

**ELECTORAL AREA 'A' OFFICIAL COMMUNITY PLAN  
LAND INVENTORY  
CEDAR VILLAGE CENTRE AND SUBURBAN  
RESIDENTIAL LANDS**



**PRELIMINARY RESULTS**



**REGIONAL DISTRICT OF NANAIMO  
FEBRUARY 2008**

---

## Table of Contents

1.0	Introduction.....	2
1.1	Purpose of This Study .....	3
1.2	Land Inventory Process.....	3
2.0	Results of the Land Use Inventory .....	5
2.1	Population Demographics .....	5
2.1.1	Population Growth.....	5
2.1.2	Population Age Characteristics .....	6
2.2	Regional Growth Strategy Designations and Implications .....	6
2.3	Cedar Village Centre.....	7
2.3.1	Official Community Plan Land Use Designation.....	7
2.3.2	Current Zoning .....	7
2.3.3	Existing Land Use .....	8
2.3.4	Existing and Potential Commercial Floor Area.....	8
2.4	Suburban Residential Land Use Designation.....	9
2.4.1	Official Community Plan Land Use Designation.....	9
2.4.2	Current Zoning .....	9
2.4.3	Existing Land Use .....	10
2.4.4	Existing and potential Commercial Floor Area.....	10
2.5	Dwelling Unit Count Within Walking Distance to the Cedar Village Centre.....	11
2.6	Residential Lot Supply.....	11
2.7	Other considerations and factors affecting development .....	12
2.7.1	Community Water and Community Sewer Servicing .....	12
2.7.2	Road Network and Alternate Forms of Transportation .....	13
2.7.3	Public Transit.....	13
2.7.4	Environmental Protection.....	15
3.0	Questionnaire Results and Public Input .....	15
4.0	Summary of the Results .....	15
5.0	Conclusion .....	16
	Appendix A: Questionnaire .....	17
	Appendix B – Zoning Descriptions .....	22
	Appendix C – Official Community Plan Land Use Map.....	30
	Appendix D – Zoning Map.....	31

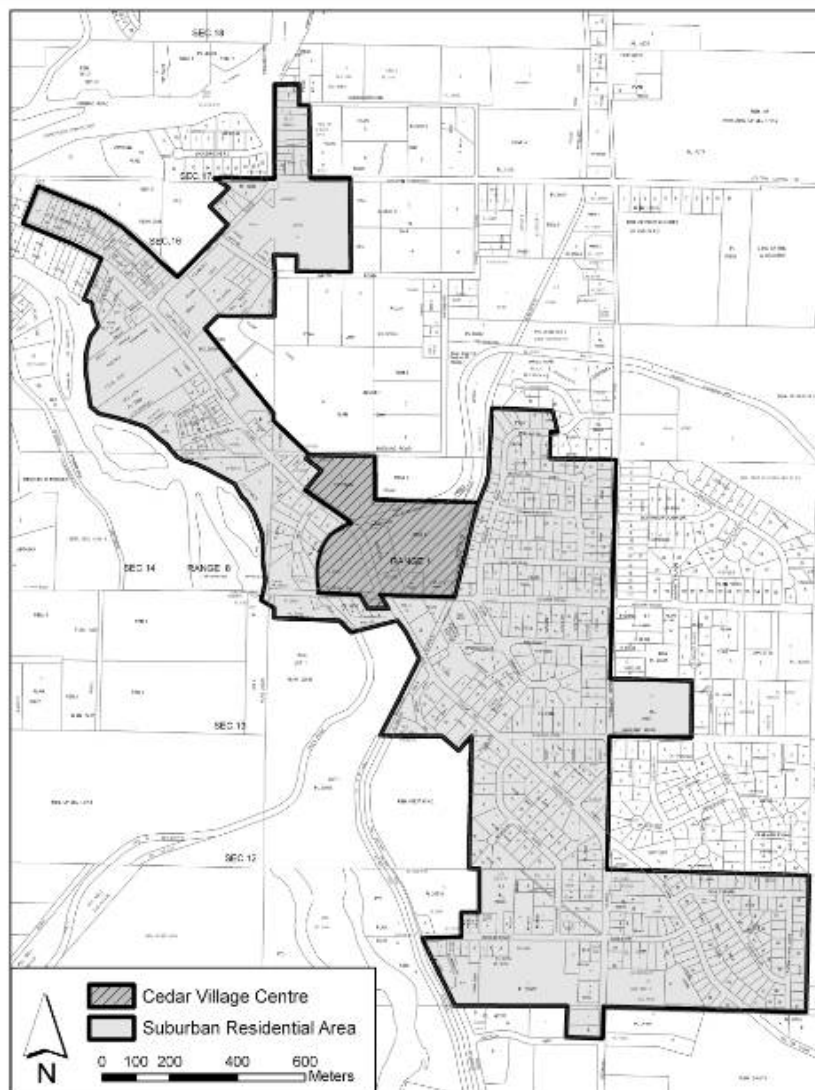
## 1.0 Introduction

The Electoral Area 'A' Official Community Plan specifies two village centres: the Cassidy Village Centre and the Cedar Village Centre. The latter is intended to be the primary service centre for the Plan Area. Recent amendments to the Official Community Plan and Zoning Bylaw to permit the construction of residential uses and 75 personal care units within the Cedar Village Centre has raised the question of whether there is an adequate supply of land available for commercial use and whether there is a need for more commercial land to accommodate both the increase in population in the immediate vicinity and the future needs of the Plan Area.

This land use inventory is focused on the lands within the Cedar Village Centre and the Suburban Residential land use designation as shown on Map No. 1 below. These are lands that are currently inside the Urban Containment Boundary as designated in the Regional Growth Strategy. In addition, the land inventory will also document the current use and zoning of land within the Study Area.

The findings of this study will then be used to inform the Area 'A' Official Community Plan Review process scheduled to start later this year.

### Map No. 1 – Cedar Village Centre and Suburban Residential land Use Designations (The Study Area)



## 1.1 Purpose of This Study

The primary purpose of the study is to document the amount of land that is currently available for commercial use in the Cedar Village Centre.

## 1.2 Land Inventory Process

The Cedar Village Centre and Suburban Lands land inventory involves a four stage approach that includes a land use inventory, an open house, a questionnaire, and a final analysis by staff. Each stage in the project is outlined below:

### *Step 1: Conduct a Land Use Inventory*

The first step in the land inventory consists of a review of the current zoning and official community plan land use designations to determine the permitted uses and densities in the Study Area.

Next, a spreadsheet with information on the properties in both the Cedar Village Centre and the Suburban Residential land use designation was created. The Regional District of Nanaimo's GIS department provided the following data in an excel spreadsheet for each parcel within the Study Area:

- Property Identifier Number (PID);
- Lot Area (square metres);
- Address and Street Name;
- Developed or Vacant;
- Land Use Zoning;
- Subdivision District;
- Subdivision Potential (number of potential additional lots taking into account roads, park, and environmentally sensitive features).

As well, existing floor area was calculated for each commercial and industrial parcel located within the study area based on orthophoto interpretation and the floor area calculations in previously issued building permits. Additional development potential has also been estimated for all Commercial and Industrial properties within the Study Area using the maximum parcel coverage and height requirements specified in Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 and orthophoto interpretation.

This information has been compiled to determine the availability of lands for future commercial and industrial development in the Cedar Village Centre and future residential development within the Suburban Residential Lands Designation.

