

## **Downtown Plan –Dislikes / Problems Report – March 21, 2006**

This mapping exercise asked the groups as tables to mark on a map the problem areas of downtown or the things/elements that they disliked. Where possible the information from the maps is included in the transcription.

The next step was to identify individuals top concerns at each table. Responses were grouped where appropriate and the tables were asked to identify the top 3 issues from the list. For the top issues the groups explored the question “This is a problem because...”.

10 Maps were completed at the March 21<sup>st</sup> workshop.

**Q. What do you dislike about Downtown?  
What are the problems? What improvements are needed?**

### **Map #1 – Dislikes**

#### **Buildings**

- ◆ Lack of residential
- ◆ Blank walls on the back side of the Bay Centre – View Street
- ◆ Old Romeo’s building needs retail
- ◆ The unused Old Bay building
- ◆ The view towers – poor neighbourhood
- ◆ Empty heritage buildings
- ◆ Lack of commercial density / retail – large spaces in between businesses
- ◆ Unrestored heritage buildings
- ◆ Walls have dead zones / spaces ie parkades / Odeon Theatre

#### **Land use**

- ◆ Rock Bay land beside Capital Iron – lack of development
- ◆ Ship Point – waiting for development
- ◆ Land by Princess Mary is ugly
- ◆ Empty lot at Burdett Corner
- ◆ No industrial wanted
- ◆ Empty lots are blank

#### **Social Issues**

- ◆ Street people - St. Ann’s Academy and Pioneer Square
- ◆ Street people behind Chintz and Co
- ◆ Street link; street people

## **Transportation**

- ◆ Lack of street cars and trolleys
- ◆ Belleville Terminal is run down looking
- ◆ Move the bus depot – perhaps to Cormorant
- ◆ Pedestrian zone on Government needed
- ◆ Lack of trolley and streetcar system
- ◆ Lack of development and vision – poor first impression of inner harbour eg. Belleville Terminal / bus depot

## **Parking**

- ◆ Get rid of the parking lots on the waterfront
- ◆ No parking at Market Square

## **Other**

- ◆ The ugly 7-11 on the corner of Government? What were you thinking?
- ◆ Dead weeds and yucky retail on Yates and Langley
- ◆ Overall look is shabby
- ◆ Need marina, restaurants, proper clocks and fish markets

## **What is the biggest problem Downtown?**

### **Parking/Transportation**

- ◆ Parking ( need more)
- ◆ Over zealous parking enforcement
- ◆ Parkades need to be renovated
- ◆ Unsupervised parkades and parks
- ◆ First impressions for tourists and visitors (Coho terminal and bus depot)
- ◆ Lack of trolley / streetcar system
- ◆ too many parking lots on waterfront

### **Buildings/Development**

- ◆ Unused / unrestored historic buildings (eg Jamion Building)
- ◆ Empty unused lots
- ◆ Lack of development around inner harbour
- ◆ Blank walls and dead spaces, Odeon Theatre / Yates parkade

### **Other**

- ◆ Street people
- ◆ No infrastructure to support marinas / fish markets
- ◆ Government Street has no vision
- ◆ Lack of lighting

### **Problem #1 – Over Shabby Look**

- ◆ Because it kills the street

- ◆ No 3 dimensional look – it's very flat
- ◆ It affects tourism
- ◆ Lack of colour

### **Problem #2 – Lack of Trolley Street Car**

- ◆ It does not connect downtown with communities and Ogden Point
- ◆ Missed opportunity to provide parking on outskirts of downtown
- ◆ Missed business opportunity ie shopping
- ◆ It encourages need for car

### **Problem #3 – Inner Harbour: lack of vision, poor first impressions; need infrastructure**

- ◆ Missed opportunity to expand the tourist base and encourage the residents
- ◆ Inhibits economic vitality of downtown
- ◆ There is no main attraction (eg, Pike Street Market)
- ◆ The front door to downtown

### **Map #2 – Dislikes**

#### **Transportation / Parking**

- ◆ E & N Railway is poorly used
- ◆ Belleville Terminal needs improvement, but keep the Coho
- ◆ Congestion in traffic suggest Blanshard / Douglas as one way
- ◆ Parking lots at the harbour's edge?
- ◆ The Bay Centre – does not have enough parking
- ◆ More bike spaces
- ◆ Empty lots for parking
- ◆ Develop part of Government as a mall or similar to Bastion Square
- ◆ No pedestrian linkage at Wharf waterfront
- ◆ Reign in the parking nazis
- ◆ Better public transportation
- ◆ Surface parking

