

Community Workshop

October 22, 2011

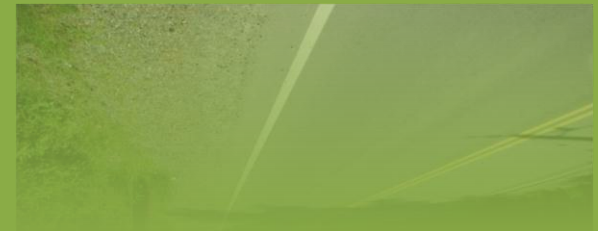


Creating a Vision for Cedar Main Street

- Regional District of Nanaimo
 - Greg Keller, Senior Planner
 - Stephen Boogaards, Planner
 - Kim Farris, Planner
- Joe Burnett, Electoral Area 'A' Director
- JWT Architecture and Planning
 - James Tuer
- Ann Kjerulf, Planner CVRD



Time	Event
10:00	Introduction to the project
10:45	Refreshment Break
11:00	Small group discussion
12:30	Lunch
1:00	Visual Preference Exercise
3:15	Refreshment Break
3:30	Q +A and closing remarks



Workshop Goals

Goal 1: Introduce the community to the Cedar Main Street Design Project.

Goal 2: Get people thinking and talking about Cedar Main Street.

Goal 3: Begin to identify community preferences with respect to housing choice and character, built form, and community design.



- Project overview
 - Cedar Main Street Plan Area
 - Background on the project
 - Technical overview
- Q+A





3D Topographic Visualization of Cedar Main Street

Legend

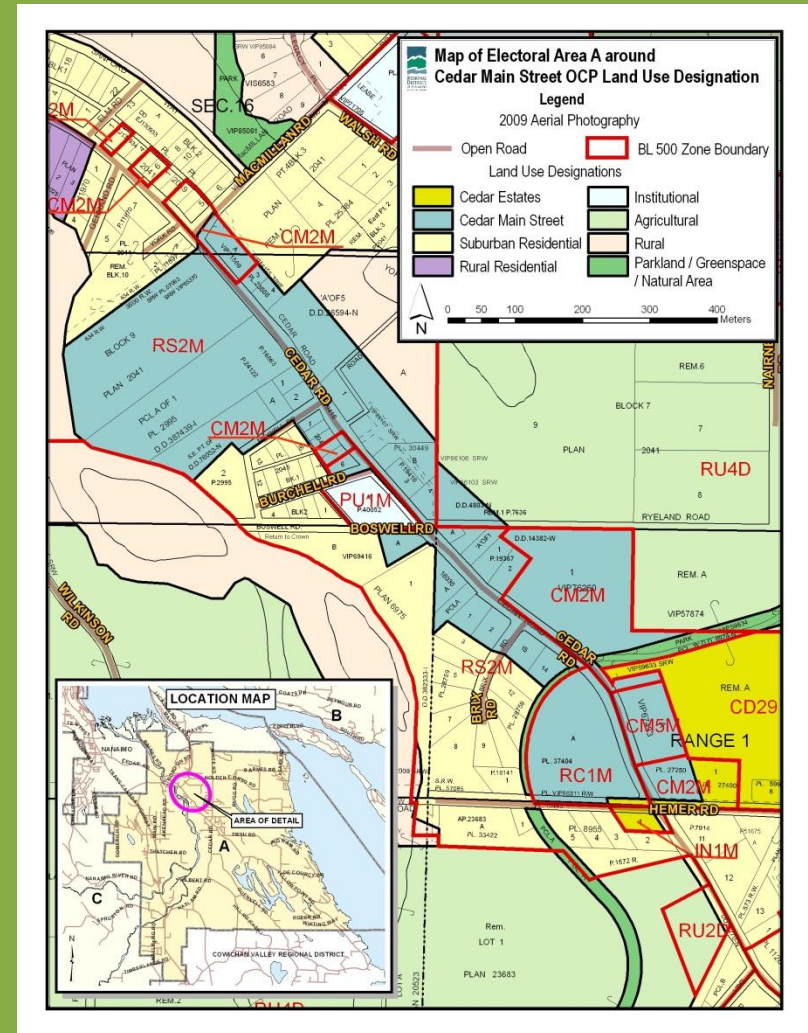


Cedar Main Street OCP
Land Use Designation



Cedar Main Street Plan Area

- Cedar Main Street contributes towards
 - creation of a more compact and complete community
 - the vision of creating a more sustainable rural community
- Cedar Main Street seeks to achieve three objectives:
 - 1. provide opportunities for high quality pedestrian-oriented residential, commercial, and mixed use development
 - 2. obtain community amenities in conjunction with the development of the Cedar Main Street; and,
 - 3. support high quality efficient design