With respect to residential lands within the Suburban Residential land use designation, the number of parcels, number of dwelling units, and additional subdivision potential has been estimated in order to determine the long term residential lot supply within the Study Area.

The results of the land use inventory assessment are summarized in Section 2.0 below:

### *Step 2: Prepare and Implement a Questionnaire*

A questionnaire was developed by Regional District of Nanaimo staff to obtain feedback from the community on a variety of factors related to commercial development in the Cedar Village Centre. These include:

1. The catchment area for the Cedar Village Centre (who shops there?).
2. The commercial needs of the community.
3. Support for additional commercial development within or adjacent to the Cedar Village Centre.
4. To find out where the community shops and accesses other services.
5. The effectiveness of the Cedar Village Centre.
6. The strengths, weaknesses, and opportunities for the Village Centre.
7. To identify what the communities concerns are over development in the Cedar Village Centre.
8. To identify what community amenities may be desirable in association with additional commercial development.

The questions contained in the questionnaire are attached to this report as Appendix A. The questionnaire will be administered using an on-line survey service called "Survey Monkey" ([www.surveymonkey.com](http://www.surveymonkey.com)) and will incorporate a few different question formats including multiple choice, rating scale, and open ended. The Regional District of Nanaimo website will be used to provide a link to the survey and printed copies will also be available for those who do not have access to the internet.

In order to advertise the questionnaire, notices will be published in the Take 5 and the Nanaimo News Bulletin. Unaddressed mail will also be used to send an informational brochure to all properties within the Study Area.

The results of the survey will be included in the final report to be presented to the Board at a later date.

### *Step 3: Hold an Open House/Information Session*

An open house/information session will be held to present and discuss the preliminary findings of the land inventory, the questionnaire, and to obtain additional community input.

### *Step 4: Prepare the final analysis*

Based on the findings of the land use inventory and commercial needs assessment, questionnaire, and open house, staff will complete the assessment with the intent that it be used as a source of information for the next Electoral Area 'A' Official Community Plan review.

## 2.0 Results of the Land Use Inventory

The following section presents the preliminary findings of the land use inventory.

### 2.1 Population Demographics

Population statistics on Electoral Area 'A', the Regional District of Nanaimo, The City of Nanaimo, and the Town of Ladysmith have been compiled from Statistics Canada's 1981-2006 census data.

Population demographics are not available for the Study Area so the figures for all of Electoral Area 'A' have been used.

#### 2.1.1 Population Growth

Table 2.0 below illustrates the change in population from 1981 to 2006 based on data obtained from Statistics Canada.

Table 1 of 2 - Population from 1981 to 1991

Area	1981		1986		1991	
	%	Population	%	Population	%	Population
Elec. Area 'A'		4,661	1.2	4,718	13.2	5,341
RDN		77,624	6.6	82,714	23.8	102,411
Nanaimo		47,069	4.2	49,029	22.6	60,129
Ladysmith		4,558	-3.6	4,393	11.0	4,875

Table 2 of 2 – Population from 1996 to 2006

Area	1996		2001		2006	
	%	Population	%	Population	%	Population
Elec. Area 'A'	17.1	6,252	2.7	6,423	5.1	6,751
RDN	18.9	121,783	4.3	127,016	9.1	138,631
Nanaimo	16.6	70,130	4.1	73,000	7.8	78,692
Ladysmith	32.47	6,456	5.5	6,811	10.7	7,538

Source: Statistics Canada, 1981-2006 Censuses

As the above table illustrates, Electoral Area 'A' has generally experienced a slower rate of growth than the Regional District of Nanaimo, the City of Nanaimo, and the Town of Ladysmith. There are many factors that could have contributed to this slower rate of growth including lack of community sewer, the availability of land for development, market conditions, and other unknown variables.

The average rate of population growth in Electoral Area 'A' between 1981 and 2006 is 7.9%.

### 2.1.2 Population Age Characteristics

The population age characteristics of a community have planning implications, particularly to ensure appropriate community services such as schools and parks are provided and to ensure that an adequate range of housing options are available.

Table 2.1 illustrates the age distribution for Electoral Area 'A', the Regional District of Nanaimo, the City of Nanaimo, the Town of Ladysmith, and British Columbia for the 2006 census year, which is the most current information available. The population age characteristics of Electoral Area 'A' are relatively consistent with the surrounding communities and the provincial median age. The dominant age group within Electoral Area 'A' and all of the other communities compared is 45-64 years of age. Seniors over the age of 65 represent only 13.9 percent of the population; however, within the next ten years the number of seniors is expected to increase as the dominant age group (45-64) moves towards the 65+ age group category.

Approximately 62.9 percent of the population of Electoral Area 'A' is of working age between the ages of 20 and 64, which is the highest of all the adjacent communities compared in Table 2.1 below:

Table 2.1 – Population Distribution

Area	Age Distribution (%)					Median Age	Dominant Age Group	Percent of the Population Within Working Age (19-64)
	0-14	15-24	25-44	45-64	65+			
Electoral Area 'A'	16.6	10.7	24.7	34.0	13.9	43.9	45-64 yrs	62.9
Regional District of Nanaimo	14.3	11.9	21.2	31.7	20.9	46.6	45-64 yrs	58.5
City of Nanaimo	15.3	13.8	23.7	29.2	18.0	43.2	45-64 yrs	60.0
Town of Ladysmith	16.6	10.5	21.7	30.7	20.6	45.9	45-64 yrs	56.3
BC	16.5	13.1	27.4	28.4	14.6	40.8	45-64 yrs	62.2

Source: Statistics Canada 2006 Community Profiles

## 2.2 Regional Growth Strategy Designations and Implications

All of the Study Area is located within the Urban Containment Boundary as defined by the Regional Growth Strategy. The Urban Containment Boundary coincides with the boundary of the Suburban Residential land use designation as defined in the Official Community Plan (OCP). The Cedar Village Centre is recognized as a village centre by the Regional Growth Strategy.

Although not all lands located within the Urban Containment Boundary are intended to be developed, in general, higher densities are supported on lands within the Urban Containment Boundary. In addition, commercial, recreation, and institutional uses are encouraged within the Urban Containment Boundary with a focus on the village centre. Although it is recognized that there are existing commercial uses located outside of the village centre, the Official Community Plan supports all new commercial uses being located within the village centre.

The provision of community water and community sewer to land located within the Urban Containment Boundary is supported for the purpose of facilitating additional development.

## 2.3 Cedar Village Centre

### 2.3.1 Official Community Plan Land Use Designation

"Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" designates the 'Cedar Village Centre' and the 'Suburban Residential' land use designations within the Study Area. Overall, the Study Area is approximately 177 hectares in area and of that approximately 14.2 ha is designated within the Cedar Village Centre. For more detailed information, please refer to Map No. 2, which is attached as Appendix C.

The Electoral Area 'A' Official Community Plan recognizes the Cedar Village Centre as the main commercial and service area within Electoral Area 'A'. The maximum density supported within this designation is 100 multi-family dwelling units and up to 75 supportive housing units.

### 2.3.2 Current Zoning

"Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" applies to all of Electoral Area 'A'. There are currently 5 zoning designations within the Cedar Village Centre which includes a mix of commercial, industrial, and residential zoning classifications with a heavy emphasis on residential and commercial. Please refer to Map 3 – Current Zoning attached as Appendix D. Table 2.3 below summarizes the current zoning designations and their total area within the Cedar Village Centre.

