parks?

- Sidewalks
- Town
- Outdoor
- Idea
- Benches
- Field
- Washrooms
- Equipment
- Seating
- Places
- Park
- Connect
- Spaces
- Improve
- Gardens
- Season
- Access
- Upkeep
- Playground

Is there adequate housing variety in Musquodoboit Harbour?

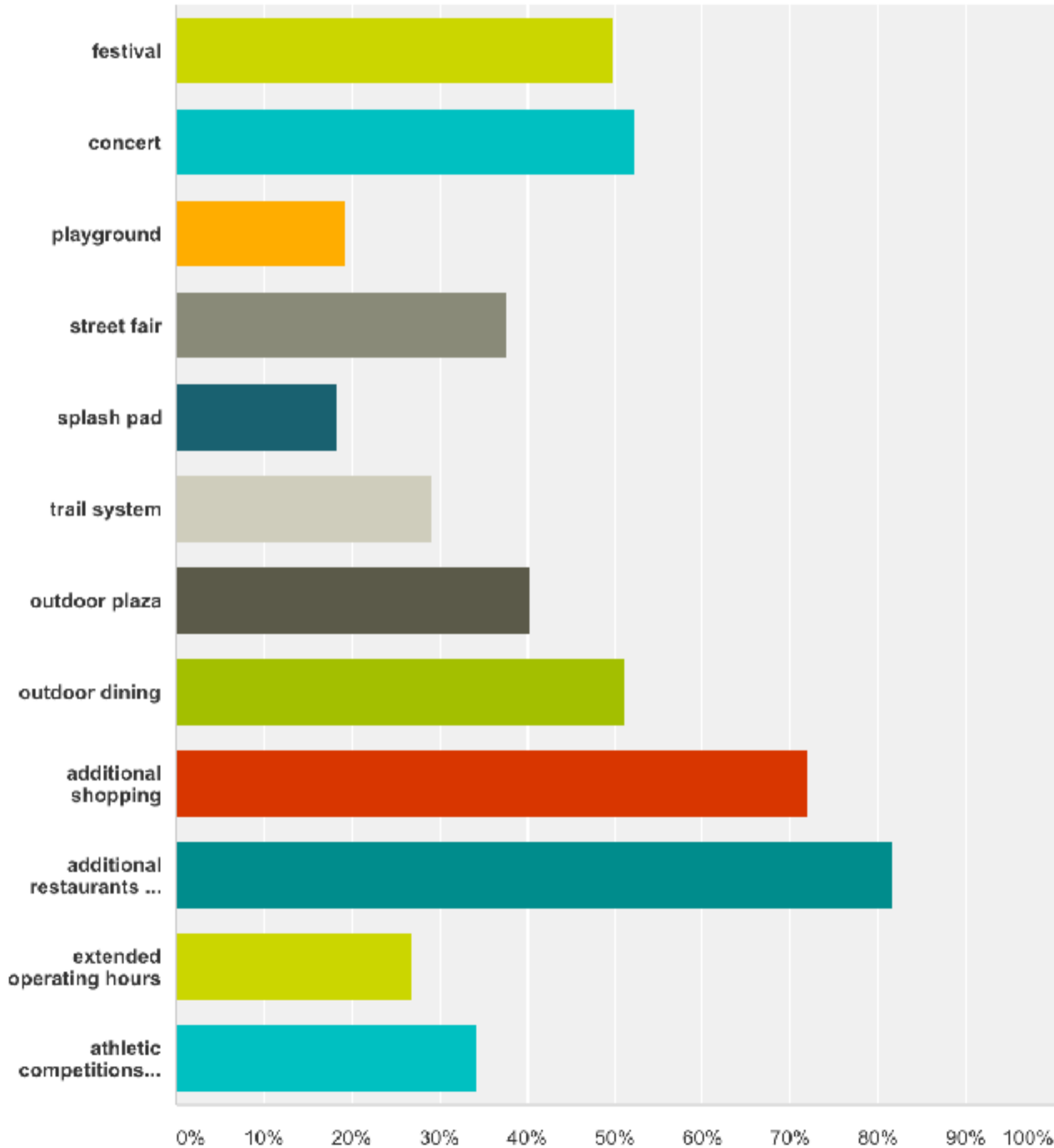
Answered: 81 Skipped: 25



MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

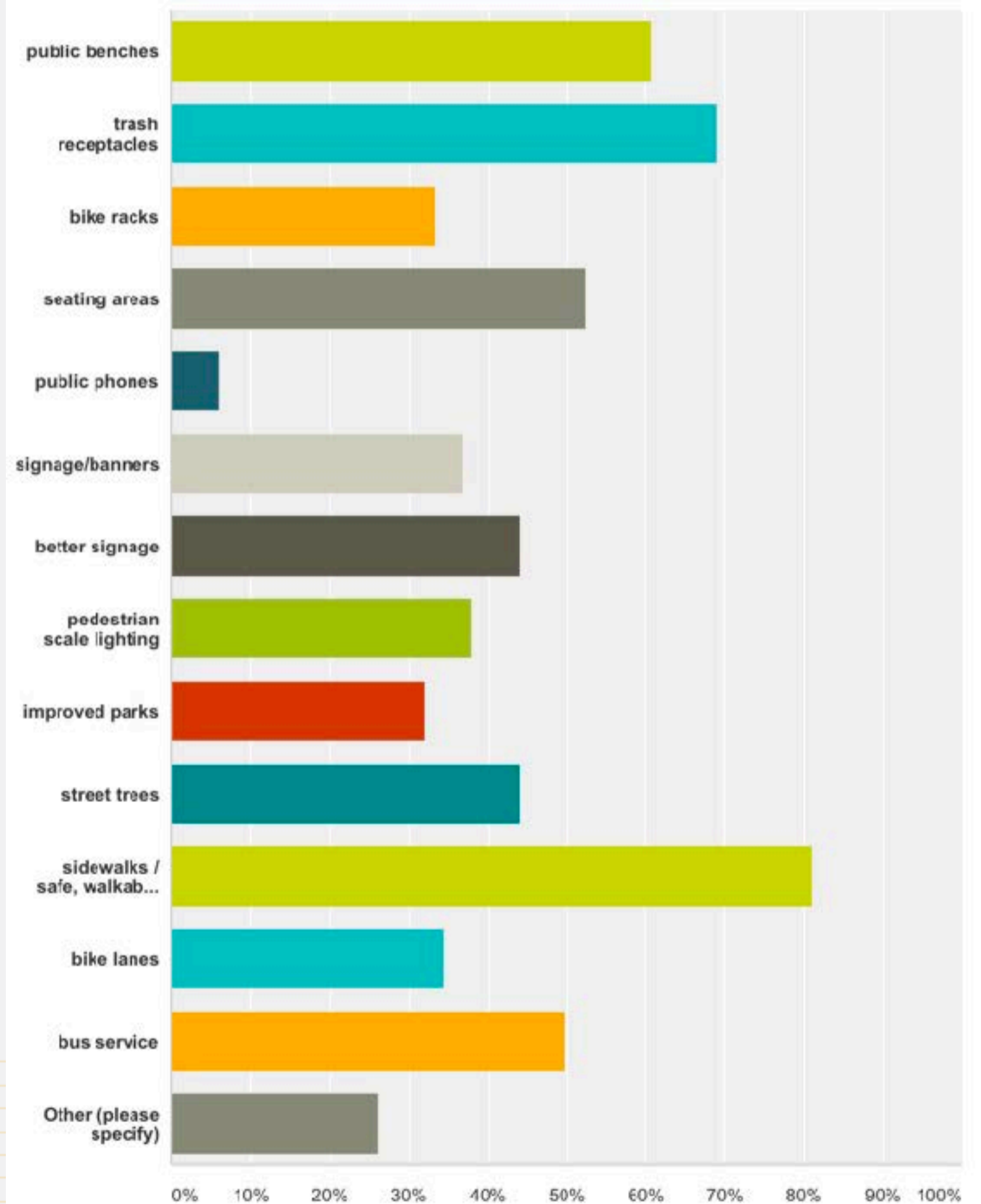
What other activities, places, or events might bring you to the Village Core? (please select all that apply)

