

Let's G♥!

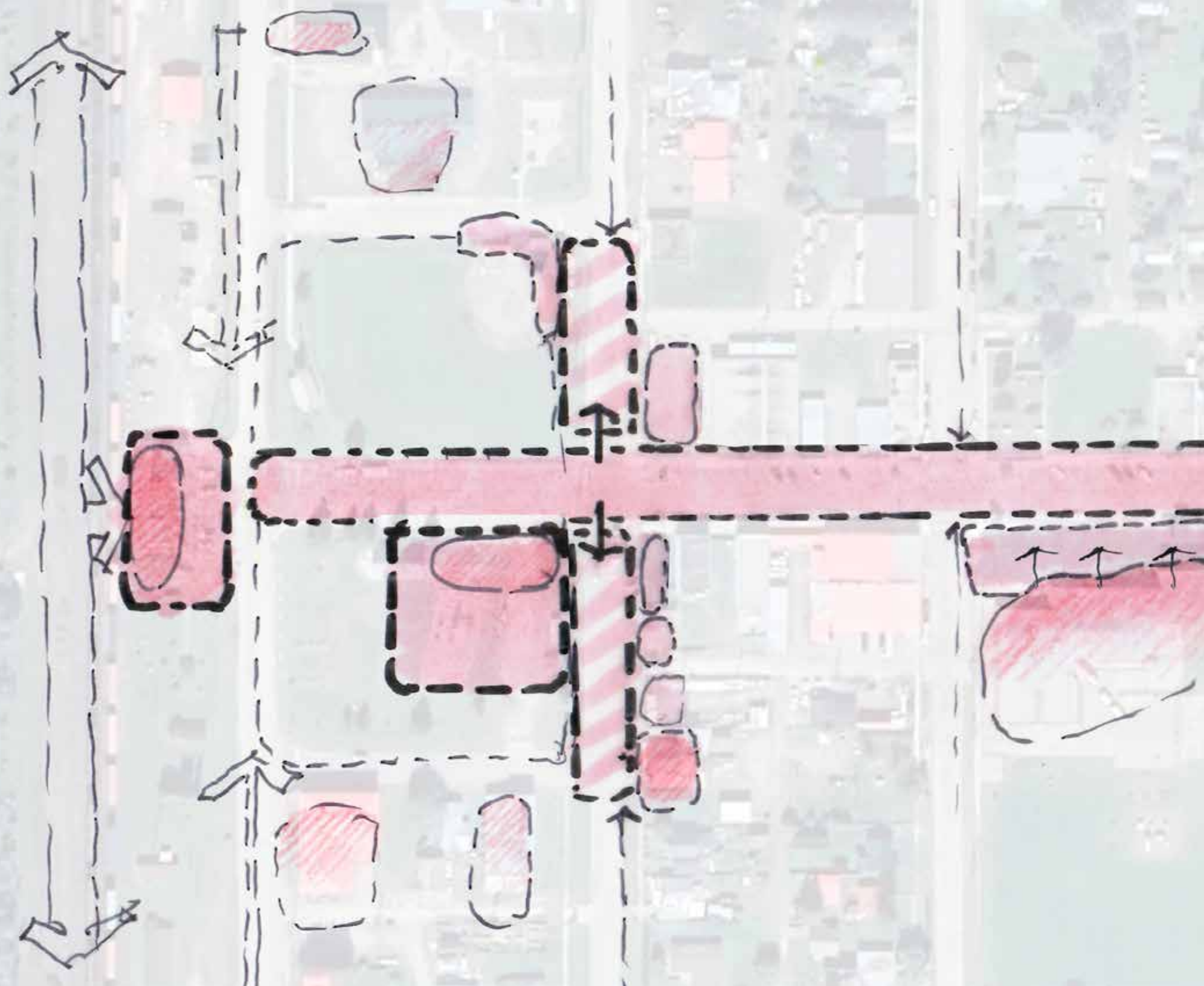
DOWNTOWN McBRIDE

VILLAGE OF McBRIDE

Main Street and Downtown Area Revitalization Plan

2021





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Building on its many strengths as outlined below, a focus on the downtown can provide many benefits to residents, visitors and the economic development of the Village and area.

The Village of McBride has a great foundation, including many aspects considered desirable for downtown areas. These existing elements support a thriving downtown area:

- a walkable, interconnected street pattern based on the Grand Trunk Pacific Railway company, which laid out the townsite in a standard GTP design with the station as the focus of Main Street, flanked by two parks, that remains the same to this day;
- adjacent surrounding residential neighbourhoods;
- a pedestrian-friendly scale of buildings;
- community and civic amenities (i.e. historic rail station, Steve Kolida Park and ball field);
- established heritage, local art, and key points of interest such as the “Solar System Walk” and self-guided “Heritage Walk”;
- available development parcels and vacant lots for growth, and;
- beautiful surrounding mountain views and scenery.

In addition, Main Street and the downtown area is well supported by local businesses, organizations, residents and a strong volunteer spirit. Some of which include:

- a Chamber of Commerce and established local businesses;
- a Community Revitalization and Beautification Committee;
- the Whistle Stop Gallery and Tourist Information Centre, housed in the Train Station;
- McBride Museum and Archives;
- McBride and District Public Library;
- dedicated local artists and historians;
- longtime residents with concern and interest in the downtown area, and;
- other local organizations, some of which are located in the downtown and share an interest in improving the downtown area.

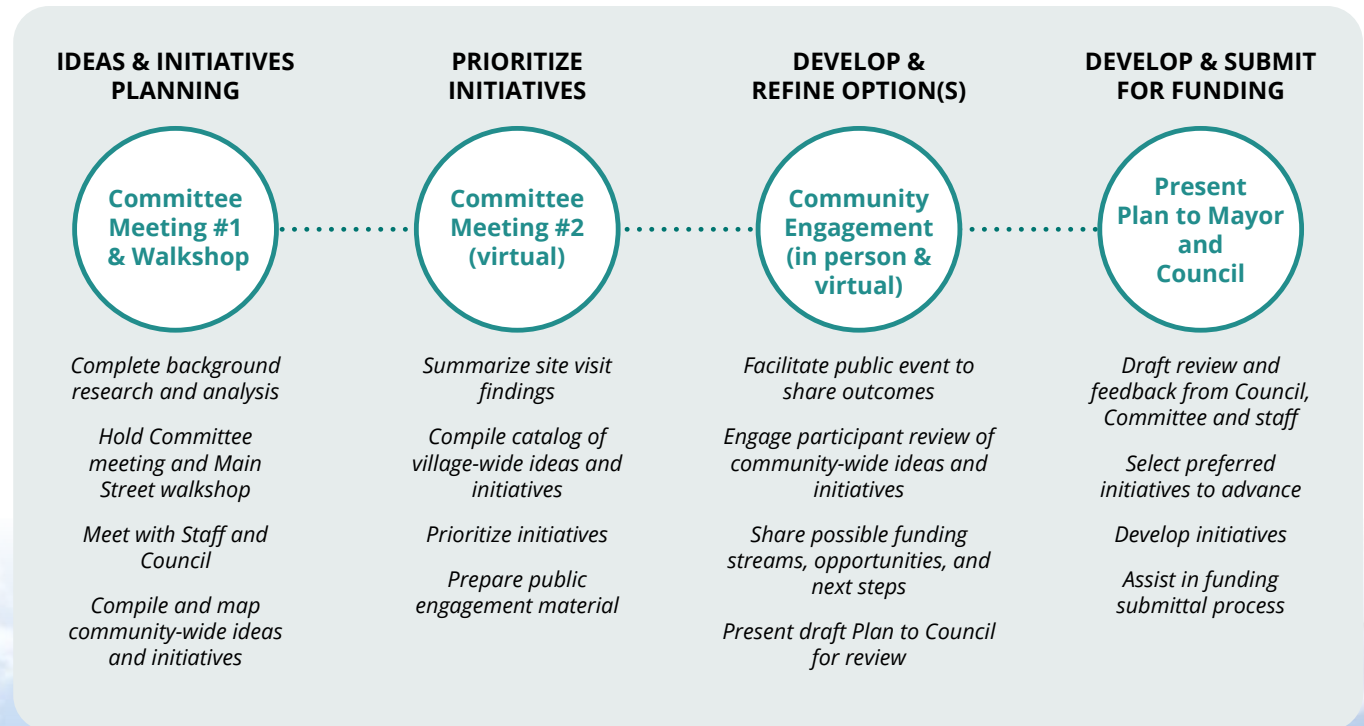
Smaller communities often look to revitalize areas to attract tourists and identify themselves on a map. However, striving to ensure Main Street and the downtown area remains authentic and focused on residents needs and interests will, in turn, ensure that McBride itself is a unique place and a desirable destination for those travelling within the area.