Table 2.3 – Current Zoning within the Cedar Village Centre

Please refer to Appendix B for a complete description of each of the above zoning designations.

Zoning	Permitted Uses	Area (m2)	% of Cedar Village Centre
Commercial 2	Funeral Parlour Gas Bar Nursery Office Personal Service Use Recreation Facility Restaurant Retail Store	37,065.2	31.5
Commercial 5	Hotel Resort Condominium Unit Marina Neighbourhood Pub Public Assembly Use Recreation Facility Residential Use Restaurant Resort Vehicle Park Tourist Information Booth Tourist Store	9,008.0	7.6
Industrial 1	Light Industry Heavy Equipment Display Residential Use	1,747.1	1.5
Recreational 1	Campground Outdoor Recreation Residential Use	24,124.3	20.4
CD 29 (Residential)	Residential use Home Based Business Personal Care Unit Accessory Convenience Store	46,580.1	39.3
<b>Total</b>		<b>118,524.7</b>	<b>100.0</b>



### 2.3.3 Existing Land Use

Currently the dominant use in the Cedar Village Centre is commercial followed by recreational and residential as shown in Table 2.4 below. For the purpose of this report, existing land use means the actual use of a parcel regardless and independent from the current zoning designation.

Table 2.4 – Existing land use within the Cedar Village Centre

Use	Area (m <sup>2</sup> )	Percentage of Cedar Village Centre
Commercial Use	42,092.2	35.5
Industrial Use	1,741.0	1.5
Recreational Use	24,124.3	20.4
Residential Use	3,987.1	3.4
Vacant	46,580.1	39.3
Total	118,524.7	100.0

Not all land within the Cedar Village Centre is developed or is being used for the use specified by the current zoning. Slightly less than half (39%) of the land within the Cedar Village Centre is currently vacant. However, all of the vacant land is a direct result of an undeveloped residential parcel currently zoned CD29 (Cedar Estates). Since there are no other vacant or undeveloped commercial or industrial zoned properties within the Cedar Village Centre, all future commercial and industrial developments must occur on previously developed sites. This may include infill and intensification of existing developments or redevelopment of existing sites.

### 2.3.4 Existing and Potential Commercial Floor Area

Previously issued building permits and orthophotos have been reviewed to estimate the existing commercial floor space within the Cedar Village Centre. The results of this review are shown in Table 2.5 below.

The potential additional commercial floor space has been estimated based on a number of factors including the current zoning (height, parcel coverage, setbacks, etc.), topographical and physical site constraints, and known environmentally sensitive features. When considering the zoning requirements for each property, the potential for a second storey was considered where the maximum height specified by the zoning is conducive to two storey construction. In addition, where a property was zoned commercial and was not developed with commercial uses, it was assumed that redevelopment of the property with commercial uses to the maximum feasible extent could occur.

Table 2.5 – Existing Commercial Floor Space and Commercial Floor Space Potential within the Cedar Village Centre

Existing Commercial Floor Area	5,543.56 m <sup>2</sup>
Potential Additional Commercial Floor Area	10,019.1 m <sup>2</sup> (5,009 m <sup>2</sup> Conservative Estimate)

As illustrated in Table 2.5 above, there is approximately 5,543 m<sup>2</sup> of existing commercial floor space within the Cedar Village Centre. Based on the existing zoning, it is estimated that there is potential for an additional 10,019 m<sup>2</sup> of commercial floor space. However, this estimate of additional commercial floor space assumes that all commercial properties are developed to their maximum potential, which may include significant alterations to existing buildings, the addition of a second storey, or depending on the layout of the development, may require a redevelopment of the site to maximize the potential floor area. Therefore, it is unlikely that the Cedar Village Centre would be developed to its estimated maximum

potential due to the existing situation. A conservative estimate of 5,009 m<sup>2</sup> of additional floor area is likely a more realistic estimate.

## 2.4 Suburban Residential Land Use Designation

### 2.4.1 Official Community Plan Land Use Designation

The "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" designates the 'Cedar Village Centre' 'Suburban Residential' land use designations within the Study Area. As mentioned above, the Study Area is approximately 177 ha in area and of that approximately 163 ha is designated within the Suburban Residential land use designation.

The Suburban Residential land use designation supports a maximum density of five dwelling units per hectare.

For more detailed information, please refer to Map No. 2, which is attached as Appendix C

### 2.4.2 Current Zoning

There are currently five zoning designations within the Suburban Residential land use designation. Please refer to Map 3 – Current Zoning attached as Appendix D.

As Table 2.6 below illustrates, the dominant zoning designation is Residential 2 followed by Public 1 and Rural 4. What is important to note is that although Commercial 2 zoned lands represent a very small fraction (less than 1%) of the land within the Suburban Residential lands designation, that they represent a significant proportion (18%) of the commercial zoned land within the Study Area.

In addition, nearly all (96%) of the land zoned for residential use within the Study Area is located in the Suburban Residential designation.

Table 2.6 – Existing zoning within the Suburban Residential land use designation

Zoning	Area (m <sup>2</sup> )	Percent of Suburban Residential
Commercial 2	9,125.4	0.7
Industrial 1	9,242.5	0.7
Public 1	162,832.8	12.4
Residential 2	1,101,670.6	83.6
Rural 4	349,60.5	2.7
Total	1,317,831.8	100.0

Please refer to Appendix B for a complete description of each of the above zoning designations.

With respect to residential zoned properties within the Study Area, the minimum parcel size specified by the zoning Bylaw is 2000 m<sup>2</sup> provided that community water is provided to each parcel. Without community water, the minimum parcel size supported by the current zoning is 1.0 ha.

The residential density supported by the current zoning is generally consistent with that supported in the Official Community Plan as the maximum density is five dwelling units per hectare (2,000 m<sup>2</sup> minimum parcel size) with community water and community sewer. However, the current zoning also supports the same minimum parcel size on properties with community water but no community sewer.

Although all of the Suburban Residential lands are located within the Urban Containment Boundary, future commercial uses should be focused within the Cedar Village Centre. The dominant land use within the Suburban Residential land use designation is residential followed by Public/Institutional.

#### 2.4.3 Existing Land Use

Not all land within the Suburban Residential designation is developed or is being used for the use specified by the current zoning. Approximately 5% of the land within the Suburban Residential designation is currently undeveloped.

Commercial and industrial use make up only a small percentage of the Suburban Residential land use designation. The existing commercial and industrial uses are, for the most part, uses which have occurred on properties that historically have been zoned for that use. However, as stated above, the commercial uses in the Suburban Residential designation make up almost one fifth of the commercial uses in the Study Area. Therefore, the commercial and industrial uses located in this land use designation play an important role in the community even though they represent a small percentage of the Suburban Residential land use designation.

Table 2.7 – Existing land use in the Suburban Residential land use designation

Use	Area (m <sup>2</sup> )	Percentage of Suburban Residential
Commercial Use	5,834.8	0.4
Industrial Use	9,242.5	0.7
Public/Institutional	16,2832.8	12.4
Residential Use	1,041,209.3	79.0
Vacant	67,635.0	5.1
Rural	31,077.4	2.4
<b>Total</b>	<b>1,317,831.8</b>	<b>100.0</b>

#### 2.4.4 Existing and potential Commercial Floor Area

Previously issued building permits and orthophotos have been reviewed to estimate the existing commercial floor space within the Suburban Residential land use designation. The results of this review are shown in Table 2.8 below.

