



# Downtown Vision & Action Plan







**Prepared For:**

District of Stewart  
705 Brightwell Street  
Stewart, BC V0T 1W0

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# Introduction



The District of Stewart's Downtown Vision and Action Plan re-envisioned Fifth Avenue in order to serve community members of all ages and abilities, attract economic development, and create a destination for visitors. This plan presents a vision for a vibrant and locally-scaled downtown that reflects the community's needs, values, and aspirations in a clear and practical visioning document.



# Site Context and Conditions

The District of Stewart is uniquely situated at the end of the land border between Alaska and British Columbia and at the head of the Portland Canal, a 114 km long fjord which forms a portion of the border at the southeastern edge of the Alaska Panhandle.

Stewart is a historic gold rush town that is home to 500 residents. It is a remote, small town surrounded by natural beauty and scenery. Its closest neighbour is Hyder, Alaska, located 3km away along Highway 37 A (also known as the Glacier Highway).

Due to its proximity to the ocean and maritime influence, Stewart has a humid continental climate. It receives approximately 74 inches of precipitation (rain and snow) in a year, and is known as one of the cloudiest places in the world.



The downtown plan area is focused 5th Avenue from Rainey Creek to the Stewart Airport (ZST). Some of the town's charms and highlights are the old mining town historical buildings and the breathtaking view along the Estuary Boardwalk.

## LEGEND

1. Rainey Creek Campground
2. Ian McLeod Memorial Park
3. Rainey Creek
4. Estuary Boardwalk
5. Visitor Information Centre & Temporary Library Location
6. Future Stewart Public Library
7. Stewart Ball Diamonds
8. Stewart Aerodrome



# Policy Context

Previous studies and policies helped inform the direction of the Stewart Downtown Action & Vision Plan. The following section summarizes the existing regional and local policy documents that shape governance, infrastructure and built form in the District of Stewart.

## STEWART OFFICIAL COMMUNITY PLAN DRAFT (2022)

**Provides guidance for District Council, staff and the community on how Stewart will grow and evolve in the future.**

- Guiding Principles of the Official Community Plan (OCP) that are relevant to the Downtown Vision and Action Plan project include:
  - Encourage partnerships between different levels of government, crown corporations, local industry, small business and community groups
  - Foster an environment that provides active community engagement with a diverse cross-section of residents.
  - The District's role as the community moves forward will lead, facilitate, support and/or encourage the actions of others
  - Ensure that there is a proactive decision-making process that has a long-term focus.
  - Work within the Districts capacity to implement initiatives that are simple, meaningful, and cost effective.
  - Shared ownership of the OCP with the local community.
  - Ensure community planning decisions have transparency, clarity, and fairness.
  - Seek to promote unity in the community during decision-making processes.
- The OCP encourages new growth in key areas such as the Downtown Commercial Area to support economic development. It also encourages higher density residential development in and adjacent to the area, the development of mixed-use buildings, and pedestrian-oriented development that's walkable and accessible, in the Downtown Commercial area.
- Downtown Stewart has retained several historical buildings, and it is encouraged to integrate key heritage themes into the existing and future development of facades.
- The Downtown Commercial area is also encouraged continue to direct lodging, restaurants and similar uses, as well as demolish buildings that are structurally unsound and cannot be restored.
- The Downtown is located within the Development Permit Area #3, which is subject with guidelines for the form and character of the District's Town Centre.

## HOUSING NEEDS ASSESSMENT (2020)

**Report that supports effective housing policy and development by understanding the District of Stewart's existing housing needs, and affordability and suitability challenges for residents.**

### Key Areas of Local Need

- Affordable Housing:** increasing housing values creates unaffordable conditions
- Rental Housing:** need for more rental housing options in the community
- Housing for People with Disabilities:** little to no supportive or accessible housing for those with special needs
- Housing for Seniors:** need for aging in place depending on individual needs
- Housing for Families:** lack of full-time employment and access to services threatens ability to afford and remain in the community
- Homelessness:** need for emergency and crisis housing, second stage housing, and supportive living facilities

## STEWART AGE FRIENDLY ASSESSMENT COMMUNITY PLAN (2020)

**Document that recognizes the importance of caring for older populations a priority for BC Communities, including Stewart.**

The age-friendly assessment of the community implores priority areas of:

- Transportation**
- Health Services**
- Housing & Home support services**
- Walkways and Building Entrances**
- Communication**



### DISTRICT OF STEWART STRATEGIC PLAN (2021-2022)

The document is a council-driven plan that discusses strategic areas for the year 2022-2023 that considers priorities that guide the municipality with the district's assets and potential long-term trajectory. The plan provides a refreshed vision, mission and values, strategic focus areas, goals and priority actions.

#### Values that guide the work of Council & Staff:

- Encouraging Community Involvement
- Building Trust & Respect
- Promoting Innovation & Creativity
- Recognizing the achievement and contributions of District Staff & Citizens
- Fostering Open & Proactive Communication
- Being Fiscally Responsible

#### Focus Areas (6):

1. Safe Community
2. Secure Finances, Assets & Infrastructure
3. Bold Economic Development
4. Livable Complete Community
5. Engaged Community
6. Organizational Excellence

### REGION OF KITIMAT-STIKINE STRATEGIC PLAN (2019-2022)

Regional framework outlining the opportunities and challenges facing the region that provides direction for decisions and ways to track progress overtime.

#### Strategic Focus Areas:

1. **Northwest British Columbia Resource Benefits Alliance**
  - To attain a long-term funding agreement with the Province to support economic development in the northwest and ensure that an appropriate share of resource revenues remain in the region.
2. **Engaging and Communicating with our Citizens**
  - To improve awareness of the Regional District's role and obtain feedback from our citizens on services we provide.
3. **Partnerships and First Nations**
  - Partner with our First Nations and communities to deliver services and amenities.
4. **Organizational Capacity**
  - To ensure we have the organizational capacity to deliver quality service and effectively respond to demands and opportunities as they arise.
5. **Provision of services in rural areas**
  - To provide and maintain services and amenities that support livable and sustainable communities throughout our region and protect our natural values and assets.
6. **Advocacy**
  - To advance a collective voice that represents the interests of the region to the Provincial and Federal governments and other governmental agencies responsible for providing services in our region.

### DISTRICT OF STEWART TOWNSITE AVALANCHE HAZARD AND RISK ASSESSMENT

Summarizes a detailed study of avalanche hazard and risk to the Stewart townsite to update avalanche hazard zone maps and providing recommendations for mitigation.

A portion of the District of Stewart is within the high hazard zone and moderate hazard zone; therefore consideration must be given for geotechnical hazard of development.

### DISTRICT OF STEWART CLIMATE ACTION STRATEGY: ADDRESSING BILL 27

Provides recommended actions for how the District can better prepare for challenges that may arise as a result of a changing climate.

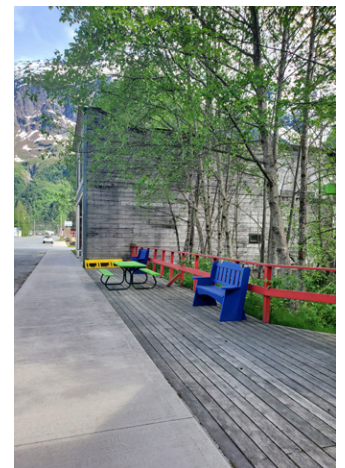
In addition to weather changes, climate change can also affect water, forest and agricultural resources and place increasing pressure on the District of Stewart's infrastructure.

Suggested climate high-level GHG policies for the District's are as follows:

- Support and facilitate energy efficient development and land use patterns to create complete, compact community development
- Promote energy efficiency, reduced energy costs, and the reduction of the carbon intensity of energy
- Work cooperatively with senior levels of government to reduce GHG emissions and energy consumption



# Existing Conditions









## Draft Vision & Guiding Principles

The downtown vision and guiding principles were developed based on a review of the City's planning documents, and input from staff, and what we heard from engagement events and surveys. The vision and guiding principles may be refined with staff, Council or community input.

### Focus on 5th Ave Vision:



**Downtown Stewart is a vibrant, beautiful, and inviting destination for both residents and visitors. This livable community core is well-connected to nearby amenities and is resilient to climate extremes. Community pride in heritage, culture and the natural environment is evident in both public and private spaces.**





# Guiding Principles



## Mobility & Connections

- Create safe access and connections to, through, and around downtown for all modes of transportation
- Ensure mobility options for people of all ages and abilities are included in the downtown transportation network including walking and biking
- Ensure people of all ages and ability can access downtown comfortably and safely by foot or by wheel



## Pride in History & Natural Surroundings

- Provide inclusive and welcoming spaces for residents and visitors of all ages, lifestyles, and abilities
- Prioritize places for people in the downtown that create places for memorable connection
- Foster enhancements that reflect the history of Stewart and celebrate community identity



## Lifestyle & Livability

- Embrace downtown as a place that supports the various small-town lifestyles and cultures
- Shape the public realm to serve as an active community space
- Invest in infrastructure to support the future needs of Stewart residents



## Environment & Outdoors

- Incorporate green spaces into the streetscapes and public places that reflect the beauty of surrounding natural areas
- Adapt to the changing climate by enhancing the resiliency of our infrastructure and reduce the impact of infrastructure on the environment
- Value the environment and protect ecological functions for everyone's enjoyment



## Vibrancy

- Welcome creativity and innovation in downtown redevelopment and cleanliness efforts
- Promote a vibrant and inviting atmosphere that attracts and supports businesses, entrepreneurs, tourism, and talent to provide diverse employment opportunities
- Encourage a compact mix of land uses to provide opportunity for everyone to access places to live, shop, interact, play, work, and eat

# Downtown Action Plan



The following list identifies proposed actions that respond deliberately to one or more of the guiding principles.

- Provide sidewalks throughout 5th Ave
- Renew aging parts of boardwalk and add more trail links to downtown network
- Provide a universally accessible connection from downtown to ball diamond
- Provide visible and safer pedestrian crossings on 5th Ave
- Connect trail from Rainey Creek Campground to downtown businesses
- Improve facilities within Rainey Creek Campground
- Explore feasibility of burying power lines on 5th Ave when infrastructure renewal/upgrades occur
- Beautify 5th Ave with banners and hanging baskets
- Introduce enhanced sidewalk treatments on 5th Ave that reflect historical conditions with modern durable materials
- Partner with property owners to incorporate murals on building walls and historic images in windows of empty storefronts
- Improve drainage on 5th Ave
- Improve lighting throughout downtown