- Where did this idea come from?
- What is the purpose of the project?
- What are project goals?
- What will the project result in?
- Who is involved?
- How does it affect property owners within the Cedar Main Street area?
- What does the process look like and how can I get involved?



Where did Cedar Main Street Come From?

- During review there was community desire to....
 - Build an identity for Cedar
 - Create a vibrant community core
 - Provide a broader range of housing types and sizes
 - Increase the range of local services and opportunities for employment in the community
- A new land use designation
 - Generic policies
 - General direction
 - Support for the preparation of a detailed plan



What is the purpose of the project?

- To implement policy 6.2.2 of the new OCP by preparing a Village Plan for Cedar Main Street.
 - Design-oriented
 - Opportunity to develop and test design options



What are the project goals?

- Five Project Goals.....
 1. Develop an illustrated community vision
 2. Build acceptance and understanding of the community vision
 3. Identify actions and approvals which are required to achieve the vision
 4. Create OCP policies and Development Permit Area Guidelines that are required to achieve the vision
 5. Work effectively with, and build relationships with affected stakeholders to identify and resolve issues that arise during the project



What will the project result in?

- A comprehensive and visual Village Plan for the Cedar Main Street
 - Plan will be incorporated into the OCP as an amendment.
 - Vision for the area
 - Land use policies
 - Design guidelines
- Increased cooperation, communication, and collaboration amongst all involved.



Who is involved with the Project?

Community Members

Business and Property Owners

Interest Groups

City of Nanaimo

RDN

DFO

Ministry of Community, Sport, and Cultural
Development

Ministry of Transportation and Infrastructure

Ministry of Natural Resource Operations

Agricultural Land Commission

Snuneymuxw First Nation

Stuz'Uminus First Nation

School District No. 68

Vancouver Island Health Authority

North Cedar Improvement District

British Columbia Hydro

Terasen Gas

Consulting team of design professionals

How does the project affect property owners?

- Planning initiative
- RDN is not proposing any development
- Project will result in amendments to the OCP
- Amended OCP may include policies that support rezoning and/or development
- Development is property owner driven



What does the process look like and how can I get involved?

October 2011

January 2012

February 2011

Background
Research
and
Preparation

Community
Forum

Form
Citizen
Group

Multi-day
Collaborative
Design
Charrette

Draft
Plan

Community
and Technical
Review

Form
Technical
Group

A Design Charrette is an intensive, hands-on workshop that brings people with different disciplines and backgrounds together to explore design options for a particular area, building, or community.

