



MAIN STREET VISION & ACTION PLAN

MAY 2022

FINAL DRAFT

Prepared For:

Village of Masset

PO Box 68, Masset BC, V0T 1M0

Prepared By:

**URBAN
S Y S T E M S**

Urban Systems Ltd.

550- 1090 Homer Street, Vancouver, BC V2C 6G4

Contact: Andrew Baigent RPP, MCIP

Email: abaigent@urbansystems.ca

Date:

May 17, 2022

File:

3995.0003.01

This report is prepared for the sole use of the Village of Masset. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract. Copyright 2022.

CONTENTS

INTRODUCTION 1

SITE IMAGES 13

COMMUNITY ENGAGEMENT 15

VISION AND GUIDING PRINCIPLES 19

DESIGN CONCEPTS DEVELOPMENT 21

MAIN STREET - REFINED CONCEPTS 25

COMMUNITY SURVEY RESULTS 33

MAIN STREET - PREFERRED PLAN.....37

IMPLEMENTATION 48

APPENDIX A: COMMUNITY ENGAGEMENT SUMMARY

APPENDIX B: COMMUNITY SURVEY RESPONSES



INTRODUCTION

The Main Street Vision and Action Plan: Park to Pier reflects the community's guiding principles as set out in the "Masset 2040: Charting Our Future" plan, highlighting Environmental Sustainability, Social Sustainability, Economic Sustainability, and Smart Growth. The plan was prepared through an analysis of existing conditions, opportunities, and constraints and multiple rounds of engagement with stakeholders and the broader community. A vision and set of guiding principles were prepared to guide the development of concepts for key areas of the plan. The final plan is intended to direct future investments in Masset's Main Street, Park, and Pier that will work towards the realization of the vision and guiding principles.

OVERVIEW OF EXISTING POLICIES

The following section summarizes existing policies and documents that helped inform and guide the preparation of the Action Plan.

Official Community Plan

The Official community plan describes the long-term vision for community development. It states objectives and policies that guide decisions on municipal and regional district planning and land use management. The Official Community Plan for the Village of Masset was adopted in 2017 and includes three main goals for commercial, industrial, and institutional areas:

- commercial areas are vibrant and attract residents and tourists,
- civic and institutional buildings are accessible, welcoming, and centrally oriented; and
- commercial areas use land and resources effectively.

The Downtown Commercial designation is the primary business and public activity centre serving Masset and the surrounding area. It is intended for office, retail, service, government, residential combined with commercial, entertainment and cultural uses and is distinguished from other areas in the Village by its concentration of economic and employment uses. It has a pedestrian-oriented character with buildings close to the street. The street frontages of individual uses are generally of a scale that provides for easier pedestrian movement. Mixed-use buildings that combine commercial on the ground floor and residential on upper floors would be suitable in this area. The Waterfront Commercial designation is intended to accommodate a mix of waterfront-related uses such as marine commercial (sales and service), restaurants, marine recreation, and residential dwellings.

In the future, Masset may wish to transition more waterfront areas to improve the community's connection to the water, enhance public access, tourism potential and recreation opportunities while respecting nearby residential uses and neighbourhood scale.

Masset's commercial area runs primarily along Main Street and includes Orr Street and parts of Collison and Harrison that intersect with Main Street. It includes grocery stores, hardware stores, several restaurants, a café, a service station, a credit union, and other services. There are also a number of empty buildings and lots, one or two of which were once commercial sites, are contaminated and have been targeted for site remediation. Three key objectives for the village centre are to:

- maintain the Main Street and Collison Avenue areas as the commercial core of the community, providing shopping, business, tourism, cultural and social opportunities,
- consider the development of mixed-use buildings with commercial uses on the ground floor and residential units on upper floors, and
- to create a development permit area for the Downtown area to ensure goals related to vibrancy, character, gathering space, housing variety and other community goals are achieved.

The Village also wishes to preserve historic and heritage buildings, monuments, sites, and natural features in ways that maintain and promote Masset's heritage and unique 'sense of place.'

Haida Gwaii Visitor Survey Results

This document was completed in 2020, and its objective was to provide a snapshot of Haida Gwaii visitors through a comprehensive and representative study. There were approximately 32,000 visitors to Haida Gwaii between March 2019 and February 2020. For accommodation, visitors were most likely to camp, stay in a motel, bed and breakfast or with friends and family. Visitors were asked what additional services, tours and experiences would enhance their visit to Haida Gwaii. Top in-demand experiences were cultural, including storytelling, guided/interpretive walks, cultural crafts, and a cooking class. Also, visitors suggested improved services could include better restaurants/food options followed by more transportation options and cultural experiences. Outdoor recreation activities that visitors participated in. As expected, summer visitors went to more places and did more activities than fall and winter visitors.

COVID-19 Business Situation Assessment

The COVID-19 Business Situation Assessment was conducted in 2020 to analyze the impact of the COVID-19 pandemic on the Haida Gwaii economy. The goal of this analysis is to support the development of a sustainable and diversified economy for all residents of Haida Gwaii. A SWOT analysis was conducted to assess the current situation. Before the pandemic, tourism has been strong and steadily growing. The return to normal tourism activity is not expected before 2022. The federal government announced an additional \$267 million for Community Futures organizations to foster entrepreneurship in rural areas through small business loans, business counselling and specialized services to help you start or grow a business and to help communities become more resilient and dynamic. There is also potential for local businesses to expand their online presence and sales through eCommerce. Haida Gwaii is considered a growing tourism destination, and future developments will need to accommodate the larger number of tourists.



Zoning Bylaw

A zoning bylaw is a bylaw that regulates zoning and property development within a municipality. The Zoning Bylaw for the Village of Masset was adopted in 1994. Different zones within a zoning bylaw permit different land uses and have specific regulations. Masset's Main Street is primarily zoned C-1 (Downtown Commercial) and C-2 (Waterfront Commercial). Permitted uses in the C-1 zone include retail stores, entertainment establishments, business and professional office spaces, hotels, restaurants, places of worship, parking, gas stations, personal services, and funeral homes. Permitted uses in the C-2 zone include commercial uses located near the waterfront, such as a marina, marine sales, boat building and repair, seaplane terminal, accommodation and hospitality services, business and professional office spaces, marine recreation, and it also allows single-family dwellings in specific areas.

Masset Housing Needs Report

Housing needs reports are a way for communities to better understand their current and future housing needs by identifying existing and projected gaps in housing supply through collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. The Village of Masset Community Housing Needs Report was completed in 2020. There is a discrepancy between the existing housing stock in terms of size (number of bedrooms) and the number of one and two-person households. A lot of existing homes need repair and small suites added to house singles. 100 Masset households are in "core need" for housing, but housing demand will only increase by 15 units by 2025. Masset wants to create a sustainable community. The report lays out four focus areas: environmental sustainability, social sustainability (free of barriers for all people), economic sustainability (resilient, adaptable, and localized), and smart growth (prioritizing infill, redevelopment, and densification). Three housing goals for residential neighbourhoods in Masset's community vision are:

- Residents and the Village would like to preserve the small-town character,
- The Village wants to diversify its housing stock, and
- The Village wants to create more affordable housing units (mostly through secondary suites).

Seasonal workers present additional pressure on the rental market, especially in the summer.

ECONOMIC OVERVIEW

As the largest community on Haida Gwaii, Masset plays a vital role as a service centre on the island. The Village continues to benefit from the infrastructure and services that remained in the community after the closure of the long-standing Canadian Forces base in 1997, such as admin buildings and recreation infrastructure. However, broader trends in natural resource economies like forestry and fishing have had long-reaching impacts and changes to the local economy.

Today, Masset is in a state of transition as the community continues to re-invent itself in the absence of large single employers or industries. Tourism, retail, and service industries have remained large parts of the community and will play an essential role in the community’s future. As the tourism industry grows, local businesses are finding new ways to adapt.

Labour Force and Occupation

71% of Masset residents reported being actively employed in the Village. Of those, sales and service jobs are the most common. However, Masset also has a high proportion of trades (16%) and education/government jobs (15%) in the community. The high proportion of government jobs is reflective of Masset’s role as a service centre for Haida Gwaii.

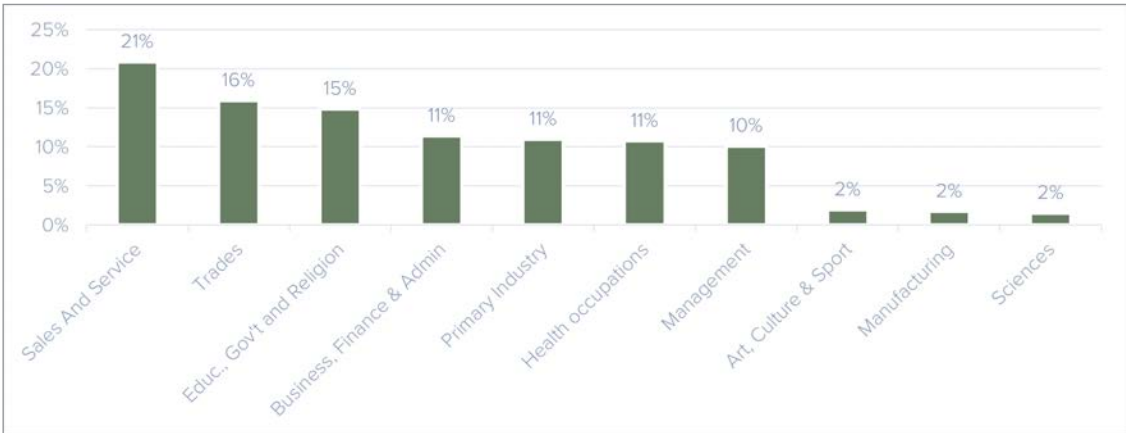


Figure 1: Labour Force and Occupation [Statistics Canada, 2021]

Housing Date of Construction

The majority of buildings were built before 1980, when the military was in town. Since the closure of the base, new construction in Masset has been limited.

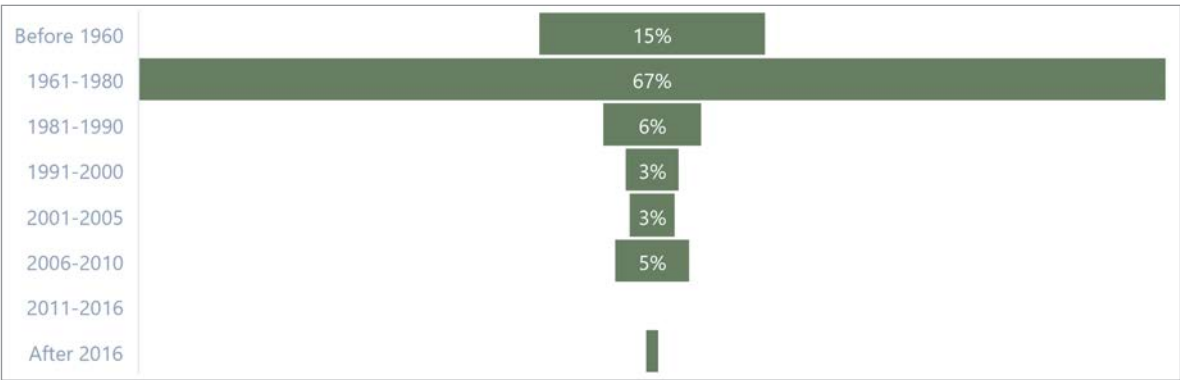


Figure 2: Housing date of construction [Statistics Canada, 2021]

Travel to Work

The majority (60%) of Masset residents report that they drive to work. Interestingly, 28% of Masset residents cycle to work while 4% walk.

It is uncommon to have such a high proportion of cyclists in any community and is a sign that any new design will need to ensure room for cars and bikes on Main Street.

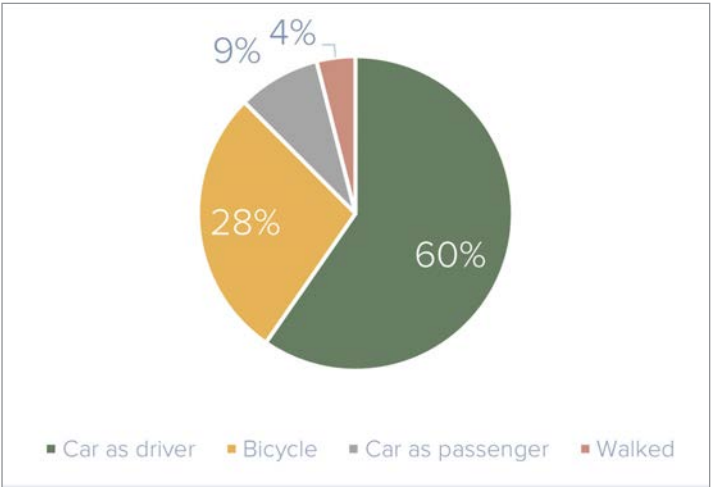


Figure 3: Masset common modes of travel to work [Statistics Canada, 2016]

Household Income

Household income in Masset is higher than that of the immediate surrounding area, including Old Masset and shows the highest proportion of households earning between \$60,000 and \$100,000 of all of Haida Gwaii. Rural areas outside of Masset and Old Masset show a much higher proportion of households making greater than \$100,000 per year.

- Masset Average Annual Household Income: \$67,000
- Masset Median Annual Household Income: \$54,000

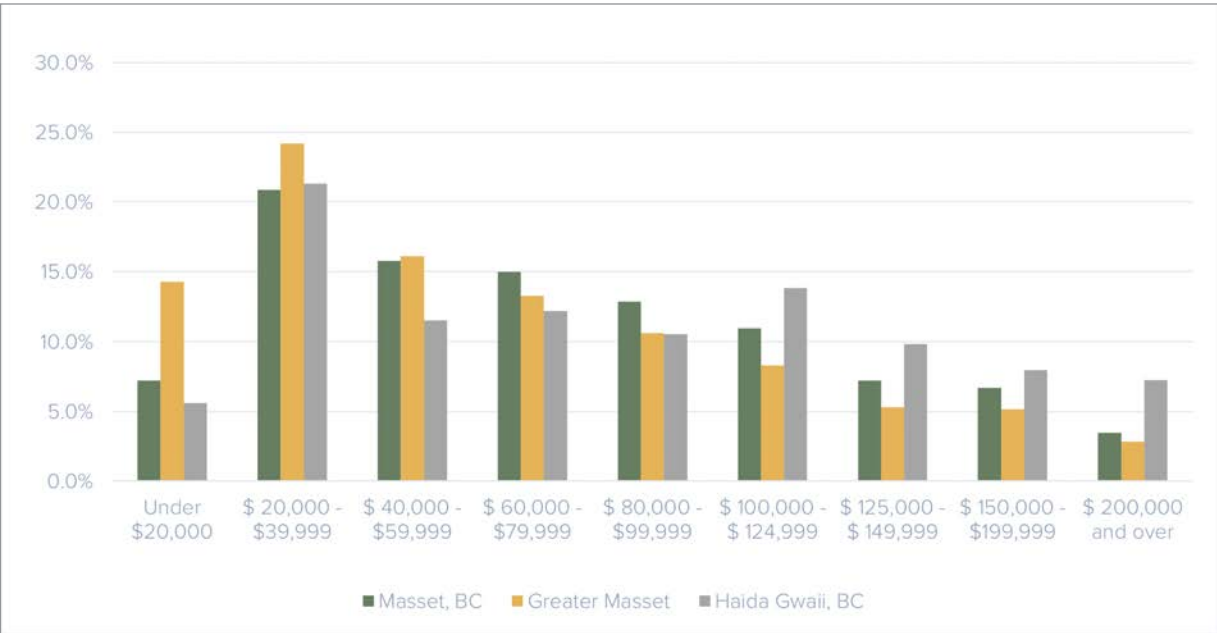


Figure 4: Household Income in Masset and surrounding Haida Gwaii [Environics, 2021]

Household Spending Per Capita

By analyzing spending patterns for local households, it is possible to gain an understanding of how money flows through the community.

This table illustrates how people tend to spend their money in Masset. Knowing these proportions is helpful for predicting future demand for services.

Spending Category	Masset, BC	Greater Masset	Haida Gwaii, BC
Household Expenditure (Annual)			
Per Capita Expenditure	\$40,492	\$34,141	\$49,916
Per Capita Current Consumption	\$29,716	\$24,959	\$35,190
Food	\$5,966	\$4,981	\$6,720
Transportation	\$5,481	\$4,654	\$6,267
Shelter	\$5,341	\$4,480	\$6,667
Household Furnishings and Equip.	\$2,646	\$2,167	\$3,096
Household Operation	\$1,974	\$1,695	\$2,429
Tobacco Products and Alc.	\$1,841	\$1,523	\$2,334
Health Care	\$1,573	\$1,344	\$1,590
Recreation	\$1,418	\$1,171	\$1,958
Clothing	\$1,351	\$1,142	\$1,655
Miscellaneous Expenditures	\$700	\$564	\$822
Personal Care	\$608	\$484	\$886
Games of Chance (Net)	\$429	\$362	\$458
Education	\$354	\$367	\$244
Reading Materials, Printed Matter	\$33	\$24	\$65

RETAIL INVENTORY

A high-level inventory of existing businesses and space was conducted during the engagement and site visit in September 2021. The inventory revealed that the majority of storefronts and built space in the study area was occupied. A handful of buildings were notable vacant or for lease but appeared to be in good enough condition to accommodate new businesses should the opportunity arise. In contrast, it seemed that there were more vacant spaces without buildings along Main Street than buildings for lease. Some spaces, such as the southwest corner of Collison Avenue and Main Street, do have plans for development. But more appear to be reserved for surface parking, though no parking layout is apparent.



TOURISM - INDUSTRY OVERVIEW

British Columbia Tourism Industry

Prior to the COVID-19 pandemic, tourism to British Columbia had been growing steadily. In January 2020, Haida Gwaii was listed as one of the New York Times “52 Places to go in 2020”¹. Although travel was largely taken off the table for most of 2020, the recognition as a top tourism destination is driven by the experiences available on the islands and its surroundings, including the natural environment, adventure recreation and the ability to connect with First Nations culture. As public health restrictions ease, it is expected that Haida Gwaii will continue to be a popular destination and that tourism volumes will return to pre-pandemic levels.

The tourism industry continues to grow in BC and is one of the Province's major industries and now contributes more export revenue to the provincial economy than agriculture, fishing, and mining. In 2016, tourism generated \$17.0 billion in revenue, a 7.9% increase over 2015 and a 39.3% increase from 2006, making tourism one of the highest value industries in BC. Indigenous Tourism itself has become the fastest-growing sub-category in the Province's tourism industry, bringing a value of \$705 million and 7,400 direct full-time jobs across 401 Indigenous tourism businesses in the 2016 year. With strong visitor numbers in the rest of the Province, there is an opportunity to draw visitors to Northern BC and Haida Gwaii.

In Northern BC, tourism volumes peaked at just over 121,000 in 2019. In 2020, visitor volumes declined to 40,000 due to the pandemic but have already shown some recovery, with more than 62,000 visitors in 2021. A key trend

1

<https://www.nytimes.com/2020/04/14/travel/52-places-to-go-virtual-travel.htm>

over the past two years has been an increase in local tourism as residents with few travel options explored their local tourism markets more.

The high season for tourism on Haida Gwaii is early/mid-June – mid/late September. The height of the tourism season is from late June to early September. With an increasing number of tourists expected to visit the islands each summer, there is an opportunity to bolster tourism infrastructure to accommodate and attract visitors headed to the area.

Visitors to Haida Gwaii

Visitor numbers to Haida Gwaii are tracked through visits to local visitor centres and Gwaii Haanas National Park. While not all visitors will stop into visitor centres, they are still a good indicator of overall visitation. The visitor trend for the Village of Queen Charlotte visitor centre is below. It shows a decline in visitors after 2009, but that volumes were generally increasing after 2015 until the onset of the COVID-19 pandemic.

The Village of Masset's visitor information centre does not currently participate in Destination BC data collection or promotional programs. The Village may wish to explore establishing this relationship to better monitor visitor volumes and find opportunities to promote itself through established tourism marketing channels.

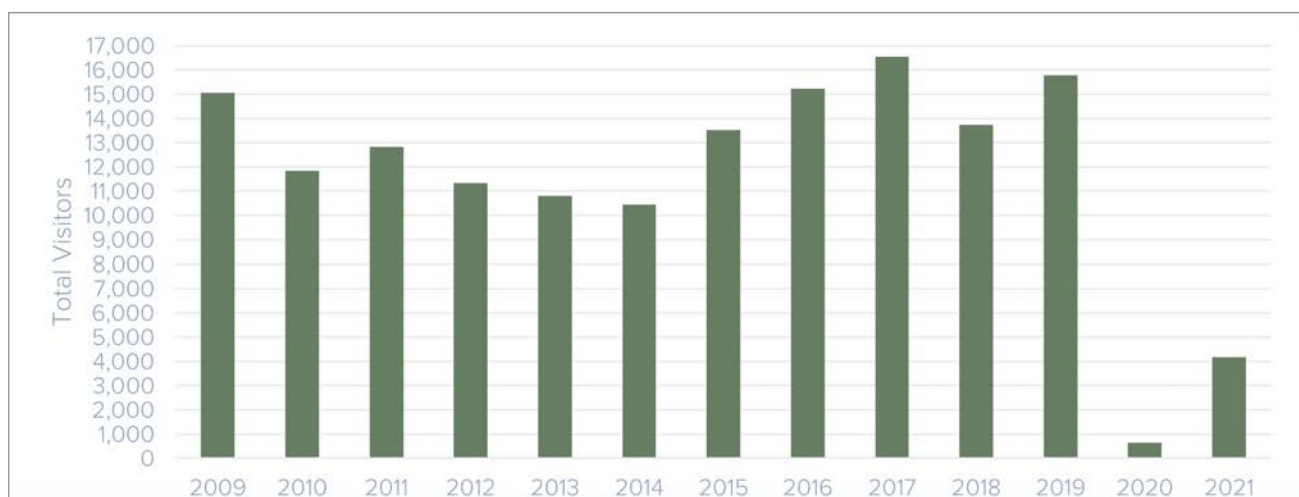


Figure 6: Total Number of Visitors at the Village of Queen Charlotte Visitor Centre

Short Haul Visitors

One important traveller segment for Haida Gwaii is short-haul travellers. These are defined as local or regional visitors that make trips 3-5 days in length and typically travel by car or short regional flights originating from BC, Alberta, or Washington². These visitors make up 77% of visitors and 55% of visitor expenditures in BC. Most short-haul visitors (67%) come to BC for a defined purpose, but 22% of short-haul visitors come purely based on recommendations from others, so getting the word out is important. Of all destinations, Northern BC and Haida Gwaii see lower numbers of short-haul visitors due to its relative isolation. Still, many see Haida Gwaii as a 'bucket list' destination and intend to make the trip at some point. Having accommodations at the ready is an important part of drawing in some of those visitors and making it easier to visit. Short-haul trips to Haida Gwaii are possible with flights to Sandpit and Masset from Vancouver and Masset from Prince Rupert.

2 <https://www.destinationbc.ca/content/uploads/2018/08/Short-Haul-Consumer-Research-Summary.pdf>

Indigenous Tourism

Increasingly, tourists are looking for opportunities to authentically learn or engage with local Indigenous culture resulting in a growing demand for cultural experiences. Indigenous tourism refers to visits and activities that are culturally motivated or people travelling for the expressed purpose of learning or immersing themselves in indigenous culture. The number of Indigenous tourism operators is anticipated to increase from 80 in 2014 to more than 200 in 2024³. In addition, the national economic benefit of Indigenous tourism rose from \$1.4 billion in 2014 to \$1.7 billion in 2017⁴ and is expected to rise to \$1.9 billion in 2024 despite the setbacks of COVID-19⁵. Indigenous Tourism is growing at a significant pace and is exceeding its growth targets⁶ as of 2019, and the demand for export-ready indigenous tourism experiences is outpacing the available supply⁷.

Recent years have revealed a significant demand for Indigenous tourism experiences in western Canada with few options. Provincial tourism agencies Destination BC and Indigenous Tourism BC have prioritized supporting First Nations operators in expanding and promoting their businesses to meet this province-wide demand. However, this type of tourism must be developed to be inclusive of the communities it represents and respectful of the cultures that are represented. Opportunities for Indigenous Tourism include:

- First Nations Art
- Performances (dance, storytelling)
- Cultural meals
- Cultural walking tours – cultural use, traditional harvest, and foods
- Traditional tourism service businesses owned and operated by First Nations

The Village of Masset should open dialogues with local First Nation groups to explore how the District could support Indigenous Tourism.

One potential avenue of creating greater inclusion of the local First Nation community is through art. Haida Gwaii is world renowned as the home of the Haida Nation and the origin of its bold artistic style. Neighbouring Old Massett is home to many famous Haida artists. As the home of that iconic symbolism and the Village's proximity to Old Massett, evidence of Haida art is curiously absent from the Village's streets. Few examples are available for viewing. From a visitor's perspective, the lack of visible Haida influence in Masset may come as a disappointment. There is a critical opportunity to engage with the Haida community to explore opportunities to expand the presence of Haida art and culture in a way that is respectful of Haida culture and values.

3 https://indigenoustourism.ca/wp-content/uploads/2019/05/10266_IndigenousTourismSector_RPT.pdf

4 <https://indigenoustourism.ca/plans-reports/2019-20-annual-report/>

5 <https://indigenoustourism.ca/wp-content/uploads/2021/09/Conference-Board-of-Canada-ITAC-Report-September-2021.pdf>

6 https://indigenoustourism.ca/corporate/wp-content/uploads/2019/02/CBoC_ITAC_Final_Report_Feb_11_2019.pdf

7 <https://www.cbc.ca/news/canada/british-columbia/indigenous-business-canada-1.5317336>

PARKING IMPACT ANALYSIS

Impacts on parking are among the most common and sensitive considerations during a streetscape design. Main Streets are of core importance to the community's economy and residents as places to work, visit and shop. Tourists are also drawn to main streets as high activity and interesting places. The streetscape redesign needs to achieve a balance where there is enough parking for Main Street to function from circulation and economic perspectives, but not so much so as to make it unavailable for other uses.

Main Street Masset has a unique parking configuration with its median parking and parallel parking on both sides of the street. In addition, these spaces are complimented by off-street parking spaces such as the Co-op Grocery store parking lot and other smaller lots. When all of these spaces are totalled up, there are 255 parking spaces along Main Street between the Park and the Pier.

To give context to this number, it is helpful to look at other downtowns and their requirements for parking spaces and how they are calculated. Parking requirements are commonly listed in zoning bylaws and differ depending on the use. In other communities similar in size and context to Masset, commercial (retail, restaurants) and service (office, salons, medical services etc.) uses are broadly required to have one parking space per 35 to 40 square meters of built space. This ratio drives parking requirements based on floor area and accounts for differences in parking demand throughout the day.

We can use the zoning ratio approach described above to estimate the current demand for parking spaces along Main Street. A preliminary analysis of the current businesses and built space along Main Street Masset reveals an approximate floor area of 6,900 square metres roughly split between Commercial (retail, restaurant) and Service (office, personal services) 4,000 and 2,900 metres square, respectively. These point to an estimated parking demand of approximately 188 spaces total for all Main Street Masset.

Main Street Current Estimated Parking Demand	
Parking Ratios by Use	
Commercial (retail, restaurant) Parking Demand Ratio (spaces per square metre)	35
Service (office, personal services) Parking Demand Ratio (spaces per square metre)	40
Existing Built Area on Main Street	
Total Built Area on Main Street	6,900
Total Estimated Built Commercial Space (retail, restaurant) (m2)	4,000
Total Estimated Built Service Space (office, personal services) (m2)	2,900
Estimated Parking Demand	
Commercial (retail, restaurant) Parking Demand	115
Service (office, personal services) Parking Demand	73
Total Estimated Parking Demand	188

To determine how current parking needs are being met by Main Street now, on-street and off-street spaces need to be counted. Off-street spaces are those on private property such as the Co-op parking lot as described earlier. The number of off-street spaces is assumed to stay the same through the redesign project. There are approximately 90 off-street parking spaces maintained by various businesses along Main Street, accommodating approximately half of the total demand for parking along Main Street. The table below compares how Main Street's parking needs are being met between its current condition and the proposed concepts. The table below outlines a comparison between the existing and proposed parking conditions on Main Street:

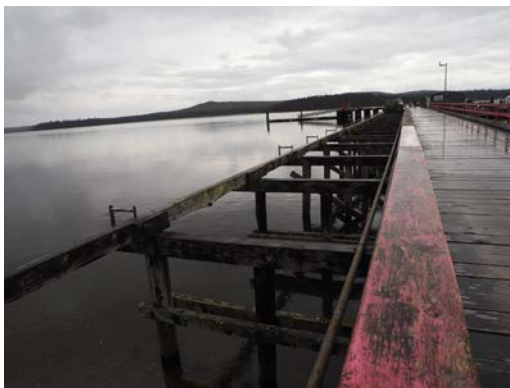
It is estimated that Main Street currently has an oversupply of 67 parking spaces. This amounts to a large amount of public space that is unavailable for other public uses, which are in great demand. The proposed redesign concepts illustrate different ways of reorganizing the roadway, creating additional room for sidewalks and meeting spaces. While being conscious of the current demand for parking and potential future demands, both concepts also propose an amount of parking beyond the estimated demand. Though fewer total spaces are proposed, there will still be ample parking for community and economic uses. Another important factor is that this analysis does not include parking areas proposed for the park at the east end of Main Street. Several new parking areas are proposed in the park to accommodate future park uses.

Parking Supply Comparison	Parking Spaces	Estimated Demand	Estimated Over Supply
Current Condition			
On Street Spaces	165	98	
Off-Street Spaces	90	90	
Total	255	188	67
Proposed Condition			
On Street Spaces	105	98	
Off-Street Spaces	90	90	
Total	195	188	7



Figure 7: Existing Parking on Main Street

SITE IMAGES







COMMUNITY ENGAGEMENT

Following a review of relevant background information, the next step in the planning process was to ask key stakeholders and community members about their vision for the future of Main Street. The key themes and topics that arose during these discussions have been summarized in the following section. A full engagement summary, including verbatim feedback, can be found in Appendix B.

TIMELINE OF THE ENGAGEMENT

In total, eight engagement sessions were held with stakeholders and community members over the span of three days. All events took place between September 23rd and September 25th, 2021.