Answered: 82 Skipped: 24



What amenities would you like to see added to create a better experience for pedestrians and cyclists? (please select all that apply)

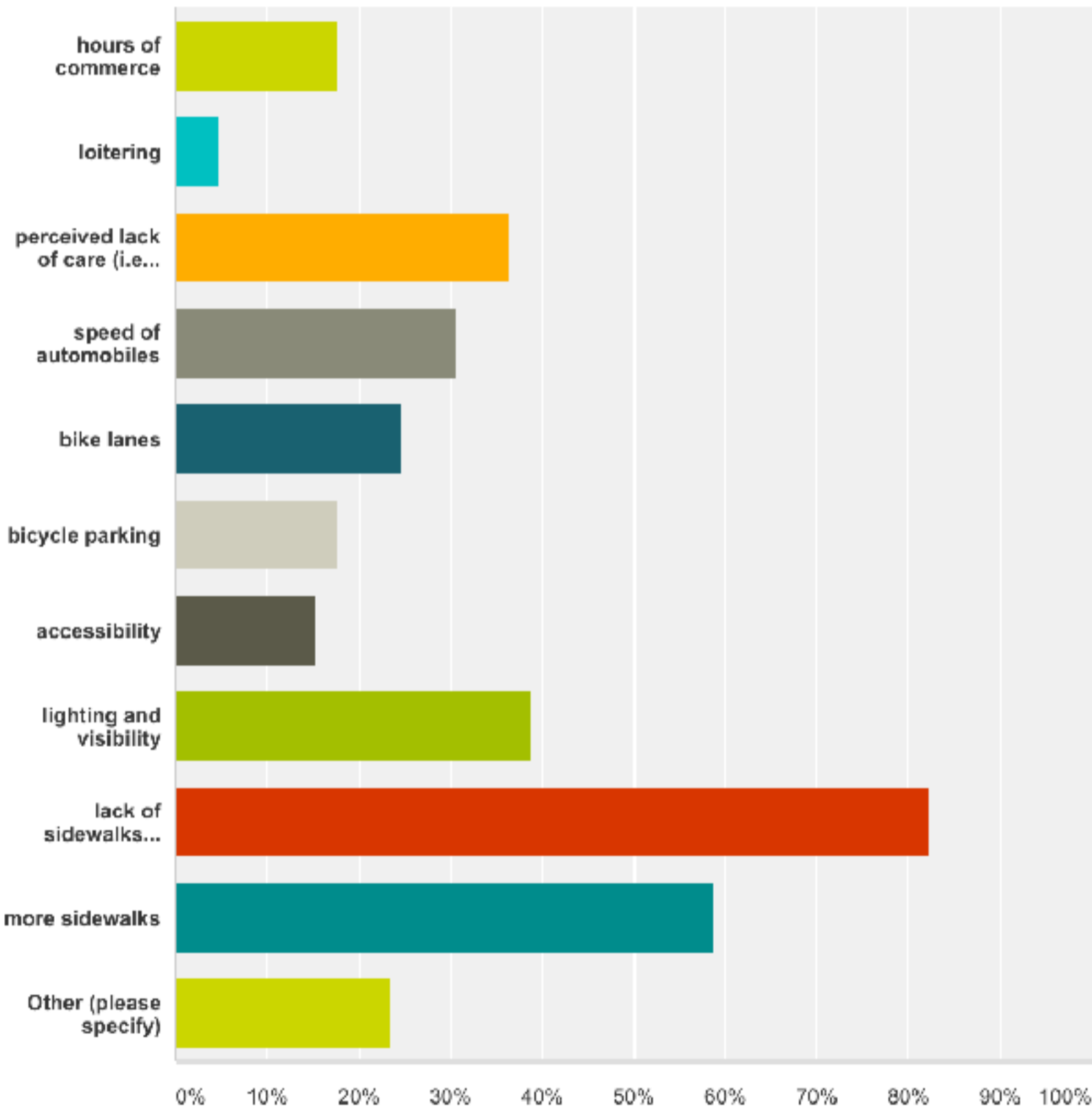
Answered: 84 Skipped: 22



MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

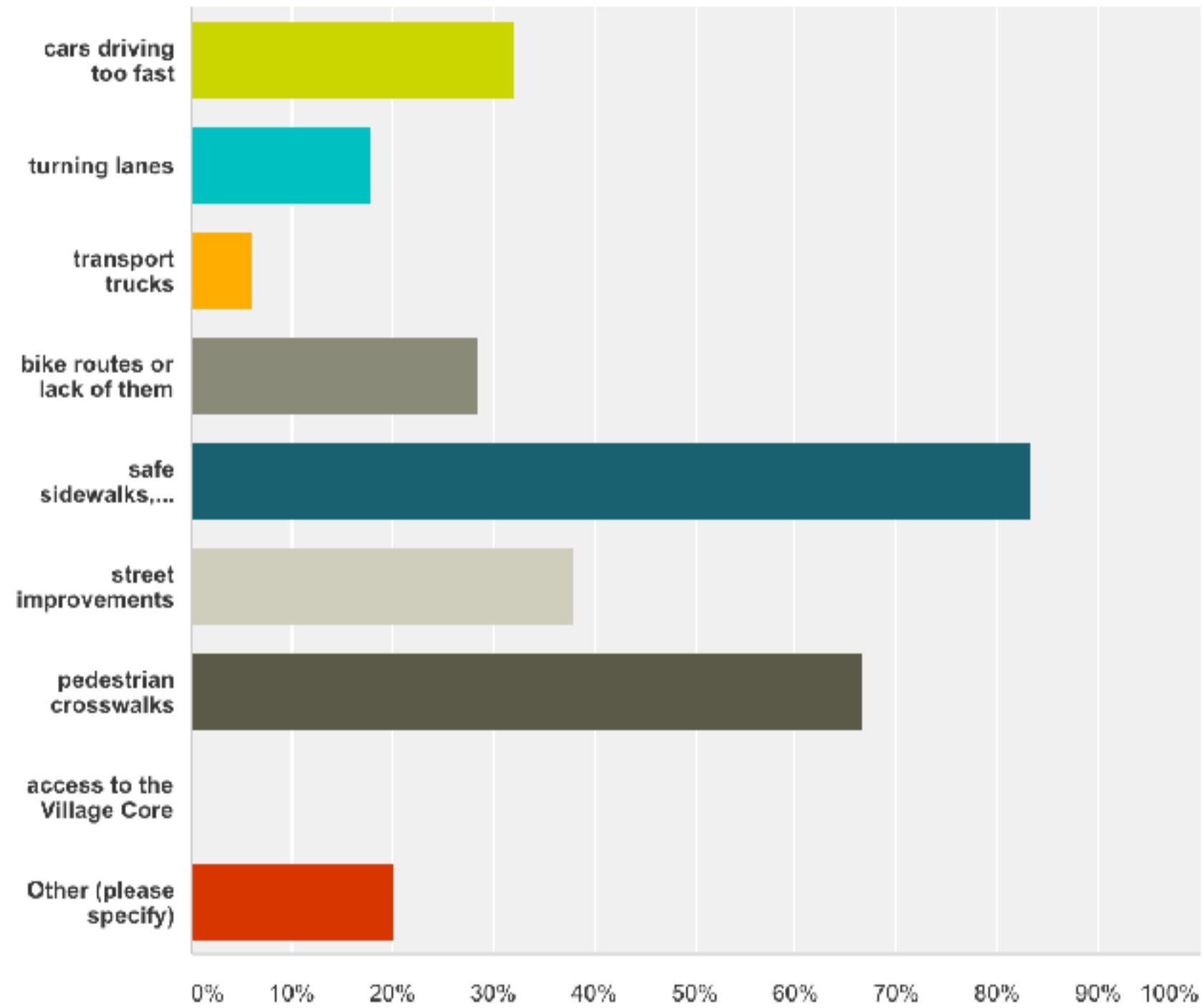
Which, if any, safety issues do you feel need to be addressed in the Village Core?
(please select all that apply)