November 2012

June 2012

Adopt and
Implement Plan

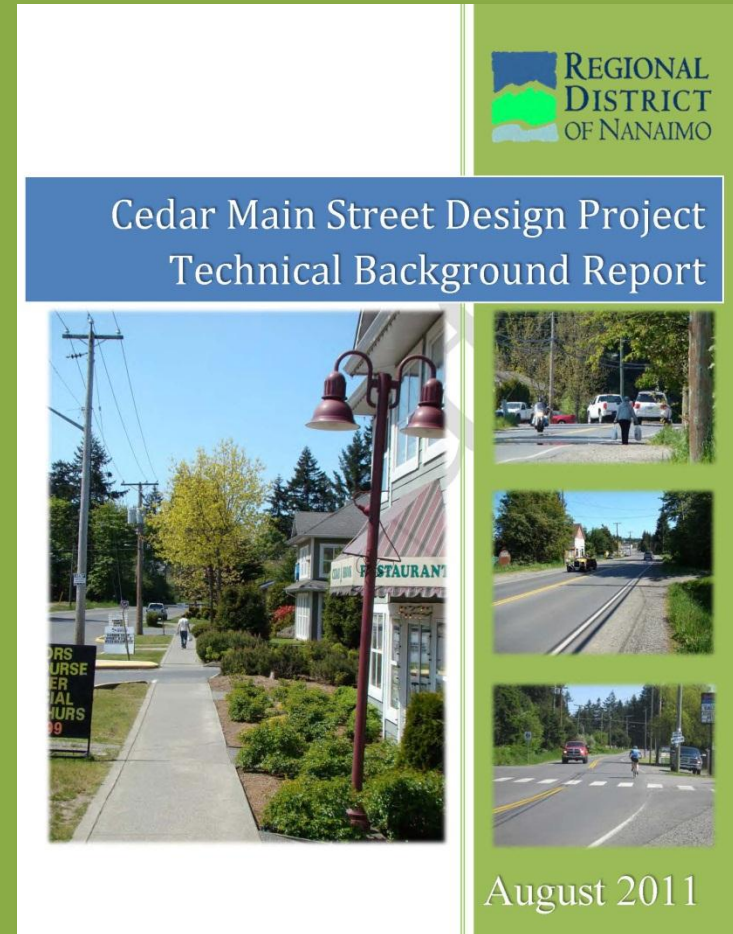
Initiate
Adoption
Procedures

Finalize
Plan

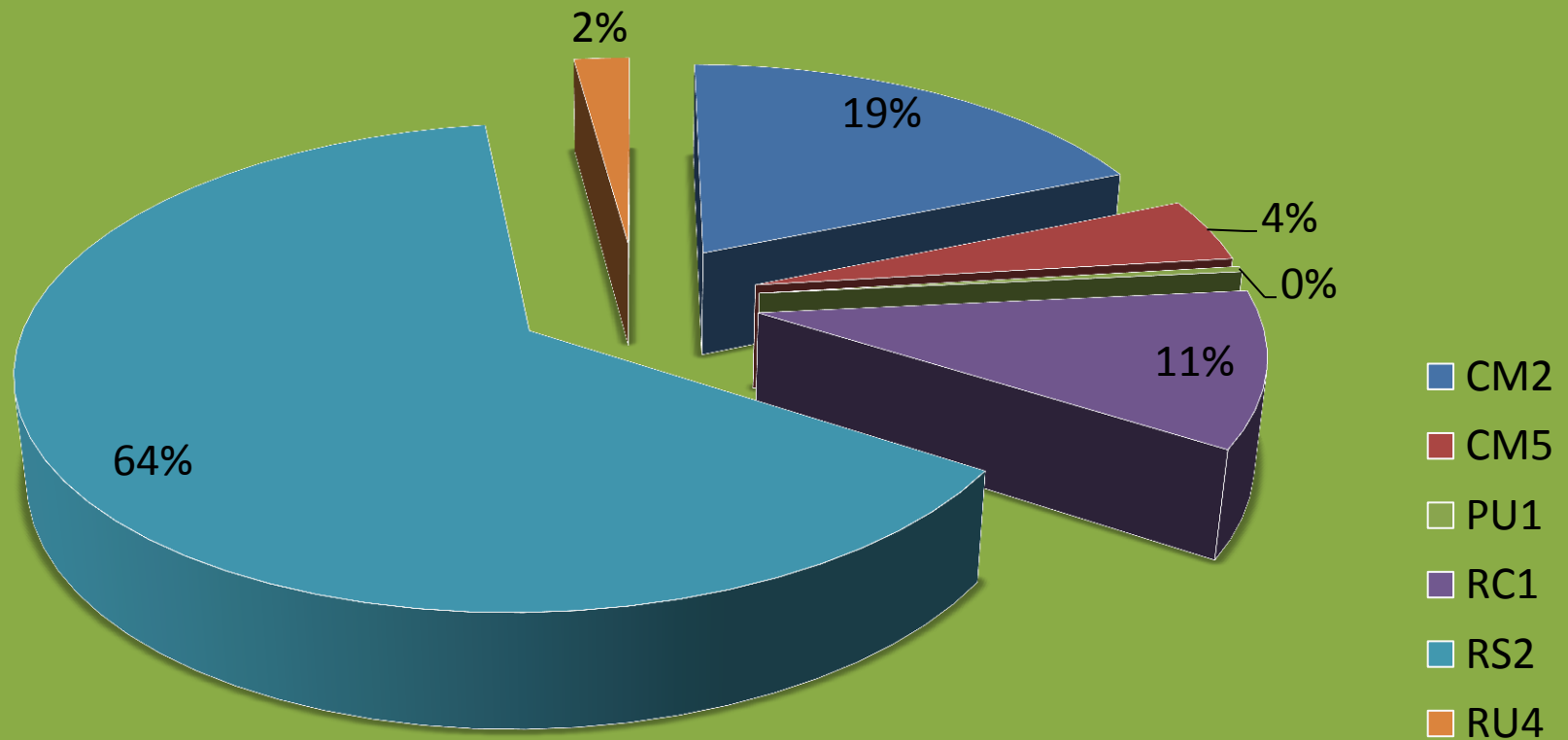
Community
Review
Period