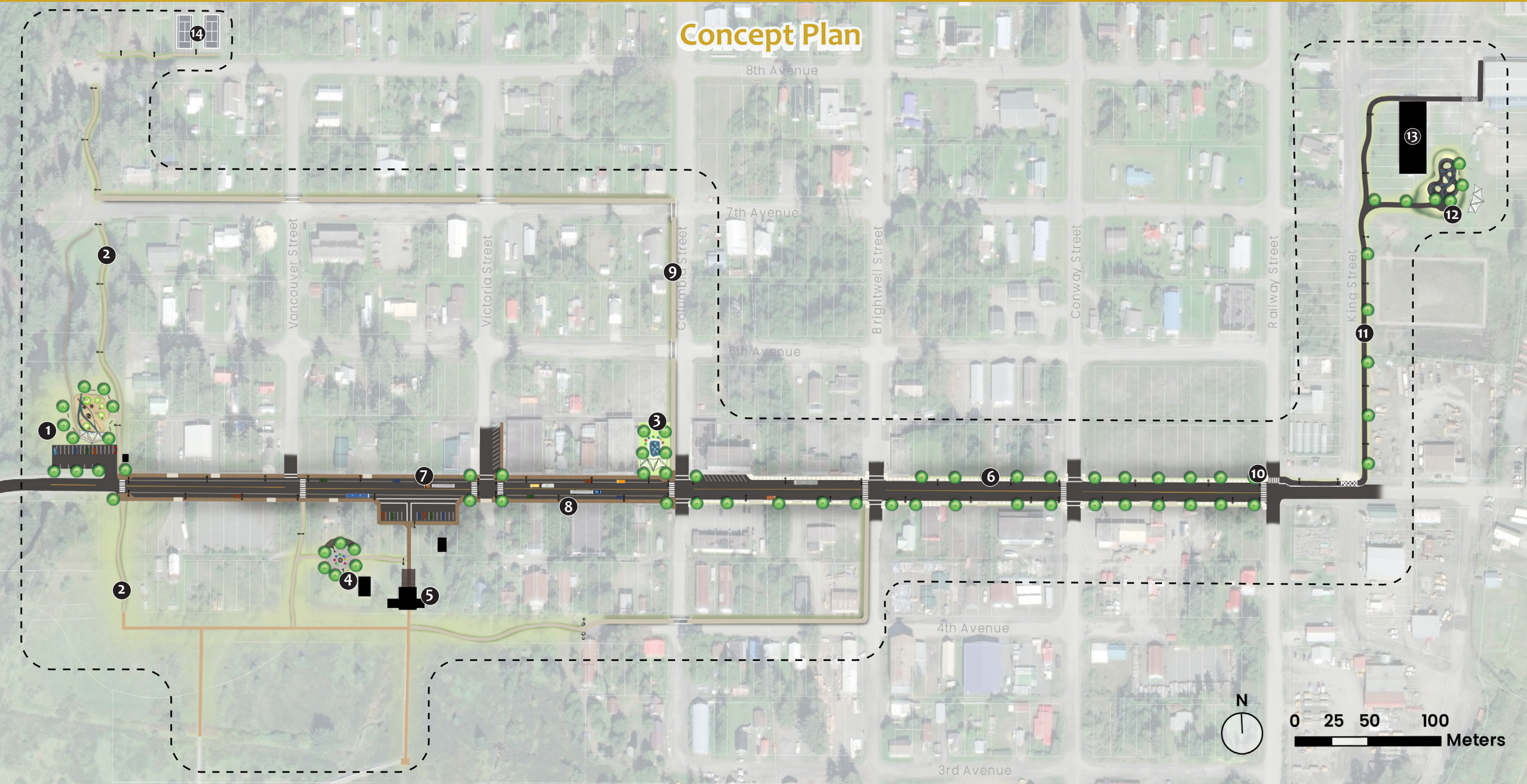


- Create year-round fire circle gathering space
- Include a water feature or spray plaza in downtown with shaded areas and seating
- Include street trees where possible on 5th Ave
- Renew and upgrade equipment in Ian McLeod Memorial Park to create a destination playground with shaded areas, seating and a ground drinking fountain
- Welcome visitors to downtown with gateway features and create a wayfinding strategy for the entire community
- Renew site furnishings with new colourful products made of low-maintenance and durable materials
- Maximize width of sidewalks to allow retail and dining to spill outside
- Maintain on-street parking and ease of vehicle access to downtown shops
- Create a youth-oriented hub near the school that includes an all-wheel pump track, climbing and skateboarding
- Establish a Historical Walk connecting important historical buildings around the downtown and pathways





# Concept Plan



## LEGEND

- Study Area
- Improvements to existing footpath

- 1** Ian McLeod Park Playground Renewal
- 2** Trail Network Connections
- 3** Downtown Plaza
- 4** Community Fire Circle

- 5** Pavilion extension
- 6** Standard Sidewalks & Pedestrian Crossings
- 7** Enhanced Sidewalks & Pedestrian Crossings
- 8** Street Lighting & Banners (throughout study area)

- 9** Historical Walking Loop
- 10** Gateway Feature
- 11** Paved Multi-Use Path

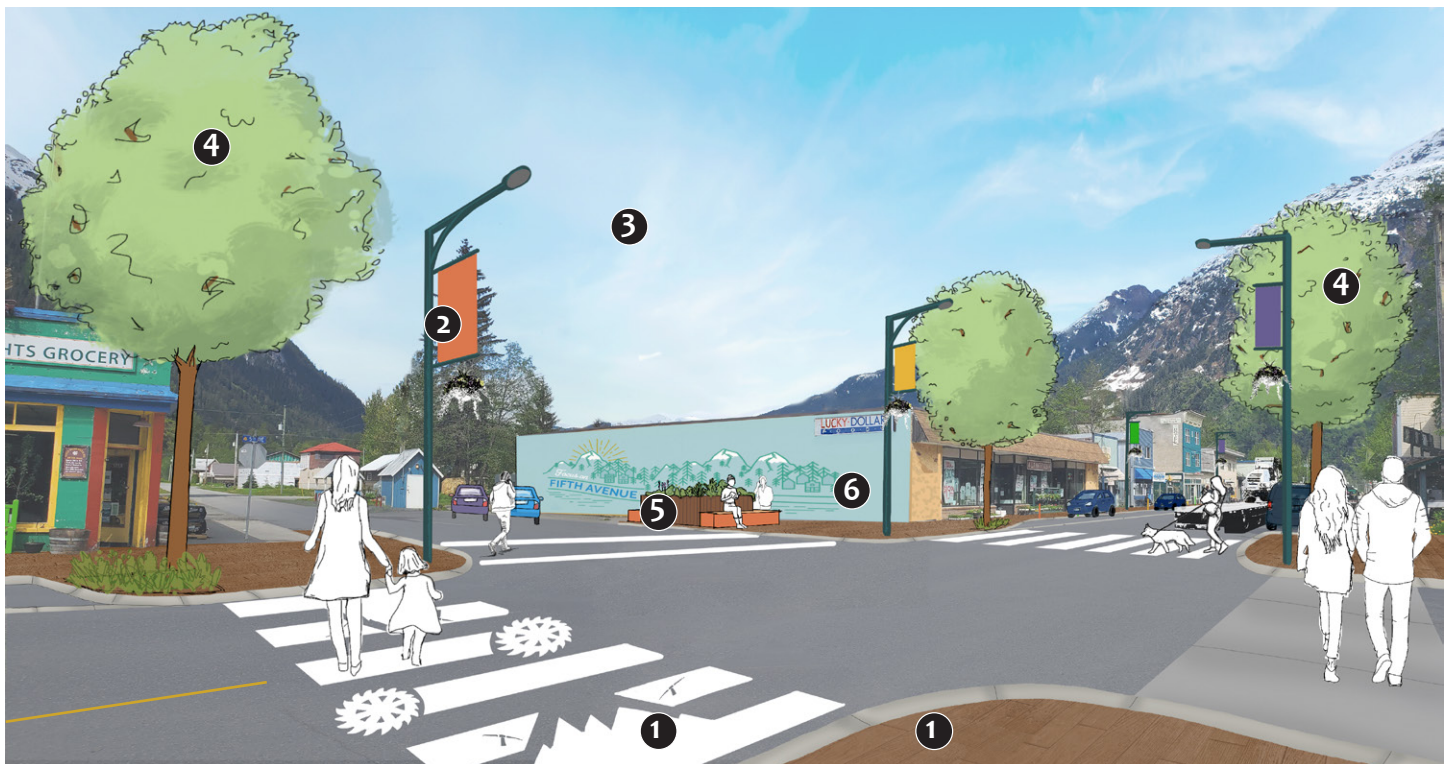
- 12** All-Wheel Paved Pump Track
- 13** Adaptive Reuse of Pool Facility—Enhance Youth Centre
- 14** Improved Tennis Courts



# Visualizing 5th



## Key Map



### LEGEND

- 1 Enhance sidewalks and pedestrian crossings
- 2 Street lighting & banners
- 3 Explore feasibility to bury power lines
- 4 Increase street tree canopy
- 5 Seasonal parklets for public seating and plantings
- 6 Partner with businesses to create murals on building facades