Answered: 85 Skipped: 21



Which, if any, traffic issues do you feel need to be addressed in the Village Core?

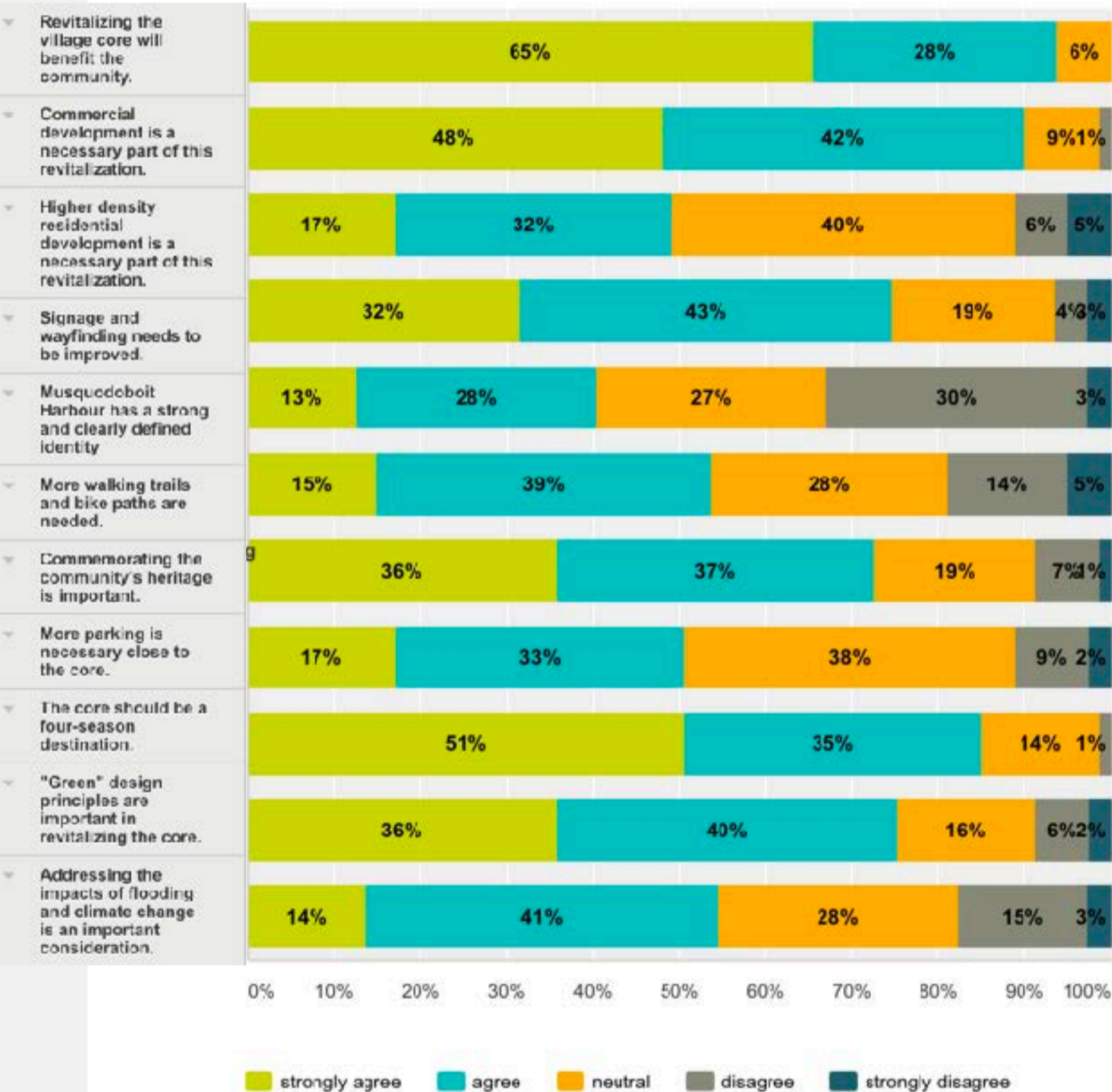
Answered: 84 Skipped: 22



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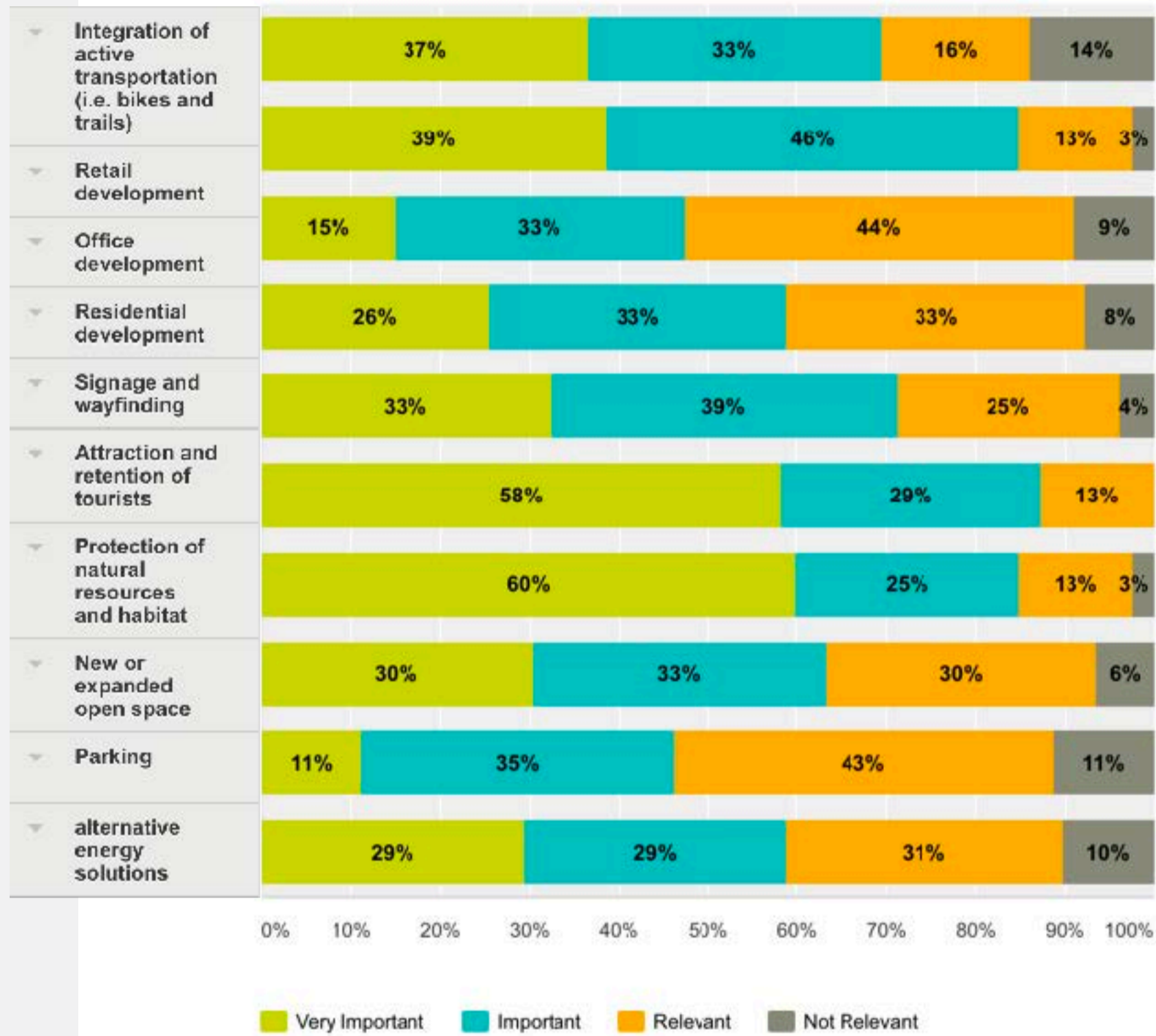
Do you agree or disagree with the following statements?

Answered: 81 Skipped: 25



How important are the following to you?