Refine
Plan

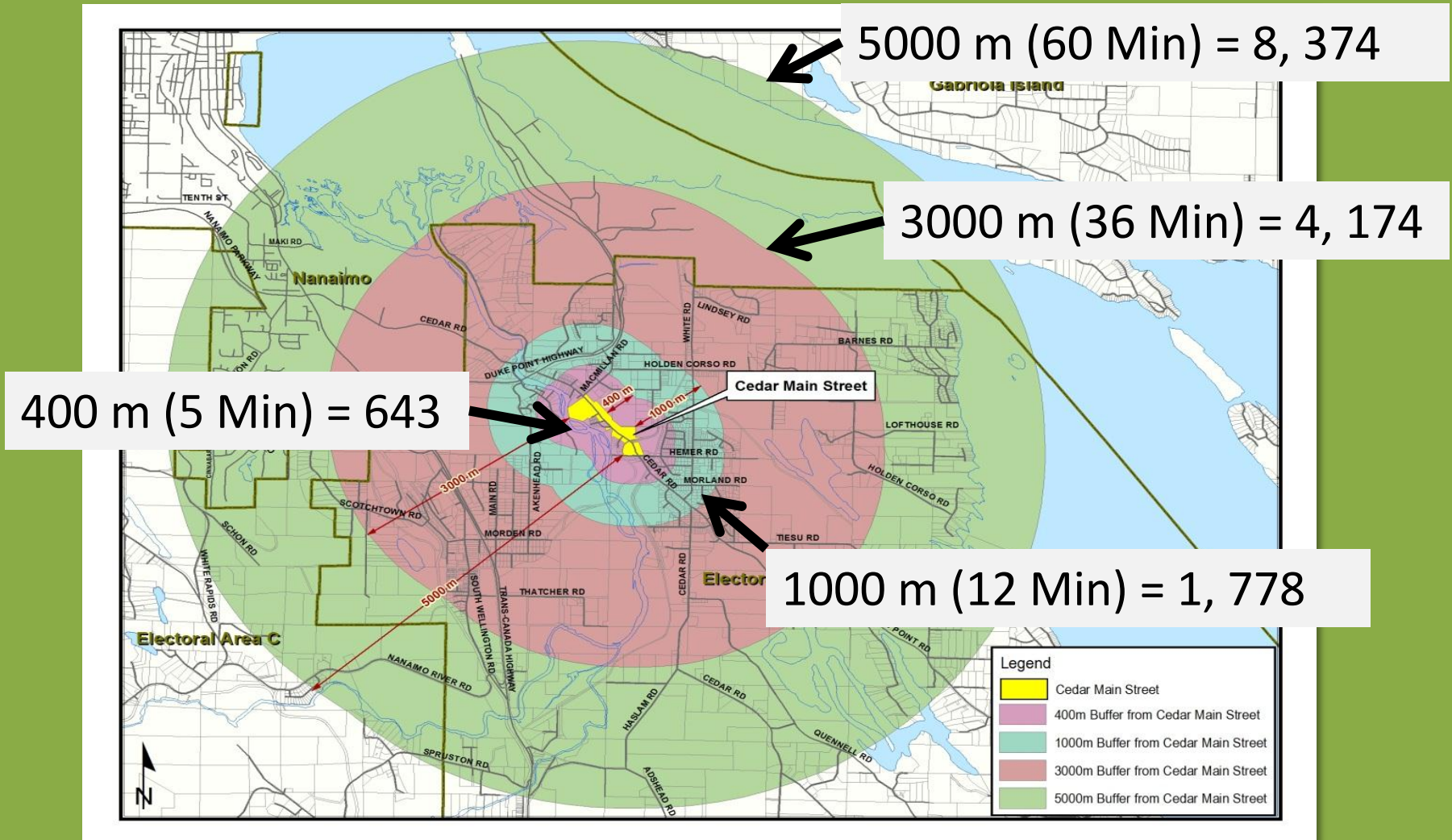
- Area \approx 20.3ha
 - 38 parcels of land
 - Includes both developable and undevelopable lands
- Not all lands are intended to be developed