SEPTEMBER 23

Stakeholder Walkabout

(8 participants)

Public Drop-In Session

(8 participants)

SEPTEMBER 25

Public Walkabout 1

(1 participant)

Public Walkabout 2

(9 participants)

Public Drop-In Session

(10 participants)

SEPTEMBER 24

Farmers Market Engagement Session

(80 participants)

Talk to an Urban Planner

Stakeholder Charette

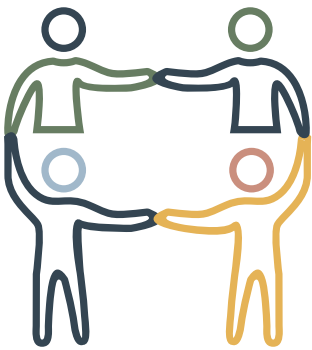
(8 participants)

KEY THEMES

Vision and Values

During community engagement, participants were asked about what Vision and Values should guide the plan. The following key themes emerged:

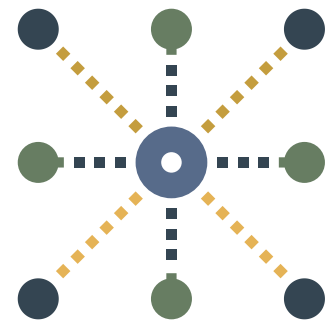
VISION



INCLUSION AND SAFETY

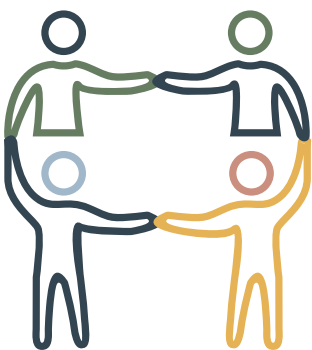


CULTURE AND IDENTITY



ACTIVITY AND CONNECTION

VALUES - PRINCIPLES



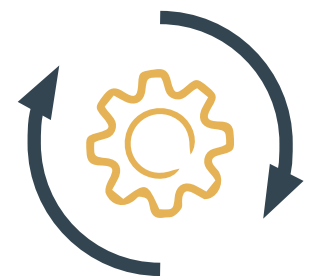
INCLUSIVE



RESPECTFUL



ACTIVE

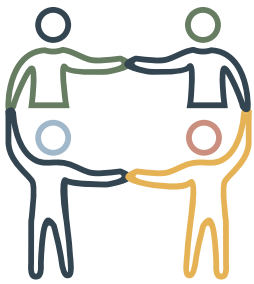


ADAPTIVE

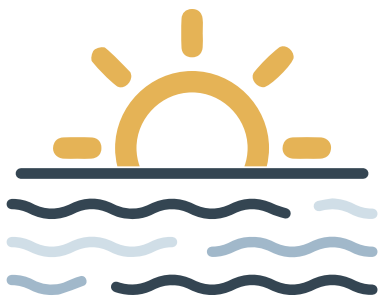
Strengths and Challenges

Participants were asked to identify strengths and challenges regarding Masset's Main Street, Park, and Pier. Their responses were grouped by theme. Feedback regarding specific amenities and suggestions can be found in the engagement summary in Appendix B..

STRENGTHS



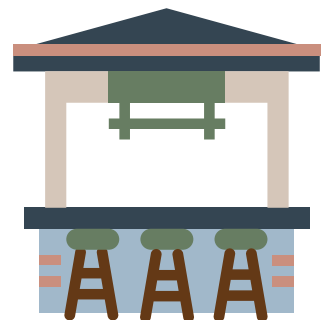
INCLUSIVITY



NATURAL SURROUNDINGS



CULTURAL RESPECT



EXISTING AMENITIES

CHALLENGES



INFRASTRUCTURE
AND AMENITIES



AESTHETICS AND
MAINTENANCE



TOURISM AND
WAYFINDING



HISTORY AND
CULTURE

VISION AND GUIDING PRINCIPLES

The feedback gathered during community engagement was used to inform a vision statement and set of guiding principles for the project.

Main Street Masset is an **active, connected** space for residents and visitors of all ages, abilities and backgrounds. Public and private spaces **work together** to create a **welcoming** atmosphere. Masset's unique identity and **culture** is emphasized and reinforced through activities and amenities that encompass the park, the pier and everything in between.

INCLUSIVITY

- Ensure accessibility for people of all ages, cultures, and abilities
- Provide amenities and activities for everyone to enjoy
- Provide effective infrastructure for all modes of transportation
- Welcome visitors to Masset



ADAPTABILITY

- Embrace and respond creatively to the local climate in people-oriented spaces and municipal infrastructure
- Embrace and enhance the natural surroundings and environment
- Support diverse economic opportunities



ACTIVITY AND CONNECTION

- Provide gathering spaces for the community to connect
- Provide a variety of activities and recreation opportunities
- Provide safe physical connections and linkages throughout park, to Main Street businesses and amenities as well as to the pier and shore.



PRACTICALITY

- Make responsible investments in critical infrastructure
- Ensure enhancements complement existing businesses
- Encourage the development of new businesses
- Provide amenities that make Masset an easy and enjoyable tourism destination
- Plan improvements that will encourage repeat visits to downtown Masset



CULTURE AND IDENTITY

- Respect and highlight Haida language, arts, history, and culture
- Honour the Haida ways of being in design and programming:
 - Yahgudaang (respect for all beings)
 - Ahl kyaanang tlaagang (ask permission first)
 - Tll yahda (to make it right)
 - Gin 'waadluwaan gud ahl kwaagiidang (everything depends on everything else)
- Support local artists and implement unique public art projects
- Highlight and enhance Masset's visual identity through signage and interpretive information



Building upon the themes that emerged from the community engagement and the guiding statements crafted from that input, the design team prepared 4 preliminary concepts that represent a range of options for Village staff and the Main Street steering committee to review and consider. These plans were refined and presented to the community through online engagement to inform the preferred concepts.

```
graph LR; A[PRELIMINARY CONCEPTS] -- "Steering Committee and Staff Engagement" --> B[REFINED CONCEPTS]; B -- "Community Survey" --> C[PREFERRED PLAN]
```

PRELIMINARY CONCEPTS

Steering Committee and Staff Engagement

REFINED CONCEPTS

Community Survey

PREFERRED PLAN

MAIN STREET MASSET: CONCEPT 1

The diagram illustrates a proposed streetscape design for Main Street in Masset, showing a cross-section view and a plan view.

Cross-Section View:

- Left Side:** A building, a sidewalk, a 2m furnishing zone (planting, seating, bike storage), a 4.7m travel lane, and a 5.5m angle parking area.
- Right Side:** A 5.5m angle parking area, a 4.7m travel lane, and a 2m furnishing zone (planting, seating, bike storage).
- Center:** A parklet space, a street tree (typ.), and a street light (typ.).

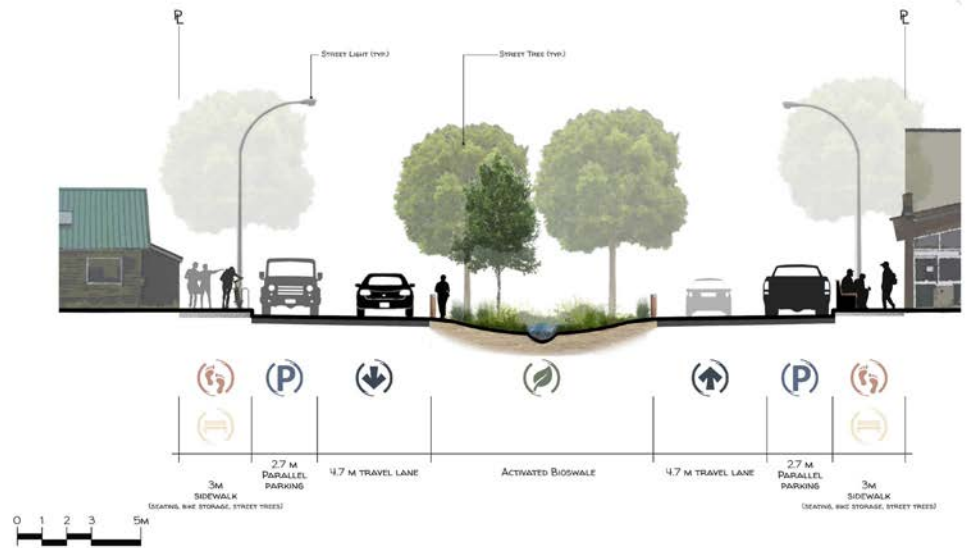
Plan View:

- Left Side:** A 2m furnishing zone (planting, seating, bike storage), a 4.7m travel lane, and a 5.5m angle parking area.
- Right Side:** A 5.5m angle parking area, a 4.7m travel lane, and a 2m furnishing zone (planting, seating, bike storage).

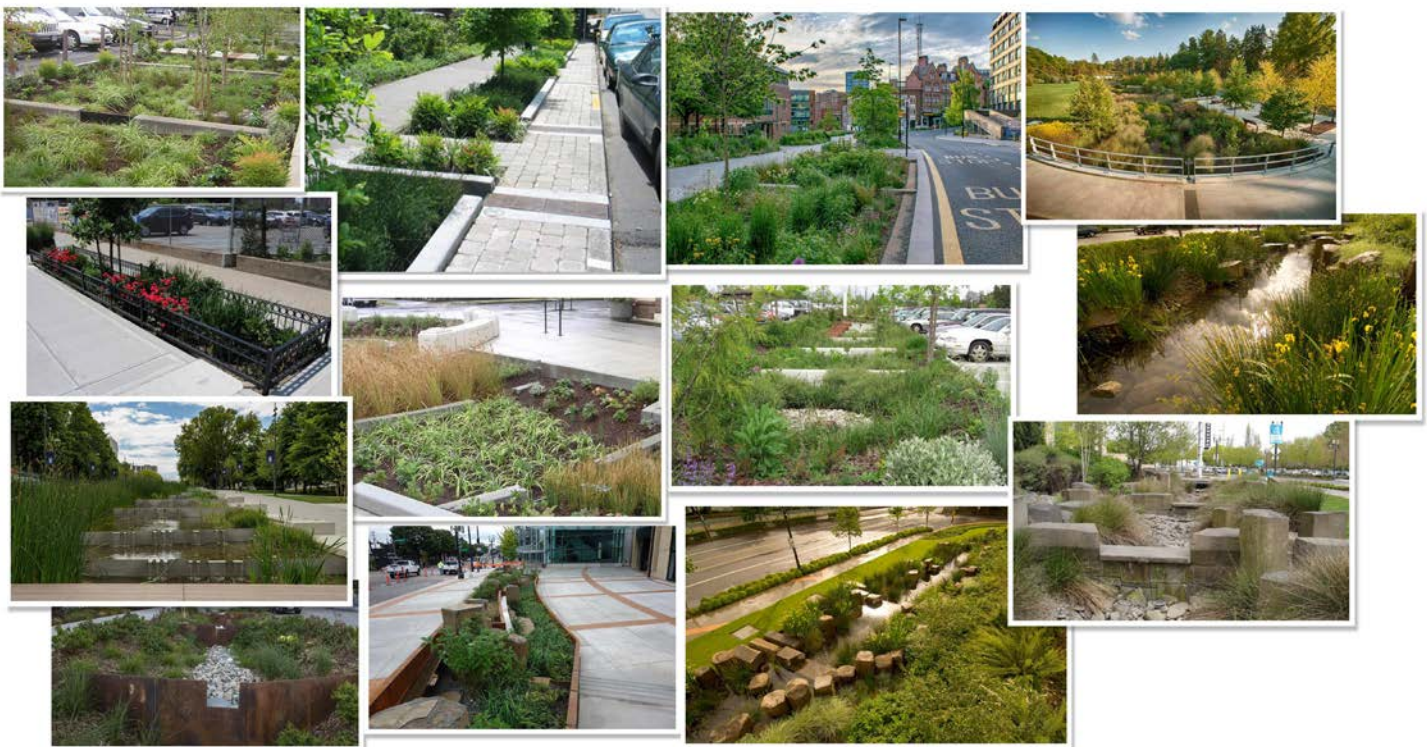
Scale: 0 1 2 3 5m

PRELIMINARY CONCEPT 2

MAIN STREET MASSET: CONCEPT 2

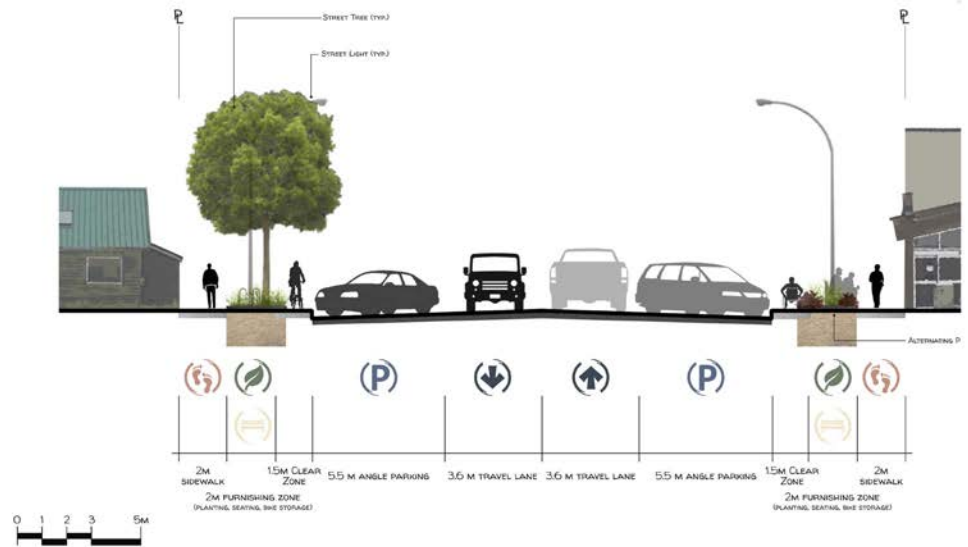


GREEN INFRASTRUCTURE AND BIOSWALE PRECEDENTS



PRELIMINARY CONCEPT 3

MAIN STREET MASSET: CONCEPT 3

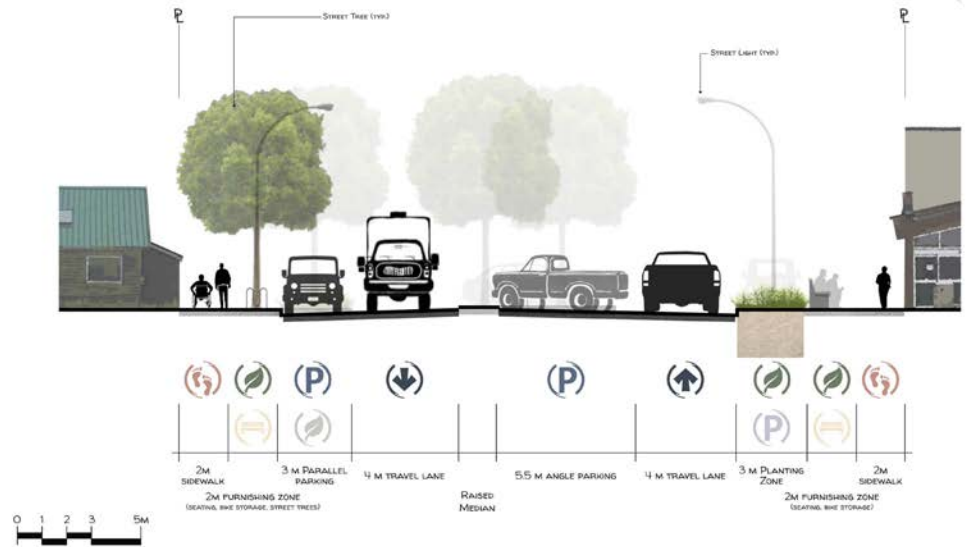


DECORATIVE CROSSWALK PRECEDENTS

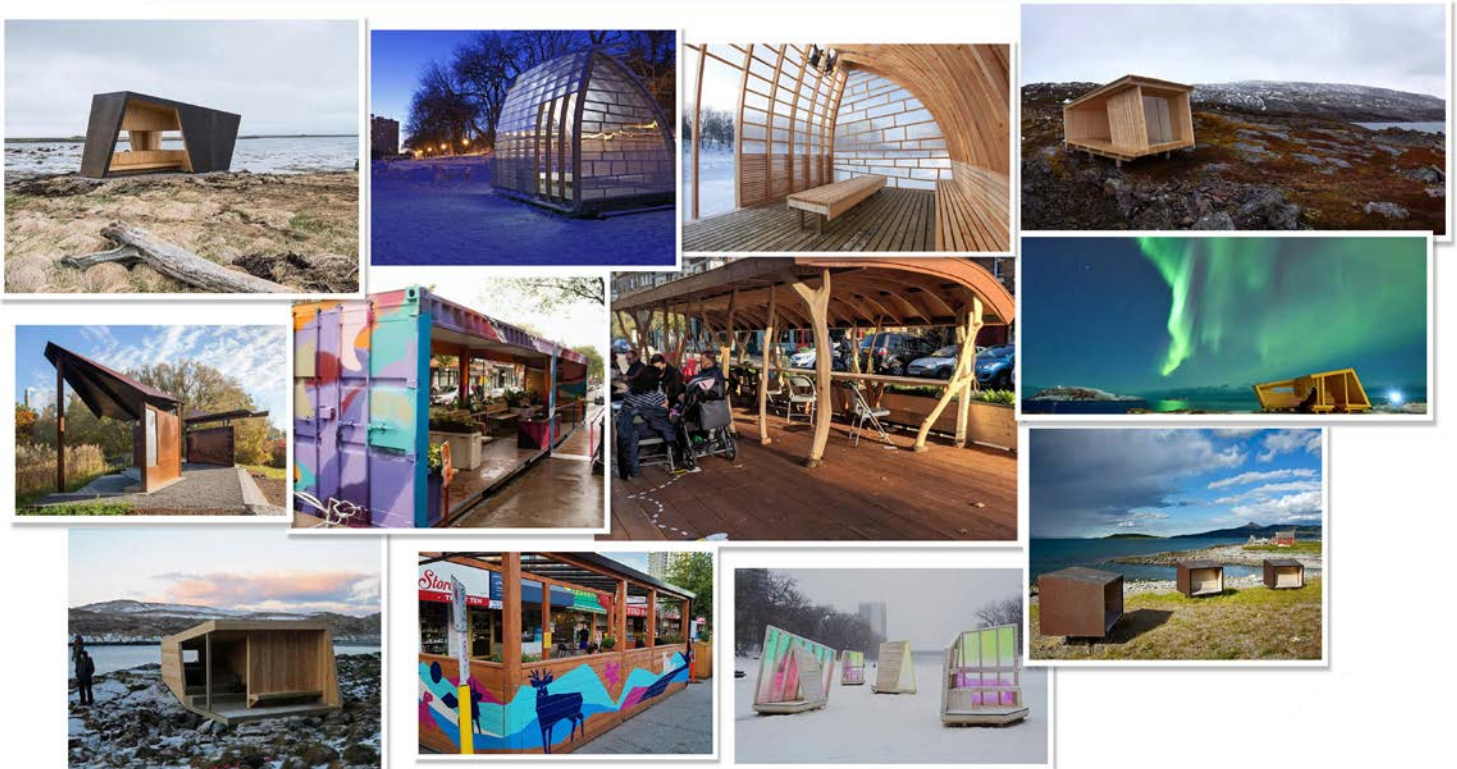


PRELIMINARY CONCEPT 4

MAIN STREET MASSET: CONCEPT 4



PARKLET AND PROTECTED SEATING PRECEDENTS



MAIN STREET - REFINED CONCEPTS

Through collaborative design workshops, the Main Street Steering Committee identified how elements of the preliminary concepts might be combined in a synergistic manner into 2 concept options to present to the community. The design team refined and advanced these concepts to be presented to the community.

For each concept, the design team prepared a parking analysis to support the community's understanding of the implications of the design to parking supply.

Parking Supply Comparison	Parking Spaces	Estimated Demand	Estimated Over Supply
Current Condition			
On Street Spaces	165	98	
Off-Street Spaces	90	90	
Total	255	188	67
Concept 1			
On Street Spaces	117	98	
Off-Street Spaces	90	90	
Total	195	188	19
Concept 2			
On Street Spaces	105	98	
Off-Street Spaces	90	90	
Total	195	188	7

REFINED CONCEPTS

MAIN STREET MASSET:
CONCEPT 1

LEGEND

- 1 PLANTED MEDIAN TYP.

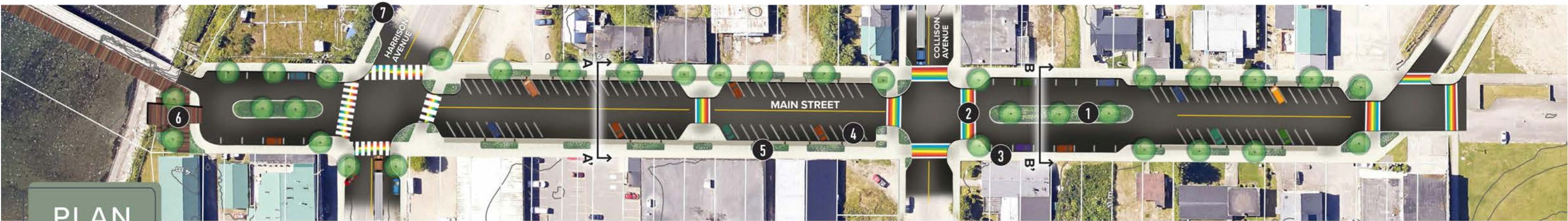
2 PAINTED CROSSWALK AND STREET ART TYP.

3 PARALLEL PARKING AREA TYP.

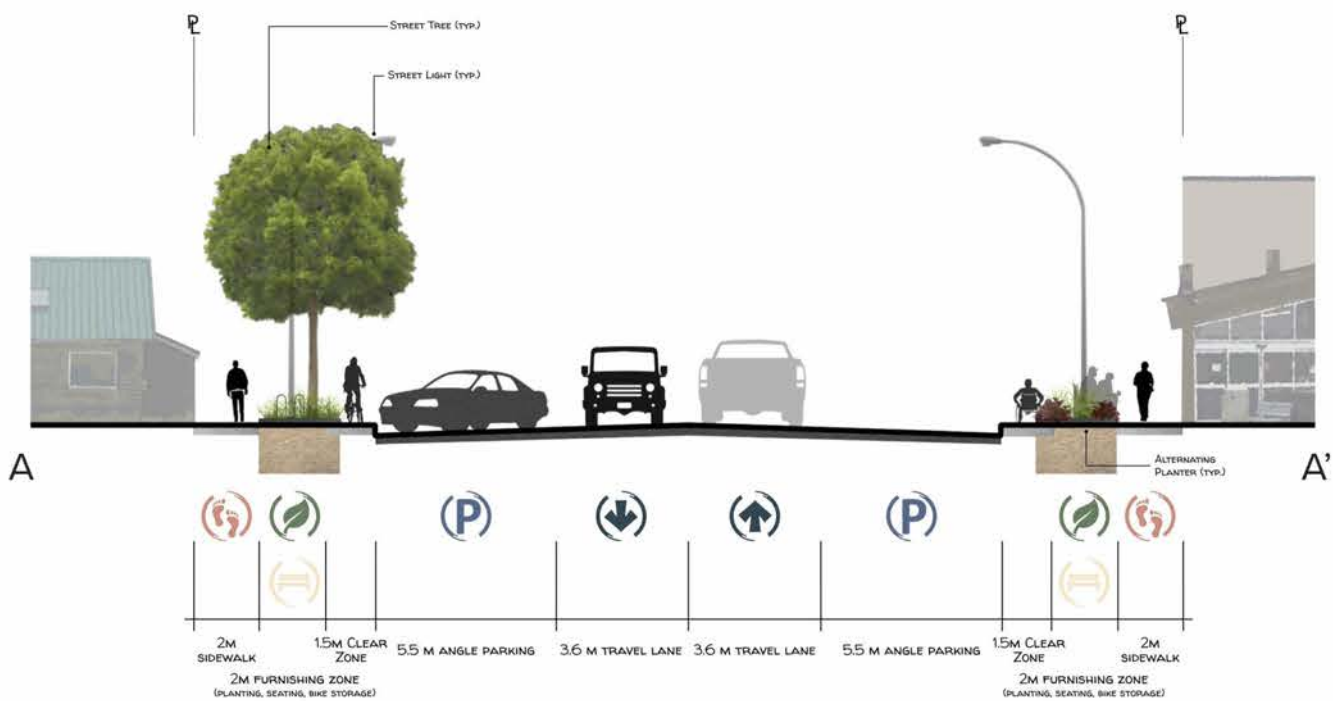
4 ANGLE PARKING AREA TYP.
- 5 ALTERNATING PLANTER TYP.

6 WATERFRONT TERRACE

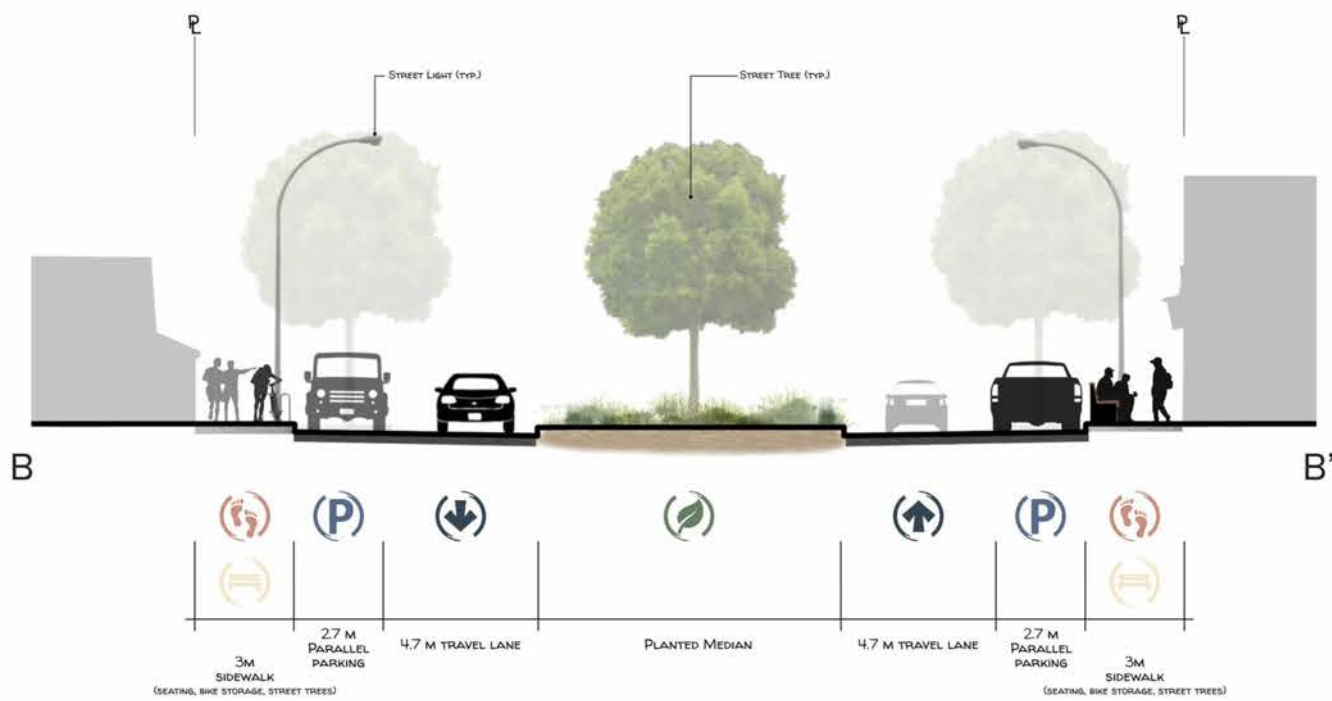
7 ELECTRIC VEHICLE CHARGING STATIONS



PLAN



SECTION A



SECTION B

REFINED CONCEPTS

MAIN STREET MASSET:
CONCEPT 2

LEGEND

- 1 PLANTED MEDIAN TYP.