PROJECT PROCESS

The following project process diagram outlines the steps used to create a downtown concept plan and action items.

The project took place from June to December 2021.



PROJECT ENGAGEMENT

Engagement for this project included the following points of contact with Council, Village staff, residents and stakeholders:

- Resident online “IdeaShare” campaign where residents submitted ideas for the downtown
- McBride Community Revitalization and Beautification Committee Meeting and Main Street Walkshop
- Meetings with Village staff to review initial ideas and initiatives
- Initial stakeholder meetings:
 - McBride Museum and Archives
 - Whistle Stop Gallery Society
 - Chamber of Commerce
- McBride Community Revitalization and Beautification Committee meeting to review the draft plan
- Downtown stakeholders meeting to introduce and receive input on the draft concept plan and project ideas
- Council input to the draft concept plan and project ideas
- Community online survey, to prioritize focus areas and projects
- Presentation of Draft Plan to Council
- Draft review and feedback from Council, Committee, and staff

Input received from initial engagement was compiled in a “What We Heard” summary report (see Appendix C) and was used to develop a draft concept plan for Main Street and the downtown area. The preliminary draft concept plan was then reviewed and refined with the McBride Community Revitalization and Beautification Committee, stakeholders, Council and presented to the community through a final survey to assess the community support, interests and priorities.

Results of the community and stakeholder input and priorities have been incorporated to refine the project ideas and identified in the implementation plan.

PROJECT FUNDING

The downtown revitalization and planning project was funded by the Village of McBride and Northern Development Initiative Trust under the Main Street Revitalization – Planning program. This program provides local governments with funding to create a Downtown “Plan”. This is a planning document that outlines and expresses a community-supported vision for the downtown and a set of actions that identifies ways to achieve the vision. In order to apply to NDIT for additional capital funding to implement built works, a Council adopted Downtown Plan is required.

As part of the planning process, the Village expressed an interest to focus on identification of community project ideas, creating a downtown concept plan. As a small community, it was felt that larger planning aspects such as, land use, circulation, housing, etc. are generally accounted for within other existing or upcoming planning documents. It was determined the downtown concept plan was to create a framework for identified downtown improvements and flag specific project initiatives or policy changes needed to facilitate implementation of ideas and initiatives on the path to revitalization. Ideas and initiatives outlined in this document were gathered through a **community engagement** process.

Projects, policies or initiatives suggested as a part of this plan require further design development and external funding support to proceed. This external funding is typically in the form of grants from outside agencies and other levels of government, private donation or amenity contribution, or as community driven partnerships. Such funding is typically ear-marked for specific activities and cannot be used to fund other services or projects.

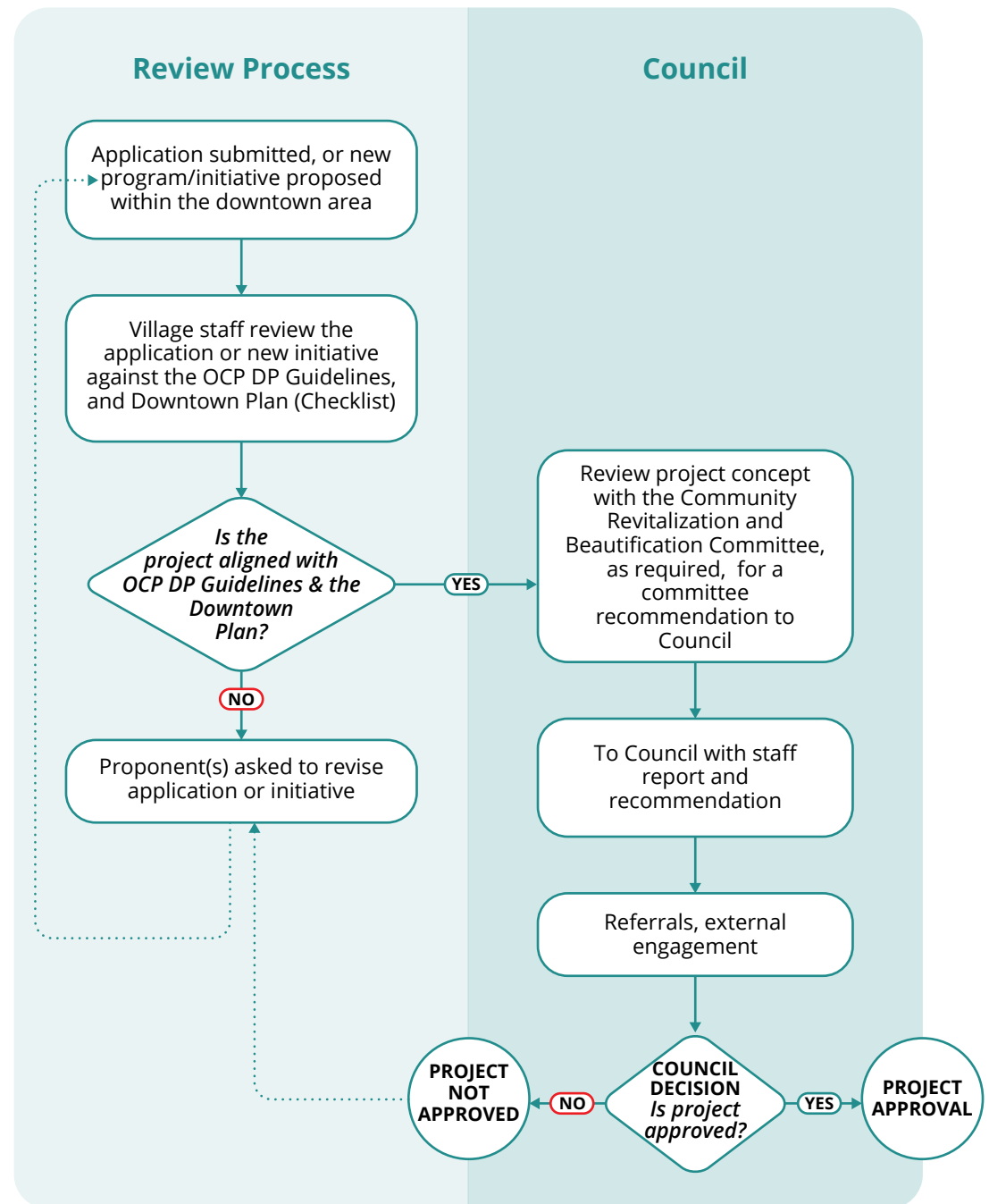
HOW TO USE THIS DOCUMENT

The purpose of this plan is to support a healthy and economically vibrant Main Street and downtown area for businesses, residents and tourists. It does this by providing an overall community supported vision for the downtown area, with identified focus areas, policy recommendations, and projects for future funding initiatives.

A vision is a high level, long term picture of what the community would like to see in the future. This plan reflects the ideas provided by Village residents, Council and the Community Revitalization and Beautification Committee. It does not intent to provide specific project design development and details. Its goal is to set a framework for next steps such as capital planning, targeting funding applications, etc. and a basis for evaluation of future proposed downtown projects and initiatives.

This plan also includes recommendations for additional internal policy work which could support the project ideas proposed in the downtown concept plan and outlined in each focus area. With endorsement of this plan, Council may resolve to direct staff to bring forward recommended policy changes for approval and implementation as follow up to this work.