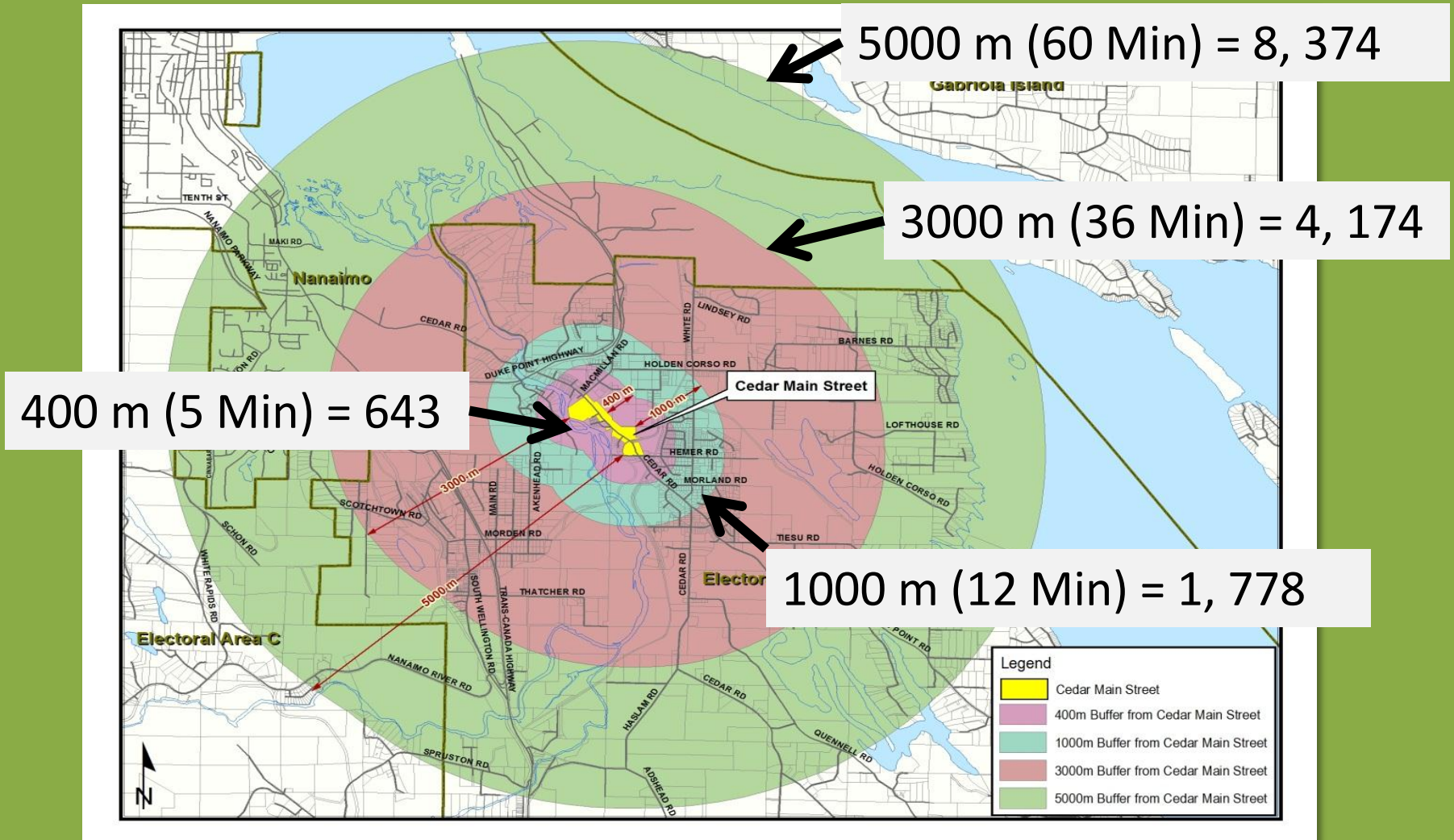
Zone Distribution Expressed as a Percentage of the Plan Area