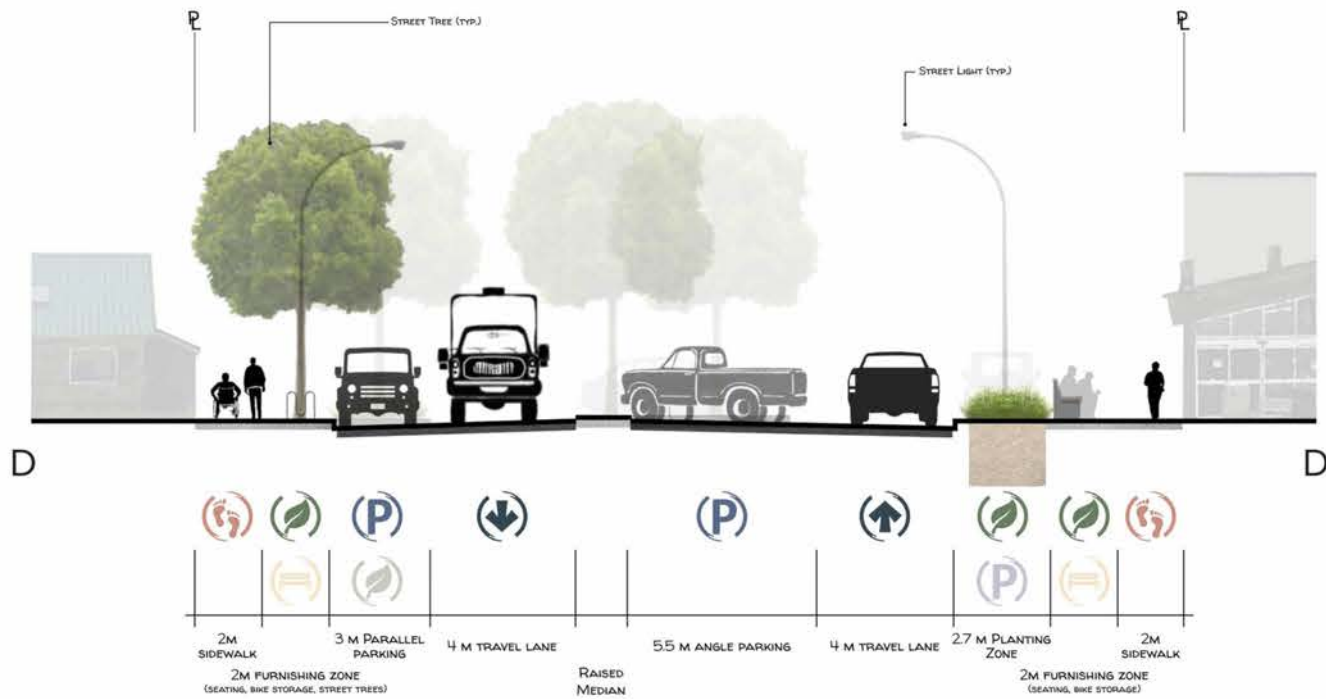
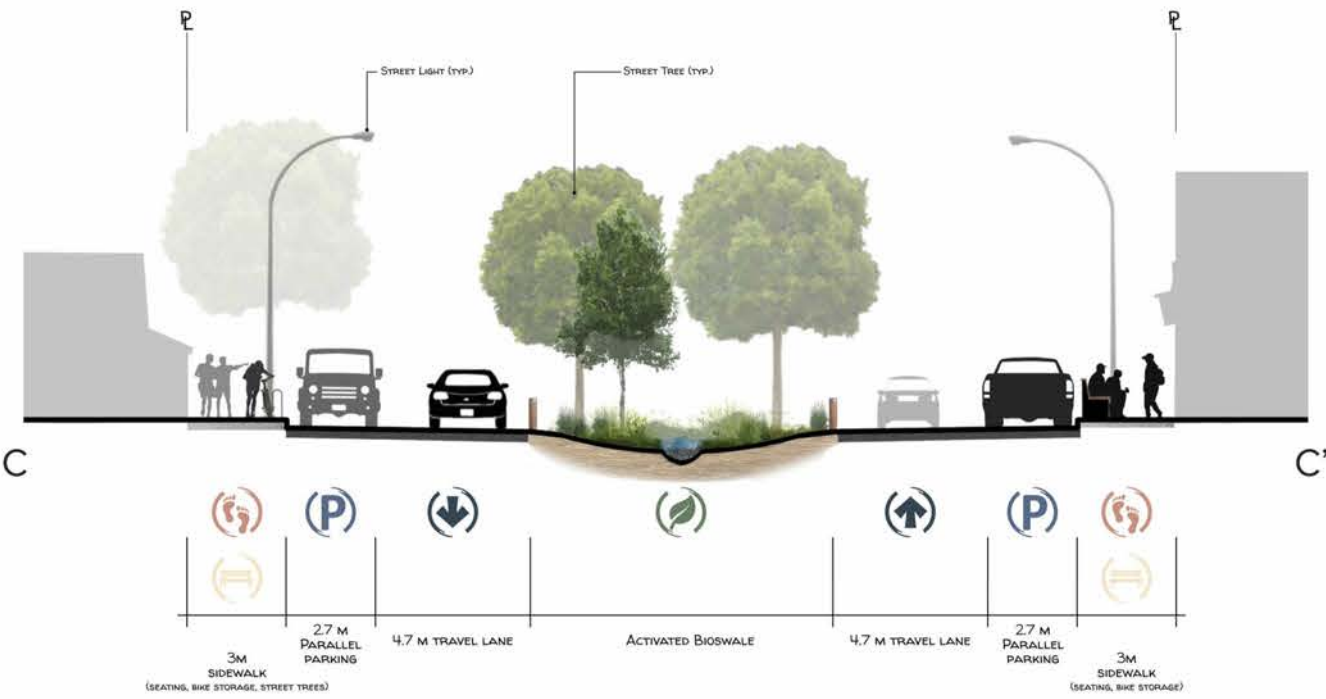
2 PAINTED CROSSWALK AND STREET ART TYP.

3 PARALLEL PARKING AREA TYP.

4 ANGLE PARKING AREA TYP.
- 5 PARKLET TYP.

6 WATERFRONT TERRACE

7 ELECTRIC VEHICLE CHARGING STATIONS



PRECEDENT IMAGES - MAIN STREET



REFINED CONCEPTS

MAIN STREET MASSET:
PIER CONCEPT

LEGEND

1

WATERFRONT TERRACE

- » COVERED VIEWING STRUCTURE/SHELTER
- » TERRACED SEATING
- » WATERFRONT ACCESS

2

PEDESTRIAN BOARDWALK

- » SEATING
- » MOVABLE PLANTERS

3

LIFE JACKET STATION

4

COVERED VIEWING STRUCTURE

5

SAFETY RAILING

6

OBSERVATION BINOCULARS/
VIEWING APPARATUSES

7

BOARDWALK SEATING TYP.

8

HAMMOCK SEATING

9

GREEN SPACE TYP.

10

GATEWAY FEATURE:
"CANADA'S WESTERNMOST PIER"

11

POTENTIAL FUTURE GREEN SPACE



PRECEDENT IMAGES - PIER



GATEWAY FEATURE



OBSERVATION
BINOCULARS



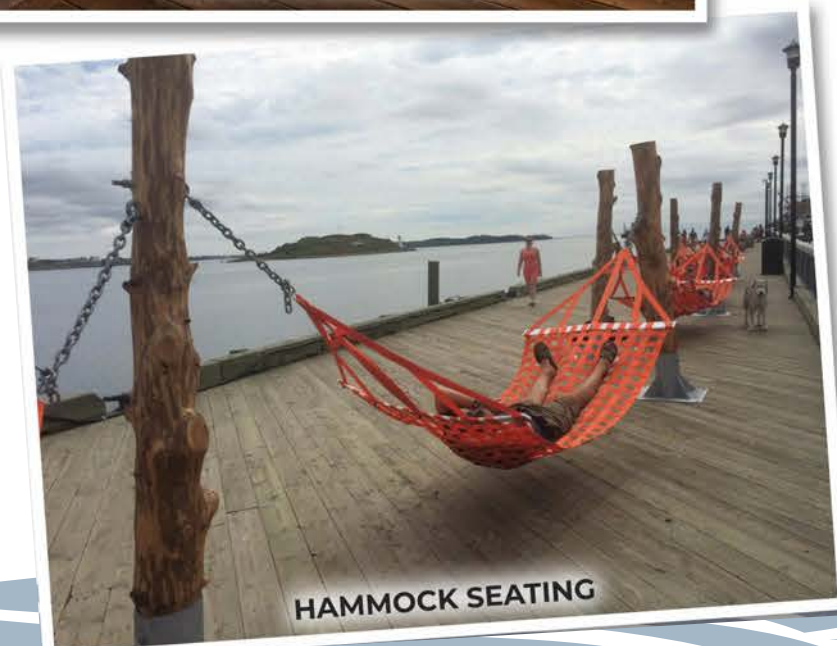
BOARDWALK SEATING



INTERPRETIVE
SIGNAGE



COVERED VIEWING
STRUCTURES



HAMMOCK SEATING



WATERFRONT
TERRACES

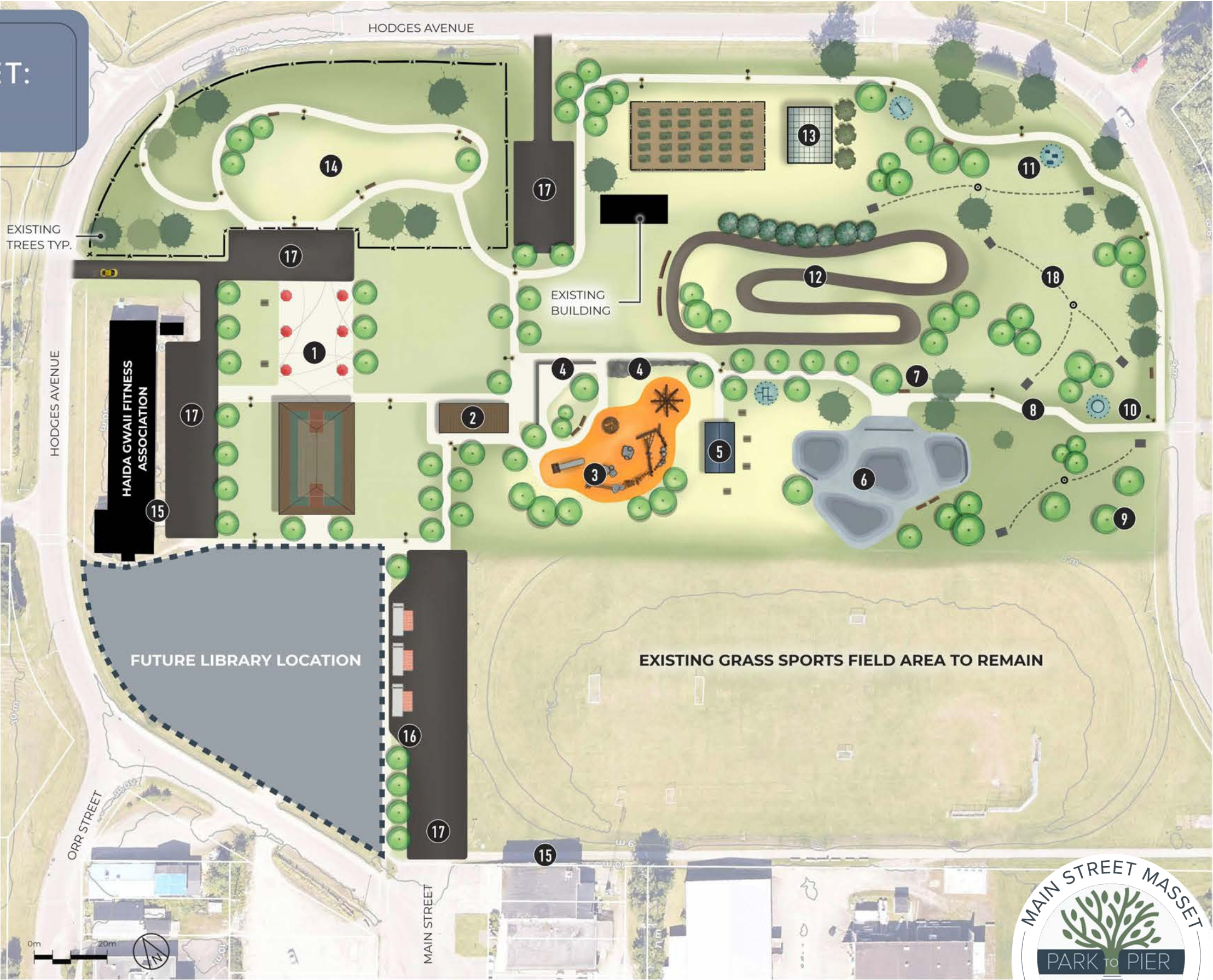


REFINED CONCEPTS

MAIN STREET MASSET:
PARK CONCEPT

LEGEND

- 1 FUTURE COMMUNITY HUB
 - » COVERED EVENT SPACE/WINTER RINK/MULTI-SPORT COURT
 - » OUTDOOR PLAZA AND GATHERING SPACE
 - » COVERED SEATING AND EATING SPACE
- 2 WASHROOM BUILDING
- 3 PLAYGROUND
- 4 REPURPOSE EXISTING WALLS FOR BOULDERING AND SQUASH
- 5 PICNIC SHELTER/COVERED SEATING AREA
- 6 SKATEBOARD PARK
- 7 PARK SEATING (TYPICAL)
- 8 ACCESSIBLE PATHWAY (TYPICAL)
- 9 PROPOSED TREE (TYPICAL)
- 10 PARK LIGHTING (TYPICAL)
- 11 FITNESS POD (TYPICAL)
- 12 ASPHALT PUMP TRACK
- 13 EXPANDED COMMUNITY GARDEN
 - » RAISED GARDEN BEDS
 - » COMMUNITY GREENHOUSE
 - » GARDEN STORAGE
 - » FRUIT TREES
- 14 FENCED DOG PARK AREA
- 15 OPPORTUNITY FOR OUTDOOR PROJECTION SCREEN
- 16 FOOD TRUCK AREA
- 17 PARK ACCESS AND PARKING
- 18 DISC GOLF COURSE



PRECEDENT IMAGES - PARK



BOULDERING WALL



SKATEBOARD PARK



FOOD TRUCK PARKING



OUTDOOR FITNESS CIRCUIT



PARK PATHWAYS



INTERPRETIVE
SIGNAGE



PUMP TRACK



PLAY EQUIPMENT



PLAYGROUND



WASHROOMS



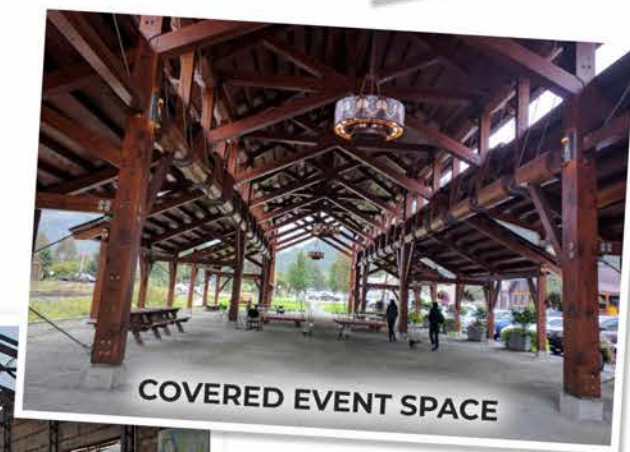
DISC GOLF



SPORTS COURTS



WINTER RINK



COVERED EVENT SPACE

This page left intentionally blank

COMMUNITY SURVEY RESULTS

Following the preparation of the draft vision, guiding principles, concept options, pier concept and park concept, an online survey was made available for the public to provide feedback on all aspects of the draft plan and concept options. Thirty-two people responded to the survey, and their responses are summarized below. Complete survey results can be found in Appendix D . 79.3% of respondents live in the Village of Masset, and 37.9% of respondents were between the ages of 31 – 45

VISION AND GUIDING PRINCIPLES

When asked about the degree to which they agreed with the draft Vision Statement, 46.8% of respondents (15 people) agreed and 31.25% (10 people) strongly agreed. Three people were neutral about the vision, three disagreed with it, and one person strongly disagreed. Some of the specific comments provided on the vision included the following:

“

“The pier is a working pier and any changes should not interfere with that.”

”

“With the right infrastructure, Masset could be a wonderful and welcoming place for residents and visitors alike.”

”

“Identifying Masset’s unique identity and culture is going to be a challenge. It is a colonizer settlement on Haida land. There are many, many band members living in Masset and yet town does not currently reflect them or the culture. There is some reflection of the colonizer maritime history but nothing reflects the cooperative nature that has grown between the two communities.”

When asked about how well each of the concept options reflected the guiding principles and asked to provide additional thoughts on each of the principles, respondents answered in the following ways:



INCLUSIVITY

48.4% of respondents (15 people) felt that the concepts reflected inclusivity fairly well, and 32.3% of respondents (10 people) felt that they reflected inclusivity really well. Some of the additional comments about the inclusivity principle are listed below:

“
Provide accessible washrooms for people
using the downtown of Masset.”

“
More accessible for disabled people.
Walkways and access consideration.”



CULTURE AND IDENTITY

31% of respondents (9 people) felt that the concepts reflected the principle of Culture and Identity really well, while 24.1% (7 people) responded with “fairly well”. 20.7% (6 people) responded with “neutral”, 17.2% (5 people) with “somewhat” and 6.9% felt that the concepts did not reflect this principle at all. Some of the specific comments about the Culture and Identity principle included the following:

“
incorporate more Haida art and Xaad Kíl signage.”

“
Fishing as part of economy/culture
could be highlighted directly.”

“
I think renaming places like the Howard
Phillips Hall, or even the Village of Masset
should be incorporated into this as well as
the aforementioned ideas.”



ACTIVITY AND CONNECTION

When asked how well the concept options reflected the principle of Activity and Connection, 42.9% of participants responded with “really well” and 32.1% of participants responded with “fairly well”. Some of the specific feedback about this principle included:

“
Is it really about providing a variety of activities? and not about providing the
platforms for expressing a variety of activities- multipurpose. More bang for
the buck. Integrated and transformable landscapes.”

“
It is not enough to just draw a place on the ground for these spaces... we must also
consider making these common spaces “safe and comfortable” for all weather we
might/do have. Being able to enjoy these common communal areas year round
regardless of our many foul weather episodes that could be observed as a part of
Masset charm from the safety of a shelter instead of a reason to leave.”



PRACTICALITY

42.3% of respondents (11 people) felt that the concept options reflected the principle of Practicality fairly well, while 30.8% (8 people) felt that they reflected the principle really well. 15.4% (4 people) were neutral, and 11.5% (3 people) felt that the concepts only somewhat reflected this principle. One of the specific comments about the Practicality guiding principle is listed below:

“

We need to be fiscally responsible with identifying needed improvements. The parking concepts and art in crosswalk is money that could be utilized better elsewhere.



ADAPTABILITY

55.6% of participants (15 people) agreed with the Adaptability guiding principle, and 29.6% of participants (8 people) strongly agreed. Some of the specific comments about adaptability are listed below:

”

Covered spaces so people can continue to go outside in the rain, yes!!

“

I think adding ways to support food and energy sovereignty is critical in this piece.

CONCEPT OPTIONS

When asked about the two concept options presented for Main Street, 65.2% of respondents preferred Concept 2. Some of the main elements that were preferred in concept option 2 included:

- Parking configuration
- Parklets
- Decorative crosswalks and street art

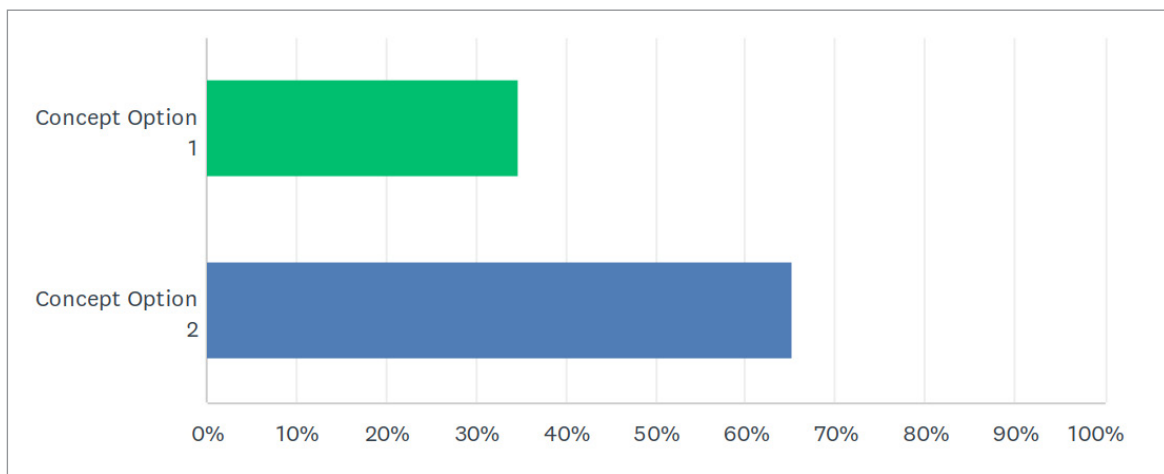


Figure 8: Community Survey Concept Option Preferences

PIER CONCEPT

The following features were the most popular elements shown in the pier concept:

- Boardwalk seating (92.6% support)
- Waterfront terrace (88.5% support)
- Pedestrian boardwalk (85.2% support)
- Covered viewing structures (88.5% support)

Even some of the less popular amenities (the observation binoculars with 63% support and the gateway feature with 69.2% support) were supported by the majority of respondents. The only amenity to receive less than 50% support was the hammock seating (40% support), which 23% of respondents felt neutral about and 32% of respondents were opposed to. Some of the additional comments about the pier concept included the following:



Any viewing/seating options should face in both directions...up and down the inlet.



This will be our crowning jewel if properly handled. I love [sic] this idea, and beach/water access is fabulous for locals and tourists alike! Covered areas are a must.

PARK CONCEPT

Respondents were also asked to indicate their feelings about the different amenities shown in the park concept. The following features received the most support:

- Accessible path network throughout park (100% support)
- Community hub with shelter, sports court, and plaza (92.3% support)
- Covered seating near playground and skatepark (92.3% support)
- Inclusion of fitness pods/circuit (92.3% support)
- Improve park lighting (88.9% support)
- Washrooms (88.5% support)

The least popular element on the list was “improve and increase parking”, with 42.3% of respondents in support, 50% neutral, and 7.7% opposed. Some of the additional comments about the park concept are listed below:



“Sounds great and would bring life to the centre of town.”



Disc Golf is being discussed at the high school as well. There may be potential for collaboration.”

MAIN STREET - PREFERRED PLAN

The final Main Street concept design was developed through an iterative process that involved the preparation of several concept options with different amenities and cross sections. The components included in the final plan are outlined in the following section.

Electric Vehicle Charging Stations and Site Furnishings

Electric vehicle charging stations were one of the most popular transportation-related engagement items, and the Village recently received a grant to install several stations in the downtown.

Benches, bike racks, and other site furnishings integrated throughout the public realm will support alternative modes of transportation and provide resting and waiting areas for pedestrians and visitors to Main Street.

Covered Parklets

Sheltered seating and gathering areas were cited numerous times during the community engagement as desirable amenities to include along Main Street. Covered parklets are shown in several locations on the plan to allow Main Street to still be used during inclement weather and support the guiding principle of Adaptability. By using a design similar to the covered terrace and covered viewing areas down at the pier, the parklets also work to reinforce Masset's visual identity and connect the pier, street, and park areas.

Bioswale, Street Trees, and Landscape Islands

An bioswale and landscaped areas in the centre and along the edges of the street provide a creative opportunity to manage stormwater, something that was very important to community members during the public engagement. Street trees will provide shade, slow traffic, and contribute to pollution reduction.

Parking Areas

The proposed cross sections for Main Street include areas for parallel parking on both sides of the street to provide convenient access to businesses, as well as additional angled parking in the centre of the road. Based on the parking analysis, there are enough parking stalls in the design to meet anticipated demand while still making more space for pedestrians, cyclists, public art and landscaped areas.

Public Art Opportunities

Coloured crosswalks, as well as areas for future sculptures and other public art, provide opportunities along Main Street to highlight Masset's visual identity, support local artists, and respect and highlight Haida arts, history and culture. These are all important components of the Culture and Identity guiding principle and were popular suggestions brought up during community engagement.

The relationship between the Village of Masset's and Old Massett is crucial, and residents of both communities frequent Main Street to shop, meet friends, share a meal, and use the park and pier. The broader community was unanimous in their desire to have a greater representation of Haida culture and arts incorporated into the future

vision of Main Street. The Village agrees that this will be a key factor as the design moves forward. The Village would like to engage with the Haida community to develop a visual identity for Main Street that reflects its original role as the home of the Haida people. This plan and the design concepts serve as a starting point for creating a new visual identity for Main Street and can be considered an open door for starting a conversation with Haida artists and designers.

Sidewalks and Multi-Use Path

Widened sidewalks along all of Main Street ensure that more of the street is dedicated to non-vehicular modes of transportation and support the guiding principles of Activity and Connections and Inclusivity.

A future multi-use pathway along Harrison Avenue would improve safety and connectivity for pedestrians and cyclists looking to access Main Street. The existing road right-of-way is wide enough to accommodate a three-metre-wide multi-use path as well as angled on-street parking.

Potential Future Greenspace

While currently under private ownership, the existing Suncor lot at the south end of Main Street has the potential to be redeveloped as a public greenspace in the future. Redevelopment of this lot would add to the draw of the pier at the south end of the street and create an additional informal gathering and activity area for community members and visitors.



Figure 9: Main Street Visualization

PREFERRED PLAN

MAIN STREET MASSET:
CONCEPT PLAN

LEGEND

- 1 WATERFRONT TERRACE

2 ACTIVATED BIOSWALE

3 ELECTRIC VEHICLE CHARGING STATIONS

4 PARKLET TYP.

5 STREET TREE TYP.
- 6 LANDSCAPE ISLAND TYP.

7 ANGLE PARKING AREA TYP.

8 PAINTED CROSSWALK AND STREET ART TYP.

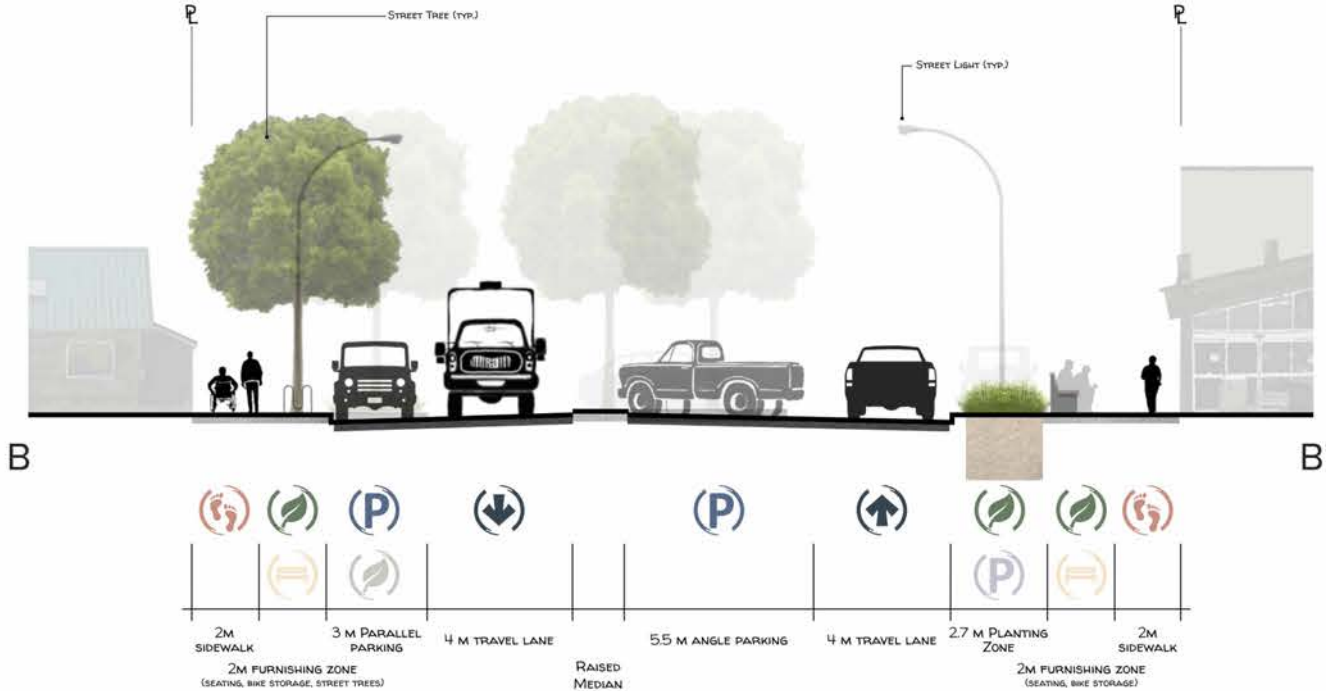
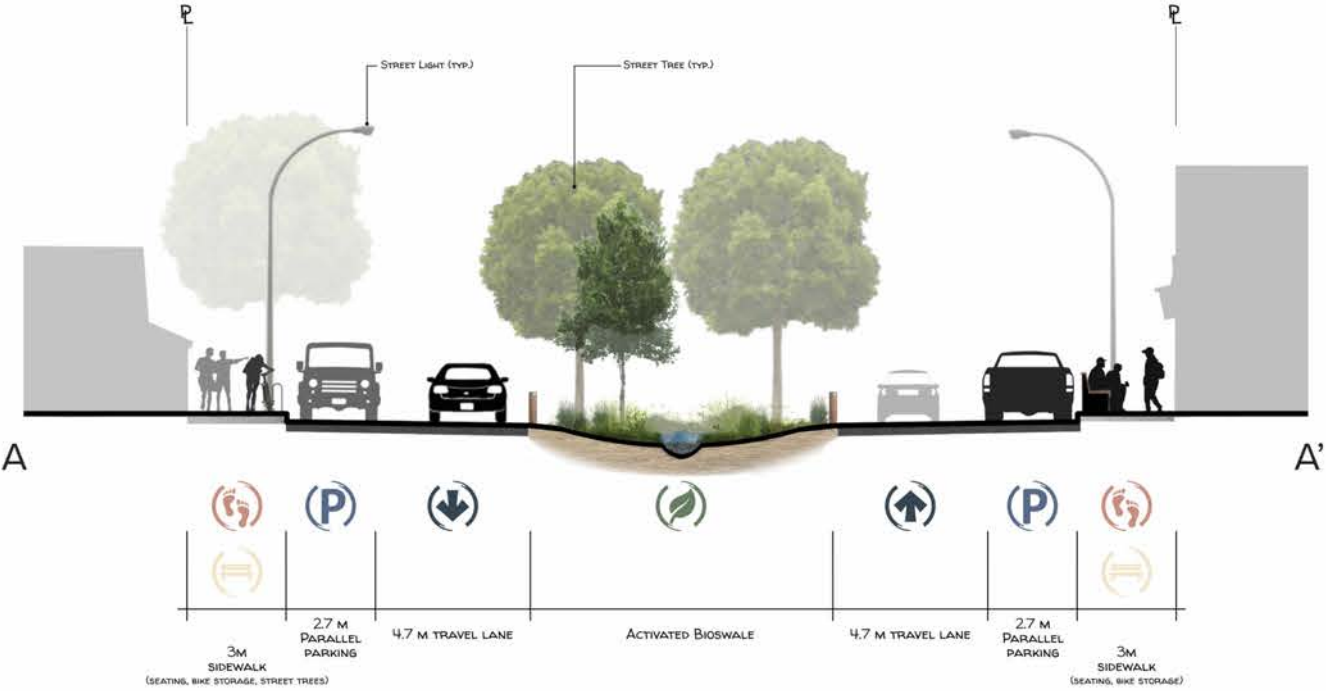
9 PARALLEL PARKING AREA TYP.