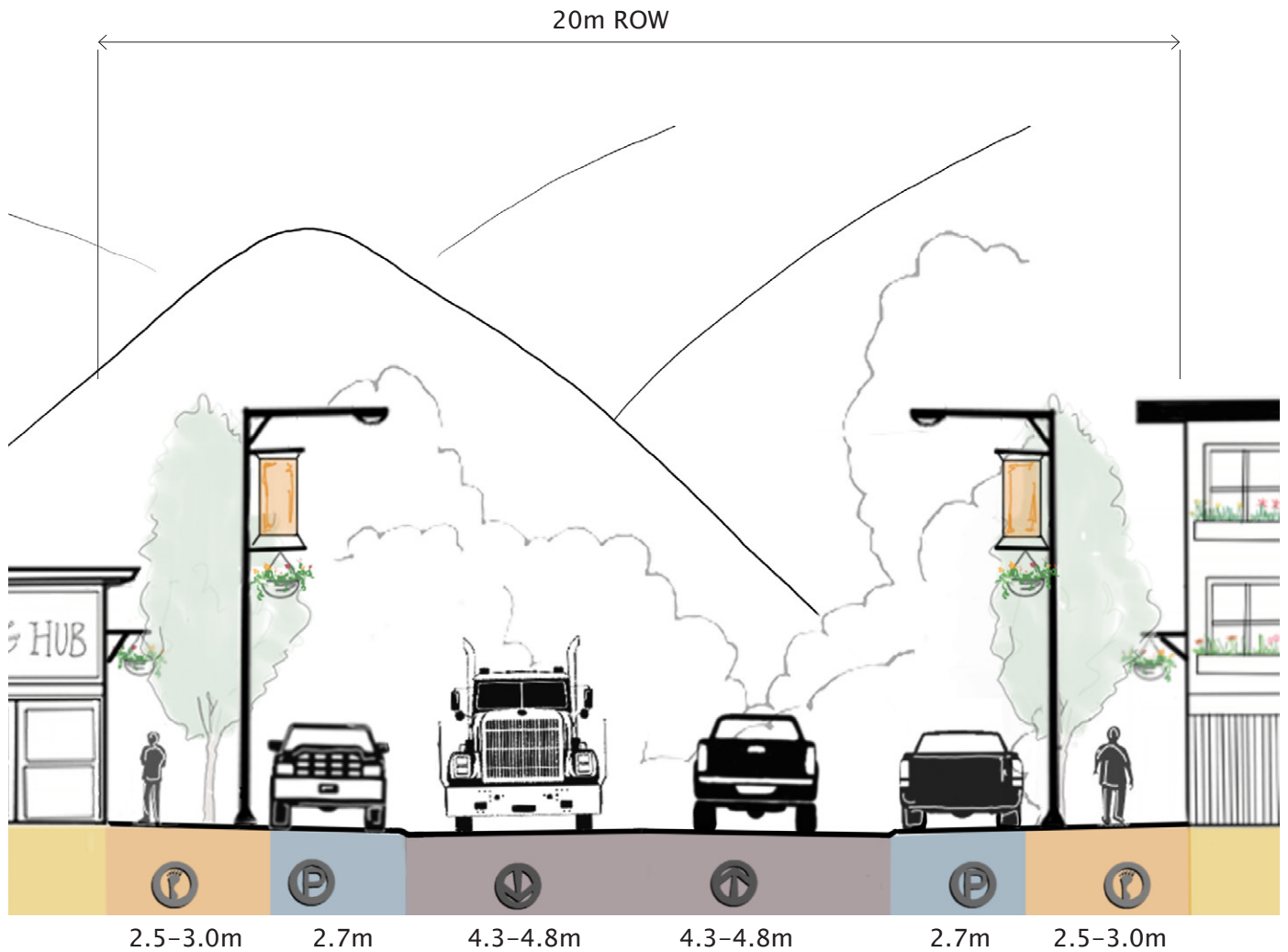


# 5th Ave - Street Sections

## Key Map

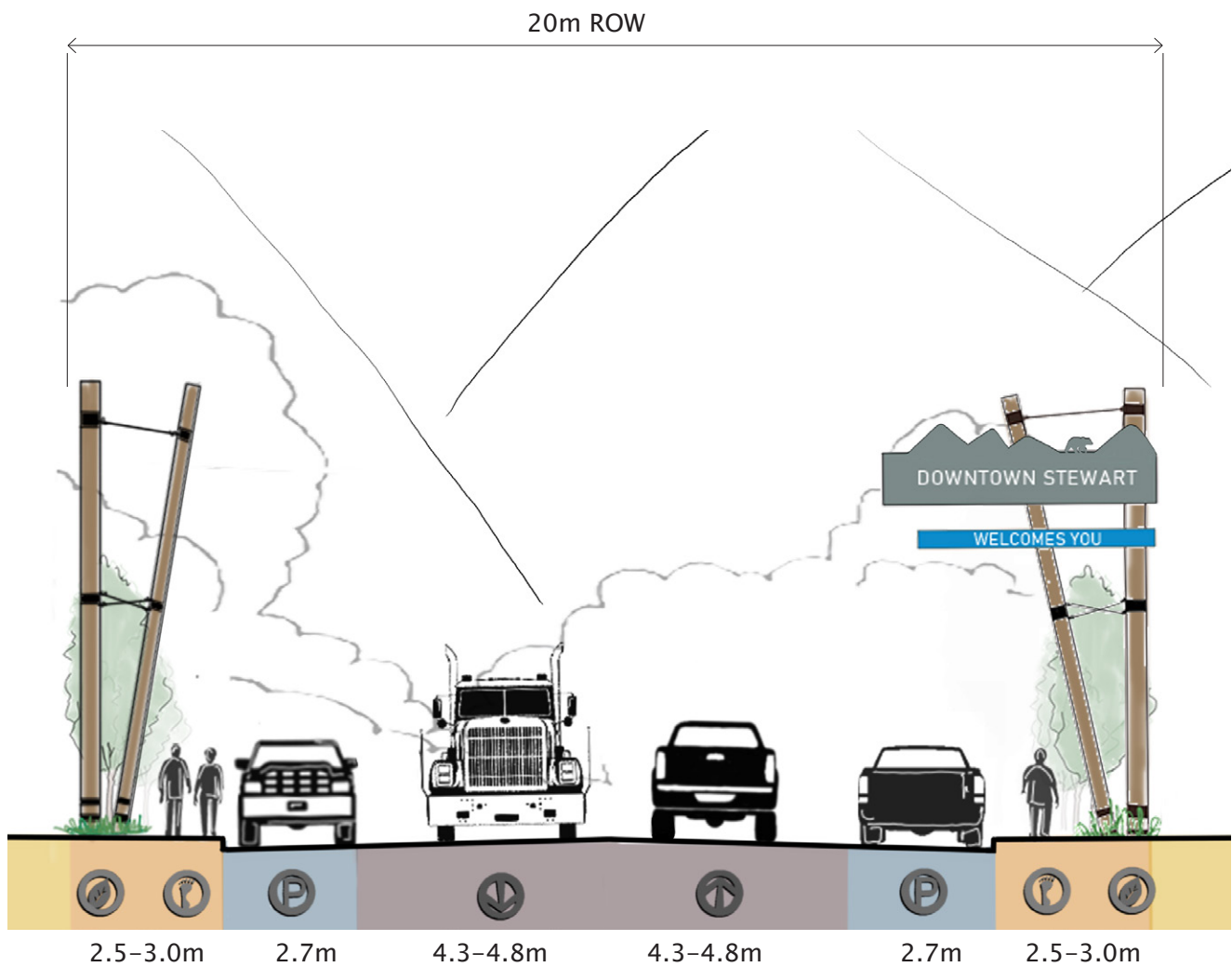


## Street Section A-A





### Street Section B-B





# Precedents - Streetscape

## Enhanced Concrete Sidewalk- Stamped and Coloured Wood Texture



## Enhanced Crosswalks



## Colourful Street Furnishings



Landscape Forms - Harvest

## Street Lights & Banners



Landscape Forms - Glide

## Parking and Drainage



Wishbone - Gem Lounge Chair

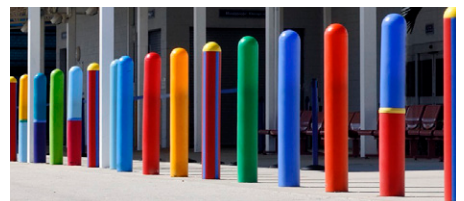
## Downtown Gateway



## Wayfinding



Wishbone - Gem Double Chaise Lounger





# Precedents - Amenities

## Community Fire Circle



## Spray Plaza



## Playgrounds



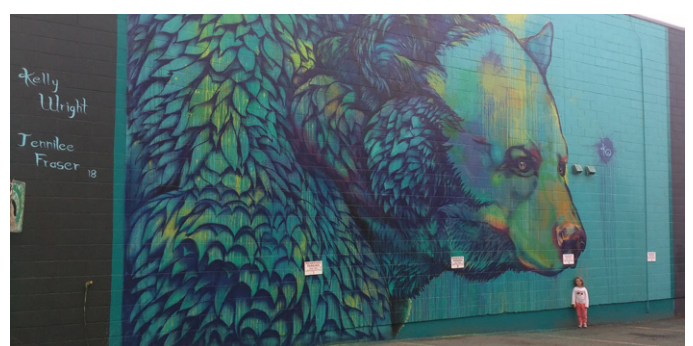
## Adaptive Reuse of Pool Building



## Paved All-Wheel Pump Track



## Mural



## Multi-Use Trails and Paths





# Implementation

The proposed improvements shown in this plan are intended to be discussed and considered within the context of the District's asset management and capital planning programs. Many improvements presented in the plan will benefit from the District's success attracting grant funding to Stewart.

A capital cost estimate of the proposed improvements identified in the Implementation Plan is located in the following pages. Unit prices and quantities are presented for each item in 2024 dollars and have not been adjusted for inflation. There is a 15% engineering contingency and a 30% cost contingency that have been added to the estimated capital costs.

The phasing plan presents an example of how the improvements could be achieved over approximately 11+ 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

<b>Client:</b>	<b>District of Stewart</b>	<b>file:</b> 0895.0022.01
<b>Project:</b>	<b>DOWNTOWN PLAN</b>	<b>date:</b> 2024-02-28
<b>Location:</b>	<b>Stewart, BC</b>	<b>class:</b> D
		<b>prepared by:</b> JU/SM

## DOWNTOWN PLAN CAPITAL COST ESTIMATE

This estimate covers work in the Stewart Downtown Plan (In 2024 dollars)

5th Street - West of Columbia					
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$130,000	\$130,000
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$105,000	\$105,000
<b>3 Servicing</b>					
3.1 Water	Service to Washroom (25mm)	ea.	1	\$5,000	\$5,000
	Service to Spray Plaza (38mm)	ea.	1	\$6,250	\$6,250
	New hydrants and disconnect existing hydrants	ea.	2	\$15,000	\$30,000
3.2 Sanitary	Service to Washroom (150mm)	allow	1	\$10,000	\$10,000
3.3 Stormwater	Storm Main	LM	395	\$400	\$158,000
	Service connection (incl. 1m asphalt restoration)	per lot	16	\$8,000	\$128,000
	Catchbasins (2 per block+ 2)	ea.	14	\$5,300	\$74,200
	Manholes (per 100m)	ea.	4	\$6,200	\$24,800
	Outfall	allow	1	\$50,000	\$50,000
3.4 Lighting	Pedestrian Luminaires (incl. concrete base)	ea.	22	\$11,000	\$242,000
	Conduit (includes junction boxes)	LM	375	\$200	\$75,000
	Service	allow	1	\$15,000	\$15,000
<b>4 Roadworks</b>					
4.1 Mill and Overlay	Milling	m2	4225	\$20	\$84,500
	Curb & gutter (stand-up or rollover)	Lm	600	\$400	\$240,000
	1.0m infill strip at curb & gutter replacement (incl. base)	Lm	600	\$350	\$210,000
4.2 New Asphalt (roads and parking)	Asphalt (sub-base, base and 75mm asphalt)	m2	1550	\$350	\$542,500
	Pavement marking	per block	3.5	\$3,000	\$10,500
	Parking lot pavement markings	per lot	2	\$5,000	\$10,000
<b>5 Pedestrian Circulation</b>					
5.1 Sidewalk	Stamped concrete sidewalk incl. base and sub-base	m2	1400	\$600	\$840,000
5.2 Driveway Crossing	Premium for increased thickness and reinforcing	m2	8	\$8,500	\$68,000
5.3 Crosswalks	Enhanced Pedestrian Crosswalk (painting and signage)	ea.	3	\$20,000	\$60,000
	Regular Pedestrian Crosswalk (painting and signage)	ea.	2	\$7,000	\$14,000
5.4 Wayfinding	Vehicular Signage	allow	1	\$15,000	\$15,000
	Pedestrian Signage	allow	4	\$4,000	\$16,000
<b>6 Furnishings</b>					
6.1 Seating	Basic bench on sidewalk (Landscape Forms - Glide Bench)	ea.	6	\$5,000	\$30,000
	Lounge seating on sidewalk (Wishbone - JEM Chaise Lounger)	ea.	8	\$3,000	\$24,000
6.2 Waste receptacles	Waste and Ash receptacle	ea.	3	\$6,000	\$18,000
<b>7 Public Art</b>					
7.1 Mural(s)		allow	1	\$75,000	\$75,000
7.2 Parklet		allow	1	\$200,000	\$200,000
<b>8 Landscape Improvements</b>					
8.1 Street Trees	Deciduous - includes tree grate, soil chamber, growing medium	ea.	5	\$16,500	\$82,500
8.2 Boulevard Trees	Deciduous - includes growing medium and mulch	ea.	2	\$1,400	\$2,800
8.3 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	m2	20	\$150	\$3,000
8.4 Irrigation	Irrigation equipment and install	m2	2000	\$25	\$50,000
	Service and Controller	ea.	1	\$15,000	\$15,000
<b>9 Downtown Fountain Plaza</b>					
9.1 Pedestrian hardscape	Feature paving (incl. base)	m2	225	\$400	\$90,000
9.2 Furnishing	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	ea.	4	\$5,000	\$20,000
	Lounge seating incl. concrete pad (Wishbone - JEM Chaise Lounger)	ea.	5	\$3,000	\$15,000
	Boulders	ea.	5	\$1,200	\$6,000
	Waste and Ash receptacle	ea.	1	\$6,000	\$6,000
	Bike Racks	ea.	1	\$3,500	\$3,500
	Drinking fountain (incl. service connections)	ea.	1	\$12,000	\$12,000
	Shade Structure	ea.	1	\$80,000	\$80,000
9.3 Wayfinding	Entry Signage	allow	1	\$14,000	\$14,000
9.4 Features	Groundspray fountain	allow	1	\$100,000	\$100,000
	Washroom	allow	1	\$150,000	\$150,000
	Public Art	allow	1	\$45,000	\$45,000
9.5 Lighting	Pedestrian lighting	allow	1	\$20,000	\$20,000
	Festival lighting allowance	allow	1	\$25,000	\$25,000
9.6 Landscape Improvements	Trees	ea.	6	\$1,200	\$7,200
	Seeded lawn and growing medium	m2	525	\$30	\$15,750
9.7 Power and Communications	Service	ea.	1	\$15,000	\$15,000
<b>5th Street (West of Columbia) Improvements Total</b>					<b>\$4,288,500</b>