Population Within Walking Distance



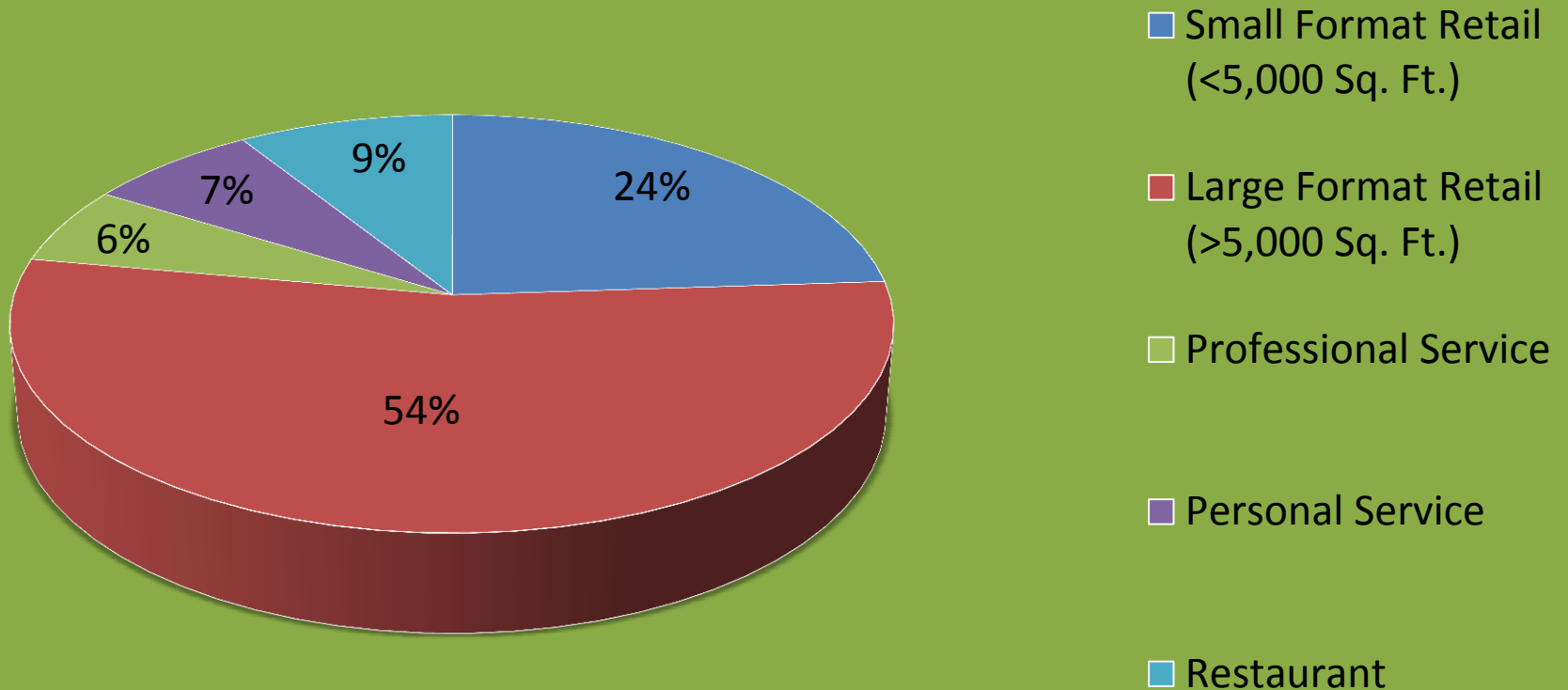
Population Within Walking Distance



- Nanaimo River