10 PLANTED MEDIAN TYP.
- 11 PUBLIC ART OPPORTUNITY

12 MULTI-USE PATH TYP.

13 POTENTIAL FUTURE GREEN SPACE

Parking Supply Comparison	Parking Spaces	Estimated Demand	Estimated Over Supply
Current Condition			
On Street Spaces	165	98	
Off-Street Spaces	90	90	
Total	255	188	67
Proposed Condition			
On Street Spaces	105	98	
Off-Street Spaces	90	90	
Total	195	188	7



PREFERRED PLAN

MAIN STREET MASSET: PIER CONCEPT

LEGEND

- 1 WATERFRONT TERRACE
 - » COVERED VIEWING STRUCTURE/SHELTER
 - » TERRACED SEATING
 - » WATERFRONT ACCESS
- 2 PEDESTRIAN BOARDWALK
 - » SEATING
 - » MOVABLE PLANTERS
- 3 LIFE JACKET STATION
- 4 COVERED VIEWING STRUCTURE
- 5 SAFETY RAILING
- 6 OBSERVATION BINOCULARS/
VIEWING APPARATUSES
- 7 BOARDWALK SEATING TYP.
- 8 HAMMOCK SEATING
- 9 GREEN SPACE TYP.
- 10 GATEWAY FEATURE:
"CANADA'S WESTERNMOST PIER"
- 11 POTENTIAL FUTURE GREEN SPACE



MASSET PIER

The pier at the south end of Main Street has the potential to become a tourism draw for the community. The conceptual pier design includes areas for viewing, resting, and interacting with the waterfront:

Waterfront Terrace

A covered area with terraces extending down to the water will allow people to get closer to and interact with the water's edge. The terraces provide seating and viewing opportunities with the option to move in the covered shelter during rain or storm events.

Pedestrian Boardwalk

The current pier has an existing area without decking that is currently unused. By redeveloping this area as a boardwalk, it provides an area separated from the working pier and vehicular traffic to allow pedestrians to safely use the space.

Covered Viewing Structures

Covered structures provide shelter from the elements to allow people to use the pier for storm watching or sight seeing in inclement weather. They were identified as a desirable amenity during the public engagement process and support the Adaptability guiding principle by embracing and responding creatively to the local climate.



Figure 10: Pier Visualization

Life Jacket Station

A covered life jacket station at the beginning of the pier allows people to borrow and return life jackets if they do not have ones of their own.

Landscaping and Site Furnishings

Naturalized shoreline plantings work to connect the pier to Main Street and enhance the shoreline environment. Raised planters extend the landscaping out onto the pier where benches and outdoor hammocks provide different types of seating opportunities. Observation binoculars at the far end of the pier provide site seeing opportunities. All of these features support the Activity and Connection and Practicality guiding principles, with a focus on providing a variety of activities and recreation opportunities and providing amenities that make Masset an easy and enjoyable tourism destination.

Gateway Feature

Masset is Canada's Westernmost Pier, and a gateway feature highlighting this provides an additional tourism draw and photo location for visitors.



Figure 11: Precedent Image - White Rock Pier Gateway Feature

MASSET PARK

The park at the north end of Main Street is an important recreation hub for the community. The conceptual design for the park includes several amenities that were identified during the public engagement process as well as other supporting features as outlined below:

Accessible Pathways

Paved pathways are shown throughout the park to facilitate circulation and provide access to different park amenities. A larger loop path along the perimeter of the park allows visitors to go on a longer walk while staying on a paved trail.

Future Community Hub

A lack of community gathering space was identified as a challenge during community engagement. The community hub shown on the park concept plan would provide a covered space for larger events as well as serve as a multi-sport court outside of events and a skating rink in winter. Programming the space for a variety of activities will ensure that it can be used year-round.

An outdoor plaza space with movable tables and seating will allow for larger gatherings in sunny weather, with the option to move into the covered area if conditions change during an event. This space supports the Activity and Connection and Practicality guiding principles by providing a gathering space for the community to connect as well as investing in multi-use infrastructure that supports diverse programming.

Washroom

Public washrooms were the most popular park amenity brought up during the public engagement process and are key to improving park accessibility and equity. Having a washroom in the park will allow people to stay in the park longer and also make the park more age-friendly, both for people with young children and older adults.

Playground

The need for child-friendly spaces and activities was identified during community engagement, as was the need for creative play opportunities. The playground on the conceptual park plan is shown with a poured-in-place rubber safety surface to ensure that it can be used by children of all abilities. Nearby benches will allow guardians

Bouldering and Squash Walls

During public engagement, community members indicated that they use the existing walls in the park to play squash. The conceptual plan proposes re-purposing sections of the existing wall specifically for squash and re-purposing other sections for bouldering and climbing. A climbing wall was a popular amenity amongst community engagement participants, and the re-purposing of existing structures will reduce the amount of demolition required during park construction.

Picnic Shelter and Covered Seating Area

A covered picnic shelter between the playground and skatepark provides a sheltered location for gatherings or for guardians to observe children playing at either feature.

Skateboard Park and Asphalt Pump Track

A skateboard park and pump track provide play and skill-building opportunities for young people of various ages. Both features can be designed to include features for different skill levels and ages to accommodate diverse user groups.

Fitness Pods

Fitness pods are located along the perimeter park path and provide circuit-style fitness opportunities for groups and individuals. Poured-in-place rubber surfacing will ensure that the pods are accessible for people of all ages and abilities.

Fenced Dog Park Area

A dog walking park was another popular amenity mentioned during engagement. The plan proposes fencing the existing hill on the north side of the park and adding pathways, trees, furnishings, and open space to allow the area to be enjoyed by dogs and humans alike.

Expanded Community Garden

The expanded community garden contains several amenities to support local food production, including fenced raised garden beds, a community greenhouse and garden storage and fruit trees.

Food Truck Area, Parking, and Access

A food truck area is proposed in the parking lot adjacent to the future library location to allow food vendors to park during and outside of events. Pathways connect the area to the community hub and other park amenities. The conceptual park plan maintains all existing access areas and aims to improve parking circulation and efficiency.

Disc Golf Course

The park design includes seven-disc golf tees on a small course to provide opportunities for informal play and practice throws.

Landscaping and Site Furnishings

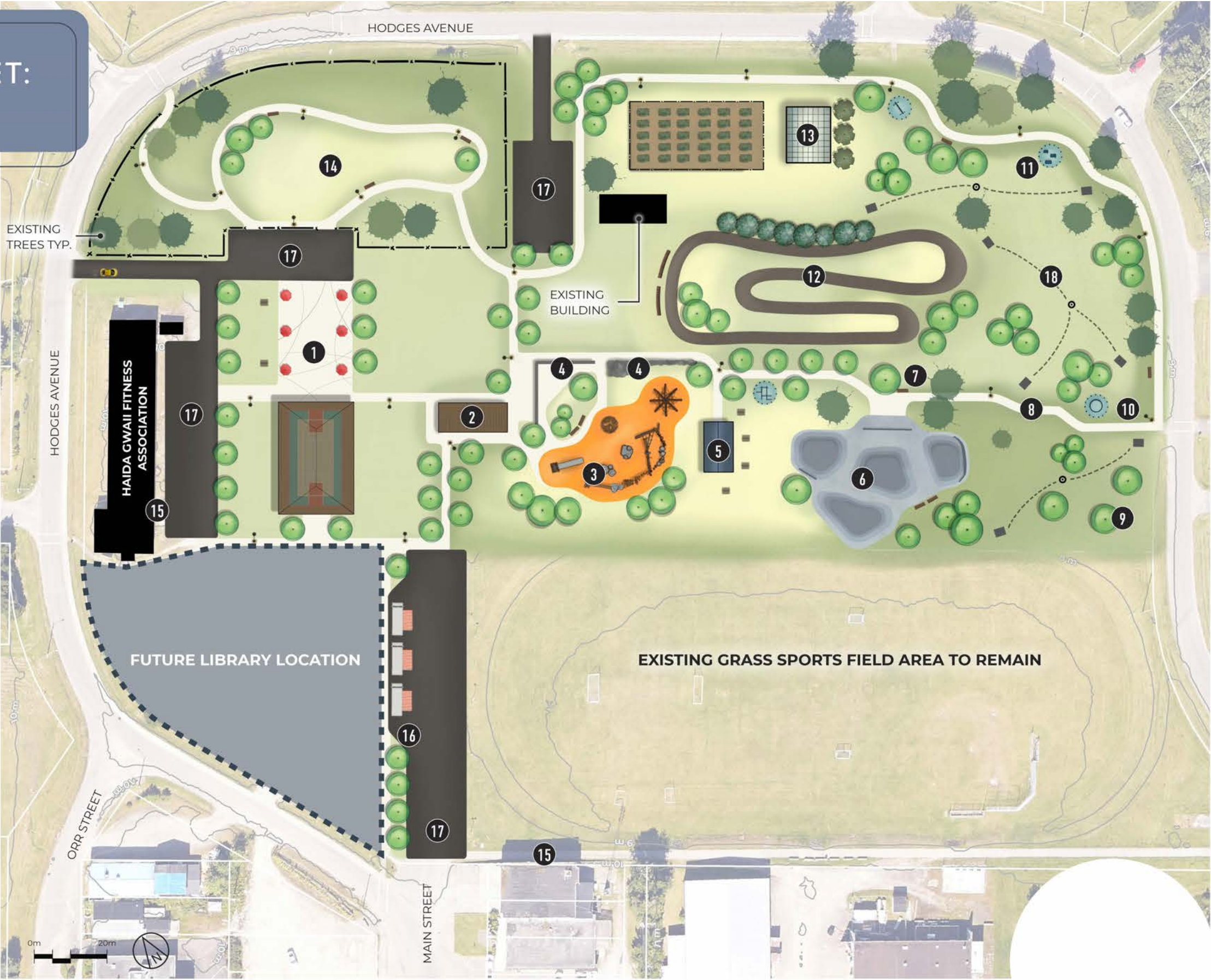
Trees are shown throughout the plan to provide shade, screening, and buffering as well as numerous other environmental services. Movable and fixed benches and tables are proposed throughout the park to provide areas for resting, gathering and eating. Park lighting is shown along the paths to improve visibility and safety in the evening and nighttime hours. The plan also identifies areas that could be used for a future projection screen to show movies in the park.

PREFERRED PLAN

MAIN STREET MASSET: PARK CONCEPT

LEGEND

- 1 FUTURE COMMUNITY HUB
 - » COVERED EVENT SPACE/WINTER RINK/MULTI-SPORT COURT
 - » OUTDOOR PLAZA AND GATHERING SPACE
 - » COVERED SEATING AND EATING SPACE
- 2 WASHROOM BUILDING
- 3 PLAYGROUND
- 4 REPURPOSE EXISTING WALLS FOR BOULDERING AND SQUASH
- 5 PICNIC SHELTER/COVERED SEATING AREA
- 6 SKATEBOARD PARK
- 7 PARK SEATING (TYPICAL)
- 8 ACCESSIBLE PATHWAY (TYPICAL)
- 9 PROPOSED TREE (TYPICAL)
- 10 PARK LIGHTING (TYPICAL)
- 11 FITNESS POD (TYPICAL)
- 12 ASPHALT PUMP TRACK
- 13 EXPANDED COMMUNITY GARDEN
 - » RAISED GARDEN BEDS
 - » COMMUNITY GREENHOUSE
 - » GARDEN STORAGE
 - » FRUIT TREES
- 14 FENCED DOG PARK AREA
- 15 OPPORTUNITY FOR OUTDOOR PROJECTION SCREEN
- 16 FOOD TRUCK AREA
- 17 PARK ACCESS AND PARKING
- 18 DISC GOLF COURSE



This page left intentionally blank



IMPLEMENTATION

The proposed improvements shown in this plan are intended to be discussed and considered within the context of the Village's asset management and capital planning programs. Many improvements presented in the plan will require partnerships with local community groups and will depend on the Village's success attracting grant funding to Masset.

A capital cost estimate of the proposed improvements identified in the Action Plan is located in the following pages. Unit prices and quantities are presented for each item in 2022 dollars and have not been adjusted for inflation. A 40% contingency (50% of this for design and 50% for cost contingency) has been added to the estimated capital costs. The phasing plan presents an example of how the improvements could be achieved over approximately 15 years in three phases. It is anticipated that the completion of the projects will unfold incrementally as partnerships emerge and funding become available.

CLASS D COST ESTIMATE

Client:		Village of Masset			file: 3995.0003.01	
Project:		Main Street Masset: Park to Pier			date: 2022-05-03	
Location:		Masset, BC			class: D	
					prepared by: BM/SM/JM	
MAIN STREET MASSET COST ESTIMATE						
This estimate covers surface works in the Main Street Masset Action Plan: (in 2022 dollars)						
Main Street Improvements						
ITEM		DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
1 Pre-construction Allowances and Demolition						
		Site Survey (entire site)	allow	1	\$ 20,000.00	\$ 20,000.00
		Demolition, removals and disposals	allow	1	\$ 30,000.00	\$ 30,000.00
2 Roadworks						
		common excavation (525mm)	m2	9400	\$ 20.00	\$ 188,000.00
		remove and replace unsuitable subgrade	m3	500	\$ 60.00	\$ 30,000.00
		subgrade preparation	m2	9400	\$ 5.00	\$ 47,000.00
		curb and gutter (including base)	lin. m	1700	\$ 160.00	\$ 272,000.00
		asphalt (sub-base, base & 75mm asphalt)	m2	8100	\$ 100.00	\$ 810,000.00
		concrete sidewalk (including base)	m2	3500	\$ 200.00	\$ 700,000.00
		Standard pavement marking	per block	3	\$ 3,000.00	\$ 9,000.00
		Decorative pavement markings	allow	1	\$ 100,000.00	\$ 100,000.00
3 Landscape Improvements						
		street trees (includes tree grate, soil cell, growing medium)	ea	12	\$ 16,500.00	\$ 198,000.00
		shrub planting in landscape islands	m2	800	\$ 150.00	\$ 120,000.00
		tree planting in landscape islands	ea	25	\$ 1,100.00	\$ 27,500.00
		bioswale/naturalized planting areas	m2	150	\$ 150.00	\$ 22,500.00
4 Site Furnishings						
		bench	ea	18	\$ 3,500.00	\$ 63,000.00
		waste receptacle	ea	6	\$ 2,500.00	\$ 15,000.00
		bike rack	ea	6	\$ 1,000.00	\$ 6,000.00
		covered parklet	ea	3	\$ 65,000.00	\$ 195,000.00
		future public art	allow	1	\$ 150,000.00	\$ 150,000.00
		wayfinding signage	allow	1	\$ 50,000.00	\$ 50,000.00
		Street lighting	lm	540	\$ 600.00	\$ 324,000.00
5 Lighting and Electrical						
		Luminaire poles	ea		\$ 10,000.00	\$ -
		Distribution	lm	810	\$ 180.00	\$ 145,800.00
		Power, service and controls	per block	2.5	\$ 25,000.00	\$ 62,500.00
		Other Power, service and controls	allowance	1	\$ 25,000.00	\$ 25,000.00
6 Servicing						
5.1 Water Distribution		Valve adjustment	ea	6	\$ 300.00	\$ 1,800.00
		Fire hydrant	ea	2	\$ 10,000.00	\$ 20,000.00
		Relocate fire hydrant	ea	2	\$ 1,000.00	\$ 2,000.00
5.2 Sanitary Sewers		Manhole	ea	1	\$ 8,000.00	\$ 8,000.00
		Manhole frame and cover adjustment	ea	5	\$ 1,000.00	\$ 5,000.00
		Service lateral replacement	lm	160	\$ 200.00	\$ 32,000.00
5.3 Drainage		Pier outfall replacement	ea	1	\$ 18,000.00	\$ 18,000.00
		Park outfall replacement	ea	1	\$ 6,500.00	\$ 6,500.00
		Stormwater main	lm	360	\$ 850.00	\$ 306,000.00
		Manhole	ea	5	\$ 8,000.00	\$ 40,000.00
		Catch basin	ea	12	\$ 2,500.00	\$ 30,000.00
		Catch basin lead	lm	150	\$ 350.00	\$ 52,500.00
5.4 Fiber Optics		Microtrenching	lm	165	\$ 150.00	\$ 24,800.00
Main Street Improvements Sub-Total:						\$ 4,156,900.00

Cost Estimate Notes:

Road Improvements

This estimate is for surface improvements as well as allowances for servicing and utility changes and/or upgrades based upon limited underground information.

Pier Improvements

This estimate assumes that the existing pier structure is sufficient and able to support additional decking and site furnishings. A structural review by a licensed professional should be completed prior to any work taking place

Park Improvements

This estimate includes an allowance for site furnishings such as benches and waste receptacles that are not shown on the plan due to the large scale

This estimate is for surface improvements only. It does not include estimates for servicing and utility changes and/or upgrades

CLASS D COST ESTIMATE

Pier Improvements						
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL	
1 Demolition						
	Demolition, removals and disposals	allow	1	\$ 10,000.00	\$ 10,000.00	
2 Pedestrian Circulation						
	Pedestrian boardwalk	m2	440	\$ 650.00	\$ 286,000.00	
3 Landscape Improvements						
	Shoreline landscape restoration and enhancement	m2	65	\$ 150.00	\$ 9,800.00	
4 Site Furnishings						
	Movable Planters	ea	9	\$ 1,000.00	\$ 9,000.00	
	Benches	ea	10	\$ 3,500.00	\$ 35,000.00	
	Waste receptacles	ea	2	\$ 2,500.00	\$ 5,000.00	
	Covered viewing areas	ea	3	\$ 60,000.00	\$ 180,000.00	
	Terraced seating	m2	75	\$ 5,000.00	\$ 375,000.00	
	Waterfront viewing structure	ea	1	\$ 175,000.00	\$ 175,000.00	
6 Lighting and Electrical						
	Luminaire poles	ea	5	\$ 15,000.00	\$ 75,000.00	
	Distribution	lm	158	\$ 180.00	\$ 28,500.00	
	Power, service and controls	each	1	\$ 25,000.00	\$ 25,000.00	
	Other Power, service and controls	allowance	1	\$ 10,000.00	\$ 10,000.00	
Pier Improvements Sub-Total:					\$	1,560,300.00



CLASS D COST ESTIMATE

Park Improvements						
ITEM		DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
1	Demolition					
		Demolition, removals and disposals	allow	1	\$ 50,000.00	\$ 50,000.00
2	Pedestrian Circulation					
		3m wide multi-use asphalt pathway (incl. sub-base and base)	lin. m	1100	\$ 220.00	\$ 242,000.00
3	Parking Areas					
		common excavation (525mm)	m2	4300	\$ 20.00	\$ 86,000.00
		remove and replace unsuitable subgrade	m3	300	\$ 60.00	\$ 18,000.00
		subgrade preparation	m2	4300	\$ 5.00	\$ 21,500.00
		curb and gutter (including base)	lin. m	700	\$ 160.00	\$ 112,000.00
		asphalt (sub-base, base & 75mm asphalt)	m2	3700	\$ 100.00	\$ 370,000.00
		pavement markings	per lot	4	\$ 5,000.00	\$ 20,000.00
4	Future Community Hub					
		Concrete plaza surface (incl. base)	m2	600	\$ 325.00	\$ 195,000.00
		moveable tables and seating	ea.	6	\$ 5,000.00	\$ 30,000.00
		covered event structure	allow	1	\$ 120,000.00	\$ 120,000.00
		multi-sport court	ea.	1	\$ 20,000.00	\$ 20,000.00
5	Buildings and Structures					
		Prefabricated washroom building on granular pad (incl. allowance for servicing)	LS	1	\$ 350,000.00	\$ 350,000.00
		Picnic shelter on concrete pad	LS	1	\$ 150,000.00	\$ 150,000.00
		Squash/bouldering wall	allow	1	\$ 75,000.00	\$ 75,000.00
6	Playground					
		Excavation, subgrade preparation	m2	780	\$ 40.00	\$ 31,200.00
		Safety surface - PIP Rubber including 150mm depth granular base	m2	780	\$ 300.00	\$ 234,000.00
		Edger for rubber safety surface	lm	120	\$ 210.00	\$ 25,200.00
		Play equipment supply and installation	LS	1	\$ 450,000.00	\$ 450,000.00
7	Fitness Pods					
		Excavation, subgrade preparation	m2	120	\$ 40.00	\$ 4,800.00
		Safety surface - PIP Rubber including 150mm depth granular base	m2	120	\$ 300.00	\$ 36,000.00
		Edger for rubber safety surface	lm	80	\$ 210.00	\$ 16,800.00
		Fitness equipment supply and installation	LS	1	\$ 80,000.00	\$ 80,000.00
8	Skate Park					
		Excavation, subgrade preparation	m2	900	\$ 40.00	\$ 36,000.00
		Concrete surface (incl. base)	m2	900	\$ 350.00	\$ 315,000.00
		Features	LS	1	\$ 150,000.00	\$ 150,000.00
9	Asphalt Pump Track					
		Construction of paved asphalt pump track including site preparation and grading, shaping, asphalt surfacing	LS	1	\$ 300,000.00	\$ 300,000.00
10	Expanded Community Garden					
		Granular surface	m2	450	\$ 70.00	\$ 31,500.00
		Raised garden beds	ea.	30	\$ 3,500.00	\$ 105,000.00
		Community greenhouse	LS	1	\$ 35,000.00	\$ 35,000.00
		Garden storage	LS	1	\$ 10,000.00	\$ 10,000.00
		Fruit Trees	ea.	3	\$ 1,200.00	\$ 3,600.00
11	Disk Golf Course					
		baskets	ea.	3	\$ 3,000.00	\$ 9,000.00
		tee boxes	ea.	7	\$ 3,000.00	\$ 21,000.00
12	Landscape Improvements					
		Lawn - seed and establish - grass areas	m2	6500	\$ 15.00	\$ 97,500.00
		Soft landscape allowance (grade/growing medium/plantings)	LS	1	\$ 25,000.00	\$ 25,000.00
		Tree planting	ea.	90	\$ 1,200.00	\$ 108,000.00
13	Site Furnishings					
		premium sculptural bench on concrete pad	ea.	1	\$ 12,000.00	\$ 12,000.00
		bench on concrete pad	ea.	12	\$ 4,000.00	\$ 48,000.00
		picnic table on concrete pad	ea.	12	\$ 6,500.00	\$ 78,000.00
		waste receptacle on concrete pad	ea.	7	\$ 3,000.00	\$ 21,000.00
		bike rack on concrete pad	ea.	10	\$ 2,000.00	\$ 20,000.00
14	Lighting and Electrical					
		Luminaire poles	ea	35	\$ 10,000.00	\$ 350,000.00
		Distribution	lm	600	\$ 180.00	\$ 108,000.00
		Power, service and controls	each	1	\$ 25,000.00	\$ 25,000.00
		Other Power, service and controls	allowance	1	\$ 50,000.00	\$ 50,000.00
Park Improvements Sub-Total:					\$	4,696,100.00
Subtotal:					\$	10,413,300.00
Contingency 40%:					\$	4,165,400.00
TOTAL					\$	14,578,700.00

PHASING PLAN

Client:

Project:

Location:

Village of Masset Main Street Masset: Park to Pier Masset, BC

file: 3995.0003.01

date: 2022-04-06

class: D

prepared by: BM/SM/JM

MAIN STREET MASSET PHASING PLAN

This estimate covers surface works in the Main Street Masset Plan: (in 2022 dollars)

ITEM	DESCRIPTION	Allocated Budget	Phase 1 (1-5 years)	Phase 2 (5-10 years)	Phase 3 (11+ years)
Main Street Improvements					
1	Pre-construction Allowances and Demolition				
	Site Survey (entire site)	\$ 20,000.00	\$ - 100%	\$ 20,000.00 0%	\$ -
	Demolition, removals and disposals	\$ 30,000.00	\$ - 100%	\$ 30,000.00	\$ -
2	Roadworks				
	common excavation (525mm)	\$ 188,000.00	\$ - 100%	\$ 188,000.00	\$ -
	remove and replace unsuitable subgrade	\$ 30,000.00	\$ - 100%	\$ 30,000.00	\$ -
	subgrade preparation	\$ 47,000.00	\$ - 100%	\$ 47,000.00	\$ -
	curb and gutter (including base)	\$ 272,000.00	\$ - 100%	\$ 272,000.00	\$ -
	asphalt (sub-base, base & 75mm asphalt)	\$ 810,000.00	\$ - 100%	\$ 810,000.00	\$ -
	concrete sidewalk (including base)	\$ 700,000.00	\$ - 100%	\$ 700,000.00	\$ -
	Standard pavement marking	\$ 9,000.00	\$ - 100%	\$ 9,000.00	\$ -
	Decorative pavement markings	\$ 100,000.00	\$ - 100%	\$ 100,000.00	\$ -
3	Landscape Improvements				
	street trees (includes tree grate, soil cell, growing medium)	\$ 198,000.00	\$ - 100%	\$ 198,000.00	\$ -
	shrub planting in landscape islands	\$ 120,000.00	\$ - 100%	\$ 120,000.00	\$ -
	tree planting in landscape islands	\$ 27,500.00	\$ - 100%	\$ 27,500.00	\$ -
	bioswale/naturalized planting areas	\$ 22,500.00	\$ - 100%	\$ 22,500.00	\$ -
4	Site Furnishings				
	bench	\$ 63,000.00	30% \$ 18,900.00	70% \$ 44,100.00	\$ -
	waste receptacle	\$ 15,000.00	50% \$ 7,500.00	50% \$ 7,500.00	\$ -
	bike rack	\$ 6,000.00	50% \$ 3,000.00	50% \$ 3,000.00	\$ -
	covered parklet	\$ 195,000.00	100% \$ 195,000.00	\$ -	\$ -
	future public art	\$ 150,000.00	25% \$ 37,500.00	75% \$ 112,500.00	\$ -
	wayfinding signage	\$ 50,000.00	25% \$ 12,500.00	75% \$ 37,500.00	\$ -
	Street lighting	\$ 324,000.00	\$ - 100%	\$ 324,000.00	\$ -
5	Lighting and Electrical				
	Luminaire poles	\$ -	\$ - 100%	\$ -	\$ -
	Distribution	\$ 145,800.00	\$ - 100%	\$ 145,800.00	\$ -
	Power, service and controls	\$ 62,500.00	\$ - 100%	\$ 62,500.00	\$ -
	Other Power, service and controls	\$ 25,000.00	\$ - 100%	\$ 25,000.00	\$ -
6	Servicing				
5.1 Water Distribution	Valve adjustment	\$ 1,800.00	\$ - 100%	\$ 1,800.00	\$ -
	Fire hydrant	\$ 20,000.00	\$ - 100%	\$ 20,000.00	\$ -
	Relocate fire hydrant	\$ 2,000.00	\$ - 100%	\$ 2,000.00	\$ -
5.2 Sanitary Sewers	Manhole	\$ 8,000.00	\$ - 100%	\$ 8,000.00	\$ -
	Manhole frame and cover adjustment	\$ 5,000.00	\$ - 100%	\$ 5,000.00	\$ -
	Service lateral replacement	\$ 32,000.00	\$ - 100%	\$ 32,000.00	\$ -
5.3 Drainage	Pier outfall replacement	\$ 18,000.00	\$ - 100%	\$ 18,000.00	\$ -
	Park outfall replacement	\$ 6,500.00	100%	\$ 6,500.00	\$ -
	Stormwater main	\$ 306,000.00	\$ - 100%	\$ 306,000.00	\$ -
	Manhole	\$ 40,000.00	\$ - 100%	\$ 40,000.00	\$ -
	Catch basin	\$ 30,000.00	\$ - 100%	\$ 30,000.00	\$ -
	Catch basin lead	\$ 52,500.00	\$ - 100%	\$ 52,500.00	\$ -
5.4 Fiber Optics	Microtrenching	\$ 24,800.00	100%	\$ 24,800.00	\$ -
Main Street Improvements Sub-Total:		\$4,156,900	\$274,400	\$3,882,500	\$0

PHASING PLAN

Pier Improvements									
1	Demolition								
	Demolition, removals and disposals	\$ 10,000.00	50%	\$ 5,000.00	0%	\$ -	50%	\$ 5,000.00	
2	Pedestrian Circulation								
	Pedestrian boardwalk	\$ 286,000.00	100%	\$ 286,000.00		\$ -		\$ -	
3	Landscape Improvements								
	Shoreline landscape restoration and enhancement	\$ 9,800.00		\$ -		\$ -	100%	\$ 9,800.00	
4	Site Furnishings								
	Movable Planters	\$ 9,000.00	66%	\$ 5,940.00		\$ -	34%	\$ 3,060.00	
	Benches	\$ 35,000.00	66%	\$ 23,100.00		\$ -	34%	\$ 11,900.00	
	Waste receptacles	\$ 5,000.00	66%	\$ 3,300.00		\$ -	34%	\$ 1,700.00	
	Bike racks	\$ 2,000.00	66%	\$ 1,320.00		\$ -	34%	\$ 680.00	
	Observation binoculars/viewing apparatuses	\$ 20,000.00		\$ -		\$ -	100%	\$ 20,000.00	
	Hammock seating	\$ 45,000.00		\$ -		\$ -	100%	\$ 45,000.00	
	Interpretive and wayfinding signage	\$ 25,000.00		\$ -		\$ -	100%	\$ 25,000.00	
	Life jacket station	\$ 8,000.00	100%	\$ 8,000.00		\$ -		\$ -	
	Safety railing	\$ 102,000.00	100%	\$ 102,000.00		\$ -		\$ -	
5	Structures								
	Gateway feature	\$ 135,000.00	100%	\$ 135,000.00		\$ -		\$ -	
	Covered viewing areas	\$ 180,000.00	66%	\$ 118,800.00		\$ -	34%	\$ 61,200.00	
	Terraced seating	\$ 375,000.00		\$ -		\$ -	100%	\$ 375,000.00	
	Waterfront viewing structure	\$ 175,000.00		\$ -		\$ -	100%	\$ 175,000.00	
6	Lighting and Electrical								
	Luminaire poles	\$ 75,000.00	66%	\$ 49,500.00		\$ -	34%	\$ 25,500.00	
	Distribution	\$ 28,500.00	66%	\$ 18,810.00		\$ -	34%	\$ 9,690.00	
	Power, service and controls	\$ 25,000.00	100%	\$ 25,000.00		\$ -		\$ -	
	Other Power, service and controls	\$ 10,000.00	100%	\$ 10,000.00		\$ -		\$ -	
Pier Improvements Sub-Total:		\$1,560,300		\$791,770		\$0		\$768,530	