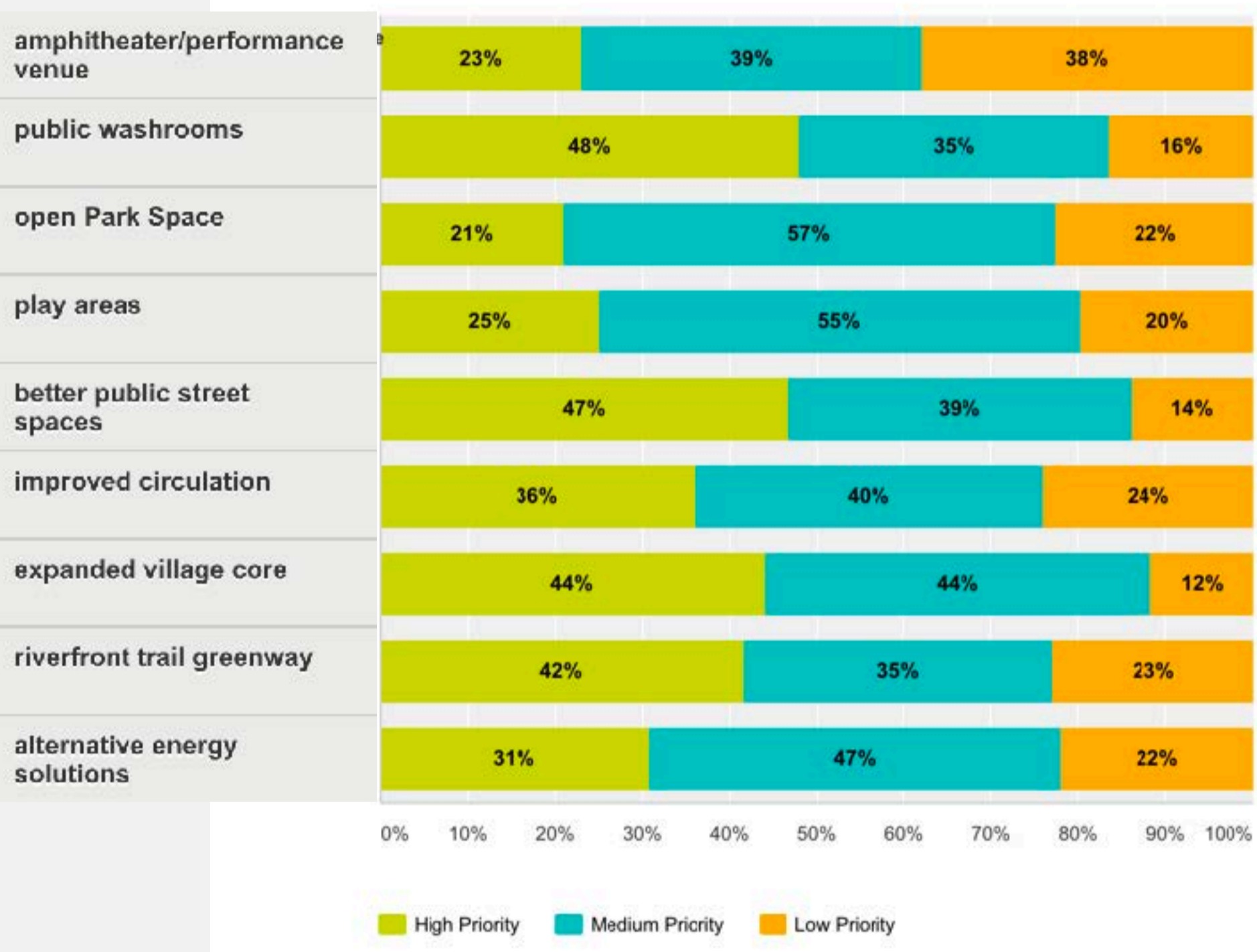
Answered: 80 Skipped: 26



MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

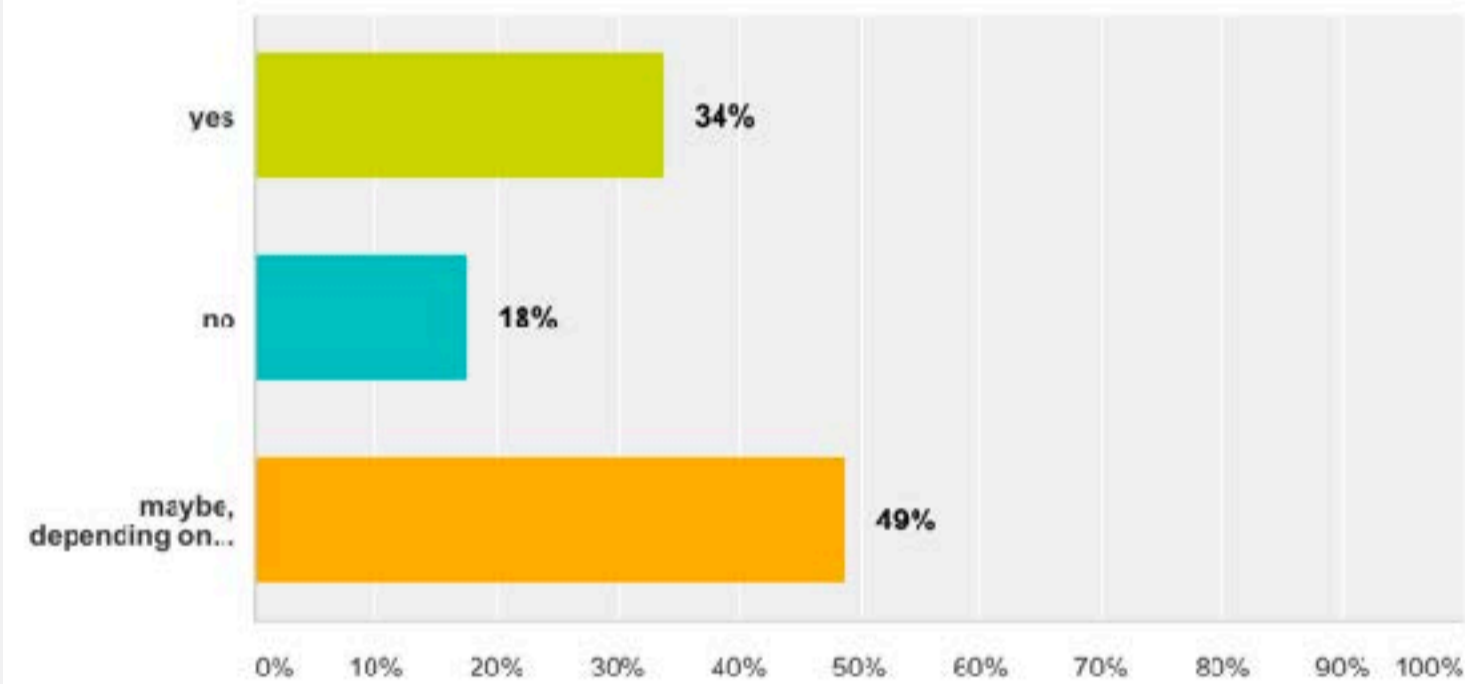
What improvements/design elements would you like to see included in a Village Core master plan?

Answered: 81 Skipped: 25



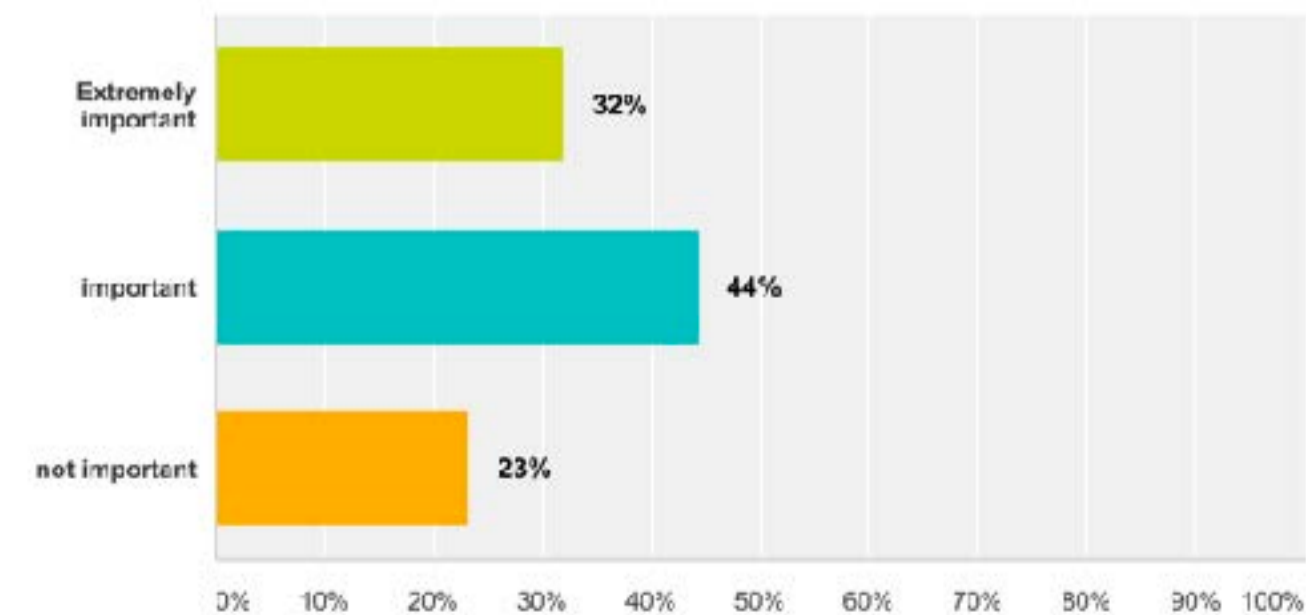
The previous Community Vision revealed that water and/or sewer infrastructure are important priorities for our community. The costs associated with these initiatives are significant. New technologies may be available to reduce the capital investment. Would you support an area rate in the Musquodoboit Harbour community to assist with water and or sewer infrastructure?

Answered: 80 Skipped: 26



How important is it to you for the future plans of Musquodoboit Harbour to include locally generated, low-impact renewable energy?

Answered: 81 Skipped: 25



Community
Workshop
(Nov 28)

Business Stakeholders (15 - 2 tables)

1. **Water is the biggest issue. Water tower on highest land. One of best aquifers in province.**
2. **Sidewalks (Birches to the Green Bridge)**
3. **affordable housing. Seniors housing.**
4. **More commercial opportunities central.**
5. **green technology where possible**
6. **More scenic community. Make water more visible**
7. **realignment of petpeswick road.**
8. **community health board has done a large engagement. One district health authority. We're the central zones (of 4 zones). rural equities.**
9. **Heavy opposition for western trail. trail crosses at a blind crossing.**
10. **Sewer alternatives.**
1. **Village as a destination. Environmental destination. eco-adventure gateway to the eastern shore.**
2. **Sidewalks and streetscapes**
3. **Water and sewer. Mostly water.**
4. **Permanent home for farmers market**
5. **Better signage - stronger visual identity**
6. **more housing options for mixed population**
7. **enhance the core with sidewalks**
8. **build on the train station**
9. **look forward not just back**
10. **Green Technology (wind, solar, AV charging, dark sky lighting)**
11. **resort in the area that could be locally owned.**
12. **CEDF to allow community to invest in itself (20% equity in the project).**
13. **Develop Key parcels**
14. **People come here for beach, fishing, rock climbing. Associate them better with MH.**
15. **Need reasons for businesses to want to come and set up shop here.**
16. **beach has gone from 7k cars to 14k cars.**



Community Workshop (65 @ 8 tables)



MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F

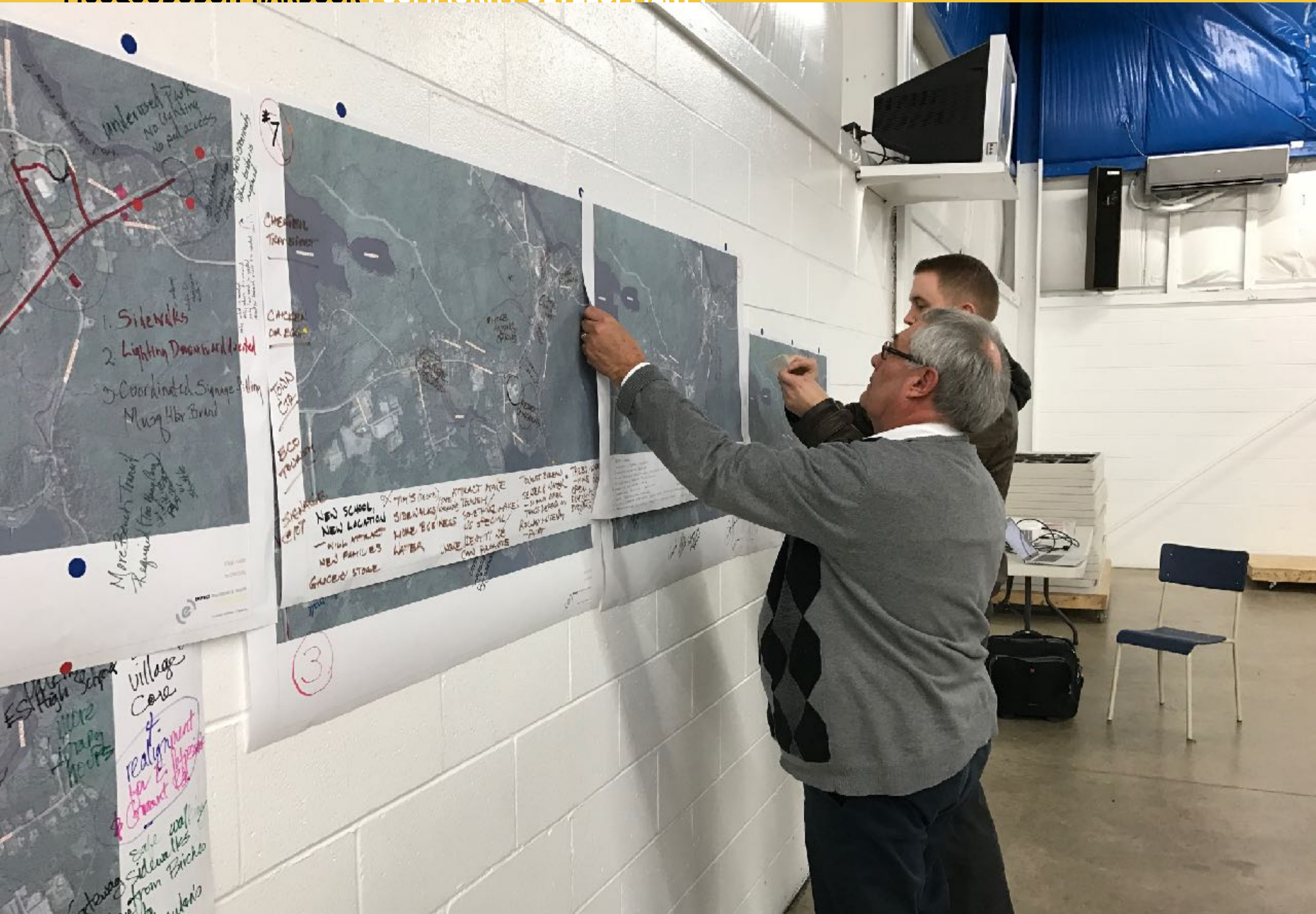


Table Ideas

TABLE 2

1. redevelop railway museum - iconic centre of community - proper museum
2. trees, shrubs, flowers
3. festivals
4. multigenerational housing,
5. seasonal decor
6. realign roads
7. better signage - gateway to the eastern shore
8. new sign kiosk to remove messy signs

TABLE 3

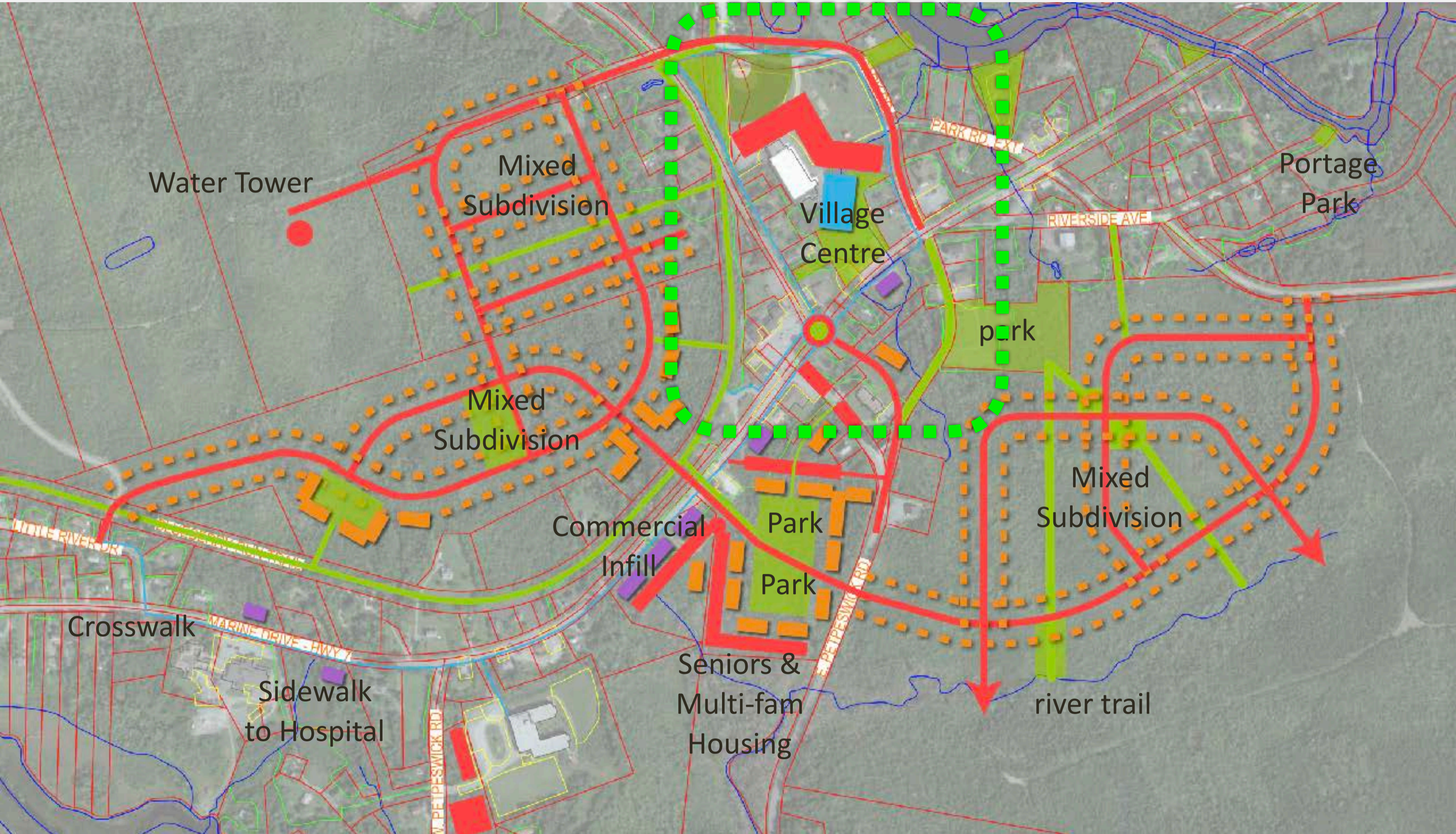
1. phase 1 and 2 areas.
2. Sidewalks from bridge to industrial park or hospital. South side of road. Improve existing trail at north
3. expressbus w parking at community centre
4. skate park
5. improve rec facilities near rink
6. concert area public space community downhill
7. mixed housing
8. grocery store
9. utilize high school as community innovation centre
10. sewer and water serving core
11. old portage route for kayaking. park where old bridge used to cross
12. town hall or civic centre in core of the village
13. PUB!!