#### **Buildings/ Development**

- ◆ More great buildings
- ◆ Old Bay Building – vacant; its ugly, graffiti with boarded windows
- ◆ Victoria power house Tyee Road / Harbour Road – develop it!
- ◆ Ellice Point – new use
- ◆ Affordable housing needed
- ◆ Amend building codes to allow development of upper levels of existing heritage buildings for housing
- ◆ Redevelop Rock Bay land
- ◆ Centennial Square – better utilize of it
- ◆ Incentives for owners to maintain Old Town structures
- ◆ Old temporary government buildings

- ◆ Eaton Centre – Americanized

### **Social**

- ◆ Safety issues
- ◆ Homeless
- ◆ Globalization come home- resulting in displacement and drug dealing
- ◆ Drugs – drug treatment

### **Other**

- ◆ Improvements: public meeting place were genuine meeting take place – activity in spiritual health of entire community \*body, mind and spirit
- ◆ No life at Songhees walk
- ◆ More arts spaces
- ◆ Corner of Government and Johnson – dives – need new businesses
- ◆ New Arena – revisit signage options
- ◆ No wet weather public area
- ◆ Better access to available services
- ◆ More green space
- ◆ Disappearance of Canadian institutions
- ◆ The Gap – over sexualize advertisements are in your face

## **What Is the biggest problem Downtown?**

### **Social**

- ◆ Drug addictions
- ◆ Lack of social service / support

### **Development**

- ◆ Number of government owned parking lots – around the harbour and lack vision to develop
- ◆ Inefficient use of space and misuse
- ◆ Building codes which prohibit redevelopment of existing buildings
- ◆ Better facilitation of redevelopment of heritage buildings etc.

### **Other**

- ◆ Not having all municipalities work downtown issue (all)
- ◆ Lack of regional performing arts centre

## **Problem #1 – Inefficient use of space and incentives / facilitation**

- ◆ Lack of imagination / creativity
- ◆ Stuck in the past
- ◆ City Hall department (planning, engineering, building inspections) not taking risk or making it a priority

## **Problem #2 – Lack of vision of Government / Province**

- ◆ Fear of change
- ◆ Fear of risk taking
- ◆ Municipality small and does not have resources to take on issue
- ◆ Lack of leadership

## **Problem #3 – Not having municipalities work together**

- ◆ Lack of cost sharing
- ◆ Fear of losses if working together
- ◆ Selfishness
- ◆ Consequence – loss of opportunities eg employment, entertainment, vitality, more social issues

## **Map #3 – Dislikes**

### **Parking / Streets and Traffic / Transportation**

- ◆ Surface parking – Store Street
- ◆ Too much traffic on Government Street – pedestrian only zone with taxi and buses only
- ◆ Noted welcome spot for visitors – Belleville Terminal?
- ◆ Frustrated with one way streets
- ◆ Get rid of the parking lots on waterfront
- ◆ Lack of parkades
- ◆ Arena – no parking

### **Buildings / Development**

- ◆ Too tall buildings allowed – Nootka Court
- ◆ Ugly view towers
- ◆ Johnson Street – unsafe area between Douglas and Blanshard – needs to be revitalized, there's nothing to draw people
- ◆ Design buildings sympathetic to city's character heritage
- ◆ Dirty vacant space – Johnson Street Bridge – derelict building
- ◆ Rock Bay land needs a clean up and redevelopment
- ◆ Improve quality enhance heritage opportunity

### **Social Issues**

- ◆ Christ Church Cathedral – drug dealing
- ◆ Panhandlers
- ◆ Discarded needles
- ◆ Street link
- ◆ Ministry of Health building – need more police presence

### **Residential**

- ◆ Needed more residential space and stores to have more population of people to expand city boundaries

- ◆ Arena - no stores for people going to Arena, need tall residential building with stores underneath
- ◆ Lack of density: Caledonia to Queens

### **Other**

- ◆ Improve public spaces
- ◆ Waste of space – car dealerships on Johnson Street
- ◆ Arena – one of the nicest investment of an Arena