PHASING PLAN

Park Improvements									
1	Demolition								
	Demolition, removals and disposals	\$	50,000.00	30%	\$	15,000.00	30%	\$	15,000.00
2	Pedestrian Circulation								
	3m wide multi-use asphalt pathway (incl. sub-base and base)	\$	242,000.00		\$	-	100%	\$	242,000.00
3	Parking Areas								
	common excavation (525mm)	\$	86,000.00		\$	-		\$	86,000.00
	remove and replace unsuitable subgrade	\$	18,000.00		\$	-		\$	18,000.00
	subgrade preparation	\$	21,500.00		\$	-		\$	21,500.00
	curb and gutter (including base)	\$	112,000.00		\$	-		\$	112,000.00
	asphalt (sub-base, base & 75mm asphalt)	\$	370,000.00		\$	-		\$	370,000.00
	pavement markings	\$	20,000.00		\$	-		\$	20,000.00
4	Future Community Hub								
	Concrete plaza surface (incl. base)	\$	195,000.00		\$	-		\$	195,000.00
	moveable tables and seating	\$	30,000.00		\$	-		\$	30,000.00
	covered event structure	\$	120,000.00		\$	-		\$	120,000.00
	multi-sport court	\$	20,000.00		\$	-		\$	20,000.00
5	Buildings and Structures								
	Prefabricated washroom building on granular pad (incl. allowance for	\$	350,000.00	100%	\$	350,000.00		\$	-
	Picnic shelter on concrete pad	\$	150,000.00	100%	\$	150,000.00		\$	-
	Squash/bouldering wall	\$	75,000.00		\$	-		\$	75,000.00
6	Playground								
	Excavation, subgrade preparation	\$	31,200.00	100%	\$	31,200.00		\$	-
	Safety surface - PIP Rubber including 150mm depth granular base	\$	234,000.00	100%	\$	234,000.00		\$	-
	Edger for rubber safety surface	\$	25,200.00	100%	\$	25,200.00		\$	-
	Play equipment supply and installation	\$	450,000.00	100%	\$	450,000.00		\$	-
7	Fitness Pods								
	Excavation, subgrade preparation	\$	4,800.00		\$	-	100%	\$	4,800.00
	Safety surface - PIP Rubber including 150mm depth granular base	\$	36,000.00		\$	-	100%	\$	36,000.00
	Edger for rubber safety surface	\$	16,800.00		\$	-	100%	\$	16,800.00
	Fitness equipment supply and installation	\$	80,000.00		\$	-	100%	\$	80,000.00
8	Skate Park								
	Excavation, subgrade preparation	\$	36,000.00		\$	-		\$	36,000.00
	Concrete surface (incl. base)	\$	315,000.00		\$	-		\$	315,000.00
	Features	\$	150,000.00		\$	-		\$	150,000.00
9	Asphalt Pump Track								
	Construction of paved asphalt pump track including site preparation	\$	300,000.00		\$	-		\$	300,000.00
10	Expanded Community Garden								
	Granular surface	\$	31,500.00	50%	\$	15,750.00		\$	15,750.00
	Raised garden beds	\$	105,000.00	50%	\$	52,500.00		\$	52,500.00
	Community greenhouse	\$	35,000.00		\$	-		\$	35,000.00
	Garden storage	\$	10,000.00		\$	-		\$	10,000.00
	Fruit Trees	\$	3,600.00		\$	-		\$	3,600.00
11	Disk Golf Course								
	baskets	\$	9,000.00	100%	\$	9,000.00		\$	-
	tee boxes	\$	21,000.00	100%	\$	21,000.00		\$	-
12	Landscape Improvements								
	Lawn - seed and establish - grass areas	\$	97,500.00	30%	\$	29,250.00	30%	\$	29,250.00
	Soft landscape allowance (grade/growing medium/plantings)	\$	25,000.00		\$	-	50%	\$	12,500.00
	Tree planting	\$	108,000.00	30%	\$	32,400.00	30%	\$	32,400.00
13	Site Furnishings								
	premium sculptural bench on concrete pad	\$	12,000.00		\$	-	100%	\$	12,000.00
	bench on concrete pad	\$	48,000.00	30%	\$	14,400.00	30%	\$	14,400.00
	picnic table on concrete pad	\$	78,000.00	30%	\$	23,400.00	30%	\$	23,400.00
	waste receptacle on concrete pad	\$	21,000.00	30%	\$	6,300.00	30%	\$	6,300.00
	bike rack on concrete pad	\$	20,000.00	30%	\$	6,000.00	30%	\$	6,000.00
14	Lighting and Electrical								
	Luminaire poles	\$	350,000.00	40%	\$	140,000.00	40%	\$	140,000.00
	Distribution	\$	108,000.00	40%	\$	43,200.00	40%	\$	43,200.00
	Power, service and controls	\$	25,000.00	100%	\$	25,000.00		\$	-
	Other Power, service and controls	\$	50,000.00		\$	-	50%	\$	25,000.00
Park Improvements Sub-Total:		\$	4,696,100		\$	1,673,600		\$	739,050
	Subtotal	\$	10,413,300		\$	2,739,770.00		\$	4,621,550
	40% Contingency	\$	4,165,320.00		\$	1,095,908.00		\$	1,848,620.00
TOTAL IMPLEMENTATION COSTS (rounded)		\$	14,578,700		\$	3,835,700		\$	6,470,200
								\$	4,272,800

QUICK WIN PROJECTS

In addition to the phased improvements outlined in the capital cost estimate, a number of “quick win” projects have been identified below. These projects can be implemented within a short time frame to initiate the Main Street, Park and Pier revitalization and build momentum for the other aspects of the project.

Main Street

On-Street Parklets

The covered parklets shown on the preferred Main Street Plan can be constructed as portable structures prior to other streetscape improvements and can be placed in existing on-street parking stalls. Once construction on other improvements begin the parklets can be relocated and reconstructed in the locations shown on the plan.

Formalized Mural Program

Public art is an important component of the Main Street Plan. The creation of a formalized mural program would provide a framework to plan for additional murals on buildings on and near Main Street to supplement the existing artwork.

Pier

Pedestrian Pier Decking

The addition of decking to the existing pier structure would allow for the quick construction of the pedestrian pier. Following the decking installation, the construction of safety railings would allow the pier to be used by pedestrians for sightseeing and viewing opportunities.

Site Furnishings

The observation binoculars shown at the far end of the pier could be installed prior to some of the larger improvements and would provide viewing opportunities for people visiting the pier.

The outdoor hammock seating would provide unique seating opportunities on the pedestrian pier for both residents and visitors alike.

Life Jacket Station

The construction of a covered life jacket station at the pier entrance is a relatively low-cost improvement that could be implemented as soon as the pedestrian pier is complete.

Gateway Feature

The Welcome to Masset: Canada’s Westernmost Pier gateway arch can be constructed upon construction of the pedestrian decking. The arch would create an additional tourism draw and sense of arrival for people visiting the pier.

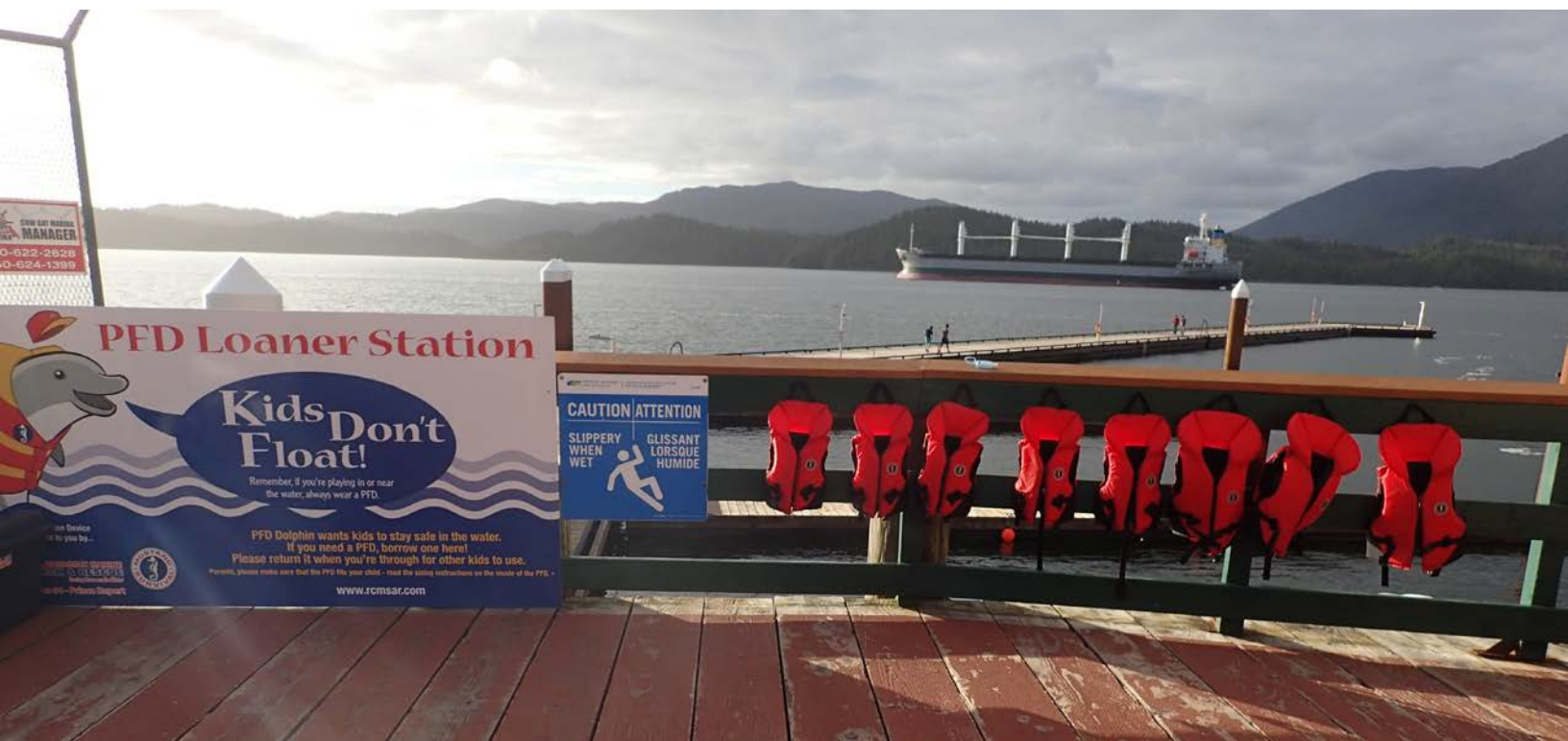


Figure 12: Precedent Image - Life Jacket Station

Park

Community Garden Expansion

The community garden expansion can begin immediately with the construction of raised garden beds, installation of a greenhouse structure, and planting of fruit trees. Planting the trees as soon as possible will give time for them to establish and start bearing fruit, and the greenhouse and garden beds will allow for increased community food production to start without waiting for other park improvements to begin.

Disc Golf Course

While the final disc golf course layout will be determined during detailed design of the park, temporary disc golf baskets can be installed for immediate use. The baskets can be relocated as needed to accommodate phased construction in the park and then placed permanently once construction is complete and the final locations are confirmed. The construction of the concrete tee pads for the disc golf course can be delayed until the final course layout is confirmed.

Food Truck Area

The food truck area shown on the plan is located off of the existing park access. This area can be designated as food truck parking prior to the construction of other park improvements. The area can be used by food trucks during gatherings and events, and temporary tents or structures can be placed in the park as needed.

UNDERGROUND SERVICES

In addition to the proposed surface improvements shown on the Main Street plan, underground servicing upgrades will be required as part of the road construction. The following section summarizes the findings of a high-level servicing review and outlines recommended next steps.

It is assumed that the drainage system will need complete replacement as a result of the road redesign and reconfiguration. The outfall into the inlet will likely need an upgrade, the “catch basins” will need to be relocated and the depth and capacity of the system should be reviewed in the next stage of the design. Lastly, the drainage plan should take into consideration the drainage needs of the park to the north to ensure that the outlet near the future library site has an outlet and is able to properly drain the sewers from the north end of Main St (current inlet is near the Village Office and Fire Hall).

Apart from the sanitary sewer mains located north of Collison Avenue and in the intersections, the buildings along Main Street are serviced from the lanes. The condition of the sanitary system is generally unknown and a condition assessment should be carried out to confirm if replacement is required prior to completing the surface works. It was noted that one service lateral had failed and these should be reviewed as part of the condition assessment as replacement can be disruptive to the surface improvements works.

There is a shallow bury fibre optics line behind the east sidewalk on the block north of Collison Avenue. This will likely be impacted by the sidewalk improvements in this area.

The street lighting is planned to be relocated from the centre median to the sidewalk boulevards. A street lighting plan should be completed with the preliminary design.

We understand there to be contaminated soils in the area which may impact the excavation and disposal of soils on the site. This should be further reviewed to ensure that the estimated project costs are properly reflective of the effort required for any remediation activities. This is particularly important for the proposed inversion of the road crown and installation of a bioswale between the pier and Harrison Avenue. Lastly, the permeable drainage infrastructure (ie. bioswale, tree wells, etc.) may need to be designed as “closed” detention systems to prevent infiltration and contamination of rainwater. Detailed review of this was not within the scope of our study.



Figure 13: Existing Streetlight configuration

FUNDING OPPORTUNITIES

The vision, guiding principles, and concepts outlined in this plan position the Village to attract grant funding to implement the plan elements. The table below outlines potential funding streams that may be accessed by the Village to support the implementation plan.

	Provider	Eligible and Relevant Projects	Potential Funding	Program Information
Community Works Fund	Union of BC Municipalities	Local roads Wastewater infrastructure Recreational infrastructure Cultural infrastructure Tourism infrastructure	Delivered annually through direct allocation	https://www.ubcm.ca/funding-programs/canada-community-building-fund/community-works-fund
Investing in Canada Infrastructure Program: COVID-19 Community Resilience	Government of Canada	Active transportation infrastructure (parks, trails, bridges, multi-use paths)	Up to 80%	https://www.infrastructure.gc.ca/plan/icp-pic-INFC-eng.html#1
Strategic Priorities Fund	Union of BC Municipalities (UBCM)	The Strategic Priorities Fund is an application based program available to local governments and other recipients outside of the Metro Vancouver Regional District to support infrastructure and capacity building projects that are either large in scale, regional in impact or innovative, and align with the program objectives of productivity and economic growth, a clean environment and strong cities and communities.	Up to 100% of net eligible costs of approved projects up to a maximum federal Canada Community-Building Fund contribution of \$6 million.	https://www.ubcm.ca/funding-programs/canada-community-building-fund/strategic-priorities-fund

This page left intentionally blank



APPENDIX A

COMMUNITY ENGAGEMENT SUMMARY



MAIN STREET VISION & ACTION PLAN

ENGAGEMENT SUMMARY - OCTOBER 2021

Table of Contents

Engagement Overview.....	3
Timeline of the Engagement.....	3
Summary of Engagement Themes	4
Draft Vision Statement	4
Draft Guiding Principles.....	5
What We Heard	6
Stakeholder Walkabout and Stakeholder Charette.....	6
Vision.....	6
Values – Principles.....	7
Public Engagement Sessions	8
Strengths.....	8
Challenges	10
What are your ideas for improving Masset’s Main Street, Park and Pier?.....	11
Study Area.....	13
Show Us What You Would Like to See: Street Section (30m ROW)	14
Show Us What You Would Like to See: Intersection.....	15
Show Us What You Would Like to See: Waterfront	15
Main Street Masset: Our Park	16
Main Street Masset: Our Pier	18
Main Street Masset: Our Street	19
Mark the 5 Main Street Ideas You Like the Most.....	21
Mark the 5 Transportation Ideas You Like the Most	23
Mark the 5 Park Ideas You Like the Most.....	25
Mark the 5 Waterfront Ideas You Like the Most.....	27

Appendix A: Verbatim Feedback

Engagement Overview

The village of Masset is in the process of creating a new vision and action plan for Main Street in order to revitalize the Village core for residents and visitors. The plan will reflect the guiding principles set out in the Masset 2040: Charting Our Future Plan, and will highlight environmental sustainability, social sustainability, economic sustainability and smart growth. The final design is intended to create a human-scaled Main Street that serves community members of all ages and abilities, is attractive to development, and entices visitors.

The first step in the process was to ask key stakeholders and community members about their vision for the future of Main Street. Their feedback has been summarized in this report.

Timeline of the Engagement

In total, eight engagement sessions were held with stakeholders and community members over the span of three days. All events took place between September 23rd and September 25th, 2021.



Summary of Engagement Themes

A draft vision statement and draft guiding principles have been prepared for the project based on the feedback received during engagement. These draft statements were informed and based on the themes and ideas that were the most popular and widely voiced during the engagement sessions.

Draft Vision Statement

Main Street Masset is an **active, connected** space for residents and visitors of all ages, abilities and backgrounds. Public and private spaces **work together** to create a **welcoming** atmosphere.

Masset's unique **identity** and **culture** is emphasized and reinforced through activities and amenities that encompass the park, the pier and everything in between.

Draft Guiding Principles



Inclusivity

- Ensure accessibility for people of all ages, cultures, and abilities
- Provide amenities and activities for everyone to enjoy
- Provide effective infrastructure for all modes of transportation
- Welcome visitors to Masset



Culture and Identity

- Respect and highlight Haida language, arts, history, and culture
- Support local artists and implement unique public art projects
- Highlight and enhance Masset's visual identity through signage and interpretive information



Activity and Connection

- Provide gathering spaces for the community to connect
- Variety of activities and recreation opportunities
- Provide safe physical connections and linkages throughout park, to Main Street businesses and amenities as well as to the pier and shore.



Practicality

- Make responsible investments in critical infrastructure
- Ensure enhancements complement existing businesses
- Encourage the development of new businesses
- Provide amenities that make Masset an easy and enjoyable tourism destination



Adaptability

- Embrace and respond creatively to the local climate in people-oriented spaces and municipal infrastructure
- Embrace and enhance the natural surroundings and environment
- Support diverse economic opportunities

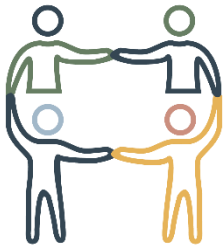
- Plan improvements that will encourage repeat visits to downtown Masset

What We Heard

Stakeholder Walkabout and Stakeholder Charette

On September 23rd, 2021, eight (8) stakeholders attended a walkabout around town to discuss their ideas for Main Street. Eight (8) people attended the stakeholder charette on the following day, where they were asked to articulate their vision for Main Street by placing sticky notes on a board. Each participant was also given six (6) bingo dots to identify which ideas they liked the most. The number of dots on each idea is identified in brackets () in Appendix A. Their comments and feedback have been summarized, grouped by theme, and listed in order of descending popularity below.

Vision



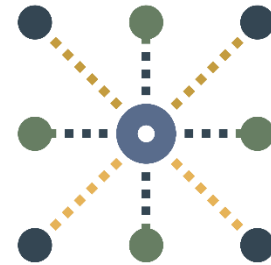
Inclusion and Safety

- Place where people want to visit – must-see
- General Health/Healthy Community
- People Friendly
- Safe
- Welcoming



Culture and Identity

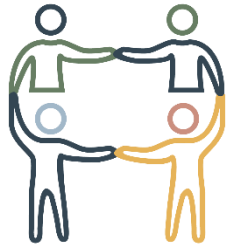
- Local Culture
- Synergy - Old Masset and New Masset – Build on this
- Environmentally Friendly
- Colourful
- Unique
- Educational
- Nostalgic
- Fishing History



Activity and Connectivity

- Walkable
- Active Community
- Vibrant Business Community
- Cycle-friendly

Values – Principles



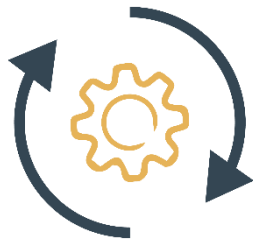
Inclusive

- Consider bodily functions and health
- Accessibility
- Children and youth
- Facilities should be multi-use Inclusion



Respectful

- Haida and Larger Community
- Respectful of traditions and land
- People can see themselves in the design
- Learn about history – residential school
- Respectful to community heritage



Adaptable

- Hire local
- Year-round enjoyment
- Take advantage of the weather
- Weather friendly – places that can be enjoyed in any weather
- Embrace technology for future
- Durable elements – remember weather
- Northern communities with better understanding of each other
- Collaborate on mutually beneficial projects – old and new Masset



Active

- Prioritize activity and recreation
- Integrate opportunities for fun
- Make community attractive to selves and visitors
- Market – gives people and opportunity to feel like they are doing something – not just about the customers

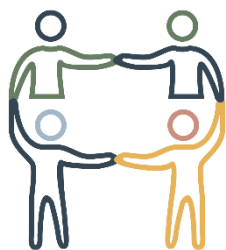
Public Engagement Sessions

Community members were invited to attend several different sessions over the three days of engagement. The number of people who attended each session are listed below:

- September 23rd Public Drop-In Session: 8 people
- September 24th Farmers Market Engagement: 80 people
- September 25th Morning Walkabout: 1 person
- September 25th Afternoon Walkabout: 9 people
- September 25th Public Drop-In Session: 10 people

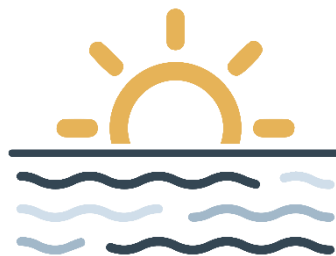
On the first few panels, participants were asked to describe the strengths and challenges that they have observed on Main Street, as well as their ideas for how to improve the Street. Participants were given dots to mark which ideas they liked the most – the number of dots associated with each idea are shown in Appendix A. Comments and suggestions provided during the session are summarized below and grouped by theme.

Strengths



Inclusivity
6 Comments

- Friendly
- Community
- Respectful
- Progressive and inclusive community
- Dog-friendly
- Accessibility



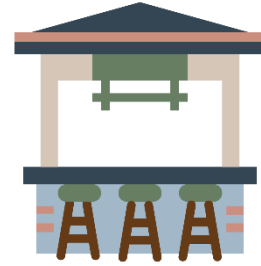
Natural Surroundings
10 Comments

- Sunsets from pier
- Views of inlet
- Climate
- Manage rainwater creatively
- Storms
- Plants and landscape



Cultural Respect 7 Comments

- Respect and highlight Haida culture and community
- Close Main Street for major events
- Indigenize and unsettle history
- Archaeological values
- Respect for one another



Existing Amenities 3 Comments

- Coffee Shop
- Wide Roads (bike lane opportunity)
- New Market Space
- Amenities within walking distance:
 - GTN gymnasium
 - Soccer field & baseball diamond
 - Masset weight room
 - Community Garden
 - Howard Philips Community Hall, tennis court and playground
 - Curling Rink

Challenges



Infrastructure and Amenities

11 Comments

- Lack of community gathering space
- Lack of child-friendly spaces – playgrounds, etc.
- No covered seating/areas
- No public toilet
- Poor visibility at intersections
- Lack of pedestrian connections
- Housing
- Wind
- Lack of outdoor gathering areas



Tourism and Wayfinding

4 Comments

- Lack of community and wayfinding information for tourists
- Ability to accommodate visitors



Aesthetics and Maintenance

10 Comments

- Lack of unity
- Empty lots
- Underutilized/empty buildings and spaces
- Lack of landscaping
- Bland monolithic buildings
- Maintenance of pier and other infrastructure
- Improve views to water
- Invasive species and pests



History and Culture

1 Comment

- Indigenous inclusion – Haida culture is not visible

What are your ideas for improving Masset's Main Street, Park and Pier?

Circulation

21 Comments

- Town walking trails
- Roundabout
- Improve pedestrian crossings
- Improve sidewalks and connectivity
- Better drainage
- Secure bike parking
- Change parking in centre of street
- Waterfront community area
- Covered sidewalk sections
- Prioritize pedestrians
- Accommodate fast e-bikes
- Camper/big rig parking
- 30k school zone not close to school (Hodges)
- Fix potholes
- Separation from vehicular traffic
- More convenient service/shop access to encourage pedestrian and bike traffic

Public Amenities

19 Comments

- Public washroom
- Free wifi hot spot
- Seating that dries quickly or is under cover/protection from wind – multiple covered areas
- Lots of seating for people with mobility challenges
- Places to sit – including seating/gathering space along street corridor
- More benches – potential memorial benches
- Pier – boardwalk, vending area, viewing area
- Public drinking fountain
- Accessibility
- Public laundry, shower facilities
- Plan for old library
- Opportunity for new Haida Gwaii Recreation Office

Greenspace and Plantings

14 Comments

- Gardens
- Greenspaces/Shade/Wind shields
- More trees
- Cherry trees
- Greenspace with trees and benches (covered) – down the centre of street
- Native Species
- Flower boxes
- Berry Bushes and Community Garden Areas
- Palm trees
- Hiking

Public Spaces and Activities

14 Comments

- Pump Track
- Playground
- Skatepark
- Bike park
- Pickleball
- Tennis
- Walking/exercise stations around old sports field – painted footprints for walking number of steps
- Coastal trail
- Look Out
- Performance space

- Plant medians with flowering shrubs

Economic Opportunities

11 Comments

- Food trucks/pop-up shops
- Beach accommodations
- Seafood market
- Housing development by barracks site
- Restaurants
- Supplies: food, tackles, camping
- Tourist accommodations (hostel)
- Gear rental
- Kids vending/fundraising opportunities

Climate Adaptation

8 Comments

- Control of rainwater/rainwater management
- Renewable energy (wind/solar)
- Build for future conditions
- Plan for sustainability

Arts and Culture

8 Comments

- More indigenous art and place names if/when appropriate
- Local artists to design elements
- Local, durable materials

- Fishing, kayaking, SUP, surfing
- Covered gazebo/gathering structure

Maintenance

12 Comments

- Recycling
- Compost
- More sidewalk garbage cans
- Clean garbage and debris
- No exposed beams on structures
- Yard/lot maintenance
- Landlords to maintain/improve buildings
- Clean up/fix sidewalks
- Paint recreation structures to promote physical activity

Sense of Place

8 Comments

- Historical Haida village sites and pictures and stories (i.e., like Taaw Hill)
- Events (Winter festival – lights, library events, cultural events)
- Safe
- Cohesive colour palette
- Create a sense of place here, a history, a story
- History – maritime and settler
- Banners
- Old jail as heritage building
- Need compelling reasons to come downtown, expand busy times

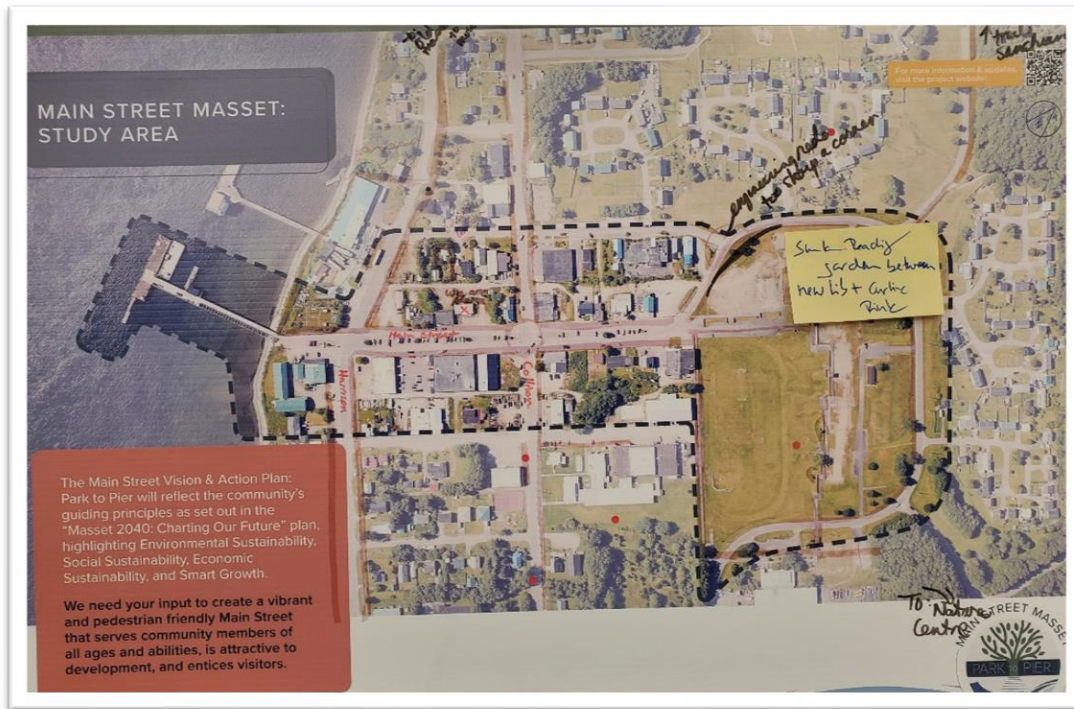
Wayfinding

5 Comments

- Include signs for directions on Main
- Maps/kiosks
- Downtown ambassadors for visitors
- Directional signage

- Rainwater sculpture – recognizing Haida culture and fishing
- Kinetic rain sculpture
- Pop up music, dance, theatre, gallery, visiting performers
- Mile 0 Display at Main and Collison Avenue – Dungeness crab with salmon on one claw and halibut on the other

As part of the engagement, participants were asked to draw their ideas on maps and pictures of the study area as well as write their ideas for specific areas on sticky notes. Ideas have been summarized below and grouped by theme.