Village staff and Council should consult this plan when new activities, initiatives and developments are proposed within Main Street and the downtown area to ensure proposals are consistent with the overall vision, design strategies and focus areas outlined within this planning document. Suggested tools to ensure consistency have been included in Appendices of this report. This plan will also help guide future Official Community Plan updates.



Part 2: Downtown Vision and Concept Plan

VISION

The Village of McBride strives to ensure a healthy and economically vibrant Main Street and downtown area for businesses, residents and tourists.

With this, the following design strategies have been employed.

DOWNTOWN DESIGN PRINCIPLES

All new projects, initiatives and development proposals along Main Street and within the downtown area should support and be aligned with the following design principles:

1. **(Re)define the Heart of McBride:** as a welcoming, memorable and vibrant people-place where residents come to work, shop and play and where visitors are welcomed to engage in an authentic McBride experience.
2. **Support what's already happening:** by developing initiatives that support activities and qualities unique to the Village of McBride, such as the historic Railway Station, programmed events, existing art and historic markers, local business and the social/recreational amenities that currently reside in downtown McBride.
3. **Co-locate initiatives:** so the energy can combine to form the 'whole' towards a robust and resilient commercial core, and an engaging, accessible and inclusive downtown.

MAIN STREET AND DOWNTOWN AREA CONCEPT PLAN

The following concept plan was developed with input from the McBride Community Revitalization and Beautification Committee, Council, staff, stakeholders and incorporates resident and business owner ideas.

The concept plan envisions a future that builds directly on the current features and foundation of the existing Main Street and the downtown area. The plan outlines three key focus areas. Each of the key focus areas point to clear projects, policies or initiatives that could be implemented in the downtown over the short and long term.

Focus areas do not erase what exists today (existing art works, heritage points, memorial sites, etc). The projects, policies or initiatives outlined, are in addition to, incorporated with and/or look to support and enhance the existing Main Street and downtown area elements, including the "Town on Track" railway theme.



① KOLIDA PARK IMPROVEMENTS

- Remove surface parking from Park.
- Replace Parking with net-loss stalls around perimeter of Park on 2nd Ave.
- Include 3 new high speed electric charging stations.
- Replace old Pavilion with new structure located on the corner of 2nd and Main.
- Include washroom, concession, outdoor kitchen, community grill or fire hearth?
- New splash park and play equipment.
- Additional shade trees and picnic benches.

② MAIN STREET IMPROVEMENTS

- Standard street and pedestrian level lighting between 1st Ave and Highway.
- Tall light-masts to string lights and seasonal banners & light projectors (1st/2nd).
- Street tattoos. Painted crosswalks, Parklets, picnic benches, Electrical hookup points.
- New tree planting, with increased soil volumes and additional seating areas.

③ HISTORIC STATION

- Ongoing Upkeep and Repair/replace roof.
- Relocate parking from front of building (1st ave side) to the south of station.
- Create a seating deck or terrace where parking area was. Inversal access, planters with small trees and seasonal plantings, tables and chairs and colourful umbrellas.
- As alternate entry road, look at creating an arrival sequence, street trees, light standards along 1st Ave.*
- Incorporate a multi-use pathway for pedestrians and bikes along the edge of 1st.

④ OLD CHEVRON SITE

- Berm around edge of site and plant with local native plants and trees to screen the site.

⑤ VACANT LOTS & OLD FARM STORE BUILDING

- Incentivise businesses to locate along main street, and develop vacant lots where possible.
- Improve the Old Farm Store building on 2nd Ave towards attracting tenant.

⑥ MUSEUM AND LIBRARY COURTYARD

⑦ ELEMENTRY SCHOOL GRASSED AREA

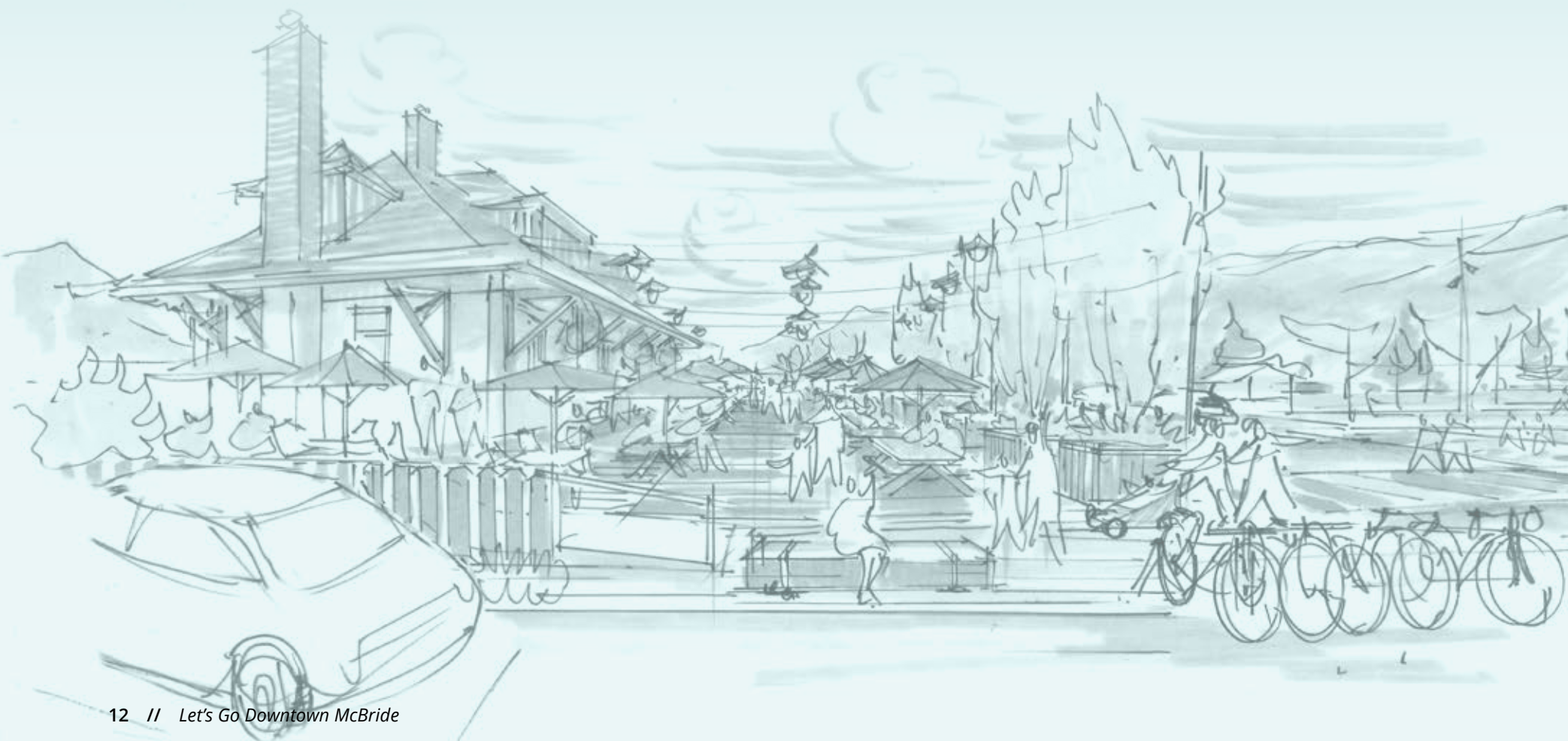


An illustrated view toward the train station along Main Street, including Steve Kolida Park improvements.

Part 3: Focus Areas & Project Ideas

There are three main focus areas proposed for Main Street and the downtown area. All ideas outlined are based on input received from residents and stakeholders through the planning process and are not external ideas superimposed on the Village of McBride as a large masterplan or redesign of the downtown. Ideas are shown conceptually as pieces, and how they might fit together within the larger existing fabric to make up the whole area and future vision.

All ideas outlined require further concept and design development, individually or collectively prior to implementation.





STEVE KOLIDA PARK IMPROVEMENTS

Steve Kolida Park, its surrounding views, and the adjacent ball field was identified by residents and stakeholders as a key part of the heart of the downtown. As a place for celebration and gathering of residents and a destination in the downtown for visitors to the area, the park is an important feature and focus area. The current park includes many existing elements and well used areas. The following improvements look to tie together these foundational elements, with targeted upgrades and additions, building on the existing program of the park, adding to its use and vibrancy.