The additional commercial floor space potential has been estimated based on a number of factors including the current zoning (height, parcel coverage, setbacks, etc.), topographical and physical site constraints, and any known environmentally sensitive features. When considering the zoning requirements for each property, the potential for a second storey was considered where the maximum height specified by the zoning is conducive to two storey construction. In addition, where a property is zoned commercial and is not developed with commercial uses, it was assumed that the property could be redeveloped with commercial uses to the maximum permitted amount.

Table 2.8 – Existing and potential commercial floor area within the Suburban Residential land use designation

Existing Commercial Floor Area	2,656 m <sup>2</sup>
Potential Additional Commercial Floor Area	3,373 m <sup>2</sup> (1,685 m <sup>2</sup> Conservative Estimate)

As illustrated in Table 2.8 above, there is approximately 2,656 m<sup>2</sup> of existing commercial floor area within the Suburban Residential land use designation. Based on the existing zoning, it is estimated that there is potential for an additional 3,373 m<sup>2</sup>. However, this estimate assumes that all commercial properties are developed to their maximum potential, which may include significant alterations to existing buildings, the addition of a second storey, or depending on the layout of the development, may require a redevelopment of the site to maximize the potential floor area. Therefore it is unlikely that the Suburban Residential land use designation would be developed to its estimated maximum potential due to its existing situation. A conservative estimate of 1,685 m<sup>2</sup> of additional commercial floor area is likely a more realistic estimate.

## 2.5 Dwelling Unit Count Within Walking Distance to the Cedar Village Centre

One of the goals of the Cedar Village Centre is to provide commercial goods and services within a reasonable distance of those who reside in Electoral Area 'A' to reduce the dependence on the automobile and to encourage alternate forms of transportation. Ideally, goods and services should be within walking distance of all residences within the Urban Containment Boundary. For the purpose of this study, an ideal walking distance is considered 400 m or less from any residence to the Cedar Village Centre.

Table 2.9 illustrates the number of dwelling units and estimated population within a given distance of the Cedar Village Centre. The distance was measured as a radius from the centre of the Village Centre. The Statistics Canada 2006 Census specifies that in Electoral Area 'A' the average household size is 2.4 persons. For the purpose of this study, it is assumed that the household size is consistent with the remainder of Electoral Area 'A'. The estimated population within a given distance of the Cedar Village Centre was calculated by multiplying the number of dwelling units (addresses identified on the map) within each specified distance by the average number of persons per household.

Table 2.9 – Estimated Population within a given distance from the Cedar Village Centre

<b>Distance from the Cedar Village Centre</b>	<b>Number of Dwelling Units</b>	<b>Estimated Population</b>
400 m	258	619
1000 m	702	1,685
3000 m	1,707	4,097
5000 m	2,320	5,568

It is estimated that 619 people are within walking distance of the Cedar Village Centre. This number may increase should the residential development 'Cedar Estates' be developed. However, at this time, it is likely that only a small number of those who live within walking distance actually walk to the Cedar Village Centre to obtain commercial goods and services.

One of the significant barriers to non-vehicular access to the Cedar Village Centre is the lack of paved shoulders on the roads. These pose a challenge for pedestrians, especially those with small children and those with less mobility.

## 2.6 Residential Lot Supply

Table 2.10 provides the residential lot supply figures for the Suburban Residential land use designation and the Cedar Village Centre.

Table 2.10 – Residential lot supply for the Suburban Residential land use designation and the Cedar Village Centre

OCP Land Use Designation	Lot Counts					
	Total number of existing residential lots	Total number of developed residential lots	Total number of vacant residential lots	Potential new residential lots	Potential for additional dwelling units (vacant lots plus new lots)	Long term lot supply (existing lots plus new lots)
<b>Suburban Residential</b>	550	517	33	75	108	624
<b>Cedar Village Centre</b>	2	1	1	55	60 (plus 75 personal care units)	57
<b>Totals</b>	<b>552</b>	<b>518</b>	<b>34</b>	<b>130</b>	<b>168</b>	<b>681</b>

There are currently 550 residential lots within the Suburban Residential land use designation. Of the 550 existing lots, only 33 lots are vacant and the remaining 517 lots are developed. Based on the current zoning there is potential for an additional 75 lots in the Suburban Residential land use designation. If a dwelling was constructed on each vacant lot and on each potential new lot, there could be up to an additional 108 dwelling units within the Suburban Residential land use designation. This represents an increase of approximately 21% over the current number of dwelling units.

The long term lot supply is estimated at 624 lots and has been calculated by adding the total number of existing lots (550) to the potential new lots (75). Based on the 2006 census, the average household size for Electoral Area 'A' is 2.4 persons. Assuming that 2.4 persons per household is representative of the Study Area, the population of the Suburban Residential land use designation in 2006 was approximately (549x2.4) 1,318 persons. Should the Suburban Residential land use designation be developed to its full potential of 624 lots the estimated population would be about (624x2.4) 1,498 persons given current estimated household size.

Currently, there are two residential lots in the Cedar Village Centre. Both lots are within the Cedar Estates Comprehensive Development Zone 29 (CD29), which is yet to be developed. The CD29 zone supports a maximum of 55 new residential lots that would support an additional 60 dwelling units and a 75 unit personal care facility and accessory retail use. Based on current average household size this would result in an estimated (55x2.4 +75) 207 additional residents in the Cedar Village Centre.

## **2.7 Other considerations and factors affecting development**

Official Community Plan policies and current zoning regulations provide a framework for controlling development and provide a basis for estimating the additional development potential. However, there are other factors that affect development potential that must be addressed. The following sections provide a general overview of these considerations.

### **2.7.1 Community Water and Community Sewer Servicing**

Currently, there is no community sewer within the Cedar Village Centre. However, the Cedar Senior Secondary School which is located within the Suburban Residential land use designation is currently serviced with community sewer. The balance of the Suburban Residential land use designation is not serviced with community sewer. Therefore, with the exception of the Cedar Senior Secondary School, all lands within the Study Area are serviced with private septic disposal systems.

Of greater significance is the proposed development of the South Nanaimo Lands (Sandstone) located within the City of Nanaimo between the Duke Point Interchange and Cedar Road. The subject property has an area of approximately 293 hectares and consists of a new town centre which includes a variety of residential housing types and densities, a mixed use industrial business park, commercial area, institutional and office space, and other industrial activities. At this time, the proposed development includes the following:

- 800-900 low to medium density residential units;
- 900-1,000 medium to high density residential units;
- 600,000 to 700,000 square feet for mixed use industrial/business park;
- 400,000 to 500,000 square feet for Industrial use; and,
- a new Town Centre with approximately 500,000 to 950,000 square feet of commercial, institutional, office, indoor recreation, and other commercial uses.

If developed, the Sandstone development would provide a significant amount of commercial goods and services including big box retailers within a few minutes drive of the Cedar Village Centre. This new development is likely to have some impacts on the Cedar Village Centre and its role in the community.

#### 2.7.2 Road Network and Alternate Forms of Transportation

The road network and road drainage falls under the jurisdiction of the Ministry of Transportation. The Ministry is also responsible for uses in the highway right-of-way including sidewalks. The Regional District of Nanaimo does not have the legislative authority to regulate the installation and future use of sidewalks or other improvements in public road right-of-ways.