Study Area

- Engineering redo – too sharp a corner
- Sunken reading garden between new library and curling rink

Show Us What You Would Like to See: Intersection

Transportation and Circulation

Arts and Culture

Furnishings

- Repaint and maintain crossings
- Traffic calming or traffic circle
- Sidewalks and drainage
- Maintenance
- Signage and Kiosks: maps, Haida language and English translation, history, natural history, birding
- Murals
- Haida designs and artwork
- Artwork/sculpture/fountain in traffic circle
- Bicycle racks
- Lighting



Show Us What You Would Like to See: Waterfront

Transportation and Circulation

Spaces and Amenities

- Bright crosswalks
- Wheelchair accessibility
- Clean up curb line
- Underground lines for lighting or use solar/wind-powered lights
- CO-OP donate corner part of Main/Harris greenspace or housing
- Pier/deck at end
- Boat-shaped planting islands
- Park space



Main Street Masset: Our Park

Park Structures and Amenities

- Future library across on Main Street
- Washrooms
- Spirit Square/Band shell
- Covered market
- Community garden – more garden plots
- Haida art
- Outdoor movie theatre
- Artwork
- Keep this area for berry picking (wooded area outside of project boundary)
- Youth focus in park
- Pump track
- Skatepark
- Bike Track
- Tennis/pickleball courts
- Skating Rink in winter
- Pool

Site Furnishings

- Climbing wall
- Fitness Park
- Picnic Tables
- Covered seating
- Wind protection
- Jogging path

Circulation and Parking

- Exercise stations along path
- RV camping

Maintenance

- Food Truck Hub
- Clean up abandoned buildings – use space as a greenspace
- Clean up park/playground



Main Street Masset: Our Pier

Amenities and Features

Educational and Interpretive Elements

Circulation and Safety

Market/Vendors

- Spirit Square – space to gather
- Restaurant/Waterfront Dining
- Ferris wheel
- Re-purpose old cannery
- Storm watching station
- Telescopes/spotting scopes
- Marine interpretive centre and ecotourism
 - Marine History
 - Natural History
 - Interactive science space
- Boardwalk – connected to government dock, museum, harbour
- Repave roads and make sidewalks accessible
- Better water safety
- Local vendors and artists
- Art gallery
- Masset Market & Artists CO-OP

- Bookstore



Main Street Masset: Our Street

Circulation and Parking

- Roundabout
- Arrows on road
- Four-way stop
- Elder/accessible parking – with cover
- Promenade in centre of road
- Sidewalk and drainage
- Boardwalk along waterfront
- Trees along Main Street

Landscaping and Street Furniture

- Greenery
- Covered seating
- Improve street islands
- Improve lighting
- Public washroom

Spaces and Amenities

- CO-OP
- Café
- Outdoor dining

Public Art

- Encourage people to come to downtown and stay
- Clean up old cannery area
- Future park on waterfront
- Community space in old library
- Murals
- Rainwater feature
- Sculptures
- Banners

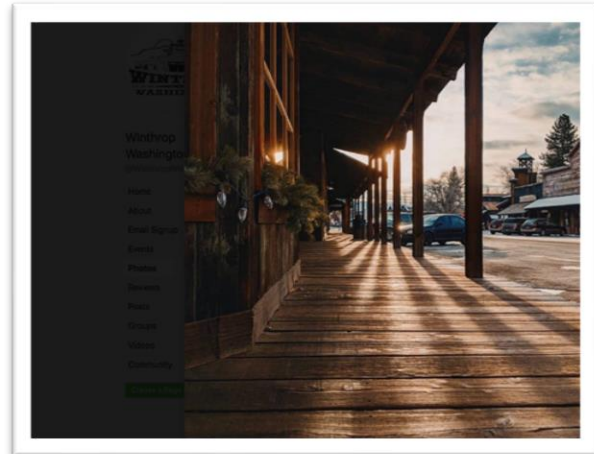
Mark the 5 Main Street Ideas You Like the Most

For this exercise participants were shown a panel of images depicting different street treatments, amenities, and furnishings. They were asked to put dots on their favourite photos. The top five (5) images selected by participants are shown below:

Covered walkways/boardwalk sidewalks (22 dots)

Participants liked the idea of having covered walkways to protect from the elements.

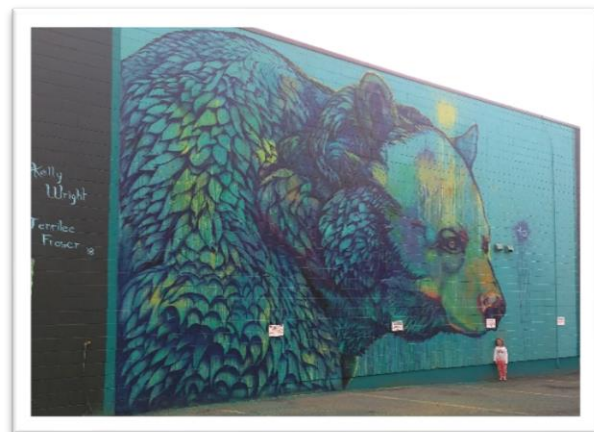
This image also shows a boardwalk sidewalk adjacent to a street, which contributes to a unique sense of character.



Murals (19 dots)

Participants are supportive of seeing more artwork in the community and using blank walls as canvases for more art.

The use of murals on blank walls can contribute to a community's character and sense of place while simultaneously activating previously unsightly areas.



Activated Streetscape (15 dots)

This image contains several elements that seemed to be popular with participants: outdoor dining, a pedestrianized street, and outdoor games and activities.



Graphic/Themed Furnishings (12 dots)

The popularity of this image may indicate that residents want additional seating on Main Street as well as the use of street furnishings to promote and reinforce the community's character and visual identity.



Creative artwork/street furniture (11 dots)

This image shows a piece of functional public art that is also a seating opportunity.



Other elements shown in the photos are listed below in order of descending popularity:

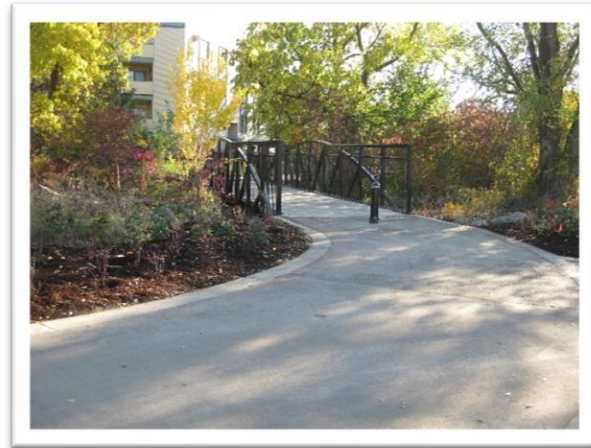
- Parklets (8 dots)
- Wide sidewalks, sidewalk dining, street banners, flower displays (8 dots)
- Creative seating (5)
- Graphic kiosks (5 dots)
- Public music (4 dots)
- Outdoor shop displays, angle parking, covered walkways (4 dots)
- Animal tracks in sidewalk (3 dots)
- Quaternary lighting (3 dots)
- Colourful sidewalks (2 dots)
- Entry signage and landscaping (2 dots)
- Street trees, seating (2 dots)
- Sidewalk art (1 dot)

Mark the 5 Transportation Ideas You Like the Most

For this exercise participants were shown a panel of images depicting different elements related to transportation. They were asked to put dots on their favourite photos. The top five (5) images selected by participants are shown below:

Multi-use pathways (10 dots)

This image shows a paved multi-use pathway that provides a smooth, level surface to help people move through a space safely.



Bike Lanes (9 dots)

This image shows a bike lane separated from the road through paint markings.



Bike Racks (9 dots)

This image shows bicycle racks in a public space to allow cyclists to safely store their bikes while accessing stores or other amenities.



Wayfinding Signage (7 dots)

This image shows branded wayfinding signage that reinforces a community's visual identity and helps people navigate a space.



Electric vehicle charging stations (5 dots)

This image shows a charging station for electric vehicles.



Bike Rental Stations (5 dots)

This image shows a row of bicycles that are able to be rented by visitors or residents for short term use.



Other elements shown in the photos are listed below in order of descending popularity:

- Planted medians (4 dots)
- Traffic circle and sculpture (3 dots)
- Bike lanes and signage (2 dots)
- Pedestrian crossings, shrub beds, signage (2 dots)
- Shared pathways (2 dots)
- Recycling bins (1 dot)
- Coloured crosswalks (1 dot)
- Coloured crosswalks (1 dot)

- Road with on street parking and central sidewalk (1 dot)

Mark the 5 Park Ideas You Like the Most

For this exercise participants were shown a panel of images depicting different park features and amenities. They were asked to put dots on their favourite photos. The top five (5) images selected by participants are shown below:

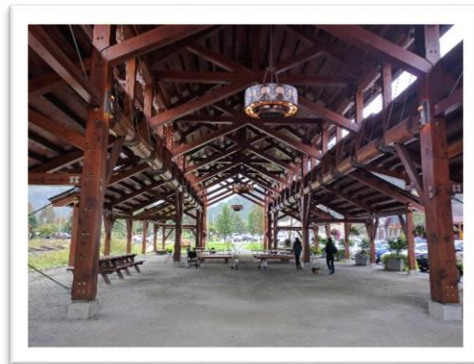
Public Washrooms (17 dots)

Throughout the engagement, participants indicated that public washrooms were a highly desired amenity.



Community barn/event space (12 dots)

A community event space was mentioned by several participants on the engagement boards as a desirable amenity.



Natural Log Elements (10 dots)

This image shows natural log elements in a public space that can be used for sitting, climbing or resting. They also function as natural art pieces.



Playground with climbing wall (9 dots)

This image shows a playground with unique elements such as a sloped climbing wall that was popular with engagement participants.



Accessible paths with sculptural features (7 dots)

This image shows a concrete path lined with vertical sculptural features – the concrete provides a smooth, accessible surface while the sculptural features provide visual interest and define the pathway edges.



Other elements shown in the photos are listed below in order of descending popularity:

- Skateboard Park (6 dots)
- Dog walking park (4 dots)
- Shade structures (4 dots)
- Tower (3 dots)
- Baseball diamond (2 dots)
- Walking paths (4 dots)
- Spring play elements (9 dots)
- Stage (14 dots)
- Large shade trees (4 dots)
- Log Structure (2 dots)
- Dry riverbed (2 dots)
- Food trucks (1 dot)
- Pergola (1 dot)

Mark the 5 Waterfront Ideas You Like the Most

For this exercise participants were shown a panel of images depicting different waterfront features and amenities. They were asked to put dots on their favourite photos. The top five (5) images selected by participants are shown below:

Multi-use pathway with plantings (15 dots)

This image shows a multi-use pathway with adjacent planted areas – accessibility, rainwater management, and greenspace were brought up by participants throughout the engagement as desirable features.



Themed beach seating (13 dots)

Site furnishings can help reinforce and enhance a community's visual and brand identity and can create unique, fun experiences for visitors and residents alike.



Terraced wood seating (12 dots)

Terraced waterfront seating allows for views of the water and different seating options.



Sculptural boardwalk (10 dots)

The boardwalk shown in this image is more sculpturally designed than a typical boardwalk, creating a unique waterfront setting.



Driftwood Seating (9 dots)

As indicated in one of the images above, driftwood seating and features were popular among engagement participants.



Other elements shown in the photos are listed below in order of descending popularity:

- Waterfront walkway with seating (6 dots)
- Covered waterfront seating (6 dots)
- Boardwalk (5 dots)
- Waterfront dining (2 dots)
- Hammocks (3 dots)
- Stone seating (3 dots)
- Swing seating (3 dots)
- Wood bench seating, metal seating (2 dots)
- Covered shelter and sculpture (1 dot)
- Waterfront art (1 dot)
- Wooden wave seating (1 dot)
- Sculptural shelter (1 dot)

Appendix A – Verbatim Feedback



Summary

This appendix lists verbatim feedback from the public engagement. The number of dots used to by participants to mark which ideas they liked best are indicated in brackets (). Ideas are listed in order of descending popularity.

Stakeholder Feedback

Vision

- Walkable (8 dots)
- Local Culture (8 dots)
- Active Community (7 dots)
- Place where people want to visit – must-see (6 dots)
- General Health/Healthy Community (4 dots)
- Colourful (4 dots)
- Environmentally Friendly (4 dots)
- Synergy - Old Masset and New Masset – Build on this (4 dots)
- Unique (3 dots)
- People Friendly (3 dots)
- Vibrant Business Community (3 dots)
- Cycle-friendly (2 dots)
- Educational (2 dots)
- Nostalgic (1 dot)
- Safe (1 dot)
- Fishing History (1 dot)
- Welcoming

Values – Principles

- Hire local (6 dots)
- Consider bodily functions and health (6 dots)
- Year-round enjoyment (5 dots)
- Take advantage of the weather (5 dots)
- Prioritize activity and recreation (5 dots)
- Weather friendly – places that can be enjoyed in any weather (4 dots)



- Children and youth (4 dots)
- Haida and Larger Community (4 dots)
- Accessibility (4 dots)
- Respectful of traditions and land (3 dots)
- Learn about history – residential school (1 dot)
- Inclusion
- Embrace technology for future (3 dots)
- People can see themselves in the design (3 dots)
- Integrate opportunities for fun (2 dots)
- Northern communities with better understanding of each other (1 dot)
- Collaborate on mutually beneficial projects – old and new Masset
- Durable elements – remember weather (1 dot)
- Make community attractive to selves and visitors
- Facilities should be multi-use
- Market – gives people and opportunity to feel like they are doing something – not just about the customers
- Respectful to community heritage



Public Feedback

Strengths

- Sunset watching on pier (4 dots)
- Coffee shop (3 dots)
- Potential for park near pier (2 dots)
- Embrace climate – manage rain water creatively (1 dot)
- Sunsets (1 dot)
- Wide roads – could we do a bike lane? (1 dot)
- Closing Main Street for major events: Harbour Day, Canada Day (1)
- Be more HaaDaa friendly (1 dot)
- Community
- Respect for one another
- Haida culture, community, friends – let's make it more explicit with signs of Haida art affirming yahguudang (respect), interconnectedness, reciprocity, etc
- History – indigenize and unsettle
- We are such a progressive community! Let's make it visible how we are queer and trans-positive! Also let's make sure the main street is accessible for persons with disabilities, access issues; show care with benches that protect from rain and wind
- New Market Space
- Storms
- People friendly – easy to stop and chat
- Dog-friendly
- Views of inlet
- Sunsets from pier
- Lots of flowering rhodos and other plants
- View of inlet from pier
- Haida culture, Haida heritage, archaeology
- Culture and Climate
- Archaeological values



Challenges

- Lack of community gathering space (9 dots)
- Lack of unity (9 dots)
- Lack of child-friendly spaces – playgrounds, etc. (8 dots)
- No covered seating (5 dots)
- Lack of community info for visitors (3 dots)
- Lack of landscaping – everything looks unfinished or abandoned (3 dots)
- Soccer field is uneven and dangerous (2 dots)
- Pier is becoming in disrepair (2 dots) Indigenous inclusion – Haida culture is not visible (2 dots)
- Bland monolithic buildings (2 dots)
- No public toilet dawn to dusk (2 dots)
- Few spaces with views to water (2 dots)
- Bad visibility at intersections (2 dots)
- Public washroom (1 dot)
- Housing (1 dot)
- Old Barracks are not used (park) (1 dot)
- Empty lots (1 dot)
- Rodent problem – raccoons and rats
- Invasive species – yellow broom
- Visitors drive wrong direction on Main
- Difficult wayfinding – tourists have trouble finding things
- 30k school zone not close to school (Hodges)
- Sidewalks don't fully link community
- Ability to accommodate visitors
- Wind
- Roller rink is underutilized



What are **your ideas for improving Masset's Main Street, Park and Pier?**

- Public washroom (7 dots)
- Pump Track (5 dots)
- More indigenous art and place names if/when appropriate (5 dots)
- Playground and skatepark in old barracks area (4 dots)
- Free wifi hot spot (3 dots)
- Include signs for directions on Main (3 dots)
- Recycling (3 dots)
- Gardens/greenspaces/shade/wind shields (3 dots)
- Town walking trails (2)
- Local artists to design elements (i.e., furnishings, building facades) (2 dots)
- Compost (2 dots)
- Seating that dries quickly or is under cover/protection from wind (2 dots)
- Historical Haida village sites and pictures and stories (i.e., like Taaw Hill) (1 dot)
- Walking/exercise stations around old sports field – painted footprints for walking #steps (1 dot)
- Roundabout (1 dot)
- Control of rainwater (1 dot)
- Food trucks/pop-up shops (1)
- More sidewalk garbage cans (1 dot)
- Beach accommodations (1 dot)
- Public restrooms (1 dot)
- Please have things – seats/sculptures – made out of stuff from here! Metal too – very low maintenance (1 dot)
- Lots of seating for people with mobility challenges (1 dot)
- Winter festival – lights (1 dot)
- Places to sit (1 dot)
- Coastal trail (1 dot)
- Pier – boardwalk, vending area, viewing area (1 dot)
- Bike park with dog park, similar to Queen Charlotte (1 dot)
- Rainwater sculpture – recognizing Haida culture and fishing (1 dot)
- Kinetic rain sculpture (1 dot)



- Clear shoreline of debris – from end of Main, down Harrison, around corner to docks (1 dot)
- Greenspace with trees and benches (covered) – down the centre (1 dot)
- Cherry trees – photo ops, flowers, happy (1 dot)
- Safe (1 dot)
- Indigenous trees: black hawthorn, mountain ash (both flower in summer)
- Drinking water – tap so people can fill H2O jugs
- Look Out
- Berry Bushes and Community Garden Areas
- Public Washrooms in Park
- Power generator running off the tidal currents
 - Yes let's integrate and show off renewable energy, move/desire to transition
- Wind turbine (bladeless)
- Palm trees
- Rainwater management
- Better sidewalk for walking/biking/strollers/roller blading/wheelchairs
- Better drainage
- Change parking – no middle of street
- Lighted trees and other features powered by solar/wind
- Build up for future sea level
- Improve painted lines – crosswalks
- Pickleball and tennis court revamp
- Remove tennis court
- Revamp/refresh playground
- Clean garbage
- Playground/greenspace
- Waterfront community area
- Raise grade at Collision intersection
- Accommodate fast e-bikes
- Better drainage
- Change parking in middle of street
- Skate Park/Bike Park/Playground near new library location



- More trees and green (help with wind)
- Cherry blossoms and maple trees throughout downtown core
- Downtown ambassadors for visitors
- Bike shed and parking (secure)
- Round about
- Wider sidewalks
- Accessibility matters – Rick Hansen Foundation Accessibility Certification
- Public laundry, shower facilities
- Covered sidewalk sections especially at intersections
- Public drinking fountain
- Bike racks
- Dog parking lot
- Camper/big rig parking
- Garbage
- Food truck area
- Opportunities to connect with local artists
- Performance space
- Cohesive colour palette
- No exposed beams on structures
- Seafood market
- Housing development by barracks site
- Create a sense of place here, a history, a story
- Business
 - Public infrastructure: restrooms, maps-kiosks, sidewalks, shelters-weather kiosk, wifi, telescopes
 - Food: trucks, restaurants
 - Supplies: food, tackles, camping
 - Services: tourist accommodations (hostel), gear rental, bike rental, surf rental, library
- Culture:
 - Haida – language kiosk
 - public art



- History:
 - Maritime – Dixon entrance Maritime Museum
 - Settler – old homes
- Nature:
 - Wilderness: hiking, trees
 - Waves: fishing, kayak, SUP, surf
 - Wings: birding, Delkatla Nature Centre
- Uptown: flower boxes

Other

- Uptown:
 - Flower boxes. There's lots of great gardeners in town. Perhaps divy out the boxes each to a local volunteer for a year or two to get good and something established. (Hoping the ugly tree in the planter across from the Ground survives -it was my son Gwaai's first Xmas tree that we re-planted there -about 35 years ago.)
- Banners.
 - More benches and possible a couple of Northeast windbreaks Could be in memory of ... Perhaps one from the village or ? honouring James & Lulu Martin & Clarence and Phyllis Martin. (James was the first storekeeper and Clarence was store, post office, hydro ...)
- From Dory Spencer:
 - Make it illegal to have car wrecks in yards
 - Make sidewalks in both sides of roads with good drainage
 - Clean up the Main Street medians with perennial flowering shrubs keep the tall trees got parking shade
 - more planters\ In the Main Street
 - landlords of older buildings need to spruce up and paint!
 - the old jail made a heritage building and an exciting jailbird story plaque put on it
 - Howard Phillips needs a happier paint job, planters (mural!!!?)
 - Co-Op needs a happier look, planters alongside its building in parking lot or a Mural!!!
 - empty lots cleaned up and perennial planters!!!



- potholes fixed
- skateboard space for kids is important and ,t could be great once the new library is built As there's lots of kids using the library always
- plans for the old library use(public readings, plays, events)
- For background history/stories of the town, see Masset Moments 1, 2 & 3
- Thoughts on Downtown Masset
 - Weather is a huge consideration_ when strategizing how to bring people into the downtown region, and with a small population base there are a limited number of businesses that will draw residents and visitors to the area
 - Some key things to address are:
 - Compelling reasons to come downtown rather than staying home
 - Ways to keep people in the area longer once they come
 - How to expand the downtown's busy times
 - Ways to encourage flow along the Park to Pier corridor to maximize proximity to services
 - Prioritizing pedestrians over vehicles
 - Realistic goals
 - Why go downtown?
 - To meet with people you may not host at home
 - Business networking
 - Casual acquaintances
 - To get outside
 - Exercise
 - Enjoy the weather (fair days)
 - Play
 - Food and drink
 - Arts and Cultural events
 - Work
 - What will keep people downtown longer?
 - Variety of services
 - Events
 - Places to stop, meet and gather indoors and outdoors
 - Interesting sights, comfortable atmosphere



- Services like public bathrooms, places to charge electronics, fill water bottles
- Places to get relief from inclement weather
- Anything that encourages connecting to other people
- Encouraging pedestrian traffic
- Critical mass
- Expanding busy times
 - Masset already has some times of higher activity. Anything that can help extend those times will be cheaper and less labour intensive than creating new busy periods. Sale day Wednesdays at the Co-Op and the Friday Market are examples
 - Incentives for businesses to remain open longer
 - Cultural events
 - Pop-up music, dance, theatre, gallery
 - visiting performers (coordinated with Arts Council)
 - Unique time-limited offerings
 - Skating rink
 - Library events
 - The Ground has done Falafel Fridays which has helped draw in and keep people around
 - Kids vending/fundraising opportunities
 - Eventually it may be beneficial to expand some services into evenings so that Masset could enjoy a bit of nightlife. This would probably only be a night or two a week, and would require the coordination of artists, volunteer groups and store/restaurant owners.
- Encouraging flow along the corridor
 - Should make sense either direction
 - Services spaced to encourage some movement
 - Garbage receptacles, bathrooms
 - Enticing activities/destinations at either end
 - Remove barriers to pedestrian traffic
 - Safe thoroughfares
 - Access for wheelchairs and strollers
- Photo Spots



- People before cars
 - Large pedestrian crossings
 - Broad promenade for strolling that allows meeting and conversation without interrupting flow
 - Some services/shop access more convenient for pedestrians to encourage walking/biking downtown
 - Safe separation from vehicular traffic
 - Multiple covered areas out of weather
 - Multiple sitting/gathering places along corridor
 - Green space to walk through



Study Area

- Engineering redo – too sharp a corner
- Sunken reading garden between new library and curling rink

Show Us What You Would Like to See: Street Section (30m ROW)

- Street Trees (1 dot)
- Covered areas in centre (3 dots)

Show Us What You Would Like to See: Intersection

- CO-OP donate corner part of Main/Harris greenspace (1 dot)
- Wheelchair accessibility
- Clean up curb line
- Or housing
- Bright crosswalks (3 dots)
- Underground lines for lighting or use solar/wind-powered lights (4 dots)
- Pier/deck at end
- Boat-shaped planting islands
- Park space
- Clear parking

Show Us What You Would Like to See: Waterfront

- Way more Xaad kil (Haida Language)
- Cultural History Information signs
- Continually repaint crossings (1 dot)
- Mural on Howard Phillips (1 dot)
 - Or new siding)
- Sidewalk and drainage
- Traffic calming or traffic circle
- Kiosks: maps, Haida language and English translation, history, natural history, birding (1 dot)
- Fountain in traffic circle (chinook) (1 dot)



- Town must have bicycle racks
 - Everywhere – no cars!
- Low well shaded lamps
- Tidy grass along curbs
- Banners with 4 elements
 - Haida designs

Main Street Masset: Our Park

- Future library across on main street (4 dots)
- Skateboard park (3 dots)
- Music venue – band shell (2 dots)
- Community garden – more garden plots (2 dots)
- Washrooms (2 dots)
- Cleanup abandoned buildings – use space as a greenspace (1 dot)
- Pump track (1 dot)
- Spirit Square (1 dot)
- Skatepark (1 dot)
- Pool (1 dot)
- Cycle track (1 dot)
- Picnic tables (1 dot)
- Covered walkway (1 dot)
- Spirit square
- Clean up park/playground
- Haida art
- Skating rink in winter
- Pickleball
- Tennis
- Fitness Park
- Climbing wall
- Pickleball/tennis court
- Youth focus in park



- Outdoor movie theatre
- Exercise stations along path
- Jogging path
- RV camping
- Covered seating
- Wind protection
- Artwork
- Food truck hub (1 dot)
- Covered market
- Skateboard park
- Pump track
- Tennis/pickleball courts
- Keep this area for berry picking (wooded area outside of project boundary)

Main Street Masset: Our Pier

- Spirit Square – maybe at waterfront with place to gather (3 dots)
- Old cannery (2 dots)
- Boardwalk – connected to government dock, museum, harbour (2 dots)
- Storm watching station (2 dots)
- Telescopes/spotting scopes (1 dot)
- Inside:
 - Rest rooms (2 dots)
 - Restaurant – waterfront dining (1 dot)
 - Mini natural history display (1 dot)
 - Mini marine history display (1 dot)
 - Mini science interactive space for kids
 - Book store
 - Art display gallery imbedded
- Masset Market & Artists CO-OP
- Ferris wheel
- Local sellers – artist



- Marine interpretive centre and ecotourism
- Restaurant
- Better water safety
- Repave roads and make sidewalks accessible w/ rollerskates, buggies, bikes



Main Street Masset: Our Street

- Public washroom (3 dots)
- Trees along Main Street (3 dots)
- Future park on waterfront (1 dot)
- Boardwalk along waterfront (1 dot)
- Elder parking – canopy (1 dot)
- Clean up old cannery area
- Encourage people to come to downtown and stay
- CO-OP
- Café
- Outdoor dining
- Improve street islands
- Promenade (centre of street)
- Improve lighting
- Arrows on road
- Sidewalk and drainage
- Water-actuated rainwater feature (waterpark)
- Covered seating – fabric
- Mural
- Greenery space where people feel comfortable hanging out – covered seating
- Suggest 4-way stop
- Roundabout
- Elder/accessible parking
- Use old library for community space after new library build
- More sculptures/banners/flowers



Additional Feedback Received via Email

Ruins to Reclamation: Revitalizing Masset's Recreation Centre

- Masset is limited in outdoor covered areas.
- Heating costs were a hindrance to keeping the previous facility open.
- BCRPA and ViaSport guidelines highlight the safest place to recreate during the COVID-19 pandemic is outdoors.
- Offering of an outdoor space for markets or concessions (economic development) and community activities (e.g. haunted walks, holiday celebrations, area for spectators of sporting events)
- Haida Gwaii Recreation may look for office space in other areas and this would be an ideal spot
- Accessibility of this area is high (wheelchair users, walkers, scooters)
- The downtown area of the Village of Masset is a hub for recreation in the community. Infrastructure within walking distance includes:
 - GTN gymnasium (used by school groups, for sporting events and Haida Gwaii Recreation programming)
 - Soccer field & baseball diamond (used by school groups, Haida Gwaii Recreation, and other)
 - Masset weight room (run by Haida Gwaii Fitness Society)
 - Community Garden
 - Howard Philips Community Hall, tennis court and playground (run by Village of Masset, used by public, non-profits, and Haida Gwaii Recreation programming)
 - Curling Rink (user-run, used by Roller Girls, tennis club, etc.)
- This myriad of facilities can support the existence and maintenance of the outdoor space. A phased approach to reclamation and enhancement can be done.

Step #1: Assess recreation facilities infrastructure and accessibility considerations in the area (e.g. high school gym, public washrooms, soccer field, Agate Man Triathlon route, sidewalks, Masset gym).

Step #2: Determine necessary enhancements

- Clean-up and fix cement sidewalks
- Design a gazebo/covered area structure
- Painting of structures to promote physical activity
- Cultural integration (e.g. language, art)
- Address infrastructure gaps (e.g. public washrooms, picnic tables, benches, ramps, garbage and recycling) and identify enhancements (short and long-term)



- Signage (directing public and visitors to other rec facilities and opportunities)
- Planning for sustainability
- Electricity (for PA systems, lighting)

Step #3: Project proposal & securing funding

Email Feedback

My original suggestion made when the military left and everyone was freaking out was to create a big Mile Zero Display at Main and Collison Ave. That is the centre of the town by far. We have one thing over every town from Masset to Winnipeg. We are Mile Zero of the Yellowhead highway. I suggested a huge Dungeness crab in the centre of the street high above with a salmon on one claw and a halibut on the other claw. A big Welcome to Mile Zero sign everything lit up. You would view it coming down mainstreet from the bank to Collison. This is where all the tourists first drive into town. This also allows them to safely stand in the centre of mainstreet on the upper side to take pictures and selfies of the display.

Nothing was done except the bird outside the VOM office that nobody knows what it even is. So that is when I changed the name of the bar to Mile Zero Pub. Later changing back the name of the bar to Daddy Cools Public House at Mile Zero and left the dining room to Mile Zero Dining Room.

Or I would be willing to put a smaller similar thing in my left front yard if there was some funding for it.

Email Feedback

When family friend, Andrew Baigent was last here he was asking me my thoughts for the Main st project. One thing I never thought to mention was the gardens around the power poles on Main. There is great potential to make these much more beautiful than they are at present. They seem to be dealt with in a haphazard way and having someone knowledgeable about what would be suitable for show, Indigenous to our area would be much more preferable to take charge and have them maintained in a more regular schedule than at present. The only local person I know of is Jenny Nelson (250-626-5140). Just a suggestion but it can't make it any worse than it already is. Good luck with this project. Andrew is a very capable young man

Sorry Lianne: sprayed some WE40 on the old brain gears and they've loosened up momentarily hence:

I suggested to Andrew Baigent about the Marine Park at the old Petro-Canada Bulk Plant site that had been talked about a little a few years back. I never thought to mention that perhaps after it is finally cleaned up and registered as such Council could approach Petro-Canada or whomever is the new owner of the company. Suggestion if they turned it over gratis or for a nominal fee the area could possibly have a sign posted thanking them for their "generous" donation to the village.