# Class D Cost Estimate

5th Street - East of Columbia						
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL	
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$105,000	\$105,000	
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$84,000	\$84,000	
<b>3 Servicing</b>						
3.1 Water	New hydrants and disconnect existing hydrants	ea.	1	\$15,000	\$15,000	
3.3 Stormwater	Storm Main	LM	400	\$400	\$160,000	
	Service connection (incl. 1m asphalt restoration)	per lot	13	\$8,000	\$104,000	
	Catchbasins (2 per block+ 2)	ea.	14	\$5,300	\$74,200	
	Manholes (per 100m)	ea.	7	\$6,200	\$43,400	
	Outfall	allow	1	\$50,000	\$50,000	
3.4 Lighting	Luminaires (incl. concrete base)	ea.	20	\$11,000	\$220,000	
	Conduit (includes junction boxes)	LM	400	\$200	\$80,000	
	Service connection	allow	1	\$15,000	\$15,000	
<b>4 Roadworks</b>						
4.1 Mill and Overlay	Milling	m2	6700	\$20	\$134,000	
	Curb & gutter (stand-up or rollover)	Lm	720	\$400	\$288,000	
	1.0m infill strip at curb & gutter replacement (incl. base)	Lm	720	\$350	\$252,000	
4.2 New Asphalt (roads and parking)	Asphalt (sub-base, base and 75mm asphalt)	m2	150	\$350	\$52,500	
	Pavement marking	per block	3	\$3,000	\$9,000	
	Parking lot pavement markings	allow	1	\$2,000	\$2,000	
<b>5 Pedestrian Circulation</b>						
5.1 Sidewalk	Concrete sidewalk incl. base and sub-base	m2	1300	\$360	\$468,000	
5.2 Driveway Crossing	Premium for increased thickness and reinforcing	ea.	7	\$8,500	\$59,500	
	Enhanced Pedestrian Crosswalk (painting and signage)	ea.	1	\$20,000	\$20,000	
5.3 Crosswalks	Regular Pedestrian Crosswalk (painting and signage)	ea.	3	\$7,000	\$21,000	
5.4 Wayfinding	Pedestrian Signage	allow	4	\$4,000	\$16,000	
<b>6 Gateway Feature</b>						
2.1 Feature	Gateway entry feature sign	allow	1	\$175,000	\$175,000	
6.1 Planting	Soft landscape allowance (grade/growing medium/plantings)	m2	10	\$150	\$1,500	
<b>6 Furnishings</b>						
6.1 Seating	Basic bench on sidewalk (Landscape Forms - Glide Bench)	ea.	6	\$5,000	\$30,000	
	Premium seating on sidewalk (Wishbone - JEM Chaise Lounger)	ea.	2	\$3,000	\$6,000	
6.2 Waste receptacles	Waste and Ash receptacle	ea.	6	\$6,000	\$36,000	
<b>7 Public Art</b>						
7.1 Mural	By local artist	allow	1	\$80,000	\$80,000	
<b>8 Landscape Improvements</b>						
8.1 Boulevard Trees	Deciduous - includes growing medium and mulch	ea.	27	\$1,200	\$32,400	
8.2 Grasses/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	m2	10	\$150	\$1,500	
8.3 Grass Boulevard	1m width	LM	720	\$30	\$21,600	
8.4 Irrigation	Irrigation equipment and install	m2	720	\$25	\$18,000	
	Service and Controller	ea.	1	\$15,000	\$15,000	
<b>5th Street (East of Columbia) Improvements Total</b>					<b>\$2,689,600</b>	

Trail Network Connections						
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL	
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$27,000	\$27,000	
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$6,700	\$6,700	
<b>3 Pedestrian Circulation</b>						
3.1 Pathways	2.5m wide boardwalk pathway	Lm	65	\$950	\$61,750	
	2.5m restored ex. Boardwalk (re-use footings)	Lm	110	\$650	\$71,500	
	3m accessible granular pathway	m2	4250	\$180	\$765,000	
3.2 Wayfinding	Pedestrian wayfinding	allow.	5	\$4,000	\$20,000	
	Interpretive sign	allow.	5	\$3,000	\$15,000	
<b>4 Furnishings</b>						
4.1 Seating	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	ea.	5	\$6,000	\$30,000	
	Waste and Ash receptacle	ea.	3	\$6,000	\$18,000	
<b>5 Landscape Improvements</b>						
8.3 Tie-in Seeding	0.5m width on either side, incl. growing medium	LM	1450	\$30	\$43,500	
<b>6 Tennis Court Re-Surfacing</b>						
6.1 Tennis court re-surfacing	2 tennis courts to be resurfaced and painted	m2	520	\$430	\$223,600	
<b>Trail Network Connections Sub-Total:</b>					<b>\$1,282,050</b>	



# Class D Cost Estimate

Playground Renewal in Ian McLeod Park Amenity Area					
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$14,000	\$14,000
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$15,500	\$15,500
<b>5 Pedestrian Circulation</b>					
5.4 Wayfinding	Entry signage	allow	1	\$14,000	\$14,000
<b>4 Surfacing</b>					
4.1 Surfacing	Excavation and base prep	m2	400	\$4	\$1,400
	Engineered wood fibre surfacing	m2	400	\$325	\$130,000
4.2 Edger	Product TBD	Lm	90	\$250	\$22,500
<b>5 Play Structures</b>					
5.1 Play Equipment	Product TBD	allow	1	\$400,000	\$400,000
<b>6 Furnishings</b>					
6.1 Seating	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	ea.	6	\$6,000	\$36,000
	Picnic bench incl. concrete pad (Landscape Forms - Harvest)	ea.	2	\$8,000	\$16,000
	Lounge seating incl. concrete pad (Wishbone - JEM Chaise Lounger)	ea.	5	\$3,000	\$15,000
6.2 Waste receptacles	Product TBD	ea.	2	\$6,000	\$12,000
6.3 Bike Racks	Product TBD	ea.	1	\$3,500	\$3,500
6.4 Shade Sails	Product TBD	allow	1	\$80,000	\$80,000
<b>7 Landscape Improvements</b>					
7.1 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	m2	200	\$150	\$30,000
7.2 Trees	Deciduous	ea.	4	\$1,200	\$4,800
	Conifers	ea.	3	\$1,200	\$3,600
7.3 Irrigation	Irrigation equipment and install	m2	200	\$25	\$5,000
	Service and Controller	ea.	1	\$15,000	\$15,000
<b>8 Pedestrian Circulation</b>					
3.1 Pathways	0.6m Aggregate footpath	Lm	150	\$90	\$13,500
<b>Playground Renewal Sub-Total:</b>					<b>\$831,800</b>

Community Fire Circle Amenity Areas					
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$8,500	\$8,500
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$7,150	\$7,150
<b>3 Fire Circle</b>					
3.1 Pedestrian circulation	Accessible granular pathway (3m wide)	m2	150	\$180	\$27,000
3.2 Paving	Feature paving (incl. sub-base and base)	m2	150	\$275	\$41,250
3.3 Furniture	Steel wood burning chiminea	ea.	1	\$5,000	\$5,000
	Chairs incl. concrete pad (Wishbone Jem Lounge Chair)	ea.	10	\$3,000	\$30,000
3.4 Structures	New shade structure surrounding fire circle	allow	1	\$40,000	\$40,000
	Extension to existing shade structure	allow	1	\$200,000	\$200,000
3.2 Wayfinding	Informational signage	allow.	1	\$2,000	\$2,000
<b>4 Landscape Improvements</b>					
4.1 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	m2	30	\$150	\$4,500
4.2 Trees	Deciduous	ea.	6	\$1,200	\$7,200
4.3 Tie-in Seeding	0.5m width, incl. growing medium	LM	55	\$15	\$825
<b>Community Fire Circle Sub-Total:</b>					<b>\$373,425</b>





# Class D Cost Estimate

All-Wheel Pump Track Amenity Areas						
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$12,000	\$12,000	
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$13,000	\$13,000	
<b>3 Asphalt Pump Track</b>						
3.1 Asphalt Pump Track	Paved pump track including site preparation and grading, shaping, asphalt su	allow	1	\$350,000	\$350,000	
<b>4 Features</b>						
4.1 Shade Sails	Product TBD	allow	1	\$80,000	\$80,000	
4.2 Furnishing	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	ea.	3	\$6,000	\$18,000	
	Picnic bench incl. concrete pad (Landscape Forms - Harvest)	ea.	2	\$8,000	\$16,000	
	Waste and Ash receptacle	ea.	1	\$6,000	\$6,000	
	Bike Racks	ea.	2	\$3,500	\$7,000	
4.3 Wayfinding	Informational Signage	allow	1	\$2,000	\$2,000	
<b>5 Landscape Improvements</b>						
5.1 Grass/ Shrubs	Seeded lawn and growing medium	m2	700	\$30	\$21,000	
5.2 Trees	Deciduous	ea.	3	\$1,200	\$3,600	
	Conifers	ea.	3	\$1,200	\$3,600	
4.3 Tie-in Seeding	0.5m width, incl. growing medium	LM	45	\$15	\$675	
<b>All-Wheel Pump Track Sub-Total:</b>					<b>\$532,875</b>	

Multi-Use Path						
ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL	
<b>1 Mobilization</b>	Mobilization & Contract start-up	allow	1	\$7,000	\$7,000	
<b>2 Demolition</b>	Demolition, removals and disposals	allow	1	\$9,200	\$9,200	
<b>3 Features</b>						
3.1 Furnishing	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	ea.	3	\$6,000	\$18,000	
	Waste and Ash receptacle	ea.	1	\$6,000	\$6,000	
3.2 Wayfinding	Pedestrian Signage	allow	1	\$4,000	\$4,000	
3.3 Lighting	Luminaires (incl. concrete base)	ea.	9	\$11,000	\$99,000	
	Conduit (includes junction boxes)	LM	420	\$200	\$84,000	
	Service connection	allow	1	\$15,000	\$15,000	
<b>4 Pedestrian Circulation</b>						
4.1 Multi-use pathway	3m wide multi-use asphalt pathway (incl. sub-base and base)	Lm	420	\$280	\$117,600	
<b>5 Landscape Improvements</b>						
5.1 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	m2	50	\$150	\$7,500	
5.2 Trees	Deciduous	ea.	5	\$1,200	\$6,000	
5.3 Tie-in Seeding	0.5m width, incl. growing medium	LM	420	\$15	\$6,300	
<b>Multi-Use Path Sub-Total:</b>					<b>\$379,600</b>	
<b>GRAND SUBTOTAL ESTIMATED COST</b>						<b>\$10,377,850</b>
<b>Engineering 15%</b>						<b>\$1,556,678</b>
<b>Contingency 30%</b>						<b>\$3,113,355</b>
<b>GRAND TOTAL ESTIMATED COST</b>						<b>\$15,047,883</b>



# Phasing Plan

<b>Client:</b>	<b>District of Stewart</b>	<i>file:</i> 0895.0022.01
<b>Project:</b>	<b>DOWNTOWN PLAN</b>	<i>date:</i> 2024-02-28
<b>Location:</b>	<b>Stewart, BC</b>	<i>class:</i> D
		<i>prepared by:</i> JU/SM