Project ideas are outlined below and in order of community priority as indicated through the community survey. To ensure coordination of ideas, it is recommended that an updated park design, complete with engineering, water usage, infrastructure changes, and additions be completed prior to implementation of the larger capital projects. With a proper park design, ideas can be “layered” and coordinated with each other and existing features that are valued, can be protected. Additional or new park facilities do not directly result in less green space. It could mean greater efficiency and amenity instead. For instance, an updated pavilion may include washrooms, an outdoor kitchen, improved event space, etc. An updated play space could be incorporated with additional gardens, trees, picnic areas, etc. A splash park could double as an ice rink in the winter. There are many possibilities for the park. Ideas below provide a starting point for a future design, which would require future engagement with residents to confirm and move forward.

Priority	Project/Initiative	Additional Notes and Input Provided by Council, Community & Committee Members (IdeaShare and Survey)
1	Add new facilities – public washroom, concession, outdoor kitchen, and community grill or fire hearth (winter park activities)	Support existing events that happen in the park. Supports multi-seasonal use (winter activities and events). Public washrooms identified as a top priority.
2	New splash park and update to children’s play equipment	Redesign and addition to the existing children’s area. Supports the park as a tourist stop and destination park. Possible opportunity for an ice rink in the winter months, supporting destination winter activities. Ensure coordination with the Village Water Conservation Plan. Feasibility study likely required to determine water, sewer, power requirements.
3	Replace/upgrade existing pavilion. Consider relocating the pavilion if it makes sense to design with additional facilities – for instance, a pavilion could be combined to include washrooms, an outdoor kitchen area, concession, etc.	Existing pavilion is well loved. Future design development will need to include community input. Ensure to maintain and not block surrounding views and consider strong winds in the area. Adjustable windows to allow for air flow and reduced wind through the building and support year-round use.
4	Additional shade trees and picnic tables.	Ensure to maintain surrounding viewsheds. Add to existing uses. Shade in hot summers, and wind protection. Ensure tree selection makes sense – species require minimal maintenance and are native to the area. Also, consider canopy height so that trees do not detract from mountain views.
5	Add operable panels or gates (ball park) with fence on Main St. to allow easier access and redesign of the ball diamond configuration.	Would enable both open green spaces (Steve Kolida Park and ball field) to be accessed from Main Street during special events

Priority	Project/Initiative	Additional Notes and Input Provided by Council, Community & Committee Members (IdeaShare and Survey)
6	<p>Shift existing surface parking to the park perimeter (on 1st or 2nd Avenue).</p> <p>To start, or to test the parking change, consider a flex area within the park that allows for parking at certain times.</p>	<p>Conduct a parking feasibility assessment on 2nd Ave, prior to shifting existing parking spaces and installing EV charging stations. If a decision on the location of charging stations is made prior to a feasibility study, it should consider the future possibility to relocate the existing parking within the park, in order to allow for additional active park space and other desired park facilities and amenities for residents. Relocating the existing parking space, will help facilitate development of the children's play space upgrades or new park facilities to support events and tourism. Consider RV parking along First Avenue. Consult with the Elks on parking needs (there is also space directly adjacent to the Elks building)</p>

Planning Policy Recommendations

OCP Update:

Expand on the objectives and policies for parks and recreation within an updated OCP and incorporate updated maps for trail networks that connect within and through the downtown area and Steve Kolida Park with the next OCP review and update.

Sign Bylaw Update:

Consider amenity wayfinding signage in updated Sign Bylaw.





MAIN STREET IMPROVEMENTS

Extending from the Train Station to the highway, Main Street is a key artery for the downtown area. A gateway at one end and bookended at the other end with the historic rail station, it is highly walkable. There are many existing, thriving, local businesses along Main Street as well as the area's elementary school.



Priority	Project/Initiative	Additional Notes and Input Provided by Council, Community & Committee Members (IdeaShare and Survey)
1	Painted crosswalks, seasonal parklets (on Main St.), seating within each block (located ideally with shade, some weather protection and spaced , electrical hook-up points, continued temporary closure between 1st and 2nd Ave for special events.	Rainbow crosswalk suggested, this could be accomplished through a community partnership/fundraising. Crosswalk suggested at the Train Station and SW corner of Kolida Park. Seasonal parklets (a sidewalk extension that provides more space and amenities for people using the street). Existing proposal for EV hook ups. Maintenance for painted crosswalks (i.e. rainbow crosswalk) to be evaluated and considered.
2	New tree plantings at ends of blocks and if space allows, mid-block also, with improved soil volumes with associated shaded seating areas. (Include measures to reduce winter salt contamination of tree root zone with raised tree-grate surrounds).	Identified within the Age Friendly plan to support senior residents. Trees offer shade and refuge from heat during the summer. Snow clearing consideration will be incorporated as well. Consider native tree species that would be well suited to the local climate (consult a local arborist).
3	Latest technology standard street and pedestrian level lighting along Main Street between First Ave and the welcome gateway near the highway entrance.	Ensure dark skies are considered with lighting choice and regulatory photometric standards are met. New lighting along Main Street will need to be coordinated with the existing Solar System Walk – which utilizes the lightpost globe at Main and First Ave (N.W corner) as a scale sun. Electrical hook up points for holiday lighting.
4	Taller light masts to provide increased processional quality along Main Street between 1st and 2nd Ave, with standard street and pedestrian level lighting and provisions for festive lights, seasonal banners and light projectors.	Lighting and masts should not obstruct views. Considerations for seasonal or temporary use (events only).
5	New incentives to support local business and to locate on Main Street and temporary use of vacant lots and storefronts.	Temporary use of vacant lots already happening in the downtown.
6	Berm the edge of the old Chevron site as a “natural gateway” entrance.	Seek further opportunities to obtain support and/or partnership with existing site owner and/or act as a good corporate citizen.
7	Improve the building at 1032 2nd Ave as a community hub or for new tenants.	Village owned site. Opportunities to provide rental or leased space for local entrepreneurs or space open to community organizations. This could be a potential attraction and destination, for example, a maker space for local artisans or an indoor local and seasonal food market.
8	Partner with the school to plant/decorate the school front along Main Street.	Volunteer/partnership opportunity.
9	Partner with Museum and Archives to develop courtyard for future programing and events.	



Parklet is a sidewalk extension that provides more space and amenities for people using the street.

Planning Policy Recommendations

Review OCP Land Use Plan:

As a small community, new commercial developments and/or new community focused facilities should be strongly encouraged to locate along Main Street or within a block of Main Street along First and Second Avenue (wrapping around the park and ball field) to ensure a continued node of activity, energy and walkability for the area. Locating outside of this area draws away the energy of the downtown as a place, economic node, and destination, which then fragments and depletes the “heart” of downtown. Residents and visitors are more likely to arrive and visit multiple businesses if co-located. If located separately, residents and visitors will arrive and depart one destination, not stopping elsewhere.

Updated Downtown Development Permit Guidelines:

Updated Development Permit Area Guidelines serve to align development actions and improvements along Main Street and within the downtown area, specifically related to the form and character of development. Updated guidelines can help better achieve the renewed vision and objectives of the Downtown Revitalization Plan.

Policy Support for Local Business:

- Create a Business Improvement Area: Support downtown events, network existing businesses, protect heritage, art, etc.
- Temporary Use Permits: Review the temporary use permit to ensure it includes allowance for use of vacant lots and storefronts specifically, to utilize and occupy the space, whether it be for additional patio space, parklet or a seasonal “pop up” shop or local display and advertisement.

- Sign Bylaw review: Review local sign bylaws and explore options to consolidate and/or coordinate local business signage within the downtown area and at the highway entrance and update wayfinding signage.
- Local business promotion: Support or partner with local organizations to support local business campaigns such as NDIT's "Love Northern BC" program.
- Offer subsidized space to support community artisans (maker space), new local business startups and low cost space for local not for profit organizations. This could act as a key catalyst project and long term attraction for the Village. The building at 1032 2nd Ave, owned by the Village offers a possible opportunity, as does the Train Station's 2nd floor.