That site has been a bulk plant by different oil companies since the very early 1900's. When I took it over in 1966 managing it for Delmas Coop it was B/A (British American) then changed to Gulf Canada (who owned B/A) then when Gulf US went into Receivership they had to sell Gulf



Canada. Ontario West was purchased by Petro-Canada and Quebec East by Ultramar. It remained Petro-Canada until I retired in 1998 and the plant was shuttered. Consequently North Arm Transportation who was a customer asked if they brought a fuel barge in, would I run it until they got established. I guaranteed one year or more depending on wife Faith's retirement from teaching which kept me there for a total of two years. (sorry, just a bit of history of the plant). Promise, this the last one - now the brain can go back into lockdown



This page left intentionally blank

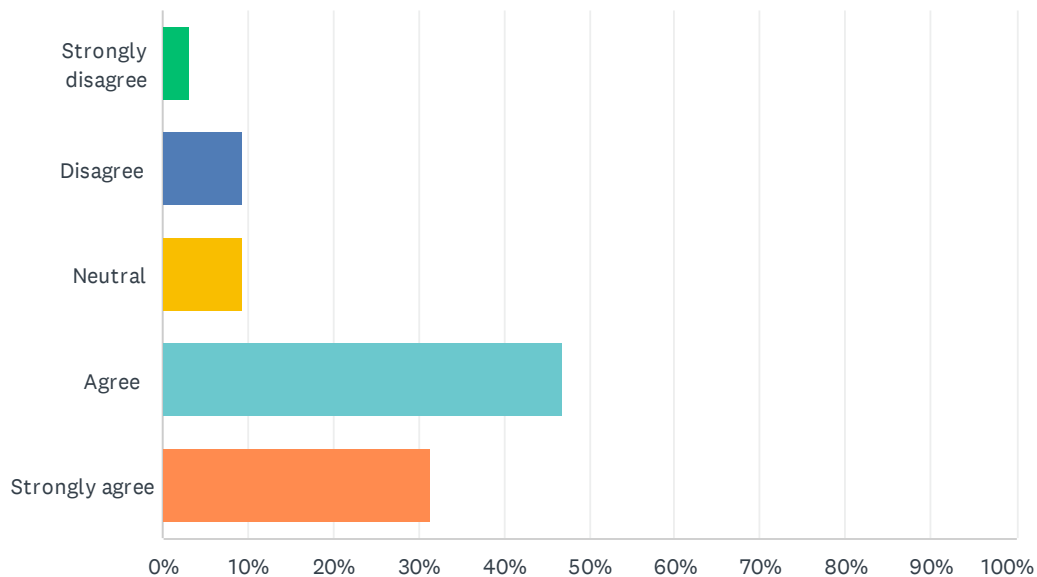
A row of wooden fishing traps, likely for salmon, set in a field. The traps are made of wooden frames with wire mesh and are arranged in a line. The background shows a line of trees and a clear sky. The foreground is filled with tall grass and some green plants.

APPENDIX B

COMMUNITY SURVEY RESPONSES

Q1 Vision: Please indicate your agreement with the Vision statement presented in the concept package: “Masset is an active, connected space for residents and visitors of all ages, abilities and backgrounds. Public and private spaces work together to create a welcoming atmosphere. Masset’s unique identity and culture is emphasized and reinforced through activities and amenities that encompass the park, the pier and everything in between.”

Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly disagree	3.13%	1
Disagree	9.38%	3
Neutral	9.38%	3
Agree	46.88%	15
Strongly agree	31.25%	10
TOTAL		32

Q2 Additional comments on the Vision?

Answered: 10 Skipped: 22

The pier is a working pier and any changes should not interfere with that.

Identifying Masset's unique identity and culture is going to be a challenge. It is a colonizer settlement on Haida land. There are many many band members living in Masset and yet town does not currently reflect them or the culture. There is some reflection of the colonizer maritime history but nothing reflects the cooperative nature that has grown between the two communities.

a few sidewalks around town need to be fixed and coop hardware needs to be more wheelchair accessible.

Sounds great

More than welcoming, it is (should be) safe, and a place that children can feel at home, and somewhere where people can feel truly connected to one another. A place where work and connection are natural and built-in to the environment- design based in the practical and beautiful.

The welcoming stmpostpher is hampered by a lack of investment in the kids playground park, it's very sadly drained and always seems to be shabby toys

With the right infrastructure, Masset could be a wonderful and welcoming place for residents and visitors alike.

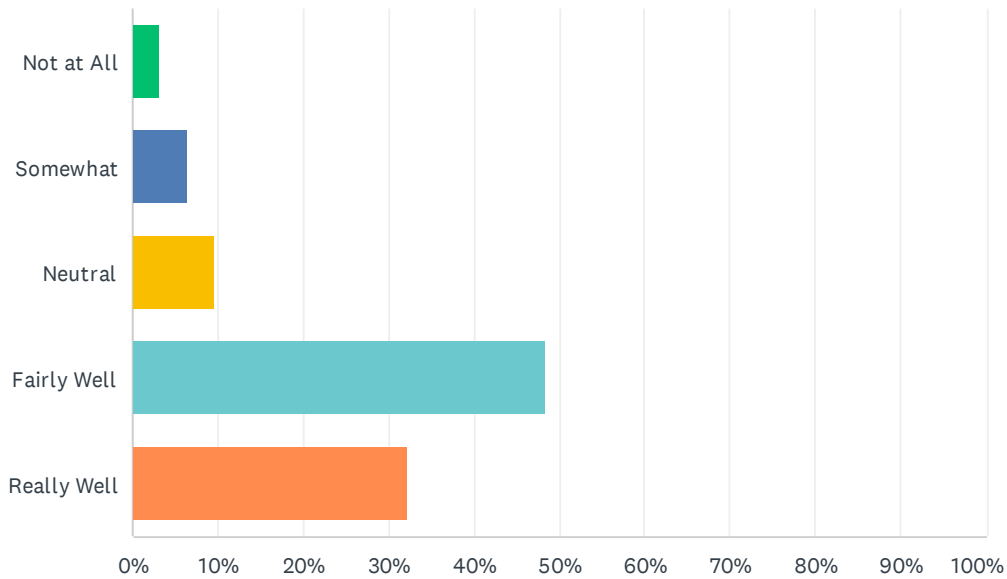
It looks like a park and some walking trails are being established.

Does it include acknowledging this is Haida Land, and respect for their cultural survival.

Can we have a walking path developed on or near the seawall?

Q3 Guiding Principles: How well do each of the concepts reflect the following Guiding Principles related to Inclusivity presented in the concept package: Ensure accessibility for people of all ages, cultures, and abilities
Provide amenities and activities for everyone to enjoy
Provide effective infrastructure for all modes of transportation
Welcome visitors to Masset

Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not at All	3.23%	1
Somewhat	6.45%	2
Neutral	9.68%	3
Fairly Well	48.39%	15
Really Well	32.26%	10
TOTAL		31

Q4 Additional comments on the Inclusivity Guiding Principles?

Answered: 9 Skipped: 23

People do walk around town. How about side walk improvements? Personally, downtown Masset is not a place i go to except Post office, Bank, Co-op. I think more people are inclined to the sanctuary. Why not binoculars on the viewing tower instead of the dock?

on crosswalks, pavement slanted down to road for wheelchair etc. For visitors, a map/brochure (or multi-dir sign) to show where public washrooms, and ?

Effective infrastructure needs to address more than transportation. Public bathrooms are a high priority for infrastructure. they need to be gender neutral and family friendly.

more park benches for elders to sit and rest while they go out for walks, its important to have a space they can take a break.

Build more than enough benches, picnic tables, shelters so that the usual gang won't monopolize any one place and there will be an excess of those kind of spaces for everyone. Having public washrooms is VERY important.

Provide accessible washrooms for people using the downtown of Masset

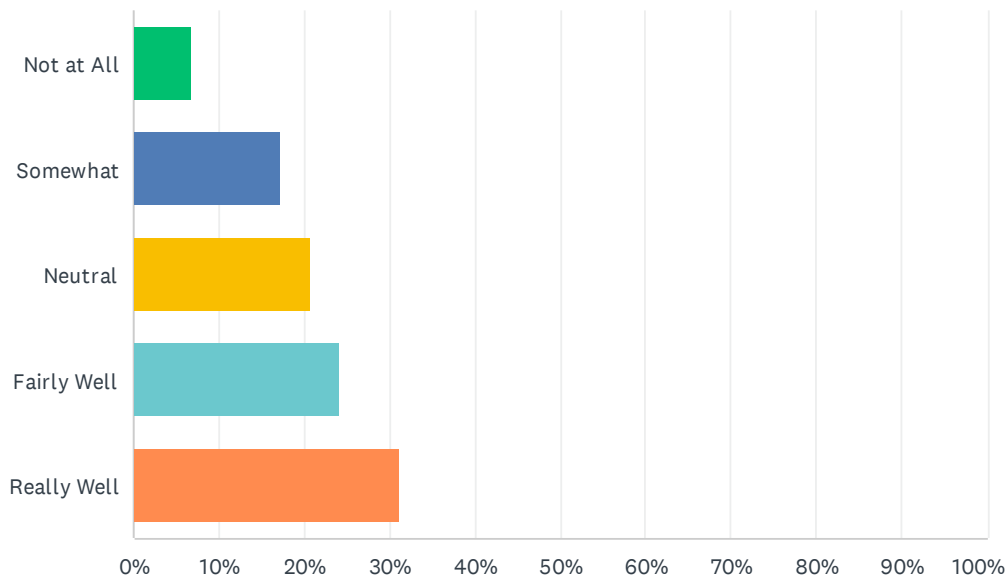
Connecting with organizations that work with the local community that understand the daily obstacles faces here by those living with disabilities

Collaboration with Council of The Haida Nation

More accessible for disabled people. Walkways and access consideration.

Q5 Guiding Principles: How well do each of the concepts reflect the following Guiding Principles related to Culture and Identity presented in the concept package: Respect and highlight Haida language, arts, history, and culture Honour the Haida ways of being in design and programming: Yahgudaang (respect for all beings) Ahl kyaanang tlaagang (ask permission first) Tll yahda (to make it right) Gin 'waadluwaan gud ahl kwaagiidang (everything depends on everything else) Support local artists and implement unique public art projects Highlight and enhance Masset's visual identity through signage and interpretive information

Answered: 29 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not at All	6.90%	2
Somewhat	17.24%	5
Neutral	20.69%	6
Fairly Well	24.14%	7
Really Well	31.03%	9
TOTAL		29

Q6 Additional comments on the Culture and Identity Guiding Principles?

Answered: 12 Skipped: 20

I would like to see the broader vision not just the limited area as outlined. Tourist info centre - dire need of an upgrade. Would like to see murals on, similar to what is by The Grand, Causeway, Post Office.

Excellent

It's all about relationships.

Public art, both Haida and non Haida, is a vital aspect of creating pride and community spirit. Also good for tourism.

incorporate more Haida art and Xaad Kíl signage

I would like to see up to 2 large visual art installations... one Haida one other . Represent the current collective connectedness of people and landscape. Maybe sculptural?

Fishing as part of economy/culture could be highlighted directly

I think renaming places like the Howard Phillips Hall, or even the Village of Masset should be incorporated into this as well as the aforementioned ideas.

Pioneer names overwhelm and take over Haida history

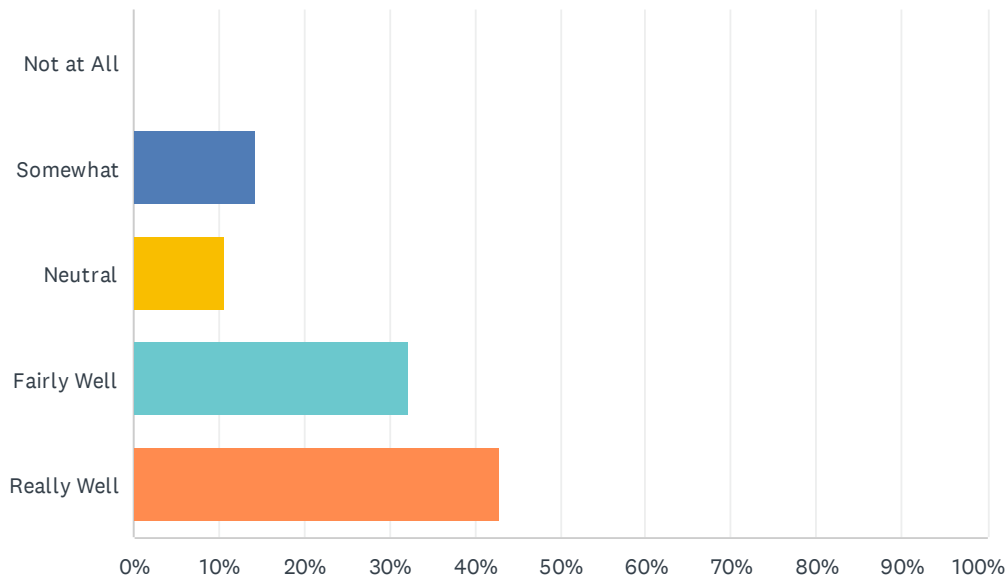
Masset has a boat building/fishing/marine history/culture to build on.

Need support from CHN, and OMVC

Can we get signage like the south end?

Q7 Guiding Principles: How well do each of the concepts reflect the following Guiding Principles related to Activity and Connection?: Provide gathering spaces for the community to connect Provide a variety of activities and recreation opportunities Provide safe physical connections and linkages throughout the project area – including connections to the park, Main Street businesses and amenities, and to the pier and shore

Answered: 28 Skipped: 4



ANSWER CHOICES	RESPONSES	
Not at All	0.00%	0
Somewhat	14.29%	4
Neutral	10.71%	3
Fairly Well	32.14%	9
Really Well	42.86%	12
TOTAL		28

Q8 Additional comments on the Activity and Connection Guiding Principles?

Answered: 6 Skipped: 26

People do more recreational walking around sactuary. Park ideas sound good.

Is it really about providing a variety of activities? and not about providing the platforms for expressing a variety of activities- multipurpose. More bang for the buck. Integrated and transformable landscapes.

It is not enough to just draw a place on the ground for these spaces... we must also consider making these common spaces "safe and comfortable" for all weather we might/do have. Being able to enjoy these common communal areas year round regardless of our many foul weather episodes that could be observed as a part of Masset charm from the safety of a shelter instead of a reason to leave.

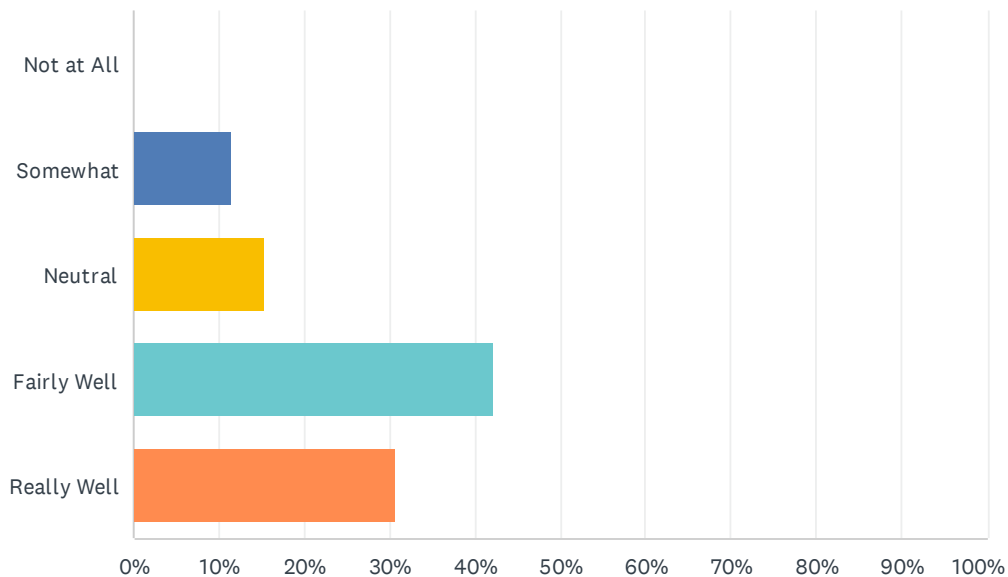
Great- need places that are structured like squares for people to stand around

I think about that enormous park, and the potential is has to grow food (especially berries) & for people to connect over food. I would love to see edible berries & trees planted in the park as a way to encourage people to spend time in it and connect/gather in common spaces.

Outdoor bathrooms needed so people can access the shoreline without finding feces

Q9 Guiding Principles: How well do each of the concepts reflect the following Guiding Principles related to Practicality presented in the concept package: Make responsible investments in critical infrastructure Ensure enhancements complement existing businesses Encourage the development of new businesses Provide amenities that make Masset an easy and enjoyable tourism destination Plan improvements that will encourage repeat visits to downtown Masset

Answered: 26 Skipped: 6



ANSWER CHOICES	RESPONSES	
Not at All	0.00%	0
Somewhat	11.54%	3
Neutral	15.38%	4
Fairly Well	42.31%	11
Really Well	30.77%	8
TOTAL		26

Q10 Additional comments on the Practicality Guiding Principles?

Answered: 8 Skipped: 24

Definitely need more garbage cans. There is so much littering that goes on - cigarette butts across the Post Office is disgusting. Men urinating behind Mile Zero.

We need to be fiscally responsible with identifying needed improvements. The parking concepts and art in crosswalk is money that could be utilized better elsewhere.

The residents need to be acknowledged that this will also be presented as enhancing their day to day use of town, uplift their view of the town and encourage town pride. Everyday functions like recycling, garbage, foot traffic, bicycle traffic, electric wheelchairs, sight challenges, hearing challenges, an aging population and baby boom of the local population need to see their lives improve through this project- the tourist draw is a secondary benefit. (or could actually be an additional tourism draw- come to the little town that loves its citizens!)

the best space to park is exactly where we park now.

Public washrooms should be made "bomb" proof, i.e. stainless steel, concrete and cleanable with a high pressure hose. Consider discrete outdoor urinals such as they have in cities in Amsterdam..

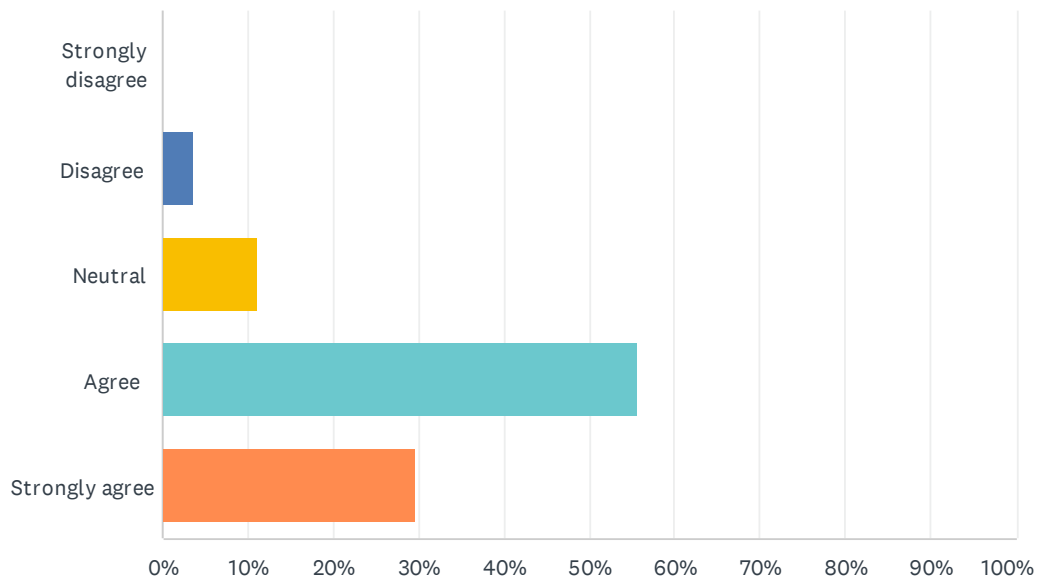
While I fully support all of the new planting of trees and planters, we currently do not have any staff who have either knowledge or "give a damn" to nurture and get the new plantings established.... If we invest in thousands of dollars in trees and plants we need to have at least one senior public works staff who is knowledgeable about optimal growing/maintaining of things (specific to Masset Oceanside sporadically harsh weather). Maybe a contract position? The drawing is lovely, but I am an avid landscaper and plant lover and it takes a lot more work here than other places to successfully grow/maintain things... there should be a plan for maintenance or the money to plant is wasted

The practical element is the same as the beauty element- businesses having useable, effective space to operate and useable infrastructure make people feel safe and at home. Spaces that allow people to use it in a way that makes sense feels beautiful and creates a natural feeling. There is no conflict between practical use and beautiful use- the unique things and services that people sell being given their adequate space is both practical and beautiful.

More green spaces. Trees and planters.

Q11 Guiding Principles: Please indicate your agreement with the Guiding Principles related to Adaptability presented in the concept package:
 Embrace and respond creatively to the local climate in people-oriented spaces and municipal infrastructure
 Embrace and enhance the natural surroundings and environment
 Support diverse economic opportunities

Answered: 27 Skipped: 5



ANSWER CHOICES	RESPONSES	
Strongly disagree	0.00%	0
Disagree	3.70%	1
Neutral	11.11%	3
Agree	55.56%	15
Strongly agree	29.63%	8
TOTAL		27

Q12 Additional comments on the Adaptability Guiding Principles?

Answered: 5 Skipped: 27

Climate change, future challenges, offsetting local climate changes are not identified. As a long time resident, we have seen subtle changes that are only going to become more extreme. ie. rain collection in a rainy town for watering in dry spells, storm shelters for storm watching, weather station with digital weather data, emergency response kiosks(heart attack, tsunami, earthquake response), environmental stewardship: built-in structures that make it easy to recycling, return bottles(self-serve auto payout bottle/can kiosk), bottle-refilling station(schools have them)

Agree.... Create spaces that help people embrace the dramatic weather patterns that make this place special. Place to take momentary shelter while the rain shower and rainbows fly by.

"Support diverse economic opportunities" is absolutely critical. Giving flexibility to people to arrange their economic activities for themselves is key for economic sovereignty and self-sufficiency.

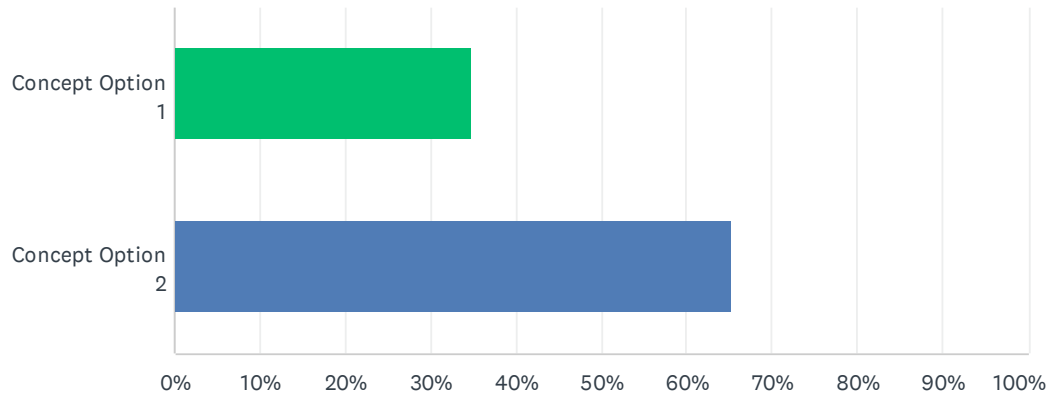
I think adding ways to support food and energy sovereignty is critical in this piece.

Covered spaces so people can continue to go outside in the rain, yes!!

Q13 We would like your input on the two street concept options in order to inform a preferred streetscape plan. The preferred plan can be one of the two options as proposed or can include elements from both of the options.

Which option do you prefer in general?

Answered: 23 Skipped: 9



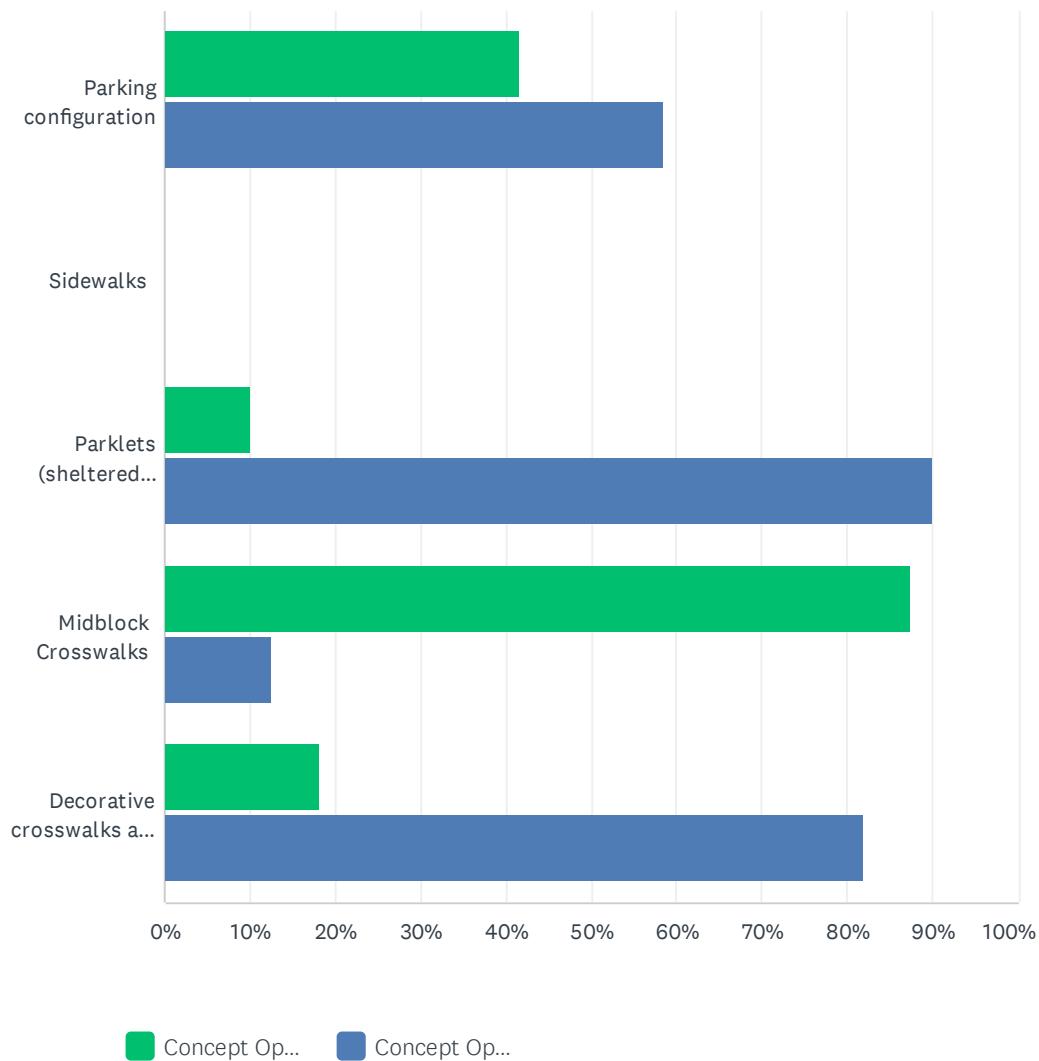
ANSWER CHOICES	RESPONSES	
Concept Option 1	34.78%	8
Concept Option 2	65.22%	15
TOTAL		23

Q14 Indicate your preference for the concept plan elements in the table below by checking ONE of the boxes in each row. If you have a suggestion that does not appear in either of the concept plans, please add it in the comment box below the table. The concept plans have many elements that are the same or similar, including: Accessible sidewalks and street crossings Street trees where possible Street lighting Centre planting areas Street furnishings (benches and water receptacles) The Elements and Concept Options are:

ELEMENTS	CONCEPT OPTION 1	CONCEPT OPTION 2
Parking configuration	Parking is focused on the outsides of the street. The majority is angle parking stalls with only a few parallel stalls.	Parking is distributed both in the centre of the street as well as on the outsides. Types of stalls include both angle and parallel stalls.
Sidewalks	Planted areas are located in areas where sidewalk is extra wide	Planted areas are spaced throughout a more consistent-width sidewalk
Parklets (sheltered sitting spaces)	No parklets are shown	Includes parklets
Midblock Crosswalks	Occurs on both blocks	Occurs only on one block
Decorative crosswalks and street art	Rainbow theme is present in all crossings	Rainbow theme is combined with a water-inspired motif

Answered: 28 Skipped: 4

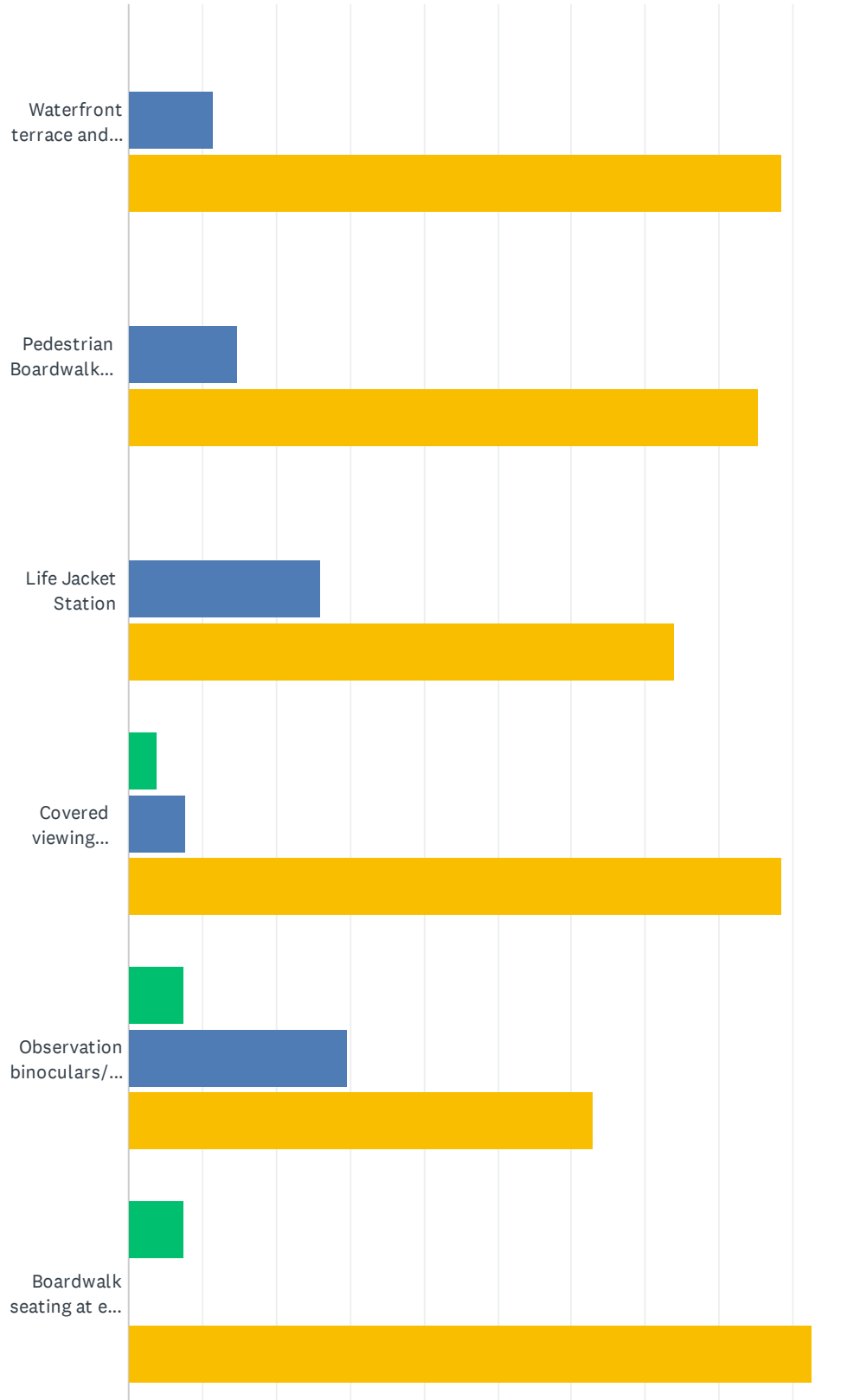
Masset Main Street Vision Action Plan Park to Pier