**DOWNTOWN PLAN CAPITAL COST ESTIMATE**  
This estimate covers work in the Stewart Downtown Plan (In 2024 dollars)

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1		PHASE 2		PHASE 3	
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	(11+ YEARS)		
<b>5th Street - West of Columbia</b>								
<b>1</b>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 130,000.00	\$ -	90.00%	\$ 117,000.00	10.00%	\$ 13,000.00
<b>2</b>	<b>Demolition</b>	Demolition, removals and disposals	\$ 105,000.00	\$ -	90.00%	\$ 94,500.00	10.00%	\$ 10,500.00
<b>3</b>	<b>Servicing</b>							
	3.1 Water	Service to Washroom (25mm)	\$ 5,000.00	\$ -	100.00%	\$ 5,000.00		\$ -
		Service to Spray Plaza (38mm)	\$ 6,250.00	\$ -		\$ -	100.00%	\$ 6,250.00
		New hydrants and disconnect existing hydrants	\$ 30,000.00	\$ -	100.00%	\$ 30,000.00		\$ -
	3.2 Sanitary	Service to Washroom (150mm)	\$ 10,000.00	\$ -	100.00%	\$ 10,000.00		\$ -
	3.3 Stormwater	Storm Main	\$ 158,000.00	\$ -	100.00%	\$ 158,000.00		\$ -
		Service connection (incl. 1m asphalt restoration)	\$ 128,000.00	\$ -	100.00%	\$ 128,000.00		\$ -
		Catchbasins (2 per block+ 2)	\$ 74,200.00	\$ -	100.00%	\$ 74,200.00		\$ -
		Manholes (per 100m)	\$ 24,800.00	\$ -	100.00%	\$ 24,800.00		\$ -
		Outfall	\$ 50,000.00	\$ -	100.00%	\$ 50,000.00		\$ -
	3.4 Lighting	Pedestrian Luminaires (incl. concrete base)	\$ 242,000.00	\$ -	100.00%	\$ 242,000.00		\$ -
		Conduit (includes junction boxes)	\$ 75,000.00	\$ -	100.00%	\$ 75,000.00		\$ -
		Service	\$ 15,000.00	\$ -	100.00%	\$ 15,000.00		\$ -
<b>4</b>	<b>Roadworks</b>							
	4.1 Mill and Overlay	Milling	\$ 84,500.00	\$ -	100.00%	\$ 84,500.00		\$ -
		Curb & gutter (stand-up or rollover)	\$ 240,000.00	\$ -	100.00%	\$ 240,000.00		\$ -
		1.0m infill strip at curb & gutter replacement (incl. base)	\$ 210,000.00	\$ -	100.00%	\$ 210,000.00		\$ -
	4.2 New Asphalt (roads and parking)	Asphalt (sub-base, base and 75mm asphalt)	\$ 542,500.00	\$ -	100.00%	\$ 542,500.00		\$ -
		Pavement marking	\$ 10,500.00	\$ -	100.00%	\$ 10,500.00		\$ -
		Parking lot pavement markings	\$ 10,000.00	\$ -	100.00%	\$ 10,000.00		\$ -
<b>5</b>	<b>Pedestrian Circulation</b>							
	5.1 Sidewalk	Stamped concrete sidewalk incl. base and sub-base	\$ 840,000.00	\$ -	100.00%	\$ 840,000.00		\$ -
	5.2 Driveway Crossing	Premium for increased thickness and reinforcing	\$ 68,000.00	\$ -	100.00%	\$ 68,000.00		\$ -
	5.3 Crosswalks	Enhanced Pedestrian Crosswalk (painting and signage)	\$ 60,000.00	\$ -	100.00%	\$ 60,000.00		\$ -
		Regular Pedestrian Crosswalk (painting and signage)	\$ 14,000.00	\$ -	100.00%	\$ 14,000.00		\$ -
	5.4 Wayfinding	Vehicular Signage	\$ 15,000.00	\$ -	100.00%	\$ 15,000.00		\$ -
		Pedestrian Signage	\$ 16,000.00	\$ -	100.00%	\$ 16,000.00		\$ -
<b>6</b>	<b>Furnishings</b>							
	6.1 Seating	Basic bench on sidewalk (Landscape Forms - Glide Bench)	\$ 30,000.00	\$ -	100.00%	\$ 30,000.00		\$ -
		Lounge seating on sidewalk (Wishbone - JEM Chaise Lounger)	\$ 24,000.00	\$ -	100.00%	\$ 24,000.00		\$ -
	6.2 Waste receptacles	Waste and Ash receptacle	\$ 18,000.00	\$ -	100.00%	\$ 18,000.00		\$ -
<b>7</b>	<b>Public Art</b>							
	7.1 Mural(s)		\$ 75,000.00	100.00%	\$ 75,000.00	\$ -		\$ -
	7.2 Parklet		\$ 200,000.00	100.00%	\$ 200,000.00	\$ -		\$ -
<b>8</b>	<b>Landscape Improvements</b>							
	8.1 Street Trees	Deciduous - includes tree grate, soil chamber, growing medium	\$ 82,500.00	\$ -	100.00%	\$ 82,500.00		\$ -
	8.2 Boulevard Trees	Deciduous - includes growing medium and mulch	\$ 2,800.00	\$ -		\$ -	100.00%	\$ 2,800.00
	8.3 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	\$ 3,000.00	\$ -	100.00%	\$ 3,000.00		\$ -
	8.4 Irrigation	Irrigation equipment and install	\$ 50,000.00	\$ -	50.00%	\$ 25,000.00	50.00%	\$ 25,000.00
		Service and Controller	\$ 15,000.00	\$ -	100.00%	\$ 15,000.00		\$ -
<b>9</b>	<b>Downtown Fountain Plaza</b>							
	9.1 Pedestrian hardscape	Feature paving (incl. base)	\$ 90,000.00	\$ -		\$ -	100.00%	\$ 90,000.00
	9.2 Furnishing	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	\$ 20,000.00	\$ -		\$ -	100.00%	\$ 20,000.00
		Lounge seating incl. concrete pad (Wishbone - JEM Chaise Lounger)	\$ 15,000.00	\$ -		\$ -	100.00%	\$ 15,000.00
		Boulders	\$ 6,000.00	\$ -		\$ -	100.00%	\$ 6,000.00
		Waste and Ash receptacle	\$ 6,000.00	\$ -		\$ -	100.00%	\$ 6,000.00
		Bike Racks	\$ 3,500.00	\$ -		\$ -	100.00%	\$ 3,500.00
		Drinking fountain (incl. service connections)	\$ 12,000.00	\$ -		\$ -	100.00%	\$ 12,000.00
		Shade Structure	\$ 80,000.00	\$ -		\$ -	100.00%	\$ 80,000.00
	9.3 Wayfinding	Entry Signage	\$ 14,000.00	\$ -		\$ -	100.00%	\$ 14,000.00
	9.4 Features	Groundspray fountain	\$ 100,000.00	\$ -		\$ -	100.00%	\$ 100,000.00
		Washroom	\$ 150,000.00	\$ -		\$ -	100.00%	\$ 150,000.00
		Public Art	\$ 45,000.00	\$ -		\$ -	100.00%	\$ 45,000.00
	9.5 Lighting	Pedestrian lighting	\$ 20,000.00	\$ -		\$ -	100.00%	\$ 20,000.00
		Festival lighting allowance	\$ 25,000.00	\$ -		\$ -	100.00%	\$ 25,000.00
	9.6 Landscape Improvements	Trees	\$ 7,200.00	\$ -		\$ -	100.00%	\$ 7,200.00
		Seeded lawn and growing medium	\$ 15,750.00	\$ -		\$ -	100.00%	\$ 15,750.00
	9.7 Power and Communications	Service	\$ 15,000.00	\$ -		\$ -	100.00%	\$ 15,000.00
<b>5th Street (West of Columbia) Improvements Total:</b>			<b>\$ 4,288,500.00</b>	<b>\$ 275,000.00</b>		<b>\$ 3,331,500.00</b>		<b>\$ 682,000.00</b>



# Phasing Plan

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1		PHASE 2		PHASE 3	
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	(11+ YEARS)		
<b>5th Street - East of Columbia</b>								
<u>1</u>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 105,000.00	10.00%	\$ 10,500.00	\$ -	90.00%	\$ 94,500.00
<u>2</u>	<b>Demolition</b>	Demolition, removals and disposals	\$ 84,000.00		\$ -	\$ -	100.00%	\$ 84,000.00
<u>3</u>	<b>Servicing</b>							
	3.1 Water	New hydrants and disconnect existing hydrants	\$ 15,000.00		\$ -	\$ -	100.00%	\$ 15,000.00
	3.3 Stormwater	Storm Main	\$ 160,000.00		\$ -	\$ -	100.00%	\$ 160,000.00
		Service connection (incl. 1m asphalt restoration)	\$ 104,000.00		\$ -	\$ -	100.00%	\$ 104,000.00
		Catchbasins (2 per block+ 2)	\$ 74,200.00		\$ -	\$ -	100.00%	\$ 74,200.00
		Manholes (per 100m)	\$ 43,400.00		\$ -	\$ -	100.00%	\$ 43,400.00
		Outfall	\$ 50,000.00		\$ -	\$ -	100.00%	\$ 50,000.00
	3.4 Lighting	Luminaires (incl. concrete base)	\$ 220,000.00		\$ -	\$ -	100.00%	\$ 220,000.00
		Conduit (includes junction boxes)	\$ 80,000.00		\$ -	\$ -	100.00%	\$ 80,000.00
		Service connection	\$ 15,000.00		\$ -	\$ -	100.00%	\$ 15,000.00
<u>4</u>	<b>Roadworks</b>							
	4.1 Mill and Overlay	Milling	\$ 134,000.00		\$ -	\$ -	100.00%	\$ 134,000.00
		Curb & gutter (stand-up or rollover)	\$ 288,000.00		\$ -	\$ -	100.00%	\$ 288,000.00
		1.0m infill strip at curb & gutter replacement (incl. base)	\$ 252,000.00		\$ -	\$ -	100.00%	\$ 252,000.00
	4.2 New Asphalt (roads and parking)	Asphalt (sub-base, base and 75mm asphalt)	\$ 52,500.00		\$ -	\$ -	100.00%	\$ 52,500.00
		Pavement marking	\$ 9,000.00		\$ -	\$ -	100.00%	\$ 9,000.00
		Parking lot pavement markings	\$ 2,000.00		\$ -	\$ -	100.00%	\$ 2,000.00
<u>5</u>	<b>Pedestrian Circulation</b>							
	5.1 Sidewalk	Concrete sidewalk incl. base and sub-base	\$ 468,000.00		\$ -	\$ -	100.00%	\$ 468,000.00
	5.2 Driveway Crossing	Premium for increased thickness and reinforcing	\$ 59,500.00		\$ -	\$ -	100.00%	\$ 59,500.00
		Enhanced Pedestrian Crosswalk (painting and signage)	\$ 20,000.00		\$ -	\$ -	100.00%	\$ 20,000.00
	5.3 Crosswalks	Regular Pedestrian Crosswalk (painting and signage)	\$ 21,000.00		\$ -	\$ -	100.00%	\$ 21,000.00
	5.4 Wayfinding	Pedestrian Signage	\$ 16,000.00		\$ -	\$ -	100.00%	\$ 16,000.00
<u>6</u>	<b>Gateway Feature</b>							
	2.1 Feature	Gateway entry feature sign	\$ 175,000.00	100.00%	\$ 175,000.00	\$ -		\$ -
	6.1 Planting	Both landscape on either side of highway (medium plantings per)	\$ 6,000.00	100.00%	\$ 1,500.00	\$ -	100.00%	\$ 6,000.00
	6.2 Waste receptacles	Waste and Ash receptacle	\$ 36,000.00		\$ -	\$ -	100.00%	\$ 36,000.00
<u>7</u>	<b>Furnishings</b>							
	7.1 Mural	Basic bench on sidewalk (Landscape Forms - Glide Bench) By local artist	\$ 30,000.00 \$ 80,000.00		\$ - 100.00%	\$ - \$ 80,000.00	100.00%	\$ 30,000.00 \$ -
<u>8</u>	<b>Landscape Improvements</b>							
	8.1 Boulevard Trees	Deciduous - includes growing medium and mulch	\$ 32,400.00		\$ -	\$ -	100.00%	\$ 32,400.00
	8.2 Grasses/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	\$ 1,500.00		\$ -	\$ -	100.00%	\$ 1,500.00
	8.3 Grass Boulevard	1m width	\$ 21,600.00		\$ -	\$ -	100.00%	\$ 21,600.00
	8.4 Irrigation	Irrigation equipment and install Service and Controller	\$ 18,000.00 \$ 15,000.00		\$ - \$ -	\$ - \$ -	100.00%	\$ 18,000.00 \$ 15,000.00
<b>5th Street (East of Columbia) Improvements Total:</b>			<b>\$ 2,689,600.00</b>		<b>\$ 267,000.00</b>	<b>\$ -</b>		<b>\$ 2,422,600.00</b>