## **What is the biggest problem Downtown?**

### **Buildings / Retail**

- ◆ Design guidelines for new buildings supportive of heritage
- ◆ Lack of density
- ◆ Lack of new outstanding buildings
- ◆ Lack of anchor buildings
- ◆ Retail vacancy
- ◆ Low – quality retail (tacky)

### **Parking**

- ◆ Less surface parking lots
- ◆ Lack of parkades

### **Other**

- ◆ Sidewalk conduct
- ◆ Drug litter
- ◆ Improving public space
- ◆ Lack of green space

### **Problem #1 – Lack of Density**

- ◆ Zoning restrictions
- ◆ High construction costs
- ◆ Lack of attractions for various age groups eg. Family services

### **Problem #2 – Parking lack customer parkades too many surface lots**

- ◆ Restrictive zoning
- ◆ Lack of economic viability
- ◆ Lack of transit infrastructure eg. Free shuttles
- ◆ Ugly / detract people

### **Problem #3 – lack of anchor buildings, design guidelines sensitive to heritage, outstanding buildings**

- ◆ Zoning restrictions
- ◆ Construction cost
- ◆ Fear and resistance to change

- ◆ Lack articulation of vision
- ◆ Lack of incentive
- ◆ Need tax breaks
- ◆ Lack of economic diversity
- ◆ Lack of tourist attractions

## **Map #4 – Dislikes**

### **Buildings / Development**

- ◆ Need more trees by Royal Athletic Park and neighbouring streets; more trees downtown by waterfront
- ◆ Songhees and Kimta area is unused
- ◆ Ugly corner at Humboldt, Douglas and Burdett
- ◆ Holes in front of Johnson Street Bridge
- ◆ Empty and ugly building – Jamion
- ◆ Buildings upstairs are unused and derelict on lower Yates
- ◆ Johnson Street Bridge and Bay Street bridge are in need of construction
- ◆ Ugly unused Rock Bay land
- ◆ Unused Old Bay Building
- ◆ Industrial feels lack of activity at night; need mixed use

### **Arts and Culture**

- ◆ Library is too small
- ◆ Whale mural by Johnson Street bridge needs repainting

### **Social Issues**

- ◆ Mason Street – homeless
- ◆ Centennial Square is unsafe at night
- ◆ Empty spaces draws drug users

### **Transportation / Parking**

- ◆ Belleville Terminal is not working; ugly space beside it
- ◆ Move the bus terminal
- ◆ Waterfront surface parking lots
- ◆ Ugly surface parking lot on Cormorant
- ◆ Two bus stops on Douglas street at major corners
- ◆ Blanshard Street is too busy and bottle necked

### **Other**

- ◆ Johnson Street needs help
- ◆ Victoria Arena

## **What is the biggest problem Downtown?**

- ◆ Creating attractions for pedestrians
- ◆ Creating a built environment that supports all groups
- ◆ Vacant buildings create holes and scary spots
- ◆ Lack of common/beautiful safe spaces
- ◆ Not enough people downtown
- ◆ Transportation efficiency / traffic – connections – bikes rule
- ◆ Lack of bus shelters / public bathrooms
- ◆ Haphazard development / integration of uses
- ◆ Not enough greenery in new developments
- ◆ More squares and gathering place 24/7

### **Problem #1 – Making Downtown an attractive / comfortable safe place**

- ◆ Need more to make downtown attractive and comfortable
- ◆ More bathrooms
- ◆ Bus shelters

### **Problem #2 – Lack of wonderful safe gathering places attractions in downtown for all age groups / all times**

- ◆ Why would you come downtown?
- ◆ Lack of safety
- ◆ Lack of connections

### **Problem #3 – Movement – Transportation**

- ◆ Need bus node for convenience
- ◆ For safety, for climate
- ◆ Current pricing discourages bus usage
- ◆ Free bus in core
- ◆ Too many cars
- ◆ Too much real estate to vehicles

### **Map #5 – Dislikes**

#### **Buildings / Development**

- ◆ Desire higher people density
- ◆ Building outside zones
- ◆ Not crazy about the light industrial areas
- ◆ Arena's screen is too big and distracting
- ◆ Old buildings not being preserved
- ◆ Too many empty stores
- ◆ Not appreciating and highlighting heritage buildings
- ◆