As a result, one of the challenges faced by the Regional District of Nanaimo and other Regional Districts throughout the province is securing desirable road improvements which also improve pedestrian safety and encourage non-vehicular forms of transportation. Therefore, it is necessary for the Regional District of Nanaimo to work cooperatively with the Ministry of Transportation and the development community through the development process to obtain desirable roadway and/or pedestrian/cyclist improvements.

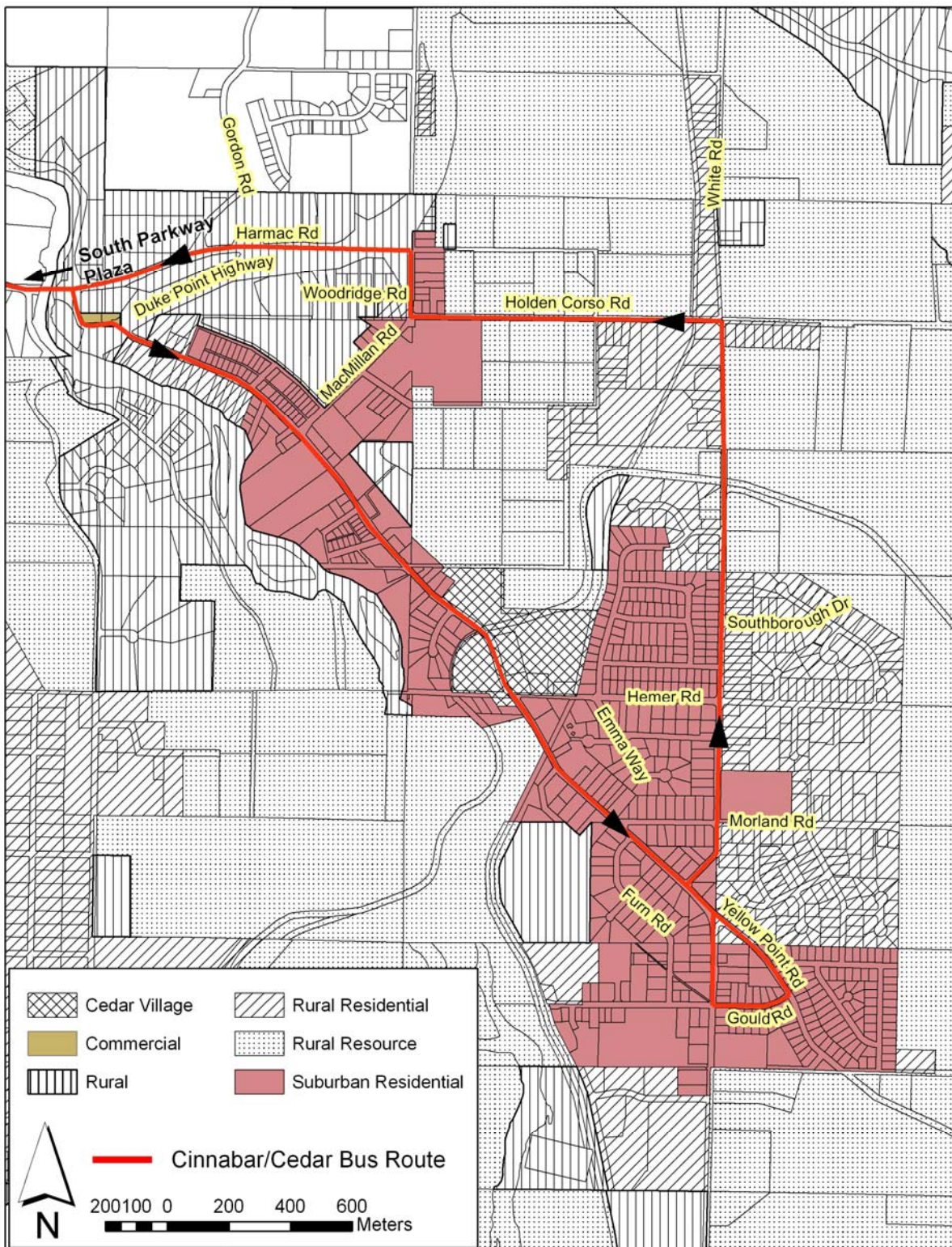
It should be noted that pedestrian improvements are more likely to include improvements to the road shoulder than the creation of paved sidewalks due to the challenges associated with construction, maintenance, and liability within the public road right of way.

#### 2.7.3 Public Transit

Public transit plays an important role in developing sustainable communities as it provides an alternate and potentially more efficient form of transportation than the automobile. Perhaps more importantly, public transit also provides an affordable form of transportation for those who do not drive or who can not afford an automobile.

The Plan Area is serviced by Route 7 (Cinnabar Valley/Cedar) of the Nanaimo Regional Transit Loop. Figure 1 below shows route 7 through the Study Area.

Figure No. 1 – Bus Route No. 7



Currently there is limited service within the Study Area and transfers are required in order to reach significant locations within the City of Nanaimo such as Woodgrove Mall, Malaspina University College, the Aquatic Centre, and Beban Park.

Generally, higher density residential development is required to support improved transit services including more frequent bus service.

#### 2.7.4 Environmental Protection

Environmental protection is an important consideration in community development. The current Official Community Plan contains environmental protection policies and Development Permit Areas that are intended to ensure that the potential impacts from proposed developments are identified and mitigated.

It should be noted that there is a large wetland located to the north west of the Cedar Village Centre which is a significant environmental feature that will limit the future extent the of Cedar Village Centre.

### 3.0 Questionnaire Results and Public Input

The results of the questionnaire and input from the community will be made available at a later date.

### 4.0 Summary of the Results

The following tables provide a summary of the results based upon the entire Study Area.

As shown in Table 4.1 below, the majority of lands within the Study Area are currently zoned Residential 2. This is followed by Public 1 and CD29. Commercial 2 and Commercial 5 represent only a small fraction (3.8%) of the Study Area.

**Table 4.1 - Existing Zoning**

<b>Zoning</b>	<b>Area (m<sup>2</sup>)</b>	<b>Percentage of Study Area</b>
Commercial 2	46,190.6	3.2
Commercial 5	9,008.0	0.6
Industrial 1	10,989.6	0.8
Recreational 1	24,124.3	1.7
CD29	46,580.1	3.2
Public 1	162,832.8	11.3
Residential 2	1,101,670.6	76.7
Rural 4	34,960.52	2.4
Total	1,436,356.5	100.0

As shown in Table 4.2 below, the majority (72.8%) of the land within the Study Area is being used for residential use. Commercial and Industrial use represent a very small (4.1%) proportion of the Study Area. Although approximately 8% of the lands within the Study Area are currently vacant, nearly half (40%) of this vacant land is a result of the undeveloped Cedar Estates property located in the Cedar Village Centre.



Table 4.2 - Existing Land Use

Use	Area (m <sup>2</sup> )	Percentage of Study Area
Commercial Use	47,927.0	3.3
Industrial Use	10,983.5	0.8
Recreational Use	24,124.3	1.7
Residential Use	1,045,196.3	72.8
Vacant/Undeveloped	114,215.1	8.0
Public/Institutional	162,832.87	11.3
Rural	31,077.4	2.2
Total	1,436,356.5	100.0

As shown in Table 4.3 below, there is approximately 8,200 m<sup>2</sup> of existing commercial floor area and potential for an additional 6,691 m<sup>2</sup> based on a conservative estimate.