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1		PHASE 2		PHASE 3		
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	(11+ YEARS)			
<b>Trail Network Connections</b>									
<u>1</u>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 27,000.00	50.00%	\$ 13,500.00	40.00%	\$ 10,800.00	10.00%	\$ 2,700.00
<u>2</u>	<b>Demolition</b>	Demolition, removals and disposals	\$ 6,700.00	50.00%	\$ 3,350.00	40.00%	\$ 2,680.00	10.00%	\$ 670.00
<u>3</u>	<b>Pedestrian Circulation</b>								
	3.1 Pathways	2.5m wide boardwalk pathway	\$ 61,750.00		\$ -	100.00%	\$ 61,750.00		\$ -
		2.5m restored ex. Boardwalk (re-use footings)	\$ 71,500.00		\$ -	100.00%	\$ 71,500.00		\$ -
		3m accessible granular pathway	\$ 765,000.00	50.00%	\$ 382,500.00	25.00%	\$ 191,250.00	25.00%	\$ 191,250.00
	3.2 Wayfinding	Pedestrian wayfinding	\$ 20,000.00	50.00%	\$ 10,000.00	50.00%	\$ 10,000.00		\$ -
		Interpretive sign	\$ 15,000.00	50.00%	\$ 7,500.00	50.00%	\$ 7,500.00		\$ -
<u>4</u>	<b>Furnishings</b>								
	4.1 Seating	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	\$ 30,000.00	50.00%	\$ 15,000.00	50.00%	\$ 15,000.00		\$ -
		Waste and Ash receptacle	\$ 18,000.00	50.00%	\$ 9,000.00	50.00%	\$ 9,000.00		\$ -
<u>5</u>	<b>Landscape Improvements</b>								
	8.3 Tie-in Seeding	0.5m width on either side, incl. growing medium	\$ 43,500.00	50.00%	\$ 21,750.00	50.00%	\$ 21,750.00		\$ -
<u>6</u>	<b>Tennis Court Re-Surfacing</b>								
	6.1 Tennis court re-surfacing	2 tennis courts to be resurfaced and painted	\$ 223,600.00		\$ -	100.00%	\$ 223,600.00		\$ -
<b>Trail Network Connections Total:</b>			<b>\$ 1,282,050.00</b>		<b>\$ 462,600.00</b>	<b>\$ 624,830.00</b>		<b>\$ 194,620.00</b>	

# Phasing Plan

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1			PHASE 2		PHASE 3	
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	
<b>Playground Renewal in Ian McLeod Park Amenity Area</b>									
<u>1</u>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 14,000.00	100.00%	\$ 14,000.00	\$ -	\$ -	\$ -	\$ -
<u>2</u>	<b>Demolition</b>	Demolition, removals and disposals	\$ 15,500.00	100.00%	\$ 15,500.00	\$ -	\$ -	\$ -	\$ -
<u>5</u>	<b>Pedestrian Circulation</b>								
	5.4 Wayfinding	Entry signage	\$ 14,000.00	100.00%	\$ 14,000.00	\$ -	\$ -	\$ -	\$ -
<u>4</u>	<b>Surfacing</b>								
	4.1 Surfacing	Excavation and base prep	\$ 1,400.00	100.00%	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -
		Engineered wood fibre surfacing	\$ 130,000.00	100.00%	\$ 130,000.00	\$ -	\$ -	\$ -	\$ -
	4.2 Edger	Product TBD	\$ 22,500.00	100.00%	\$ 22,500.00	\$ -	\$ -	\$ -	\$ -
<u>5</u>	<b>Play Structures</b>								
	5.1 Play Equipment	Product TBD	\$ 400,000.00	100.00%	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -
<u>6</u>	<b>Furnishings</b>								
	6.1 Seating	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	\$ 36,000.00	100.00%	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -
		Picnic bench incl. concrete pad (Landscape Forms - Harvest)	\$ 16,000.00	100.00%	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -
		Lounge seating incl. concrete pad (Wishbone - JEM Chaise Lounger)	\$ 15,000.00	100.00%	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
	6.2 Waste receptacles	Product TBD	\$ 12,000.00	100.00%	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -
	6.3 Bike Racks	Product TBD	\$ 3,500.00	100.00%	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -
	6.4 Shade Sails	Product TBD	\$ 80,000.00	100.00%	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -
<u>7</u>	<b>Landscape Improvements</b>								
	7.1 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	\$ 30,000.00	100.00%	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
	7.2 Trees	Deciduous	\$ 4,800.00	100.00%	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -
		Conifers	\$ 3,600.00	100.00%	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -
	7.3 Irrigation	Irrigation equipment and install	\$ 5,000.00	100.00%	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
		Service and Controller	\$ 15,000.00	100.00%	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
<u>8</u>	<b>Pedestrian Circulation</b>								
	3.1 Pathways	0.6m Aggregate footpath	\$ 13,500.00	100.00%	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -
<b>Playground Renewal in Ian McLeod Park Amenity Area Total:</b>			<b>\$ 831,800.00</b>		<b>\$ 831,800.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1			PHASE 2		PHASE 3	
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)	
<b>Community Fire Circle Amenity Areas</b>									
<u>1</u>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 8,500.00	100.00%	\$ 8,500.00	\$ -	\$ -	\$ -	\$ -
<u>2</u>	<b>Demolition</b>	Demolition, removals and disposals	\$ 7,150.00	100.00%	\$ 7,150.00	\$ -	\$ -	\$ -	\$ -
<u>3</u>	<b>Fire Circle</b>								
	3.1 Pedestrian circulation	Accessible granular pathway (3m wide)	\$ 27,000.00	100.00%	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -
	3.2 Paving	Feature paving (incl. sub-base and base)	\$ 41,250.00	100.00%	\$ 41,250.00	\$ -	\$ -	\$ -	\$ -
	3.3 Furniture	Steel wood burning chiminea	\$ 5,000.00	100.00%	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
		Chairs incl. concrete pad (Wishbone Jem Lounge Chair)	\$ 30,000.00	100.00%	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
	3.4 Structures	New shade structure surrounding fire circle	\$ 40,000.00	100.00%	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
		Extension to existing shade structure	\$ 200,000.00	100.00%	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -
	3.2 Wayfinding	Informational signage	\$ 2,000.00	100.00%	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -
<u>4</u>	<b>Landscape Improvements</b>								
	4.1 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	\$ 4,500.00	100.00%	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -
	4.2 Trees	Deciduous	\$ 7,200.00	100.00%	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -
	4.3 Tie-in Seeding	0.5m width, incl. growing medium	\$ 825.00	100.00%	\$ 825.00	\$ -	\$ -	\$ -	\$ -
<b>Community Fire Circle Amenity Areas Total:</b>			<b>\$ 373,425.00</b>		<b>\$ 373,425.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



# Phasing Plan

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1		PHASE 2		PHASE 3	
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)			
<b>All-Wheel Pump Track Amenity Areas</b>								
<u>1</u>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 12,000.00	\$ -	100.00%	\$ 12,000.00	\$ -	
<u>2</u>	<b>Demolition</b>	Demolition, removals and disposals	\$ 13,000.00	\$ -	100.00%	\$ 13,000.00	\$ -	
<u>3</u>	<b>Asphalt Pump Track</b>							
	3.1 Asphalt Pump Track	Paved pump track including site preparation and grading, shaping, asphalt surfacing	\$ 350,000.00	\$ -	100.00%	\$ 350,000.00	\$ -	
<u>4</u>	<b>Features</b>							
	4.1 Shade Sails	Product TBD	\$ 80,000.00	\$ -	100.00%	\$ 80,000.00	\$ -	
	4.2 Furnishing	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	\$ 18,000.00	\$ -	100.00%	\$ 18,000.00	\$ -	
		Picnic bench incl. concrete pad (Landscape Forms - Harvest)	\$ 16,000.00	\$ -	100.00%	\$ 16,000.00	\$ -	
		Waste and Ash receptacle	\$ 6,000.00	\$ -	100.00%	\$ 6,000.00	\$ -	
		Bike Racks	\$ 7,000.00	\$ -	100.00%	\$ 7,000.00	\$ -	
	4.3 Wayfinding	Informational Signage	\$ 2,000.00	\$ -	100.00%	\$ 2,000.00	\$ -	
<u>5</u>	<b>Landscape Improvements</b>							
	5.1 Grass/ Shrubs	Seeded lawn and growing medium	\$ 21,000.00	\$ -	100.00%	\$ 21,000.00	\$ -	
	5.2 Trees	Deciduous	\$ 3,600.00	\$ -	100.00%	\$ 3,600.00	\$ -	
		Conifers	\$ 3,600.00	\$ -	100.00%	\$ 3,600.00	\$ -	
	4.3 Tie-in Seeding	0.5m width, incl. growing medium	\$ 675.00	\$ -	100.00%	\$ 675.00	\$ -	
<b>All-Wheel Pump Track Amenity Areas Total</b>			<b>\$ 532,875.00</b>	<b>\$ -</b>		<b>\$ 532,875.00</b>	<b>\$ -</b>	