#### **Arts and Culture**

- ◆ Need a larger library

- ◆ Lack of Art Gallery downtown
- ◆ Nothing much to do in Winter outside ie. Germany's Christmas celebration
- ◆

### **Social Issues**

- ◆ Too many sirens
- ◆ Pan handling
- ◆ Inadequate social services
- ◆ Street people
- ◆ A place for homeless and less fortunate to go
- ◆ Seedy streets at night

### **Parking / Transportation**

- ◆ Parking on waterfront
- ◆ Don't like traffic pattern downtown – its confused with one way streets
- ◆ High costs of parking meters
- ◆ Too many cars
- ◆ Not enough pedestrian zones / roads

### **Economic**

- ◆ Tshirt shops on lower Government – tacky
- ◆ Chain stores
- ◆ Tourists
- ◆ Not enough cafes on streets ie Europe
- ◆ Very few businesses open past 5:30
- ◆ Too many convenience stores

### **Other**

- ◆ Lack of growth on North Johnson
- ◆ Gates blocking alleys
- ◆ An affordable gym right in the downtown core
- ◆ Graffiti
- ◆ No recycling bins for general public

## **What is the biggest problem Downtown?**

### **Buildings / Development**

- ◆ Lack of development north of Johnson; loss of commercial business all over
- ◆ "Ghettoization" has happened ie Rock Bay, upper Pandora, iet the edge of the red zone
- ◆ High end residential versus affordable residential; not enough residential
- ◆ Derelict buildings
- ◆ Jamion building at the area around it
- ◆ Fear of losing heritage character and heritage buildings
- ◆

## **Economic**

- ◆ Promotion of downtown
- ◆ Lack of night time activities
- ◆ Retail competition from malls
- ◆ No downtown produce market
- ◆ Lack of people downtown

◆

## **Parking / Transportation**

- ◆ Perceived lack of parking
- ◆ Have to pay for parking and you get tickets anyway
- ◆ Pandora / Johnson traffic pattern has served expansion to the north and result in development which sterilizes the area
- ◆ Lacking efficient transportation system to the downtown

## **Other**

- ◆ Inadequate social services; inadequate social housing
- ◆ Downtown creeps into communities
- ◆ Lack of proper public spaces
- ◆ Lack of amenities to support the residential boom
- ◆ Garbage and recycling beautification
- ◆ Too many gates which close spaces

## **Themes:**

1. inadequate social services
2. transportation access and circulation and parking
3. loss of activity, business life
4. affordable residential ie, not high end
5. public and green space

## **Biggest Problems**

- ◆ lack of adequate social services because it leads to crime and safety and affects tourist industry and public health problems
- ◆ lack of mid range to affordable housing because people who grow up in Victoria can't afford to live here
- ◆ migration of businesses away from downtown to cheaper rents because it affects the tax based and the desirability of new businesses downtown
- ◆ lack of a comprehensive transportation and parking strategy because its inefficient and inconvenient to come downtown

## **Map #6 – Dislikes**

### **Buildings / Development**

- ◆ Songhees is a missed opportunity
- ◆ Conference Centre is too small

- ◆ Un revitalized potential – Rock Bay Land, Bay street, Queens
- ◆ Upper Blanshard needs redevelopment; lack of definition
- ◆ Hotel Grand Pacific too high
- ◆ Area by Johnson Street bridge needs development
- ◆ Inwardly focused buildings
- ◆ Government offices at street level
- ◆ Little imagination at street level – area of Johnson / Yates

### **Parking / Transportation / Streets and Traffic**

- ◆ Johnson Street bridge – needs a cycle lane
- ◆ Parking lots on prime sites
- ◆ Belleville Terminal needs to be rebuilt
- ◆ Songhees walkway width for bicycles
- ◆ One way streets / traffic does not work
- ◆ Crowded sidewalks on Johnson
- ◆ Poor sense of arrival from north to Douglas
- ◆ Douglas Street – poor realization of potential
- ◆ Lack of bus terminal gives sidewalk congestion
- ◆ Car lots – ugly

### **Other**

- ◆ Heavy truck traffic on Government Street
- ◆ Lack of diverse shopping – what's a 7-11 doing on Government?
- ◆ Need 15,000 more people living here
- ◆ Where's the new central library?
- ◆ Street link
- ◆ Centennial Square – single use only
- ◆ Beautification area needs geraniums corner of Quadra and Fort