Old Chevron site:

Village to assess the cost/benefit and potential for funding to implement ideas for this brownfield site.

Options	Considerations
New and more attractive perimeter fencing	Low to moderate cost (long term) to the Village, requirement for upkeep, maintenance or annual replacement, short term fix, manufactured visual appearance; low liability – people are not on the site, may require a MOU or agreement with the owner
Berm and plant the perimeter as screening and “natural gateway” entrance to the Village from the highway	Low cost, natural visual appearance (blends in with surrounding areas), low to moderate upkeep (depending on species), low liability – people are not on the site, would need to take into consideration any remediation plans of the current owner, may require a MOU or agreement with the owner
Turn the site into a temporary park space (similar to the one in Mackenzie), potential to include old farm equipment, creating a visual attraction	Higher cost to install and requirement for upkeep and maintenance, partnership and agreement with private owner needed and/or Village to purchase the brownfield site, high liability – invitation for public to be on a brownfield site directly adjacent to the highway, potential for fencing needed along the highway for safety, question of whether residents want to go to a park along the highway with children, dogs, etc.



TRAIN STATION REVITALIZATION AND 1ST AVE IMPROVEMENTS

The Historic McBride Train Station, completed in 1919, is a key historic landmark in the downtown area. The Grand Trunk Pacific Railway townsite design with the station as the focus of Main Street, flanked by two parks, is also the building block and foundation of the downtown area.





WHAT IS A COMMUNITY HERITAGE REGISTER?

A community heritage register helps mark and protect history and heritage important to residents.

EXAMPLE: see “Places that Matter Map”, in the Regional District of Central Kootenay - www.rdck.ca/EN/main/services/community-planning/community-heritage-register.html

Priority	Project/Initiative	Additional Notes and Input Provided by Council, Community & Committee Members (IdeaShare and Survey)
1	Ongoing upkeep and repair/replacement of the roof.	Outlined in existing Building Assessment report. McBride Train Station Assessment, 2019 and scheduled to be redone in 2022.
2	Shift parking from the front of the building to the south to provide views down Main Street and activate a front patio space for people and events (not cars). Builds on a sense of arrival.	Allowance for accessible parking and drop off only. Opens up the view corridor down Main Street and allows for construction of a fully accessible patio space. This could be seasonal to start.
3	As alternate entry road, create an arrival sequence, street trees, light standards along First Avenue.	First Avenue is a common walking loop within the Village and a secondary entrance. Also linked to the pub (a popular destination), located outside the downtown area at the highway entrance.
4	Incorporate a multi-use pathway for pedestrians and bikes along the edge of 1st Avenue, passing by the Train Station and linking downtown to the 1st Avenue entrance and to Horseshoe Lake.	Supports age-friendly and active transportation. Requires further design development and an engineering design. Can be considered during Village of McBride Active Transportation Network Planning project scheduled to start in spring 2022.
5	Create a seating deck or terrace on the Main Street side of the station to capture views down Main Street - universal access, seasonal planting, tables, chairs and colourful umbrellas. Addition of trees and picnic tables near the caboose.	Linked to relocation of parking. Opens up the view corridor down Main Street and from the gateway sign. Adds to the rail station as a destination, especially for visitors. Supports universal access for residents and visitors which aligns with Village goals to become recognized as an Age-Friendly Community.

The Station property is not Village owned and is leased from the CNR. All major developments require approval by CNR.

Planning Policy Recommendations

Establish a Community Heritage Register and Awards:

A local government may, by resolution, establish a Community Heritage Register that identifies properties that are considered by the local government to be a part of the local heritage. Celebrate heritage in the community with an awards or recognition program.

OCP Update:

Include more detailed policies for heritage recognition and conservation within the next OCP review and update.

Implementation

Focus areas and projects are outlined on the following page, ranked by complexity and funding requirements. The table incorporates level of effort, timing, and potential for funding. Some project ideas have been identified as relatively low effort and considered quick wins, others require additional consideration, complexity and resources and may take a longer time for implementation. This is reflected as follows.

- **Low effort:** can be completed internally (staff time) with little to no external funding, requires limited collaboration and outside partnerships.
- **Medium effort:** primarily can be completed internally (staff time), with some additional time/budget for contracted work. Involves higher level of input and possible moderate funding requirements for external assistance or contracts.
- **High effort:** Greater complexity for project management. Involves investment in project design, increased community collaboration and a higher level support, grant funding and external partnerships.

Shaded rows represent selected community priorities for each focus area. All project and initiatives will include additional consultation with the Community Revitalization and Beautification Committee and Council review.



Implementation Table

Low Effort / Quick Win	Project Idea/Initiative	Implementation Notes	Examples, Funding and Other Resources
	Additional shade trees and picnic tables in Steve Kolida Park.	Potential for small grants for plant material and partnerships with neighbourhood organizations.	Example: Recommended Tree Species for Urban Forest in Northern BC: https://www.princegeorge.ca/City%20Services/Documents/Environment/PGDOCS-498764-v1-PSW_Recommended_Boulevard_Residential_Natural_Area_Trees.pdf BC Hydro Trees Canada grant funding.
	Berm the edge of the old Chevron site as a "natural gateway" entrance.	Potential for support from the site owner. Village to approach the site owner with a proposal. Village to consider options outlined. Note: This initiative is dependent on the site owners willingness to work with the Village.	Precedent: Community Market Park, District of Mackenzie, centrally located along Mackenzie Blvd.
	Painted crosswalks, parklets, picnic benches, electrical hook-up points.	Allow seasonal temporary use permits for parklets. Support a downtown small grant for businesses to install exterior benches and an adopt a crosswalk program.	Example parklets and sidewalk patios: https://www.victoria.ca/EN/main/business/permits-licences/sidewalk-cafes.html
	Create a seating deck or terrace on Main Street side of Station to capture views down Main Street - universal access, seasonal planting, tables, chairs and colourful umbrellas.	Could be done seasonally and for events, prior to permanent installation. May require approval from CNR.	NDIT funding - Community Places Program Possible COVID recovery funding opportunities
	New incentives to support local business and to locate on Main Street and temporary use of vacant lots and storefronts.	Allow temporary use permits for vacant lots and storefronts. Offer tax incentives or rebates to businesses to locate with the downtown area or create an improvement area to initiate new programs. OCP update to ensure commercial land use and any future community amenities are located downtown. Maintain and focus any new residential land use adjacent and within the downtown area (focus on ground oriented infill).	Example - tax exemption- https://districtofmackenzie.ca/business-development/building-development/revitalization-tax-exemption/ Example - Downtown Improvement Area (Terrace) - https://www.tdia.ca NDIT Business Façade Improvement Program
	Partner with the school to plant/decorate the school front along Main Street	Approach the school to provide a proposal or expression of interest. Offer in kind support to the school.	Other possible partners could include Robson Valley Arts and Culture Council, Valley Museum and Archives, McBride and District Library
	Relocate parking from the Main Street side of the Historic Train Station building and replace with a patio/deck to capture views. Further animate and celebrate the destination.	Try initial implementation in the summer, or phased in at special events. Starting with a removable deck for temporary seating, coloured umbrellas, picnic tables, etc. within the existing parking area as a "try out".	BC Heritage Legacy Fund, Spring 2022 intake