Table 4.3 - Existing and Potential Commercial Floor Area

Existing Commercial Floor Area	8,199.6 m <sup>2</sup>
Potential Additional Commercial Floor Area	13,392.1 m <sup>2</sup> (6,691 m <sup>2</sup> Conservative Estimate)

## 5.0 Conclusion

This section will be completed following completion of the questionnaire and open house.

*Appendix A: Questionnaire*

# Cedar Village Centre Survey

## 1.

As a precursor to the upcoming Official Community Plan Review, the Regional District of Nanaimo is undertaking a land inventory of the Cedar Village Centre and the Suburban Residential Lands land use designation to determine if there is an adequate supply of land available for commercial use and whether there is a need for more commercial land to accommodate both the increased population in the immediate vicinity and the future needs of the Plan Area.

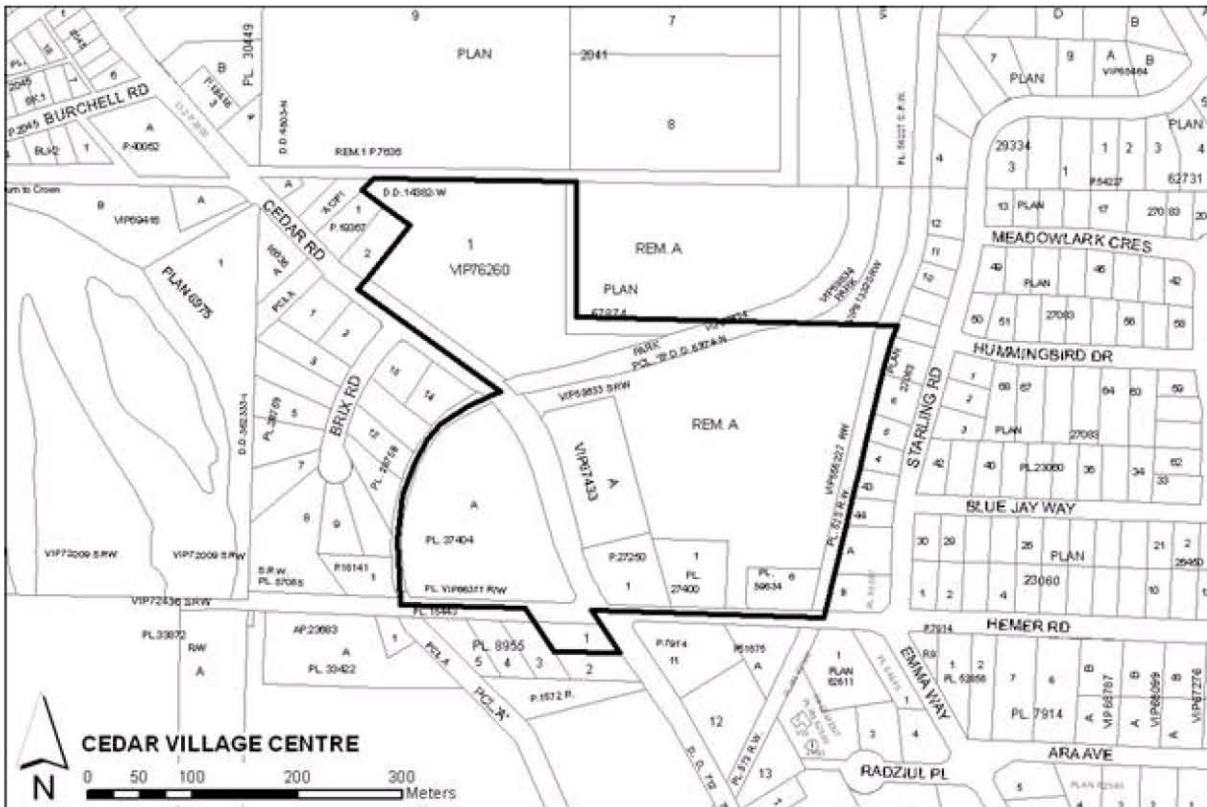
This survey is intended to assist the Regional District in determining the characteristics of the study area and the commercial needs of the community.

The results of this survey will be tabulated and made available at a later date.

**\* 1. The following map shows the location of the Cedar Village Centre which is intended to be the primary service centre for Electoral Area 'A'. Please indicate how often you use the commercial services located in the Cedar Village Centre.**

- every day
- once a week
- more than once a week
- once a month
- less than once a month

I/We never use it because



# Cedar Village Centre Survey

**\* 2. Please estimate the distance from your primary residence to the Cedar Village Centre.**

- within 400m (about ¼ mile)
- within 1000m (just over ½ mile)
- within 3000m (almost 2 miles)
- within 5000m (just over 3 miles)
- more than 5000m

**\* 3. Please estimate the average amount your household spends on goods and services obtained at the Cedar Village Centre in an average month.**

- \$0, we never go there
- less than \$50
- 50 to \$100
- \$101 to \$200
- \$201 to \$300
- more than \$300

**\* 4. Where does your household obtain the majority of its commercial goods and services?**

- Cedar
- Nanaimo
- Ladysmith
- Other

**5. What other uses, commercial goods, and services are required to make the Cedar Village Centre the place where you would obtain the majority of goods and services?**

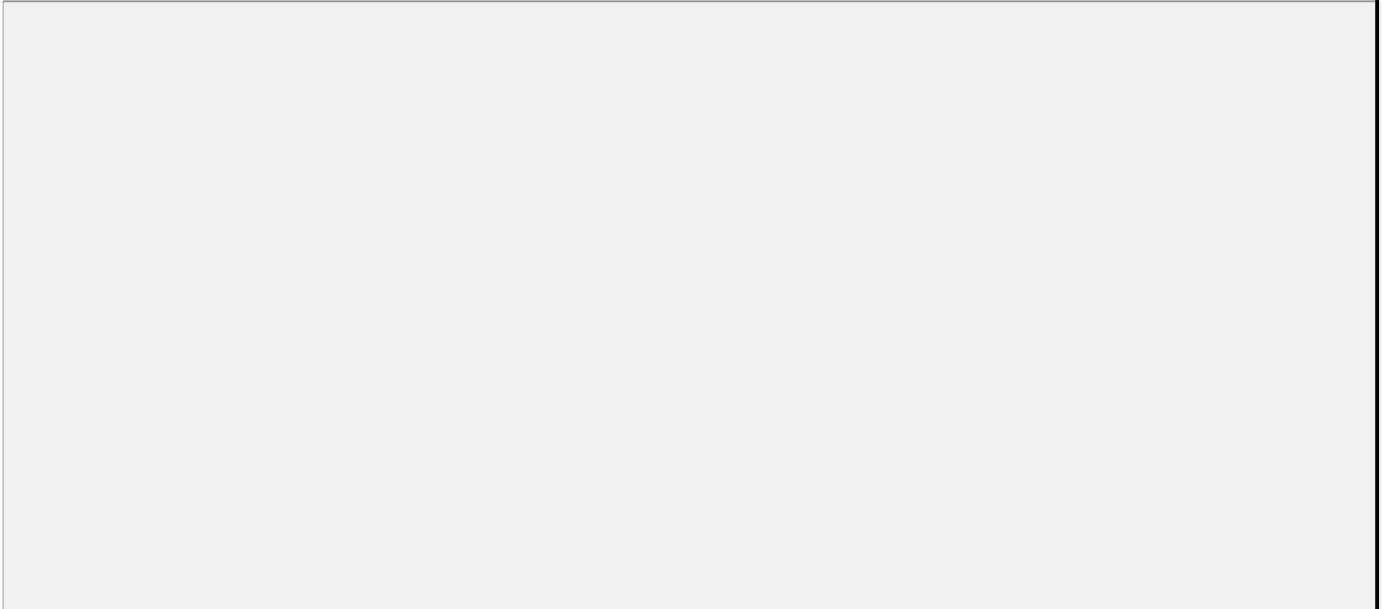
**6. Do you support additional commercial and service related development in the Cedar Village Centre and surrounding area?**