## **What is the biggest problem Downtown?**

### **Buildings / Development**

- ◆ Lack of residential, mixed use, medium density
- ◆ Lack of affordable housing to high end
- ◆ Unresolved plans for large heritage buildings

### **Parking / Transportation / Streets and Traffic**

- ◆ Lack of a transit terminal
- ◆ Lack of a decent Belleville Terminal
- ◆ Lack of free downtown transit
- ◆ Inadequate parking management, better use of existing
- ◆ Heavy traffic on Government Street

## **Economic**

- ◆ Retail / service economy at risk
- ◆ Not enough and technology learning sector
- ◆ Jobs downtown potential not realistic

## **Other**

- ◆ Homeless drug problem
- ◆ Lack of visible policing parts
- ◆ Need for property line security
- ◆ Goals/ Policies/ implementation - disconnect
- ◆ A lack of popular activities for middle classes

## **Problem #1 – Lack of Residential**

- ◆ Insufficient stock
- ◆ Affordability need for seismic upgrades
- ◆ Zoning policy process – time is money
- ◆ Not the right mix of services for economy, seniors, children
- ◆ Lack of political will / sympathy policies

## **Problem #2 – Lack of Transit Terminal**

- ◆ Lack of public funding – tri level
- ◆ Not recognizing value of sidewalks
- ◆ Fragmented land ownership (difficulty to create site)
- ◆ Cost of potential sites!
- ◆ Not perceived as an opportunity for mixed use

## **Problem #3 – Retail / service at Risk**

- ◆ Vandalism / graffiti / urination
- ◆ Lack of support from City
- ◆ Downtown economic problems inhibiting residential housing
- ◆ Transit / retail / linkage not resolved
- ◆ Perception of parking access is inadequate

## **Problem #4 – Unresolved plans for heritage Buildings**

- ◆ City does not have an anti neglect policy

## **Map # 7 – Dislikes**

### **Buildings / Development**

- ◆ Empty bambo
- ◆ Ugly high rises
- ◆ Some old stuff on corner of Burdett

## **Economic**

- ◆ Stores always having close out sales
- ◆ Undersea Gardens is really bad
- ◆ Wharfside – big for rent signs
- ◆ Tourists on Government
- ◆ 7-11 on Government – what is that?
- ◆ Ugly convenience stores
- ◆ Boarded up windows
- ◆ Need to clean up Rock Bay land

## **Parking / Transportation/ Streets and Traffic**

- ◆ Front of Belleville Terminal – lack of access from harbour; messy area
- ◆ Too many buses on causeway
- ◆ Cars on Government Street
- ◆ Mean commissioners

## **Other**

- ◆ Horse's urine on Menzies
- ◆ Advertising noise from museum
- ◆ Graffiti
- ◆ Bay Centre noisy music outside at corners
- ◆ Street link
- ◆ Ugly black street furniture
- ◆ Closed public washrooms at Centennial Square
- ◆ Arena's big electronic sign – what's with the art?

## **What is the biggest problem Downtown?**

### **Buildings / Development**

- ◆ Construction sites – derelict
- ◆ Ugly high rises same and everywhere else
- ◆ Cheap architecture
- ◆ High buildings destroy character

### **Parking / Transportation / Streets and Traffic**

- ◆ Traffic problems on Government Street
- ◆ Excessive noise from cars / stores and pubs
- ◆ Too many buses – hub for bus traffic
- ◆ Uneven sidewalks

### **Other**

- ◆ Tourist retail not local
- ◆ Lack of inviting open spaces
- ◆ Lack of public washrooms

### **Problems #1 – High ugly cheap buildings destroy character**

- ◆ Losing uniqueness of the city
- ◆ Feel like in a canyon
- ◆ Open space on site
- ◆ Cheap finishes
- ◆ Lack of ground level retail
- ◆ Buildings design in context
- ◆ Height issues

### **Problem #2 – Traffic**

- ◆ Buses and cars
- ◆ Narrow one way streets
- ◆ Too many in one spot
- ◆ Impedes human traffic – sidewalk congestion

### **Problem #3 – Derelict sites and buildings**

- ◆ Dust and the dirt
- ◆ Garbage
- ◆ Pedestrian traffic
- ◆ Invites vandalism
- ◆ Depress the area