TABLE 4

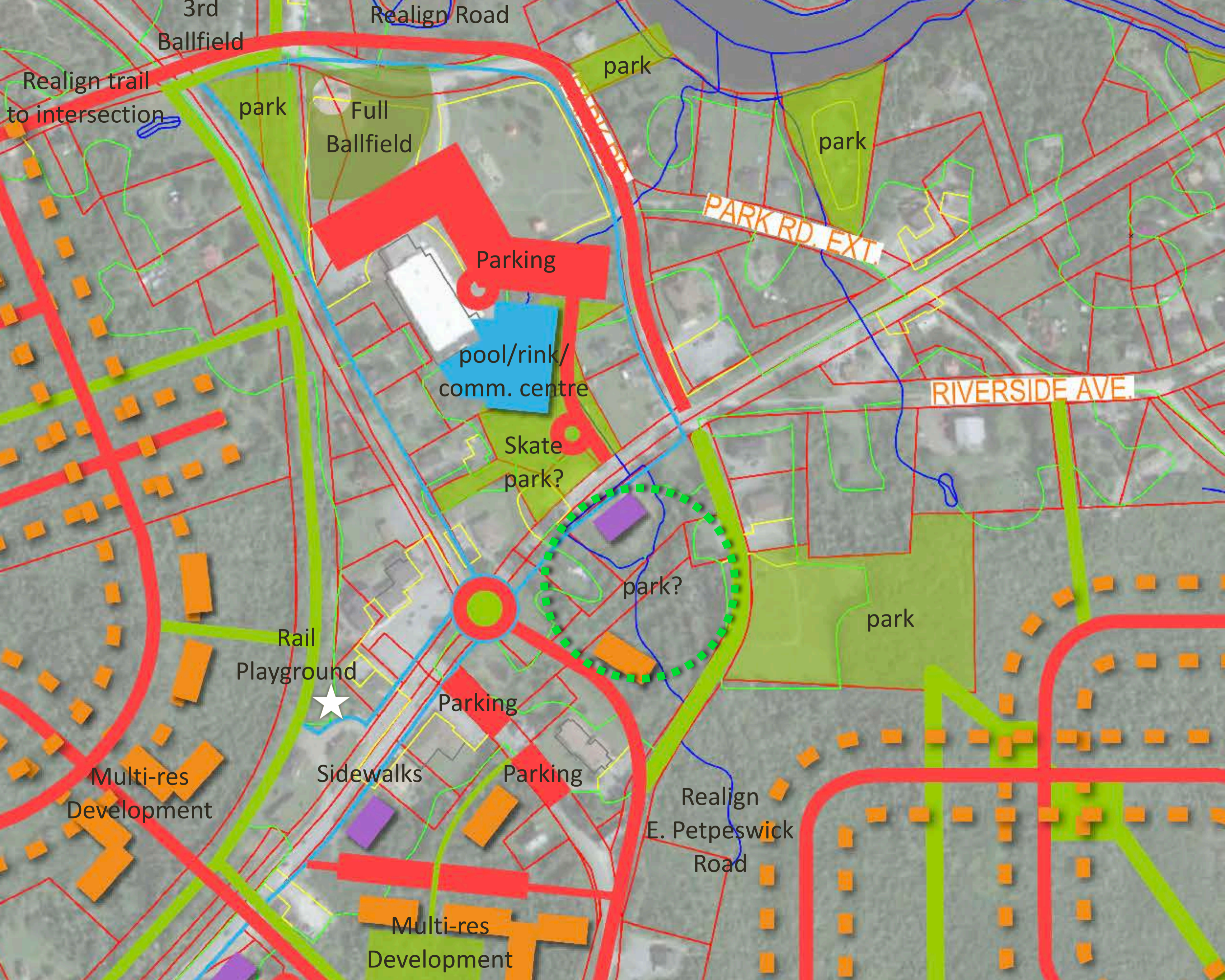
1. enhance community gardens
2. roverfront park
3. 3rd ballfield
4. new rink pad
5. junior high high school near rink
6. village square
7. convert school to new birches
8. sidewalk w ornament lighting and signage
9. DNR property as a day park.
10. freshwater recreation park.
11. Commercial zone

DRAFT FRAMEWORK PLAN

MUSQUODOBOIT HARBOUR : COMMUNITY DEVELOPMENT F



Expand parking



3rd

Ballfield

Realign Road

Realign trail
to intersection

park

Full
Ballfield

park

park

PARK RD. EXT.

Parking

pool/rink/
comm. centre

RIVERSIDE AVE.

Skate
park?

park?

