
Aging-friendly Midway

Official Community Plan Policy Recommendations

October 28, 2019 •





Introduction

Recommended policies are drawn from the results of extensive community engagement which included workshops, a survey, interviews with key community leaders, a mobility audit, and discussions with the Midway Aging-friendly Advisory Committee and Official Community Plan Update Advisory Committee. Additionally, they are informed by the professional experience of the consultant and published best practices.

These policies will be incorporated into the concurrent Official Community Plan update process.



Recommended Official Community Plan Policies

I Purpose of the Plan (Section 1.1)

1. Add an additional point to the final paragraph which begins with “In an age-friendly community, policies, services, settings, and structures support and enable people to age actively by”:
 - a. Ensuring accessibility for all with safe travel throughout the Village and convenient entrance to and movement within public facilities.

II Transportation (Objective 2.2)

1. Rename the objective as ‘Transportation and Accessibility’
2. Replace the current objective

...to support improvements to Highway No. 3 and actively pursue improvements to the airstrip, and to carefully manage the Village's road network.

with the following:

To maintain and develop a transportation network that provides safe and efficient movement for pedestrians, mobility device, cyclists, automobiles, aircraft, and freight.

3. Incorporate the elements identified in the current objective as policies and add one policy about pedestrian safety on Highway 3:
 1. Pursue improvements to the airstrip.
 2. Work with the Ministry of Transportation & Infrastructure to accomplish the following safety improvements on Highway 3:
 - a. pursue the development of a left turn lane to allow eastbound traffic on Highway 3 safe access to the museum site (existing policy);
 - b. move the existing 100 km/h speed limit sign for westbound traffic from its current location just west of the museum to a point westward and beyond the curve near Murray Street;
 - c. seek a realignment of the Cleghorn Street intersection with Highway 3 to provide a 90-degree intersection to improve traffic safety (existing policy) and at that location (or nearby) advocate for a pedestrian crossing with a painted crosswalk, warning signs and lights (new policy); and
 - d. a pedestrian crossing with painted crosswalk, warning signs and lights at or near Florence Street (new policy).
3. Add the following new policies:
 1. Ensure safe access for all ages and abilities is provided in the design and modification of all streets, sidewalks and pathways. Specific improvements to be considered, included but not limited to, are as follows.
 1. Install signage and painted crosswalks with pedestrian crossing warning signs at these locations: 1) the crossing of Florence Street immediately south of Highway 3 between the Mile Zero Restaurant and The Spot, and 2) at the crossing of Florence on the south side of Ninth Avenue.
 2. Replace and rebuild sidewalk adjacent to Post Office to adequately support mobility device use—wider and level.
 3. Replace concrete corner of the sidewalk at the northeast corner of Florence Street & Fifth Avenue with an accessible ramp embedded in the sidewalk.

4. Construct a fully separated and/ or raised concrete sidewalk or asphalt pathway along both sides of Florence Street between Highway 3 and Fifth Avenue.
5. Construct a separated asphalt pathway along the north side of Fifth Avenue between Florence Street and Thomet Street.
6. Widen the paved shoulder along south side of Ninth Avenue between Florence and the entrance to McMynn's Foods.

III Residential (Objective 2.7)

1. Revise the residential objective to reference all ages so that it reads:

The Plan provides that a wide range of housing choices is available to Village residents of all ages and abilities.

4. Add additional policies:

1. Support 'aging-in-place' retrofits of homes with wheelchair ramps and accessible washrooms through reduced building permit fees and relaxed zoning bylaw setback requirements.
2. Support 'aging-in-place' accessory dwelling units in the form of secondary suites, coach house suite, and garden suites in appropriate locations. Amend the Zoning Bylaw to permit these accessory uses and clarify appropriate zone districts, building locations, setbacks, and heights.
3. Encourage senior's housing development that may include, for example, independent living, assisted living, independent/supportive and residential care type facilities.
4. Revise the Zoning Bylaw to allow mixed use developments (residential and commercial use on the same lot) within an existing zone category or a new mixed-use zone.
5. Consider amending the Zoning Bylaw to allow narrow (less than 12 feet wide) mobile homes on individual lots in residential zone districts.

IV Affordable and Special Needs Housing

1. Add a new objective 2.6 b: Affordable and Special Housing Needs

- a. The Village has an adequate supply of affordable and special needs housing.
2. Add new policies:
 - a. Affordable housing can be provided by the private, non-profit, cooperative, and public sectors separately or through partnership models.
 - b. Affordable housing includes a variety of tenure models including ownership, rental, co-housing, and cooperative.
 - c. Encourage and support special needs housing, including homes specially designed or adapted for those with particular physical or social needs, such as those of the elderly or disabled, or with specialist staffing support to address mental health.
 - d. Encourage and support an expansion of Parkview Manor to accommodate all levels of housing including full time care units and complex care units as needed.

V Recreational Land use and Outdoor Spaces

1. Revise Recreational Objective 2.12) to include parks and outdoor spaces by renaming it 'Recreational Land Uses and Outdoor Spaces' and by revising the objective to read:
 1. Promote the use of land designated as "Recreational Land Use and Outdoor Spaces" on the Land Use Map (Schedule 'A') for park and recreational facility use and development for all ages.
2. Add the following policies
 1. Construct a fully accessible year-round public washroom, in a central location.
 2. Create a Parks & Trails plan that addresses the layout of amenities for Village Parks, particularly for James G. McMynn Park.
 3. The following specific age friendly design elements should be included for all public gathering places:
 - i. Benches;
 - ii. hard surface, non-slip walkways;

- iii. clear signage that uses high contrast and large fonts; and
 - iv. non-glare lighting
- 2. Construct wheelchair accessible benches in the following locations:
 - 1. Florence Street near Fifth, Seventh and Fifth Avenues; and
 - 2. additional locations within McMynn Park, ideally linked with future pathway network.
- 3. Construct hard surface pathways in McMynn Park connecting entrances, the Parkview Manor, playground, benches, and the Community Hall.
- 4. Seek funding and community participation in the design and construction of active recreation facilities for seniors such as exercise equipment and Pickle Ball court.

VI Buildings

- 1. Add a new subsection in the plan about buildings with the following objective and policies.
 - 1. Objective: All public buildings, including government and non-profit owned facilities, achieve universal accessibility standards.
- 2. Policies:
 - 1. All new and renovated public buildings shall be built to universal accessibility standards.
 - 2. All existing public buildings will be renovated to satisfy the maximum degree of universal accessibility standards as funding permits.
 - 3. The Village will work with private business in offering financial incentives such as a Revitalization Tax Exemption Bylaw for retrofitting existing commercial structures to universal accessibility standards.
 - 4. All Village-owned facilities will be upgraded to meet access requirements and universal washroom standards of the BC Building Code by 2025.

VII Social Well-being

1. Create a new section addressing social well-being with the following objective:
 - a. Social well-being is promoted for all ages through partnerships and information sharing with community service groups.
2. Proposed policy:
 - a. The village will consider constructing and manage a digital Information station at a convenient location in a public space.

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