- Yes
- No

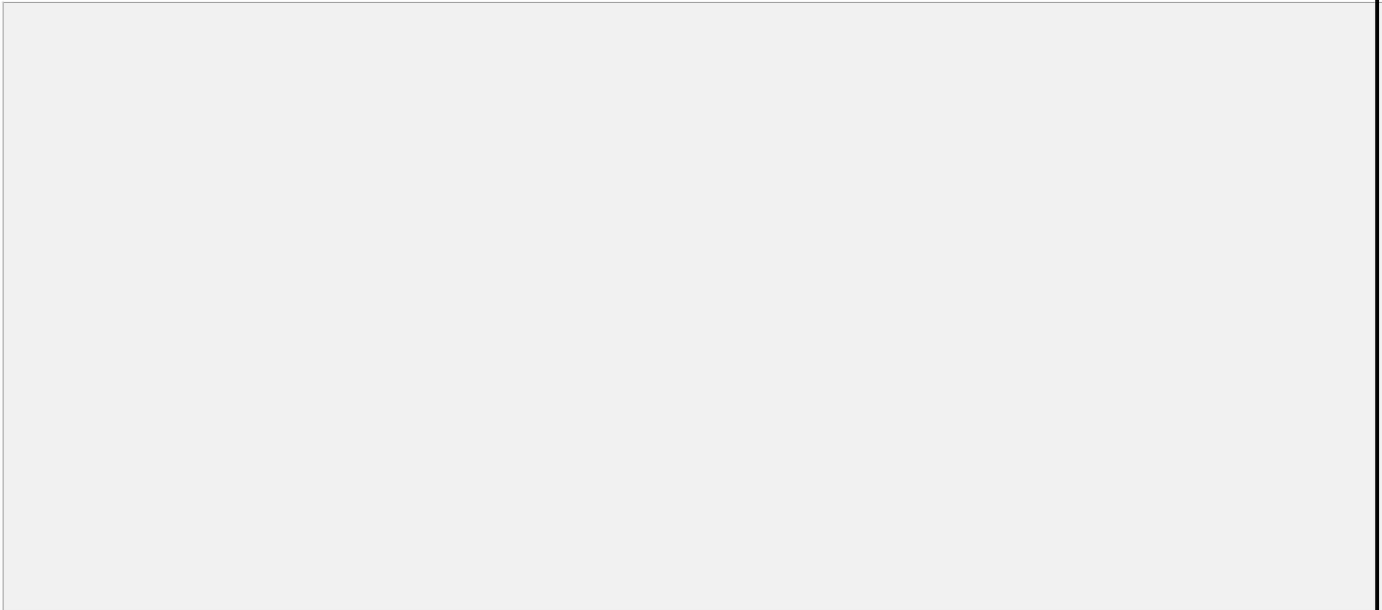
If no, what are your concerns?

## Cedar Village Centre Survey

**10. Changes in land use and new development in the Cedar Village Centre have the potential to bring benefits to the community, but may also result in other changes not desired by the community. Please indicate your primary concerns with respect to development in the Cedar Village Centre and surrounding lands.**



**11. In what ways is the Cedar Village Centre succeeding?**



# Cedar Village Centre Survey

**12. In what ways is the Cedar Village Centre failing?**

**13. If you would like to be included on the Electoral Area 'A' email list please provide your email address in the space below. By doing so you will be notified by email of upcoming events related to the Cedar Village Center and Suburban Residential Lands Land Use inventory and any activities related to the upcoming Official Community Plan Review.**

## Appendix B – Zoning Descriptions

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

### Section 3.4.12

#### COMMERCIAL 2

CM2

#### Permitted uses and Minimum Site Area

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Funeral Parlour	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
b) Gas Bar	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>
c) Nursery	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Office	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
e) Personal Service Use	800 m <sup>2</sup>	1600 m <sup>2</sup>	2400 m <sup>2</sup>
f) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
h) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

#### Accessory Uses

a) Residential Use <sup>1</sup>	n/a	n/a	n/a
---------------------------------	-----	-----	-----

#### Maximum Number and Size of Buildings and Structures

Dwelling units/parcel <sup>2</sup>	- 1
Floor area ratio	- 0.75
Height	- 8.0 m
Parcel coverage	- 50%

#### Minimum Setback Requirements

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.282, adopted June 11, 2002

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

## Section 3.4.15

**COMMERCIAL 5<sup>1</sup>****CM5****Permitted uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Hotel			
First Unit	2000 m <sup>2</sup>	2000 m <sup>2</sup>	4000 m <sup>2</sup>
Each Additional Unit	200 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>
b) Resort Condominium Unit	400 m <sup>2</sup>	1000 m <sup>2</sup>	4000 m <sup>2</sup>
c) Marina	5000 m <sup>2</sup>	5000 m <sup>2</sup>	1.0 ha
d) Neighbourhood Pub	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
e) Public Assembly Use	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
f) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Residential Use <sup>2</sup>	n/a	n/a	n/a
h) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
i) Resort Vehicle Park <sup>3</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>
j) Tourist Information Booth	500 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>
k) Tourist Store	800 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**Maximum Number and Size of Buildings and Structures**

Resort Vehicle Park <sup>4</sup>	25 camping spaces/ha to a maximum of 150 camping spaces per parcel developed in accordance with Schedule '3C', 'Campground Regulations and Standards'
Dwelling units/parcel <sup>5</sup>	- 1
Floor area ratio	- 0.60
Height	- 8.0 m
Parcel coverage	- 40%

<sup>1</sup> Bylaw No. 500.74, adopted October 8, 1991

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.162, adopted April 8, 1997

<sup>4</sup> Bylaw No. 500.162, adopted April 8, 1997

<sup>5</sup> Bylaw No. 500.13, adopted October 13, 1987



This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

## Section 3.4.31

**INDUSTRIAL 1****IN1****Permitted uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Light Industry	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Heavy Equipment Display	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
c) Residential Use <sup>1</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 60%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

## Section 3.4.51

**RECREATION 1****RC1****Permitted uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Campground	1.0 ha	1.0 ha	2.0 ha
b) Outdoor Recreation	1.0 ha	1.0 ha	1.0 ha
c) Residential Use <sup>1</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Campground	Maximum of 60 camping spaces per parcel developed in accordance with Schedule '3C', Campground Regulations and Standards <sup>2</sup>
Dwelling units/parcel <sup>3</sup>	- 1
Height	- 8.0 m
Parcel coverage <sup>4</sup>	- 10%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.162, adopted April 8, 1997

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>4</sup> Bylaw No. 500.77, adopted march 27, 1990

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1967" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

Section 3.4.129

**CEDAR ESTATES COMPREHENSIVE  
DEVELOPMENT ZONE 29**

**CD29<sup>1</sup>**

---

**3.4.129a.1 Permitted Uses in Area A as shown in Section 3.4.129d.1**

- a) Residential Use
- b) Home Based Business

---

**3.4.129a.2 Maximum Number and Size of Buildings and Structures in Area A**

Accessory Buildings	Combined floor area of 100 m <sup>2</sup>
Accessory Building Height	5.0 metres
Dwelling Units/parcel	1
Dwelling Unit Height	9.0 metres
Parcel Coverage	40%

---

**3.4.129a.3 Minimum Setback Requirements in Area A**

Front Lot Line	6.0 metres
Interior Side Lot Lines	1.5 metres
Rear Lot Lines	3.0 metres
Exterior Lot Lines	4.0 metres

---

**3.4.129a.4 Other Regulations in Area A**

For the purpose of this zone:

Minimum Parcel Size:

440 m<sup>2</sup> with community water and sewer system. No subdivision permitted without full community services.