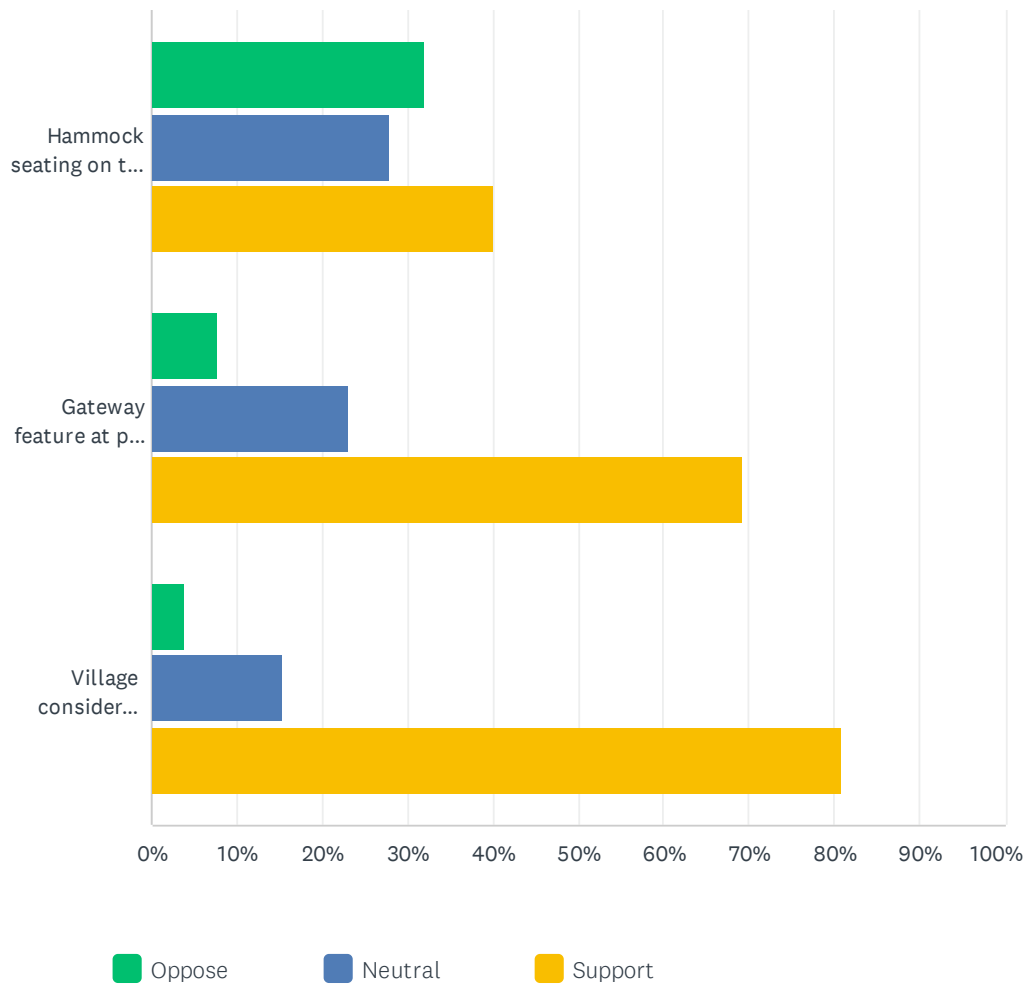
	CONCEPT OPTION 1	CONCEPT OPTION 2	TOTAL
Parking configuration	41.67% 5	58.33% 7	12
Sidewalks	0.00% 0	0.00% 0	0
Parklets (sheltered sitting spaces)	10.00% 1	90.00% 9	10
Midblock Crosswalks	87.50% 7	12.50% 1	8
Decorative crosswalks and street art	18.18% 2	81.82% 9	11

Q15 Indicate your support for the Pier Concept elements in the table below by checking ONE of the boxes

Answered: 28 Skipped: 4



Masset Main Street Vision Action Plan Park to Pier



	OPPOSE	NEUTRAL	SUPPORT	TOTAL
Waterfront terrace and shelter at end of Main Street	0.00% 0	11.54% 3	88.46% 23	26
Pedestrian Boardwalk extending from Main Street	0.00% 0	14.81% 4	85.19% 23	27
Life Jacket Station	0.00% 0	25.93% 7	74.07% 20	27
Covered viewing structures on Pedestrian Boardwalk	3.85% 1	7.69% 2	88.46% 23	26
Observation binoculars/ viewing apparatus	7.41% 2	29.63% 8	62.96% 17	27
Boardwalk seating at end of pier	7.41% 2	0.00% 0	92.59% 25	27
Hammock seating on the pier	32.00% 8	28.00% 7	40.00% 10	25
Gateway feature at pier entrance	7.69% 2	23.08% 6	69.23% 18	26
Village consider acquisition of property at end of Main for greenspace	3.85% 1	15.38% 4	80.77% 21	26

Q16 Do you have any additional comments on the Pier Concept?

Answered: 10 Skipped: 22

observation binoculars/viewing apparatus should be at the viewing tower in the Sanctuary on Ruth Stewart Park.

I'm not sure if the pier is still an area that fishboats use -if so, that should be taken into account. - if Masset could buy the old cannery and put a park there they'd be way ahead of the game. maybe not an gateway feature at the pier but maybe by the seating area to the right before the pier entrance. Something to cap that end of the street.

Any viewing/seating options should face in both directions...up and down the inlet.

Hammock seating- seems pointless. Everything here needs to be rustproof, salt-proof and storm-proof besides the usual vandal-proof. Fishing info kiosks, place for DFO alerts, etc. Space prepped for future "food kiosk" see little food hut on Campbell River pier. MUST have a single public washroom stall-open 24/7, low maintenance, idiot proof so people don't have to run up to the park.

trash/recycling bins, handwashing station, well lit up public washroom. small info center.

The pier is an amazing walk to enjoy the sunset. If there was a more inviting walkway built down towards the shoreline here this is also a very fun walk out towards Old Masset for beach-combing seaglass, agates, crazy washed up treasures... maybe even build a couple of shelters on the way towards old Masset - like near the Dixon Entrance museum, the hospital and at the start of old Masset... maybe with some culturally significant story telling? The Pier could be a starting point for a shore walk.

Greenspace at the end of Main Street is AMAZING

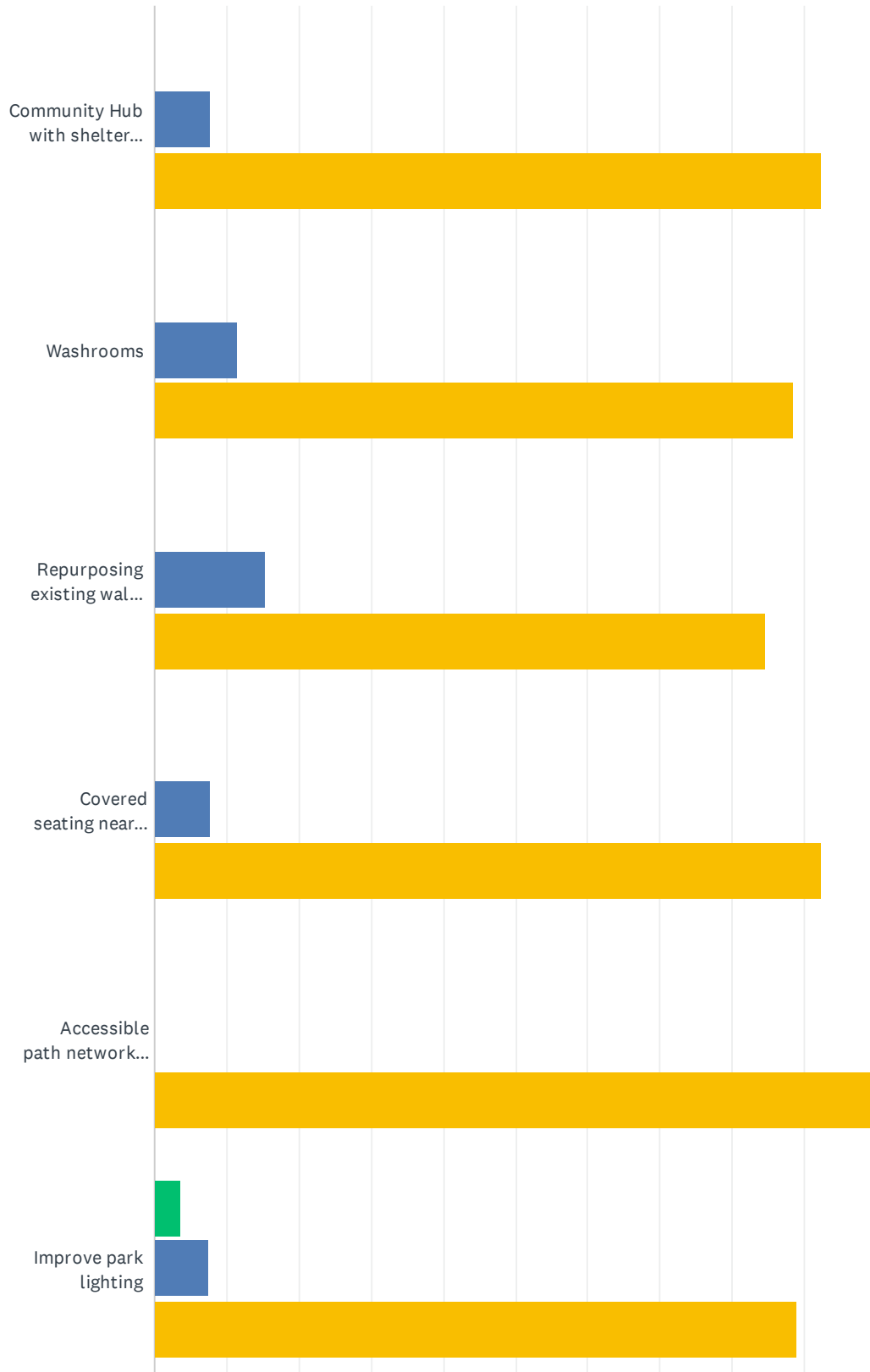
Wow! I would SO SUPPORT the village acquiring the property at the end of main for some waterfront green space, what an absolute delight that would be!!

Often any sheltered area has been overrun by drinking men who defile or make uncomfortable the ease of families to enjoy - this is a social problem the city hasn't ever been able to deal with

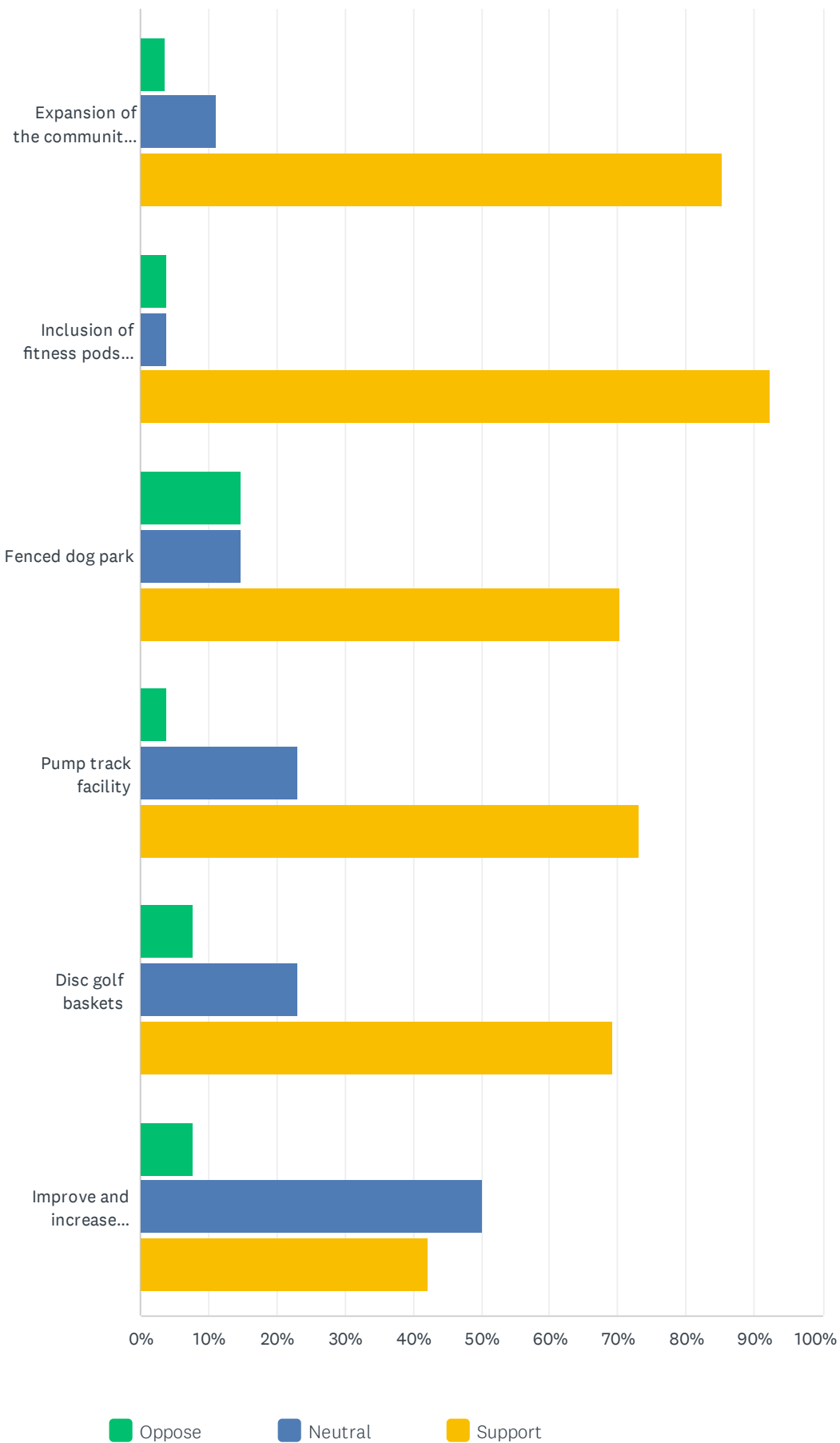
This will be our crowning jewel if properly handled. I live this idea, and beach/water access is fabulous for locals and tourists alike! Covered areas are a must.

Q17 Indicate your support for the Park Concept elements in the table below by checking ONE of the boxes

Answered: 28 Skipped: 4



Masset Main Street Vision Action Plan Park to Pier



Masset Main Street Vision Action Plan Park to Pier

	OPPOSE	NEUTRAL	SUPPORT	TOTAL
Community Hub with shelter, sport court and plaza	0.00% 0	7.69% 2	92.31% 24	26
Washrooms	0.00% 0	11.54% 3	88.46% 23	26
Repurposing existing walls for bouldering and squash	0.00% 0	15.38% 4	84.62% 22	26
Covered seating near playground and skatepark	0.00% 0	7.69% 2	92.31% 24	26
Accessible path network throughout park	0.00% 0	0.00% 0	100.00% 27	27
Improve park lighting	3.70% 1	7.41% 2	88.89% 24	27
Expansion of the community garden	3.70% 1	11.11% 3	85.19% 23	27
Inclusion of fitness pods/ circuit	3.85% 1	3.85% 1	92.31% 24	26
Fenced dog park	14.81% 4	14.81% 4	70.37% 19	27
Pump track facility	3.85% 1	23.08% 6	73.08% 19	26
Disc golf baskets	7.69% 2	23.08% 6	69.23% 18	26
Improve and increase parking	7.69% 2	50.00% 13	42.31% 11	26

Q18 Do you have any additional comments on the Park Concept?

Answered: 15 Skipped: 17

Expand existing tot/children park to include tennis court space. Build new tennis courts (regulation size) and pickle ball courts elsewhere

This is very frustrating survey - don't know what pump track, bouldering and disc golf are - there's lots of parking already at that end - You've missed the most important - besides washrooms - that is a bike track - we've got lots of kids with bikes - Concentrate on using what we have - concentrate on the water and park ends - a protected gazebo in the park end for music - with electric connections- we're starved for music at this end of the island - and could be used for small theatre events - set up on one of the back hillocks or near the library site - don't know if you know - but in the area beyond the parking area - there is a cement slab that has been turned into an ice-skating rink for the last 2 years - Very Popular. So - a bike trail, a music gazebo, washrooms, - are we talking about the far side of the field, beyond the cement walkway? - a large fenced dog area Might be okay. and that would be a good place for a bike track. And the cement walls are obviously made for murals and painting - So many local artists, settler and white, are here and would create a stir and a resident feel of connection - and help to include Haida culture in the mix. Could be given a name Walk or ... the steps leading down to it would have to be checked. Signs to it. where is the skateboard park? definitely need that. a running circuit path up and down hills (being aware that the hillocks are the only sledding area here) Emphasis on kid activities. and around the back fields - when I walk my dog back into town from the Sanctuary I dread going into town so usually cut across the back fields on the far side of the cement walkway. that would be so nice to have a nice walk area there - and that's where a few more trees could be planted - not imported - local sale - Masset doesn't rate well in plant maintenance - \$ would have to be included for a plant person. A covered seating area for spectators would be good - with wall protection on the n/nw sides. The seats could even be just stepped grass or left as? I said yes to a comm hub but don't know what you are suggesting - where? yes to shelter what's a plaza and a sport court? So it's a tentative yes to that. If it was on the far side of the parking - towards library - that would be good - maybe the cement where the skating rink is could be multi-purposed - skating when there is ice and ? otherwise. That would also be a lovely nod to the people here, and a lead in to the 'park'. We just call it the field. It would nice cap to that end of the street.

Disc Golf is being discussed at the high school as well. There may be potential for collaboration.

A dog park is not needed with all the beaches in the area. This would also require upkeep on the part of the Village. Sylvan has enough to do!

My husband and I really enjoy disc golf and would greatly appreciate the addition of this feature at the Park. We would use it all the time! We also live near to the park area and would like consideration put into the type of lights that would be used...currently there is a street lamp that is quite bright near the park area and causes a lot of light pollution into the backyards of the surrounding houses. If there is a 'low light' option for the park that would be wonderful! Thank you :)

1. perhaps current tennis court could do double duty as a squash court? bouldering wall, yes but meh. (doesn't really fit in with a maritime theme...what does?...maybe sea creatures?) 2. Pump track facility- I just see this as becoming a water hazard steeplechase course. Outdoor projection screen not practical for the few nights a year when the weather is suitable and the night is longer than 3 hours. besides the hill goes the wrong way. BUT there do need to be built-in bleachers on both sides of the field with such a design that doesn't collect water or garbage(see Victoria and Albert waterfront - they had good outdoor seating and a little bandshell with a built-in large screen tv where we all watched the rugby finals) Also need accessible platform space at the stop for those in electric wheelchairs. Drainage and pooling/flooding needs to be kept in mind. The pretty curved walkway in the dog park will not be used as the natural traffic will go in a straight line through the park gate-to gate regardless of sidewalk. This is a well-worn path, already. Garbage collection by town workers in a small vehicle needs clear access from one end to the other. Need many many garbage/recycling receptacles.

trash/recycling bins, public washroom, hand washing stations, water fountains, kids Water park turned on for summer, berry bushes, fruit trees, pink ornamental cherry trees and flowers.

If possible, it would be great to see an outdoor running track included both for the schools use as well as public use.

We have such close proximity to dog walking areas that it doesn't make sense to fence an area for dog walking?

I believe there is more than enough parking

This sounds like an absolute dream!

I am IN LOVE with this design. As a childrens instructor and bike/skateboard enthusiast I am SO excited at the prospect of a skatepark and the pumptrack in Terrace brings out hundreds of kids a day so it awesome to see that added. Just overall excited for the plan. A tool bench with bike and skateboard tools would make the space even more accessible and possible community bikes and boards to use that stay there. Disc golf is awesome too.

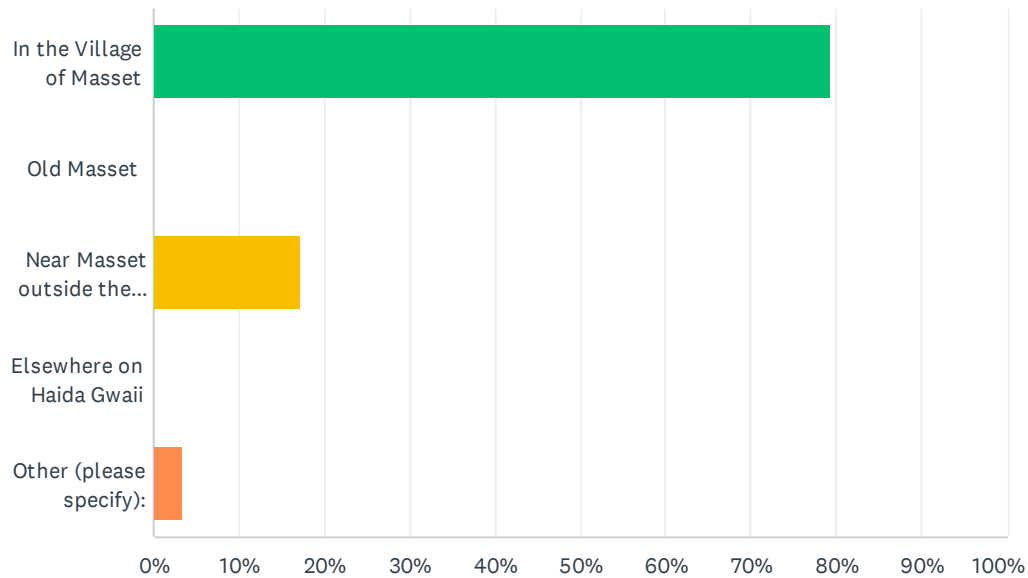
Love love love the idea of a developed park green space. A great town to ask for advice on park and playground developers is Parksville BC - they have amazing parks that we could model ours after or perhaps find the company that planned theirs! The washrooms should be easily clean able for parks staff by being mostly stainless steel and able to clean by spraying floor to ceiling with a high pressure hose.

Covered walkway for at least half of the circle around the field. Fitness stations along the whole route around the field - keeping the walls and sidewalks that already exist for murals, etc.

Sounds great and would bring life to the centre of town.

Q19 Where do you live?

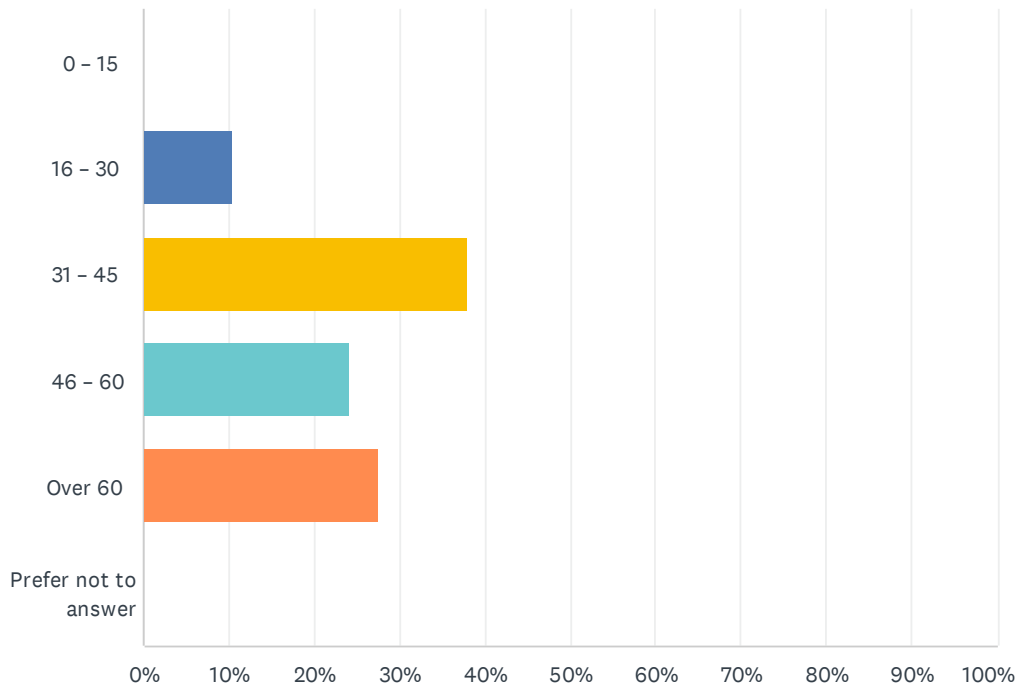
Answered: 29 Skipped: 3



ANSWER CHOICES	RESPONSES	
In the Village of Masset	79.31%	23
Old Masset	0.00%	0
Near Masset outside the Village	17.24%	5
Elsewhere on Haida Gwaii	0.00%	0
Other (please specify):	3.45%	1
TOTAL		29

Q20 Your Age

Answered: 29 Skipped: 3



ANSWER CHOICES	RESPONSES	
0 – 15	0.00%	0
16 – 30	10.34%	3
31 – 45	37.93%	11
46 – 60	24.14%	7
Over 60	27.59%	8
Prefer not to answer	0.00%	0
TOTAL		29

Q21 Please provide any additional comments on the project

Answered: 18 Skipped: 14

I like some of the ideas for a park. Main street please leave as it is, just improve the planters that already exist. Town desperately needs improved and more sidewalks around town. Improve the tourist centre - an eyesore. Sidewalks in the sanctuary - a lot of people walk in it and have to share the road with cars. Have the wrecks parked along town roads - for example on Delkatla - taken away. Sidewalk extended along Harrison Ave leading to museum

Municipal buildings all painted same colour palette for a sense of community cohesion. Public art as QCC has done, large sculpture.

Hoping that you accept this tho' late- I was working on a paper copy but it didn't include any overviews so it was difficult to understand. I think you should consider Collision as it comes into town - the playground is the first public space - some improvements have been made but it could use a few more bits to liven it up. And the best asset Masset has is the big tree trail off northwest drive - tourists always want to see BIG trees and there are big trees in plenty - and there needs to be a walkway to and into the first bit and then we would have a Great resource. Birds, boats, wilderness. A boat theme up town could be thought about. The museum has a good fishboat and fishermen display this year. My recommendation is to concentrate on either end of the street and green up street and more benches - benches need to be slat seats so they dry faster. I've spent a lot of time thinking about this so please ignore the missed deadline. Jenny Nelson

Andrew, Andrew, and Shasta.....the survey is really well done. Both concepts would be great for Masset, so can't go wrong. I like the location of the EV station You may want to include the two slow charging stations which are going to be installed this year at the soup kitchen building. Well done!!

Can't wait!! :) Please start tomorrow. Thank you ;)

Excited by the ideas so far. Now you need a champion to see it through. Consider native edible plants species alongside other food producing plants species. No annuals, only perennials. If trees, then native trees or fruit bearing trees(messy but then they provide free food for all) Love the idea of the library at that location. Solar panels, solar tubes in shelter roofs and micro wind generators on the hill of the community garden to off-set electrical needs.

I love the way we park, add to our parking but don't take it away. painting arrows on the road would be great though because the tourist are such bad drivers and never look at the signs.

Public art. Public art. Public art!

Let's get things done!

If we make the effort (spend the money) to move forward with the improvement concept we must also consider hiring properly trained and motivated staff to develop and maintain the plantings and infrastructure - or the initial investment of money is wasted and nature will return everything to moss and rot.... Plan for hiring trained/motivated maintenance staff who have a sense of pride and a knowledge about aesthetic and local weather harshness.

This makes me so so proud to be a resident of Masset, I am so looking forward to seeing these upgrades happen and will participate in any way I can.

I am so excited to see this project happening and that the park features are fresh and full of recreational uses for the community. Kudos on the entire plan.

Great to see improvements are being done. And a park is considered. Supporting art culture is a move forward.

I fully support this project and applaud VOM for taking a positive step and investing in the community. I am invigorated by the idea of reviving Masset and giving it a well deserved makeover!!!

Start with the sports field end - outdoor recreation ideas for all residents - then the Pier - everyone already uses it and enjoys it and the rest of the stuff is just "prettying up" - and tidy up the strip down the middle of Main St - it is fine as it is for now and change for change's sake doesn't make sense in the economic times we find ourselves - a bit of paint and trimming and such will make all the difference.

I like the idea of many green spaces. I think signage like the south end would be ideal.

Great ideas. Can I suggest encouraging waterfront restaurant and pub views. Best thing about Rupert is a place to eat and drink with a view.

I'm very excited about these projects. We are fairly new to Masset and when we first came to Masset to visit I was surprised by the condition of Main street and surrounding areas. The projects will definitely make Masset more welcoming. With the beautification project it might encourage businesses to take pride in the store fronts as well.