	Project Idea/Initiative	Implementation Notes	Examples, Funding and Other Resources
Medium Effort	Add operable panels or gates (ball park) with fence on Main St. to allow easier access and reconfiguration of the ball field at Bill Clark Memorial Park and Ball Diamond.	Would need some engineered design.	
	Shift existing surface parking to the park perimeter (on Second Avenue). Include rapid charging stations.	This could be done in stages, close off parking for daily use, but permitted for events only, until such time as the area is redesigned/developed. Parking feasibility study required.	
	Standard street and pedestrian level lighting Along Main Street from Second Ave to gateway element (and beyond to highway)	Renewed street lighting in progress – create consistent style and quality of light.	See Appendix B: Design Development for Main Street Lighting Upgrades
	Masts to string lights and seasonal banners and light projectors (1st/2nd Ave).	Review and coordinate banners along Main Street. Review seasonal lighting and identify coordinated lighting plan for seasonal decoration and event lighting. Mindful of dark skies.	
	New tree planting and seating areas.	Consult with Community Revitalization and Beautification Committee	
	As alternate entry road, create an arrival sequence, street trees, light standards along 1st Avenue.	Design with the multi-use pathway. Staff to identify potential funding sources for active transportation.	Include and further detail within the upcoming Active Transportation Plan, 2022
	Incorporate a multi-use pathway for pedestrians and bikes along the edge of 1st Avenue, linking the 1st Avenue address to Horseshoe Lake.		
High Effort	Add new facilities – public washroom, concession, outdoor kitchen, and community grill or fire hearth (winter park activities)	Village staff to identify potential external funding for destination parks and recreation – redesign/ development upgrades. Feasibility study with engineering recommendations required regarding water, sewer, power needs	NDIT Recreation Infrastructure Program Community fund-raising for splash park Future COVID recovery funding
	New splash park and update to children's play equipment		
	Replace/upgrade existing pavilion with a new structure located at the corner of 2nd Ave and Main St.		NDIT Community Places Program or Cultural Infrastructure Grant
	Ongoing upkeep and repair/ replacement of the Station roof.	Included in existing report. Potential for heritage grants and external funding.	Village Council is supporting moving ahead with roof replacement as early as possible in 2022.
	Improve the building at 1032 2nd Ave as a community hub or for new tenants	Staff to identify potential external future funding sources for local economic development and community capacity building.	Canada Community Building Fund

Follow up Funding

The Main Street Revitalization – capital funding from NDIT provides local governments with grant funding to complete strategic public investments in public infrastructure within a community's downtown/main street area. Projects within this funding stream must be aligned with an existing downtown/main street revitalization plan. This funding directly follows up on this planning process.

Other opportunities with NDIT which may fit with projects outlined in this plan include:

- Business Façade Program
- Community Places Program
- Cultural Infrastructure
- Economic Infrastructure
- Recreation Infrastructure



Appendix A

Downtown Development Checklist

The following checklist could be used by staff as a quick reference guide to ensure all proposed development projects or program initiatives within the downtown area are aligned with the downtown plan. Alternatively, or in the future, this checklist may be incorporated within the next OCP review and update as part of the Development Permit Area and/or DPA guidelines for the downtown.

Does the proposal for development, project, or new program initiative along Main Street or within the downtown area contribute to, and aligned with the vision and design principles of this plan?

Checklist:

- ☐ The project has reviewed, and is aligned with the Downtown Development Permit Area Guidelines “A Vision for Main Street”.
- ☐ The project is located along Main Street, directly adjacent to Main Street or within a 5min walk of the downtown area.
- ☐ The project supports the identified vision and focus areas within the downtown, as identified in the concept plan.
- ☐ The project supports a unique and consistent building form & character (e.g. materials, colour, signage) that reinforces the existing identity of the downtown area.
- ☐ The project maintains or enhances existing environmental features, including dark skies and mountain views.
- ☐ The project support local business.
- ☐ The project makes a contribution to public art and/or signage within the downtown, and coordinates this with existing art and signage already in place.
- ☐ The project provides facilities for local arts and culture.
- ☐ The project supports opportunities for seasonal programming of private or public space to celebrate local arts and culture.
- ☐ The project maintains or enhances local art, historic features, heritage preservation and/or other forms of cultural interpretation.
- ☐ The project promotes active transportation (walkability or cycling). Including any of the following:
 - ☐ within 800 metres from Main Street and the downtown area;
 - ☐ improves pedestrian amenities and safety within the downtown;
 - ☐ minimizes surface parking along building frontages;
 - ☐ connects with the existing or future proposed pedestrian trail networks.

Appendix B

Priority Projects – Design Development for Funding

NDIT Mainstreet Revitalization Capital Funding (follow up stream to Revitalization Planning):

The NDIT Mainstreet Revitalization Capital program provides funding to local governments to complete strategic public investments in above ground public infrastructure within main street areas that are aligned and integrated with a downtown revitalization plan or other planning documents, encourages private sector investment and creates a healthy and economically vibrant downtown for businesses, residents and tourists alike.

Funding available: \$200,000 to a maximum of 70% of the project budget. Note: the local government can include in-kind labour for a portion of the remaining 30% of the budget.

Funding is available for the following items:

- Streetscape improvements (e.g., sidewalk surfacing, street trees, landscaping, etc.)
- Development and installation of new gateway and wayfinding signage throughout the downtown
- Lighting improvements
- Pedestrian and cycling enhancements
- Street furniture
- Construction of covered walkways

Potential priority projects:

Items supported by the Downtown Plan that could fit within this funding category include:

1. Painted crosswalks, parklets, picnic benches, electrical hook-up points
2. New tree plantings at ends of blocks and if space allows, mid-block also, with improved soil volumes with associated shaded seating areas. (Include measures to reduce winter salt contamination of tree root zone with raised tree-grate surrounds)
3. Latest technology standard street and pedestrian level lighting along Main Street between 1st Ave and gateway element



Design Brief –

The following design brief outlines information to support an application for funding from NDIT for pedestrian street lighting along Main Street between 1st Ave and the gateway element, with ‘feature light poles between 1st and 2nd Avenue.

Intent:

The existing streetlights along Main Street are old and no-longer meeting the current industry ‘public space lighting’ standards, they are not achieving today’s energy efficient standards, and they have ultimately reached the end of life with obvious signs of becoming worn and in some cases are non-functioning.

They do however signify a unique time and character within the Village of McBride, and it will be important that any proposed lighting strategy is successful in balancing the historic values that many hold within the community while proposing light infrastructure that is safe and achieves best practice sustainable standards as well as offering adaptive and programmatic capabilities towards the future of Main Street.

Patrick Geddes 1898” The city or town is not just a place in space, but is a drama in time”



Scope of Work:

The Scope of Work shall consist of the supply of all labour and materials required for the Design and Installation of new light fixtures along Main Street, that is expected to include:

- New Poles, (standard poles as well as specialty poles between 1st and 2nd Ave)
- Pedestrian and street level light fixtures and their required components
- Banner Arms and provisions for future projector and festive light attachments
- Any necessary electrical wire or utilities required to complete work
- As well as any Civil, Structural, and Electrical engineering required to complete the work.

In addition, the Consultant/Contractor will work closely with the Village to review the existing lighting inventory and streetscape conditions towards providing recommendations for the best locations for each proposed light fixture. Considerations should be made towards any near-future sidewalk and/or utility work that could be expected to potentially impact this scope of work. (Such as sidewalk resurfacing, tree planting, utility upgrades etc).

These tasks are not necessarily presented in the order in which they must be carried out. The Consultant/Contractor should specify a proposed schedule of work, including proposed timelines and a project methodology.