Parking Requirements:

minimum 2 parking spaces per unit to be developed in accordance with Schedule '3B' of the Bylaw.

Home Based Business uses are restricted to those uses permitted in the RS1 zone for parcels less than 2,000 m<sup>2</sup> in area.

---

**3.4.129b.1 Permitted Uses in Area B as shown in Section 3.4.129d.1**

- a) Residential Use
- b) Home Based Business

---

<sup>1</sup> Bylaw No. 500.323, adopted July 25, 2006

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

## Section 3.4.41

**PUBLIC 1****PU1****Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Personal Care	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Personal Care Unit	400 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha
c) Public Assembly Use	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Public Utility Use	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
e) Residential Use <sup>1</sup>	n/a	n/a	n/a
f) School	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 50% <sup>3</sup>

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.196, adopted May 14, 1996

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

## Section 3.4.62

**RESIDENTIAL 2****RS2****Permitted uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Home Based Business <sup>1</sup>	n/a	n/a	n/a
b) Residential Use - per dwelling unit <sup>2</sup>	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha

**Maximum Number and Size of Buildings and Structures**

Accessory buildings <sup>3</sup>	- combined floor area of 100 m <sup>2</sup> or 10% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> . <sup>4</sup>
Accessory building height	- 6.0 m
Dwelling units/parcel	- 2
Dwelling unit height	- 8.0 m
Parcel coverage <sup>5</sup>	- 35%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Interior side lot line	- 2.0 m
Rear lot line <sup>6</sup>	- 2.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m<sup>2</sup> and with a maximum height of 3.0m.<sup>7</sup>

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.193, adopted January 9, 1996

<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>5</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>6</sup> Bylaw No. 500.17, adopted February 14, 1989

<sup>7</sup> Bylaw No. 500.17, adopted February 14, 1989

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1967" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

Section 3.4.84<sup>1</sup>**R U R A L 4****RU4****Permitted uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Accessory buildings - combined floor area of 400 m<sup>2</sup><sup>3</sup>

Dwelling units/parcel:

- a) on a parcel having an area of 2.0 ha or less - 1  
 b) on a parcel having an area greater than 2.0 ha - 2

Height 9.0 m<sup>4</sup>

Parcel coverage 25%

**Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

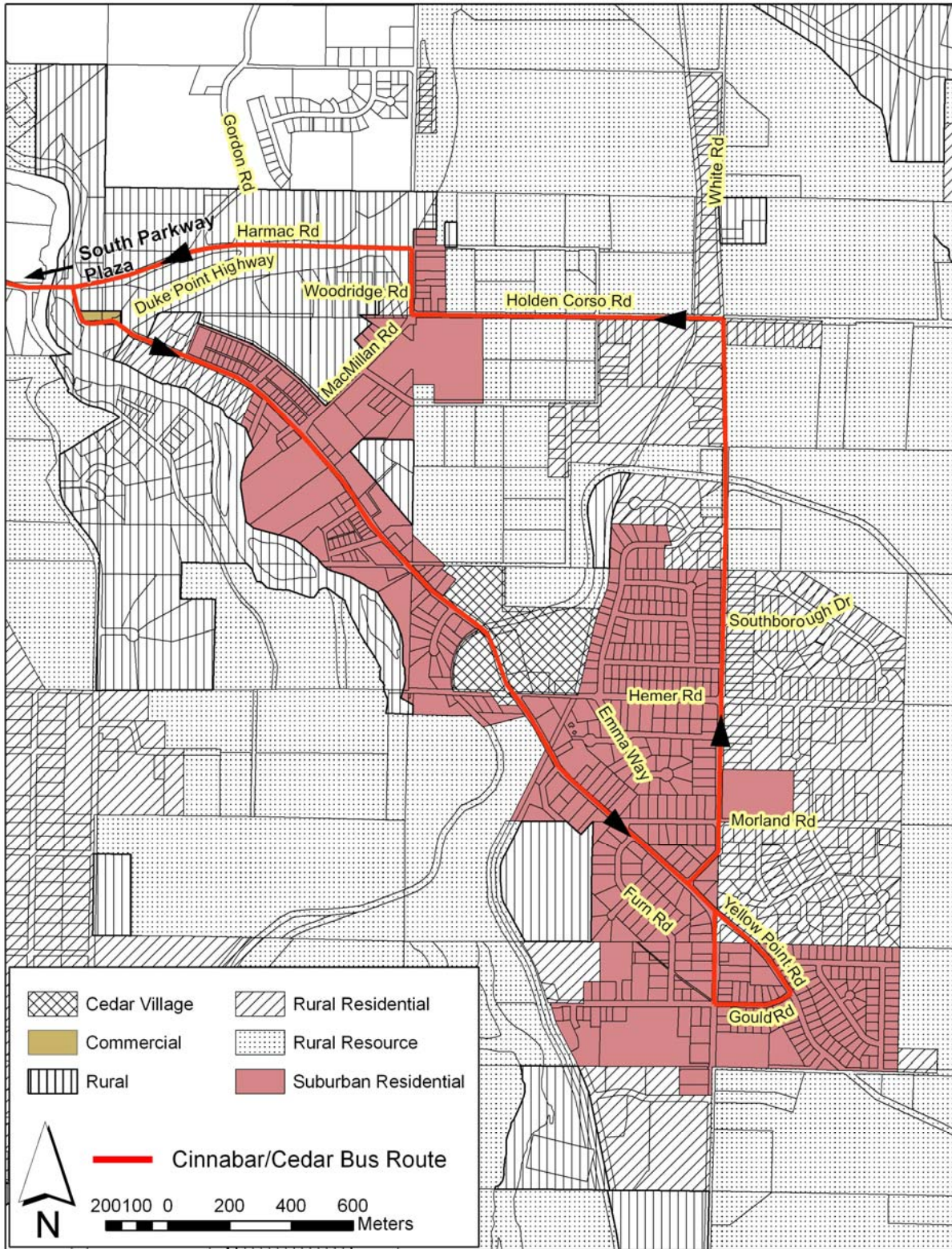
<sup>1</sup> Bylaw No. 500.206, adopted November 12, 1996

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>4</sup> Bylaw No. 500.246, adopted December 8, 1998

*Appendix C – Official Community Plan Land Use Map*



Appendix D – Zoning Map