ITEM	DESCRIPTION	ALLOCATED BUDGET	PHASE 1		PHASE 2		PHASE 3	
			(1-5 YEARS)	(5-10 YEARS)	(11+ YEARS)			
<b>Multi-Use Path</b>								
<u>1</u>	<b>Mobilization</b>	Mobilization & Contract start-up	\$ 7,000.00	\$ -	100.00%	\$ 7,000.00	\$ -	
<u>2</u>	<b>Demolition</b>	Demolition, removals and disposals	\$ 9,200.00	\$ -	100.00%	\$ 9,200.00	\$ -	
<u>3</u>	<b>Features</b>							
	3.1 Furnishing	Basic bench incl. concrete pad (Landscape Forms - Glide Bench)	\$ 18,000.00	\$ -	100.00%	\$ 18,000.00	\$ -	
		Waste and Ash receptacle	\$ 6,000.00	\$ -	100.00%	\$ 6,000.00	\$ -	
	3.2 Wayfinding	Pedestrian Signage	\$ 4,000.00	\$ -	100.00%	\$ 4,000.00	\$ -	
	3.3 Lighting	Luminaires (incl. concrete base)	\$ 99,000.00	\$ -	100.00%	\$ 99,000.00	\$ -	
		Conduit (includes junction boxes)	\$ 84,000.00	\$ -	100.00%	\$ 84,000.00	\$ -	
		Service connection	\$ 15,000.00	\$ -	100.00%	\$ 15,000.00	\$ -	
<u>4</u>	<b>Pedestrian Circulation</b>							
	4.1 Multi-use pathway	3m wide multi-use asphalt pathway (incl. sub-base and base)	\$ 117,600.00	\$ -	100.00%	\$ 117,600.00	\$ -	
<u>5</u>	<b>Landscape Improvements</b>							
	5.1 Grass/ Shrubs	Soft landscape allowance (grade/growing medium/plantings)	\$ 7,500.00	\$ -	100.00%	\$ 7,500.00	\$ -	
	5.2 Trees	Deciduous	\$ 6,000.00	\$ -	100.00%	\$ 6,000.00	\$ -	
	5.3 Tie-in Seeding	0.5m width, incl. growing medium	\$ 6,300.00	\$ -	100.00%	\$ 6,300.00	\$ -	
<b>Multi-Use Path Total:</b>			<b>\$ 379,600.00</b>	<b>\$ -</b>		<b>\$ 379,600.00</b>	<b>\$ -</b>	
<b>SUBTOTAL</b>			<b>\$ 10,377,850.00</b>	<b>\$ 2,209,825.00</b>		<b>\$ 4,868,805.00</b>	<b>\$ 3,299,220.00</b>	
<b>Engineering 15%</b>			<b>\$ 1,556,677.50</b>	<b>\$ 331,473.75</b>		<b>\$ 730,320.75</b>	<b>\$ 494,883.00</b>	
<b>Contingency 30%</b>			<b>\$ 3,113,355.00</b>	<b>\$ 662,947.50</b>		<b>\$ 1,460,641.50</b>	<b>\$ 989,766.00</b>	
<b>TOTAL IMPLEMENTATION COSTS</b>			<b>\$ 15,047,882.50</b>	<b>\$ 3,204,246.25</b>		<b>\$ 7,059,767.25</b>	<b>\$ 4,783,869.00</b>	

## Recommended Studies

- Power line burial feasibility study:  
Engage BC Hydro, property owners in full understanding of challenges and capital costs of burial of power lines along 5th Ave. (\$20,000)
- Adaptive reuse of pool feasibility study:  
Engage architect or interior designer to complete study of challenges and capital costs of a youth-centre facility (climbing and skating) in old pool building (\$45,000)

## 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 fifth avenue revitalization and build momentum for the other aspects of the project.

### Ian McLeod Park Playground Renewal

The Ian McLeod Playground is an important activity centre for the District. Some of the National Study of Playgrounds (2024) findings were that innovative playgrounds attract more users and promote physical activity for all ages. The renewal for the playground in Stewart will encourage people to spend more time near the downtown and will increase pedestrian traffic along Fifth Avenue for shopping or basic necessities. The park proposed has shade and a water station that enables visitors to stay longer.

### Trail Connections

The trail connections improvements are beneficial for the enjoyment of the environment and will bring pedestrian traffic to also pass by the downtown. The trail connections between nature, playground, and pavilions enhance the livability of Stewart and are highly sought after amenities by visitors well.

### On-Street Parklets

The on-street parklets 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 public locations in the fifth avenue downtown plan area.

### Formalized Mural Program

Public art is an important addition to Fifth Avenue. The creation of a formalized mural program would provide a framework to plan for additional murals on buildings on and near Fifth Avenue.

### Pavilion Expansion

The expansion of the existing pavilion structure would allow for larger public gatherings during weather events.

### Fire Pit

The proposed fire pit can be implemented earlier to allow for community gathering activities.

### Gateway Feature

The Downtown Stewart gateway feature can be constructed upon construction of the pedestrian sidewalks and pedestrian crossings between Columbia Street and Railway Street. The gateway feature would create sense of arrival for tourists and prime their curiosity to stop in and spend time in the downtown.





# Funding Opportunities

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

	Provider	Eligible and Relevant Projects	Potential Funding	Program Information
Community Works Fund	Union of BC Municipalities (UBCM)	<ul style="list-style-type: none"> <li>Local roads, bridges and active transportation</li> <li>Wastewater</li> <li>Recreational Infrastructure</li> <li>Tourism Infrastructure</li> </ul>	Delivered annually through direct allocation	<a href="https://www.ubcm.ca/funding-programs/canada-community-building-fund/community-works-fund">https://www.ubcm.ca/funding-programs/canada-community-building-fund/community-works-fund</a>
Investing in Canada Infrastructure Program	Government of Canada	<ul style="list-style-type: none"> <li>Community, Culture and Recreation Infrastructure stream</li> <li>Rural and Northern Communities Infrastructure stream</li> <li>Green Infrastructure Stream</li> </ul>	<p>40% of municipal* and not-for-profit projects in the provinces</p> <p>* For projects under the Rural and Northern Communities stream, Canada will invest up to 50% for provincial, municipal and not-for-profit projects, and up to 60% for municipal projects in the provinces where the municipalities have a population of less than 5,000.</p>	<a href="https://www.infrastructure.gc.ca/plan/icp-pic-INFC-eng.html">https://www.infrastructure.gc.ca/plan/icp-pic-INFC-eng.html</a>
Strategic Priorities Fund	Union of BC Municipalities (UBCM)	<ul style="list-style-type: none"> <li>Available to all local governments outside the Greater Vancouver Regional District</li> <li>Application based program</li> <li>Supports infrastructure and capacity building projects that are large in scale, regional in impact or innovative, and align with the Agreements national program objectives</li> </ul>	Up to 100% of net eligible costs of approved projects up to a maximum federal Canada Community-Building Fund contribution of \$6 million.	<a href="https://www.ubcm.ca/funding-programs/canada-community-building-fund/strategic-priorities-fund">https://www.ubcm.ca/funding-programs/canada-community-building-fund/strategic-priorities-fund</a>

# Engagement Overview

The District of Stewart engaged the community in the process of creating a new Downtown Vision and Action Plan to re-imagine Fifth Avenue and Downtown as a vibrant, attractive, accessible, and welcoming place for the community and visitors.

## Round 1

The Urban Systems team visited Stewart during May 24-26 to host public engagement events. The project team was able to reach around 20 citizens during the in person engagement.

In response to the low turn-out, Urban Systems crafted an online survey that was available to the community until June 17. In addition, a local business owner volunteered to host an engagement panel in their shop to provide the community more opportunity to participate.

### Round 1 of Engagement Activities:

- Staff Workshop
- Public Drop-in session #1
- Public Drop-in session #2
- Online Survey
- Engagement panel in the Harbour Lights Grocery



This summary incorporates the input received from all of these sources.



## Round 1 Engagement - What We Heard: Opportunities

### What are the leading opportunities for Downtown and Fifth Avenue?

Comments are listed in the highest order of priority from the community, based on the number of times we heard the comment or those that agreed with the comment (indicated in parenthesis).



#### Nature & Outdoors (8 comments)

- Natural beauty and views to surroundings (2)
- Campground (2)
- Town trails
- Dyke Road and access to beach
- Wildlife, bears, eagles, fish, etc
- Small harbor (at least have one)



#### Tourism (5 comments)

- Winter Tourism (snowmobiling)
- Tourism info center
- Colorful downtown is tourism friendly and every building is different
- Heli-tours, tours to glaciers
- Boat tours and fishing charter



#### Lifestyle, Character & Culture (11 comments)

- Ripley creek “Village” buildings (4)
- Character in the older heritage buildings (2)
- Small town safety
- Residents with knowledge and history of the past
- Often this is where one will find people and businesses
- Lifestyle choice to work from home
- Downtown appears clean



#### Amenities (13 comments)

- Boardwalk (4)
- Pavilion (2)
- Fire pit (2)
- Kids park
- Interpretive signs
- Colourful benches
- Playground
- Old prospector’s cabins with old trails to access

## Round 1 Engagement - What We Heard: Challenges

### What are the most significant challenges facing Downtown and Fifth Avenue?

Comments are listed in the highest order of priority from the community, based on the number of times we heard the comment or those that agreed with the comment (indicated in parenthesis).



#### Maintenance & Cleanliness (9 comments)

- Litter from pets & cigarette butts, need more garbage and disposal bins (3)
- Snow removal and storage (2)
- Colored benches have to be painted every year (too many colours) (2)
- Massive amounts of snow and rainfall
- Damage from snow removal efforts



#### Open Minds & Community Growth (5 comments)

- Participation and community involvement
- Changing community attitudes
- 'Old School' thinking
- Keeping the town a community, not just a mining camp
- Keeping kids and youth busy



#### Vacancy & Surroundings (10 comments)

- Unattractive empty buildings or lots that aren't maintained and need repairs (6)
- Looks like a ghost town at times
- The vacant lot full of willows and a chain link fence
- Lack of plants/green areas
- Poor connectivity to campground



#### Infrastructure & Amenities (12 comments)

- Slow internet (2)
- Vehicular traffic by playground is dangerous, noisy and increasing (2)
- Lack of parking at park in winter (2)
- Boat launch (Canadian) – only high tide, no parking, small vessels only (2)
- Massive trucks and increasing big truck traffic
- Not good fishing access for foot
- Brown water
- Canadian Marina lacks proper facilities, losing tourism
- Outdoor eatery



## Round 1 Engagement - What We Heard: Ideas

### What are your ideas for improving Stewart’s Downtown and Fifth Avenue?

Comments are listed in the highest order of priority from the community, based on the number of times we heard the comment or those that agreed with the comment (indicated in parenthesis).



#### Cycling & Pedestrian (15 comments)

- Dedicated bike path and lanes (2)
- Accessible walking trails (2)
- Bike shelters and bike repair station (2)
- Maintaining the existing trails and adding more (forest and mountain trails) (2)
- Town trails made safer, easier access, and trail maps
- E-bikes
- Crossing / Pedestrian Activated Crosswalk
- Marked crosswalks on 5th Ave
- Walking track (made of mulch)
- Crosswalks on Hig
- More accessible for people who are mobility challenged



#### Infrastructure (21 comments)

- Road repair (5)
- More phone towers (3)
- Fish hatchery (economic development) (3)
- Shower facilities (2)
- ATV Access to dirt bike park
- Commercial – garbage bins for businesses
- Mining equipment all together and covered
- Electric Vehicle Charging Station
- Parking for transport trucks so they don’t park on Main St.
- Tourist gondola into mountains
- Fence around ball diamond
- Upgrade playground at Rainey Creek (pour in place rubber, similar to Terrace)

## Round 1 Engagement - What We Heard: Ideas

### What are your ideas for improving Stewart's Downtown and Fifth Avenue?

Comments are listed in the highest order of priority from the community, based on the number of times we heard the comment or those that agreed with the comment (indicated in parenthesis).



#### Community Activities (18 comments)

- Farmers market / Commercial yard sale (Saturdays) (7)
- More sports (football, baseball, basketball, etc.) (4)
- Fair (3)
- Focusing on creating activities and things for people, especially youth and families, to have something to do and be active (2)
- Community programming and activities (eg movie night at the boardwalk)
- Chess tournaments (super intense)



#### History & Tourism (12 comments)

- Use technology to help visitors learn more about the town (2)
- Historic, aesthetic, rustic (Smithers an example)
- Historical images in store windows
- Historic style in downtown
- Stewart memorabilia – tourism, stickers, t-shirts
- Videos of the drive from the Meziadin Junction
- Stewart memorabilia (stickers, postcards, etc.)
- Slow down, watch for tourists (signs)
- Help visitor find cool spots (i.e. end of Dyke Road)
- Use technology to help visitors learn more about the town (2)
- All is not about 5th Ave and tourism
- If a building is just being used for storage something should be done to the front of it. Murals or vinyls to cover the windows. Show Stewart's history in pictures.