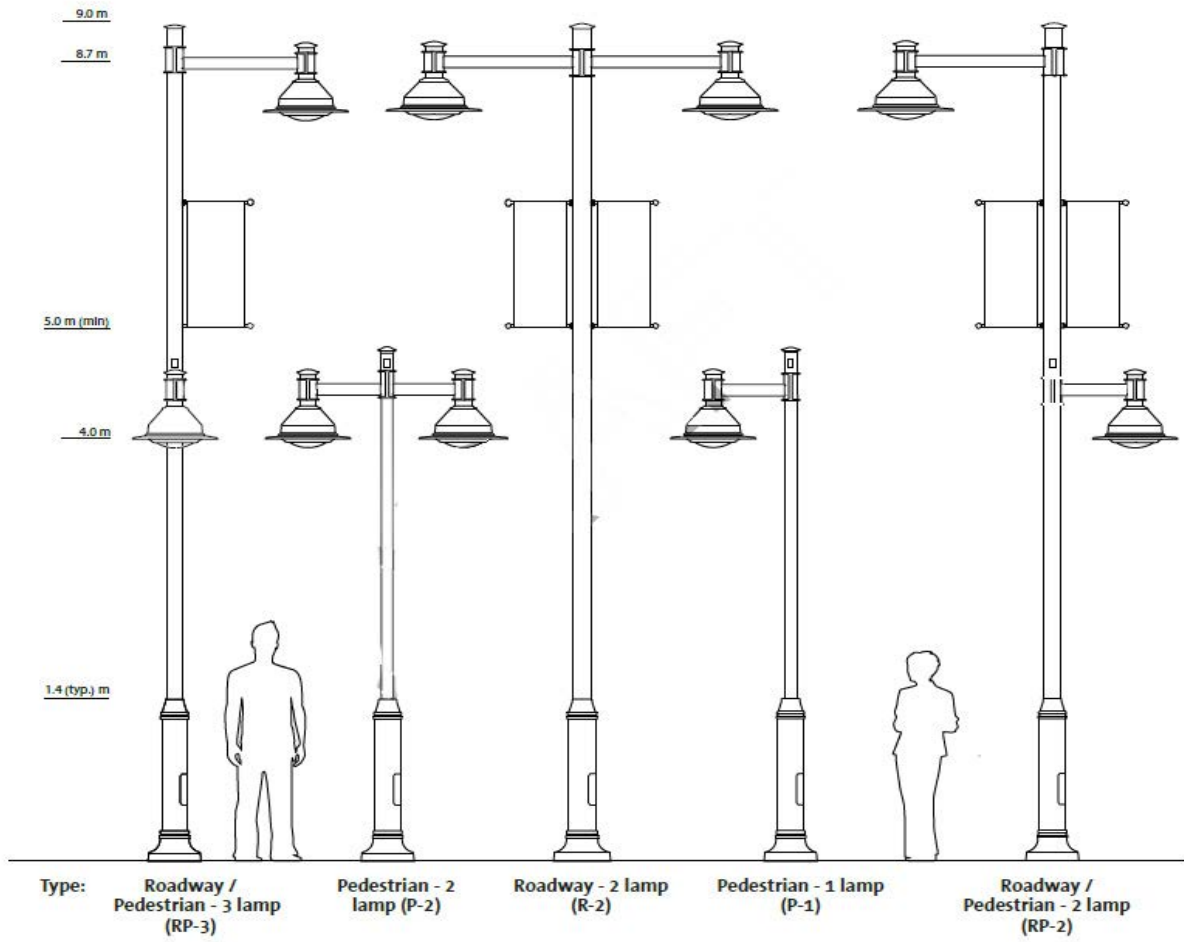
Streetlight Inventory:

Verify the Village's inventory of the existing Mainstreet lighting system, and produce an electronic inventory file compatible with Mapguide Open Source (sdf file format) GIS software that contains the following data:

- i. Fixture Type
- ii. Fixture Wattage
- iii. Fixture Height
- iv. Road Width
- v. Pole Setback
- vi. Pole Material
- vii. Wire Location
- viii. Number of Traffic Lanes
- ix. Road Classification
- x. Pedestrian Traffic
- xi. Colour
- xii. Street Name (cross street to Main street)
- xiii. Utility Pole ID
- xiv. Comments on state of pole Manufacturer Selection

Streetlight Design:

- Assist the Village in selecting a preferred LED manufacturer from the B.C. Government's "LED Street Light Luminaires" Supply Arrangement.
- Suggest 'Stylistic' options to the Village that will allow the selection of a light standard that achieves the latest technological standards, while appropriately contributing to the 'Historic or Rail' theme that is a defining characteristic to this community and Main Street in particular.
- Suggest Pole and Light fixture designs that allow for banners, festive light plug-ins, projector lights to be programmed (in select places) as well as the appropriate designs of the pedestrian height and street level fixtures themselves.
- Submit detailed photometric designs for all roads, intersections, sidewalks, and walkways using the preferred LED manufacturer selected above, demonstrating if the RP-8-14 and Transportation Association of Canada standards have been satisfied.
- Include with the photometric designs: the location of the streetlights, streetlight conductors, the location of the transformers, and power disconnects (if known). The drawings shall specify the type of pole, luminaire, conduit, luminaire wattage, photo cell, fuse, fuse-holder, and the conductor in place.
- Assist with prioritization or plans for phasing in fixtures if the budget cannot immediately accommodate all replacements.
- Provide information on/ or if how the proposed design could include dimming. The Village is eager to avoid over lighting as much as possible which could in some cases allow for dimming of certain luminaires.
- Create a thorough set of Tender Ready Drawings and Specifications that include all necessary engineering to achieve the work, to be reviewed by the Village.
- Provide a Cost Estimate that will inform the village of probable material and installation costs and enable funds to be secured and/or adapt the work plan and phasing as necessary.
- Assist the Village in selecting a Qualified Contractor to perform the light replacement work through a Tender process.





Materials & Warranty:

The Selected Contactor will order all luminaires and associated equipment and transfer all warranties to the Village following substantial completion of the contract. All small-size materials (such as bolts, washer, cable connectors, lugs, etc.) not specifically mentioned but which are necessary to make the systems complete and in accordance with this specification, shall be supplied and installed by the Contractor, at the Contractor's expense.

Receive and inspect all materials required for completion of this project. After receiving materials, the Contractor is responsible for storing and adequately protecting all materials for the work from damage or theft and shall respect manufacturer's recommendations to avoid material damages.

The Contractor also assumes responsibility for all warranty issues once receiving materials, up to substantial completion. A full explanation of the warranty and location where the warranty work is to be performed must be included. Terms of warranty are to be specified by the manufacturer.

Removed luminaires are not to be reused or resold and must be disposed of in an environmentally friendly manner, as per FortisBC requirements under the approved Incentive program. Any components that can be recycled must be recycled. A disposal plan must be provided to the Village for evaluation prior to commencement of work.

Note: The Village may want to consider ordering additional poles, lights, and components, that could be stored within the Village Works Yard, in case future installed fixtures are damaged and require replacement.

Project Components

Note: Within the application process the Village may want to consider assigning necessary village funds to form a budget towards securing a consultant team to complete the initial engineering work up to 'Tender Ready Drawings' This project cost maybe considered as part of the local government contribution for a portion of the remaining 30% of the budget.

1. Apply for NDIT Mainstreet Revitalization Capital Funding
2. Assign Village Funds to form a 'Project Budget' for initial Design and Engineering work.
3. Call for Proposals for Initial Design and Engineering work (including Contract Administration)
4. Survey and Analysis of existing Main Street Lighting Inventory
5. Design of proposed Lighting Strategy, with Village staff and Council involvement
6. Project Costings
7. Design Development and Tender Drawing and Specification Package

8. Issue Tender Package and assist Village in selecting Contractor
9. Installation of Lights and required infrastructure.
10. Substantial completion and issuance of As-built Drawings



NDIT Community Places Program

NDITs Community Places Program supports the creation, restoration or enhancement of community spaces not attached to educational institutions. Community places projects will strengthen the social and cultural fabric of communities, enhances community pride, supports a culture of civic engagement and creates a draw for tourism marketing and business retention and expansion.

Funding Available: Up to \$30,000 to a maximum of 70% of the eligible project budget.

Funding is available for the following items:

- Community Hall or space renovations
- Clubhouse building improvements
- Public washrooms
- Outdoor multi-use plaza/pavilion
- Community gardens
- Parks/playgrounds/pavilion
- Dog parks
- Trails and walkways
- Free of charge outdoor recreation facilities ex. skating rinks, tennis courts, basketball courts, skate parks

Potential priority project Items supported by the Downtown Plan that could fit within this funding category:

1. Add new facilities – public washroom, concession, outdoor kitchen, and community grill or fire hearth (winter park activities)
2. Update to children's play equipment
3. Replace/upgrade existing pavilion with a new structure located close to the corner of 2nd Ave and Main St.

Appendix C

What We Heard – Community Priority Projects

The following includes a summary of survey #2 identifying community priority projects. For a summary of survey #1 IdeaShare and initial community meetings, please see the separate report, “What We Heard – Phase 1 Engagement – Village of McBride Downtown Planning, July 2021.