### **Map #8 – Dislikes**

#### **Buildings / Development**

- ◆ Lack of density
- ◆ Derelict buildings should be taxed highly
- ◆ High buildings
- ◆ Not enough residential
- ◆ Too many high rises
- ◆ Empty heritage buildings
- ◆ The Old Bay building – re think it for Library
- ◆ Too many tall buildings are going up
- ◆ Derelict buildings should not be allowed

#### **Parking / Transportation / Streets and Traffic**

- ◆ Gum on sidewalks
- ◆ One way streets
- ◆ No transportation in and out of core from north end and or Esquimalt
- ◆ Douglas Street is dull
- ◆ Parking policies
- ◆ Too much vehicle traffic on Douglas and Government / parallel roads
- ◆ Minimal public transit options
- ◆ Train runs wrong way
- ◆ Street design and traffic transit

## **Social Issues**

- ◆ Homeless folks need more shelters
- ◆ Drugs
- ◆ Need to approve more shelters
- ◆ Lack of arts facilities
- ◆ The chain stores allowed on Government and Douglas
- ◆ Downtown needs more trees
- ◆ Need green space downtown

## **What is the biggest problem Downtown?**

- ◆ Missing arts and culture
- ◆ Derelict buildings
- ◆ Empty buildings
- ◆ Underutilized upper stores
- ◆ Street design
- ◆ Conflicting land uses
- ◆ Traffic
- ◆ One way streets
- ◆ Lack of coherent vision and what makes Victoria special
- ◆ Enforceable bylaws and unchanging ones
- ◆ Lack of higher density residential (new and existing forms)
- ◆ Better focus

### **Problem #1 – Derelict Buildings**

- ◆ Cost of seismic building upgrades
- ◆ Lack of derelict buildings bylaws

### **Problem # 2- Arts and culture Vision**

- ◆ Lack of residential density
- ◆ High cost of rental for using McPherson and Royal Theatres
- ◆ Market pressures
- ◆ Small tax base results in fewer staff to work on a vision
- ◆ Hard to agree on a single vision

### **Problem #3 – Traffic**

- ◆ There is no traffic plan
- ◆ Cars are prioritized
- ◆ We are a dead end
- ◆ Do not move people through downtown quickly

## **Map # 9 – Dislikes**

### **Buildings / Development**

- ◆ What about public phones – where are they?

- ◆ Buildings on Superior and Michigan are ugly
- ◆ Songhees area is boring
- ◆ Poorly maintained downtown buildings
- ◆ Unrestored heritage buildings
- ◆ Jamion Building ugly
- ◆ Soda work building (Waddington Alley)
- ◆ Ugly Rock Bay Land area
- ◆ Market square is empty and Erie
- ◆ The Old Bay Building requires refurbishing
- ◆ Vacant upper storeys
- ◆ Dead zones – ugly store fronts on Douglas
- ◆ Dead zone by Paul's Motor inn – what's going on here?
- ◆ Crystal Garden Site – is this the best use?
- ◆ Lost potential on store Street

### **Parking / Transportation / Streets and Traffic**

- ◆ Belleville Terminal – awful arrival
- ◆ Too many parking lots
- ◆ Surface parking lots on waterfront
- ◆ No public transport at night
- ◆ Poor city arrival on upper Blanshard Streets – sense of going no where

### **Greenspace / Walkways**

- ◆ Need to connect the water walkways
- ◆ No engagement with water – connection walkway
- ◆ Royal Athletic Park is dead space

### **Economic**

- ◆ Too many Christmas Stores downtown
- ◆ No night life
- ◆ Everything after 9pm – it's dead downtown
- ◆ How do we get more people around Discovery /Fisgard area

### **Other**

- ◆ Panhandlers
- ◆ Needle exchange
- ◆ New arena sign is too bright and it's a hazard– ugly building
- ◆ Need some public washrooms downtown
- ◆ Union club – out of control
- ◆ Whale wall mural decay – decrepit public art in general
- ◆ Benches at Library

## **What is the biggest problem Downtown?**

### **Buildings / Development**

- ◆ Lack of planning
- ◆ Adhoc developments

- ◆ Empty heritage and empty buildings
- ◆ Fear of how to deal with waterfront in a constructive way
- ◆ Buildings – vacant and upper floors (5 years left)
- ◆ Fear of vision
- ◆ Lost opportunity of engaging land use and harbour
- ◆ Lack of residential downtown
- ◆ Not sticking to plans developed
- ◆ Lack of affordable housing
- ◆ Waterside cafes
- ◆ Social issues – band aid dealing with
- ◆ Fear of mixing contemporary and historic architecture