## Round 1 Engagement - What We Heard: Ideas

### What are your ideas for improving Stewart’s Downtown and Fifth Avenue?

Comments are listed in the highest order of priority from the community, based on the number of times we heard the comment or those that agreed with the comment (indicated in parenthesis).



#### Amenities ( 140 comments)

- Skateboard park, pump track, and bike jump park (36)
- Swimming pool (23)
- Movie theatre (drive theater and snack stand) (20)
- Rodeo (13)
- Ice cream store (10)
- Adult playground (9)
- Fresh water pump, bottle station at Turnaround Park (7)
- Dog Park (6)
- Water park (4)
- Paint ball (3)
- Candy store (2)
- Asian garden near new community hall space (2)
- Splash park/playground
- Upgrade playground at Rainey Creek (pour in place rubber, similar to Terrace)
- Covered climbing wall
- More restaurants
- Roller coaster



#### Aesthetics (35 comments)

- Street lights (10)
- Banners, flowers, boxes or hanging baskets (6)
- Fix rundown buildings (6)
- Murals (3)
- Flowers and garden trees (2)
- Businesses being accountable for how their properties look
- Encourage more enhancements of private property and enforce unsightly premises (Banff is a nice example)
- Winter decorations (lights, boardwalk decorations)
- Trees along 5th from Railway to end (deciduous magnolia)
- Attract more residents
- Make people want to walk down the street (seating – colourful)
- Provide an incentive for owners of buildings not being utilized so they may be more willing to lease or sell
- Improving the visual aspect of downtown

# Engagement Overview

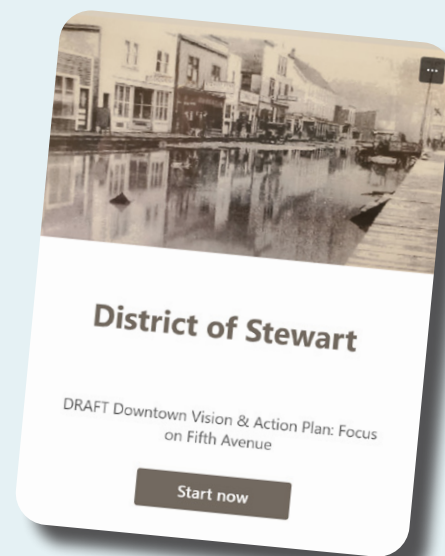
Based on review of existing background documents, conversations with staff, and input received from the public and stakeholders during community engagement in spring 2022, the project team prepared a draft vision, guiding principles and concept plan.

## Round 2

An online survey was posted from June 6th - July 7th, 2023 to provide community members with an opportunity to review the draft concept and provide feedback on the draft vision, guiding principles, and proposed design elements. There were 24 survey respondents.

### Round 2 of Engagement:

- Online Survey



This summary incorporates the input received from the survey.

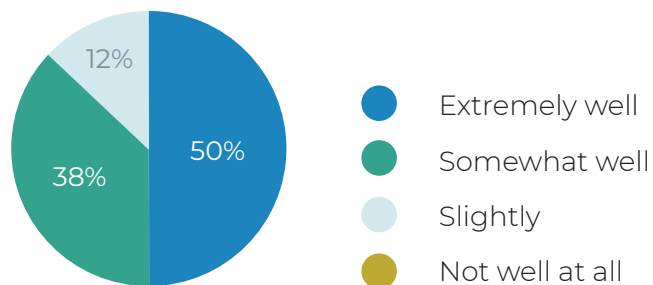


## Round 2 Engagement - Draft Vision & Principles

### How well does the draft vision capture the aspirations for the downtown?

Most of the survey respondents (88%) think the draft vision captures the aspirations of the downtown either extremely well (50%) or somewhat well (38%).

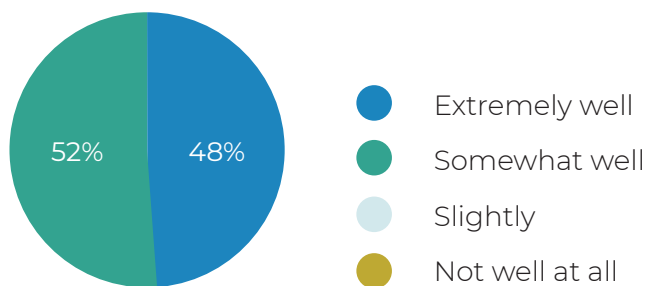
“Downtown Stewart is a vibrant, beautiful, and inviting destination for both residents and visitors. This livable community core is well-connected to nearby amenities and is resilient to climate extremes. Community pride in heritage, culture and the natural environment is evident in both public and private spaces.”



### How well do the draft principles capture important considerations for downtown?

All of the survey respondents (100%) think the draft principles capture important considerations for the downtown either extremely well (48%) and somewhat well (52%).

- Mobility & Connections
- Pride in History & Natural Surroundings
- Lifestyle & Livability
- Environment & Outdoors
- Vibrancy



### Suggestions to make the vision statement or guiding principles better:

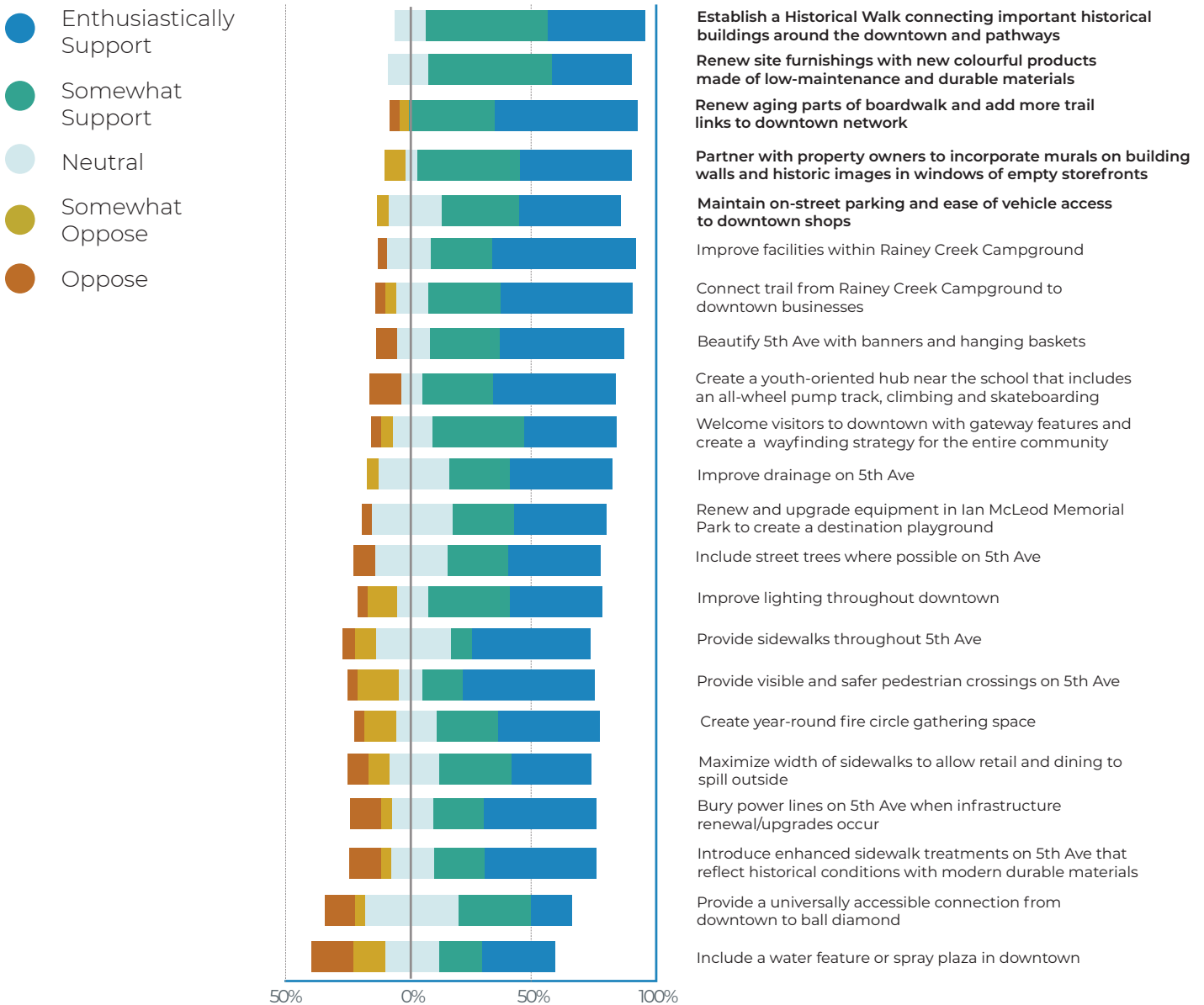
- Some survey respondents indicated that they liked that celebration and pride in the heritage and natural environment of Stewart are reflected in the Vision.
- Some people were supportive of the guiding principle of Vibrancy in the downtown (ie. cleaning up downtown and unused space).
- Some were concerned about implementation and the levels of commitment required for the downtown plan (ie. measures for resilience of climate extremes).
- Other suggestions included incentives to businesses to show pride in Main Street (e.g. community could vote on an annual award for a business who is demonstrating commitment to the downtown vision).



## Round 2 Engagement - Proposed Actions

### Community's level of support for each proposed action:

Most of the survey respondents enthusiastically or somewhat support the proposed actions. The top five actions with the most support and least opposition are shown in bold in the charts below.



Survey participants provided additional comments on the actions as follows:

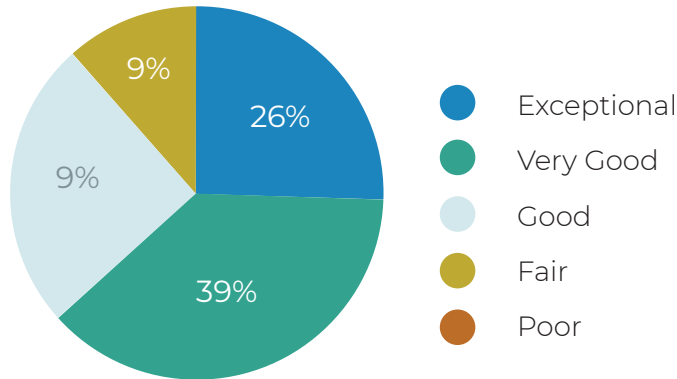
- Some concerns about the amount of money needed for the new projects and infrastructure.
- Some requests for more covered spaces and amenities that can be used year-round.
- Request for drinking water re-fill station at Memorial Park.
- Desire for improvements and upgrades to the tennis court (ie pavement and net upgrades, re-painted lines)



## Round 2 Engagement - Concept Plan

### Community's thoughts on overall concept plan:

Most of the survey respondents (91%) are in support of the overall concept plan.



Survey participants provided additional comments on the overall concept plan as follows:

- Some survey respondents said they thought it was a good plan and had no comments.
- Some were concerned about maintenance of existing infrastructure with the addition of more amenities.

### Survey Demographics:

Most of the survey respondents are full-time Stewart residents. Some are also business or property owners, employees, as well as frequent visitors.