Survey #2 was open from October 18 to November 5, 2021. In total, 82 responses were received.

Question 1: What is your priority focus area for Main Street and the downtown area? Note that clicking on a priority doesn't mean everything else can't happen, just where would you start?

The majority of respondents chose Steve Kolida park improvements (52%) as their priority focus area, followed by Main Street improvements (29%) and Historic Train Station and 1st Avenue improvements (19%).

Question 2: Respondents were then asked to rank projects within each of their chosen focus area. Results were as follows.

Steve Kolida Park Improvements

Priority Ranking	Project/Initiative
1	Add new facilities – public washroom, concession, outdoor kitchen, and community grill or fire hearth (winter park activities)
2	New splash park and update to children's play equipment
3	Replace existing pavilion with a new structure located at the corner of 2nd Ave and Main St.
4	Additional shade trees and picnic tables
5	Steve Kolida Park and add operable panels or gates with fence on Main St. to allow easier access
6	Shift existing surface parking to the park perimeter (on 2 nd Avenue)

Main Street improvements

Priority Ranking	Project/Initiative
1	Painted crosswalks, parklets, picnic benches, electrical hook-up points
2	Additional mid-block bump outs with new tree planting and seating areas
3	Standard street and pedestrian level lighting between 2 nd as a gateway
4	Tall light masts to string lights and seasonal banners and light projectors (1st/2nd)
5	New incentives to support local business and to locate on Main Street and temporary use of vacant lots
6	Berm the edge of the old Chevron site as a "natural gateway" entrance
7	Improve the building at 1032 2nd Ave as a community hub or for new tenants
8	Partner with the school to plant/decorate the school front along Main Street

Historic Train Station and 1st Avenue improvements

Priority Ranking	Project/Initiative
1	Ongoing upkeep and repair/replacement of the roof
2	Relocate parking from the front of the building to the south
3	As alternate entry road, create an arrival sequence, street trees, light standards along 1st Avenue
4	Incorporate a multi-use pathway for pedestrians and bikes along the edge of 1st Avenue
5	Create a seating deck or terrace at the front to capture views down Main Street - universal access, seasonal planting, tables, chairs and colourful umbrellas

Question 3: Have we missed your priority? Tell us about it here.

A number of responses were collected. These are shown as follows.

- What about the Truck Route?
- Too many empty stores
- Make sure a fence is included [play area]
- Fence around playground to keep kids in considering the park is surrounded by streets.
- Free taxes to all new businesses for their first 12months
- Promote businesses to McBride, this will in turn support increased tax base to do more beautification projects and full spaces makes it look better too
- Benches and plantings are most important
- Cost is too high. Improvements would not help the tax base and should be stopped.
- Upgrades on the outside of the buildings on Main Street that haven't been upgraded already. Also to add flower pots/beds.
- Indigenous art installations. McBride is outdated in its championing of pioneer age.
- Bathrooms are more important than the kitchen, etc.
- Why not take Main Street out between the two parks and make one big park and take Main Street around by hotel and back up Second Ave to Main Street again
- I don't think any of this matters without improved services in the Village: a larger grocery, improved internet access, updated hotels (with functional AC!), water supplies that provide potable water at least 11 months a year, and other amenities people expect in their vacation spots.
- Keep the views, low trees not tall ones. Low lights, not tall ones. Promote the loop.
- Train station repairs and improvements should be our first priority
- Upgrading, particularly the roof of the old train station is priority 1

Question 4: Do you have further comments on the draft downtown concept plan? Tell us here.

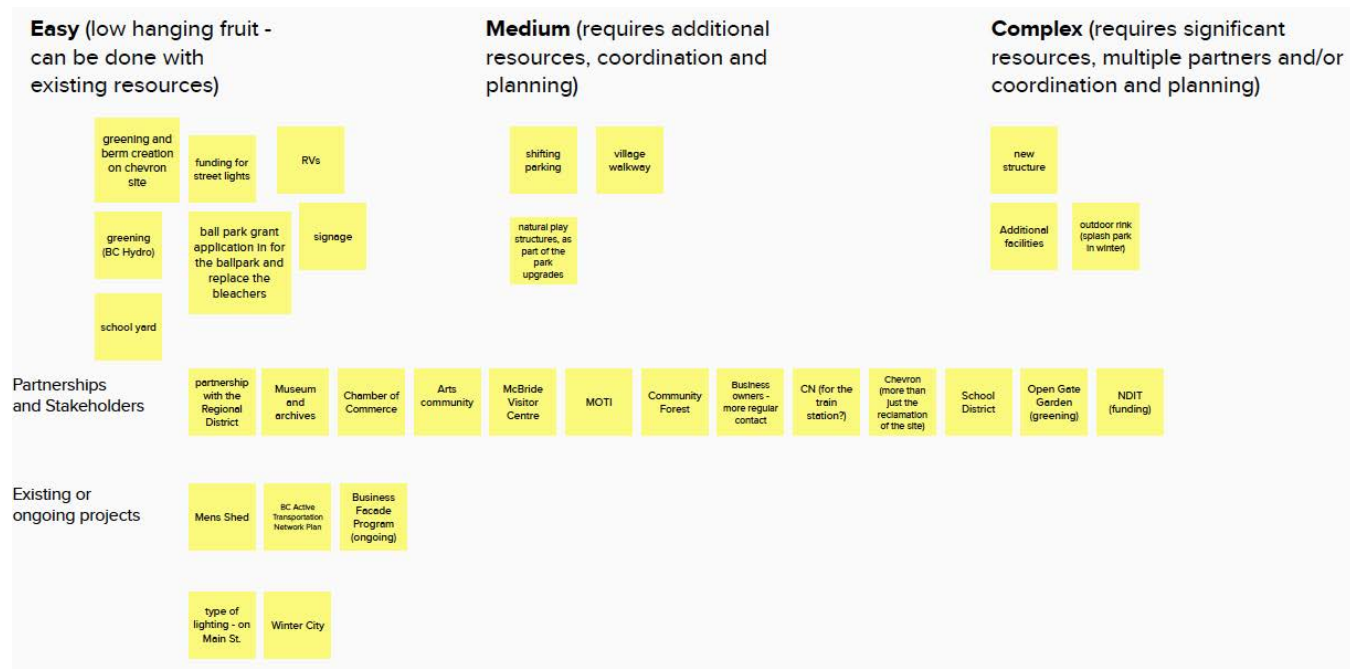
A number of comments were received.

Note: a better understanding is needed on the source of budgets for projects and initiatives; these are primarily contingent on external funding, ear-marked for specific infrastructure improvements and not reliant on, or directly utilizing tax-payer's dollars.

- Feel that we need to fix some of the side streets, add more curbs and storm drains plus sidewalks for people that walk around our community to utilize.
- I don't think making bump outs for benches on Main Street is a good idea. There is limited parking and we do not need to reduce that by making sitting areas. There is plenty of sidewalk space to put benches as the sidewalk its now.
- Allow private businesses to receive a tax break.
- Parking change at the train station will really change the look of Main Street.
- Why bother with a splash park when it's either too cold here or water is non-potable/unsafe (you know kids will ingest it)?
- Whatever is put in place needs to remain low and one storey. We all moved here for the mountain views. I do not want to look out my window and see either cables or an oversized pavilion.
- Listen to and incorporate [local artists] concepts into the development.
- Please don't add high poles/lights/strings to Main St. The view is beautiful!
- Other than fixing the roof (which needs to be done), all of this seems like a waste of money that could be better spent improving critical village services for both residents and tourists.
- I liked the three focus areas that were suggested.
- Kill the tall pavilion - make it low roof line. Luv the splash park!
- It would be great to incorporate signage 5-10 km before entering McBride describing some of places/activities of interest (train station etc) to bring in tourists.
- Wonderful to see and hear ideas percolating!
- How about RV parking along 2nd Ave from Main Street to Lonsdale rather than along Main Street?

Community Beautification and Revitalization Committee Meeting

A meeting was held with the Committee on November 18, 2021 to discuss the final draft plan and organize projects for implementation and identify any key partnerships. The following information was recorded and used to refine the draft plan.





Document prepared
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