### **Problems #1 – Lack of longterm / good visioning and planning**

- ◆ Planning process is unsophisticated
- ◆ Fear of action to move forward
- ◆ Fear of innovation and change
- ◆ Heritage buildings need tax incentives to preserve vitality
- ◆ Density bonuses – not agreement
- ◆ Over regulation zoning can be barriers
- ◆ Lack of compromise

### **Problem #2 – Lost opportunity of engaging land use and harbour**

- ◆ Too many authorities that govern the harbour
- ◆ Heritage properties locked up by owners
- ◆ Haven't an idea of what we want to use harbour for
- ◆ No cohesive vision for foreshore
- ◆ String of jewels
- ◆ Cultural focus needed in harbour
- ◆ No one elected governs the harbour
- ◆ Contaminated sites / banners

### **Problem # 3 – lack of affordable housing, mixed uses, contemporary and historical**

- ◆ Contemporary and historical could be more integrated
- ◆ Contemporary has historic features added on
- ◆ Blockage of mixed use slip back into historic
- ◆ More residential downtown
- ◆ Like to get rid of design panel review
- ◆ Too much interference from political special interests groups
- ◆ Lack of commitment to make social housing happen

### **Map # 10 – Dislikes**

#### **Buildings / Development**

- ◆ Not enough industry job use Ellice Point

- ◆ Need more working on the rail yard
- ◆ 500 blocks are under developed
- ◆ Cannot see the sky because of the tall buildings
- ◆ Buildings should be lower - not above 6 storeys
- ◆ Higher density housing in North Park area
- ◆ Finish the arena; fix the big screen TV – hazardous
- ◆ Fix the Old Bay Building; develop the site
- ◆ Need more stores and residential mix
- ◆ Songhees – where's the trees to screen the City from the condos
- ◆ Inaccessible open space by Johnson Street bridge
- ◆ More density by Telus Building
- ◆ Harris Green – increase density

### **Parking / Transportation**

- ◆ Belleville Terminal is a disgrace
- ◆ Why are there surface parking lots on waterfront?
- ◆ bus depot is too small and in the wrong place
- ◆ parking ticketing
- ◆ too much traffic on Blanshard
- ◆ too many surface parking lots
- ◆ the ugly parking lot on Burdett and Courtney
- ◆ Dangerous parking down Store Street area

### **Other**

- ◆ too many for lease signs throughout
- ◆ need more green trees on Douglas Street
- ◆ upper Douglas – poor retail use
- ◆ More fish boats and less yachts

### **What is the biggest problem Downtown?**

- ◆ Lack of density in specific sites
- ◆ Height of buildings – taller buildings
- ◆ Lack of design guidelines for new building and architecture
- ◆ Underdeveloped
- ◆ Lack of housing / office
- ◆ Too many empty stores

### **Parking / Transportation**

- ◆ Surface parking lots
- ◆ Lack of light rail trams
- ◆ Better evening public transit
- ◆ Lack of parks and open spaces
- ◆ More bike pedestrian friendly – safe packing for bikes

## **Other**

- ◆ Security at night
- ◆ Stores close too early
- ◆ Perception of danger by suburban residents

## **Problem # 1- Lack of Housing / Office**

- ◆ Affordability
- ◆ Not economically viable to building rental housing
- ◆ Lack of precedent to live downtown
- ◆ Provincial Government downsized and moved out
- ◆ Lack of wireless
- ◆ Buildings not technological up to date
- ◆ Too many heritage regulations
- ◆ Building and development changes

## **Problem # 2- Surface Parking Lots**

- ◆ Tax structure
- ◆ Price of land
- ◆ Lack of development incentives
- ◆ Resistance to change
- ◆ Too many municipalities pulling in different directions
- ◆ Lack of a catalyst
- ◆ Competition from other urban centres

## **Problem # 3 – Lack of parks and open spaces**

- ◆ Apartments need useable balconies, storage
- ◆ Cost of land
- ◆ Too much surface parking
- ◆ Lack of vision
- ◆ Harbour is a park?
- ◆ Lack of appreciation (social value)