park

Rail
Playground



Parking

Parking

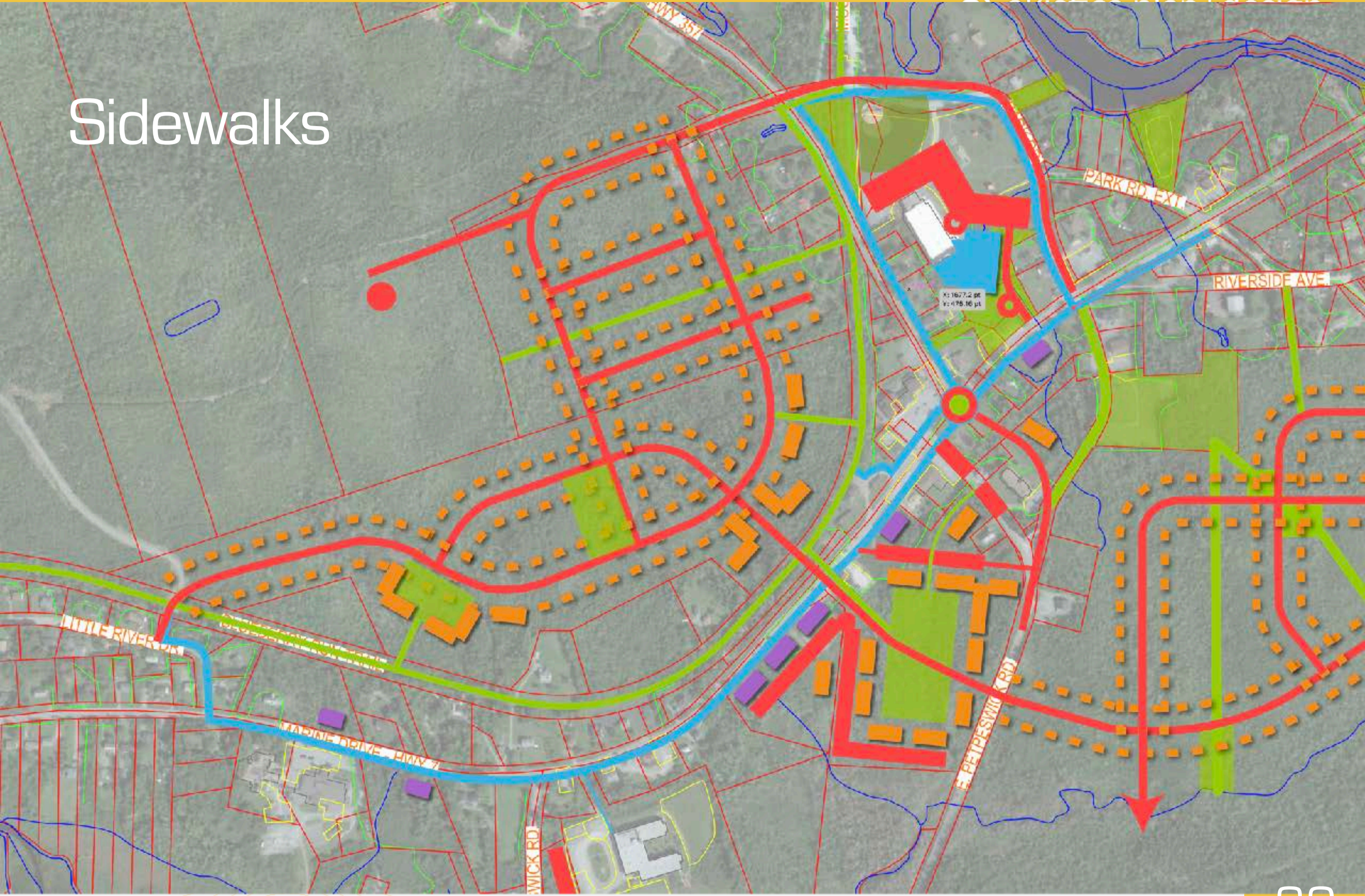
Multi-res
Development

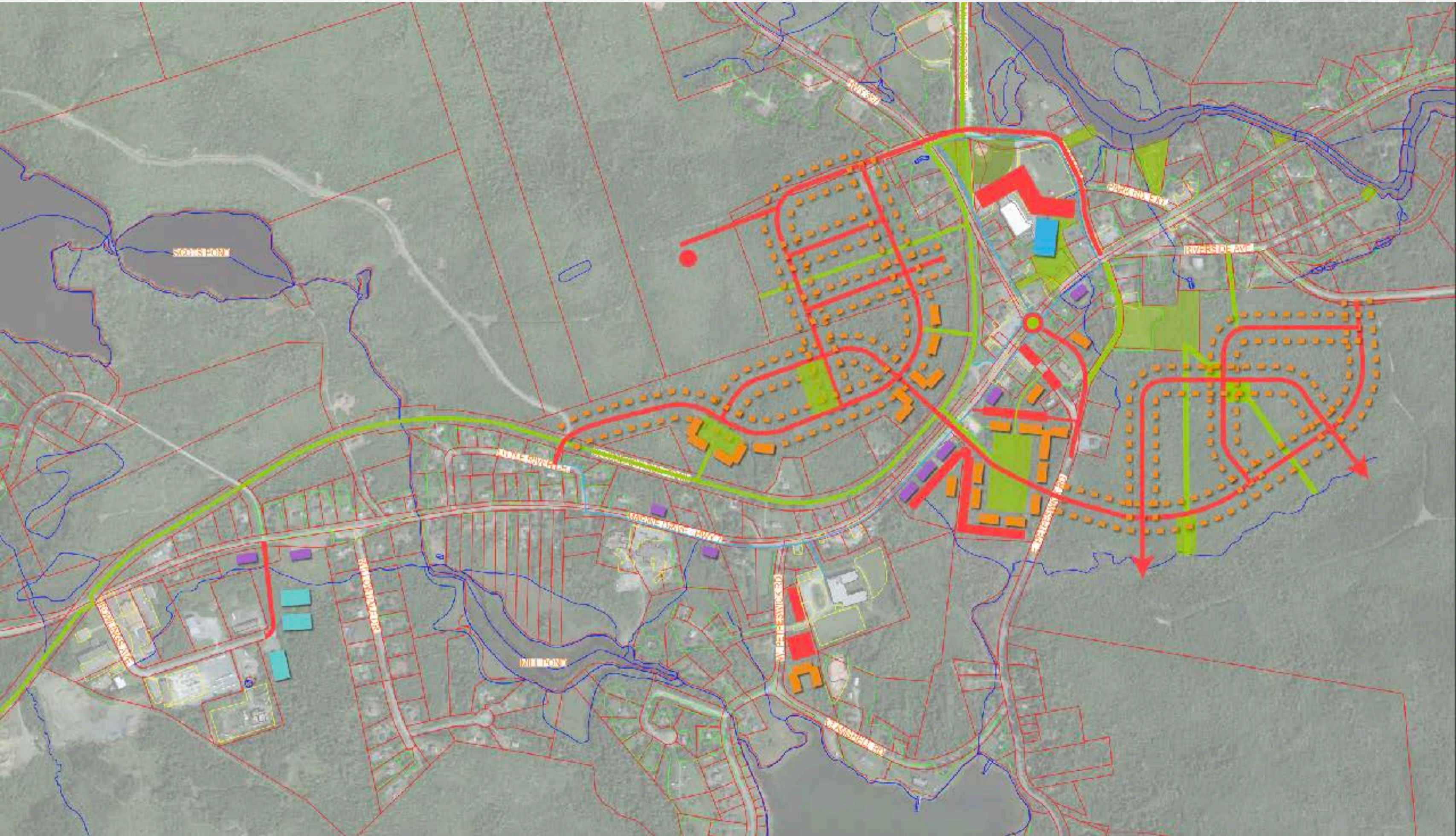
Sidewalks

Realign
E. Petpeswick
Road

Multi-res
Development

Sidewalks





Development Program (non-spatial)

- 1. Community signage and wayfinding program. Branding**
- 2. Water and sewer? Just water?**
- 3. CEDIF for a community project? Resort?**
- 4. High speed internet**
- 5. Permanent home for Farmers Market?**
- 6. Railway Museum thoughts?**
- 7. Review zoning to ensure support of desired commercial uses (pub, grocery store, clothing, etc.).**
- 8. Transit?**

Next Steps

1. Draft report presentation (& open house?) February
2. Final Report (March)

HRM Owned Land



1'st Priorities

1. Signage strategy - brand/ design > implement
2. Sidewalk - \$1m/km
3. Trail improvements from rail museum to #7
4. E.Petpswick road realignment and roundabout
5. Portage Park
6. Land Use Policy
7. Water Sewer strategy
8. Business attraction strategy

2nd Priorities

1. land assembly for Village centre.
2. parking by high school
3. Village Centre improvements
4. Water/sewer?
5. Beautification - lighting
6. Facade program
7. Transit
8. Renewable energy strategy
9. Rail Museum playground
10. Housing diversification

3rd Priorities

1. Pool/Community centre?
2. Other parkland improvements
3. Lighting

Discussion