- York Lake
- Cedar Heritage Centre
- St. Philips Church

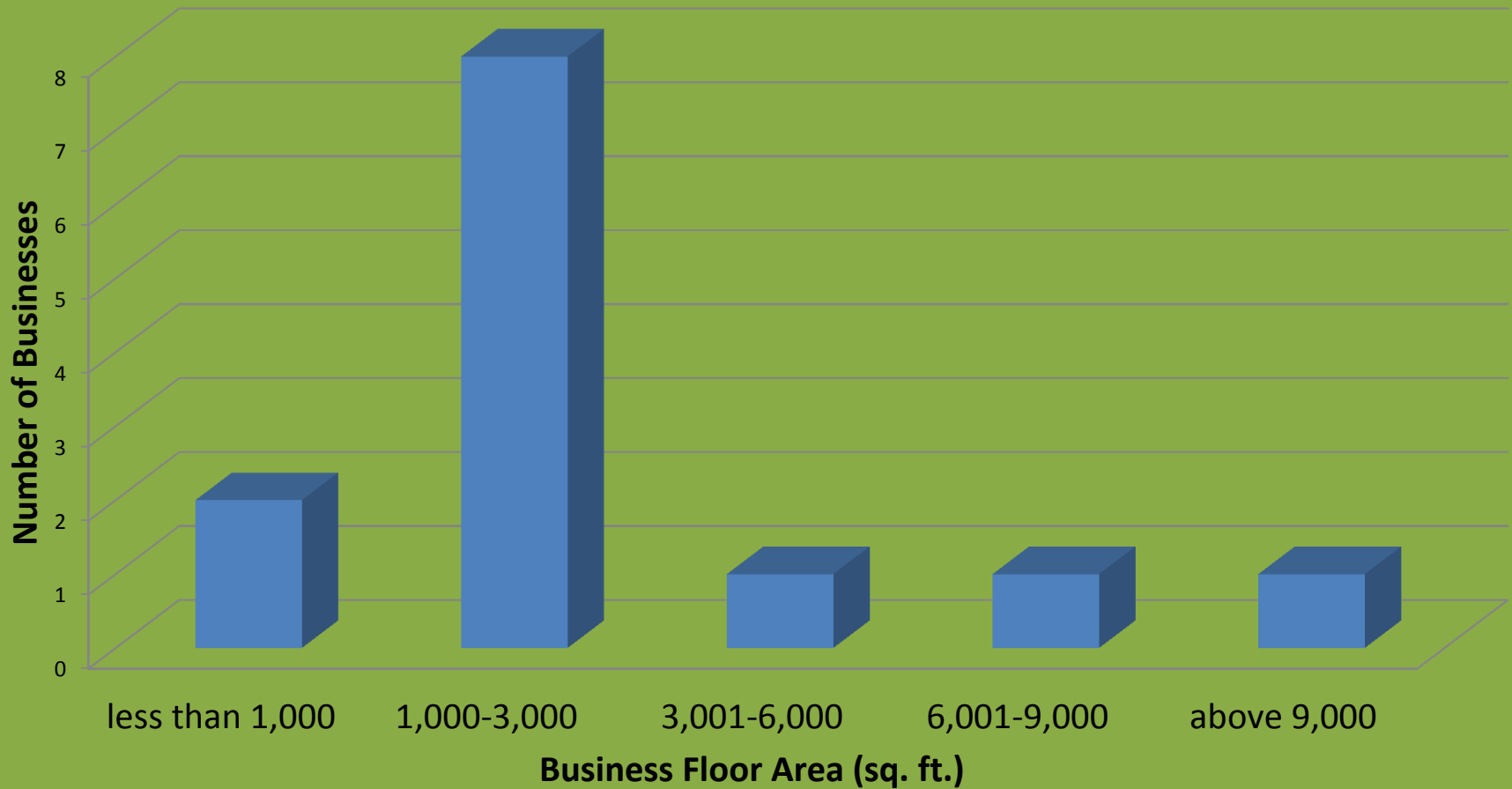


Commercial Uses within the Study area

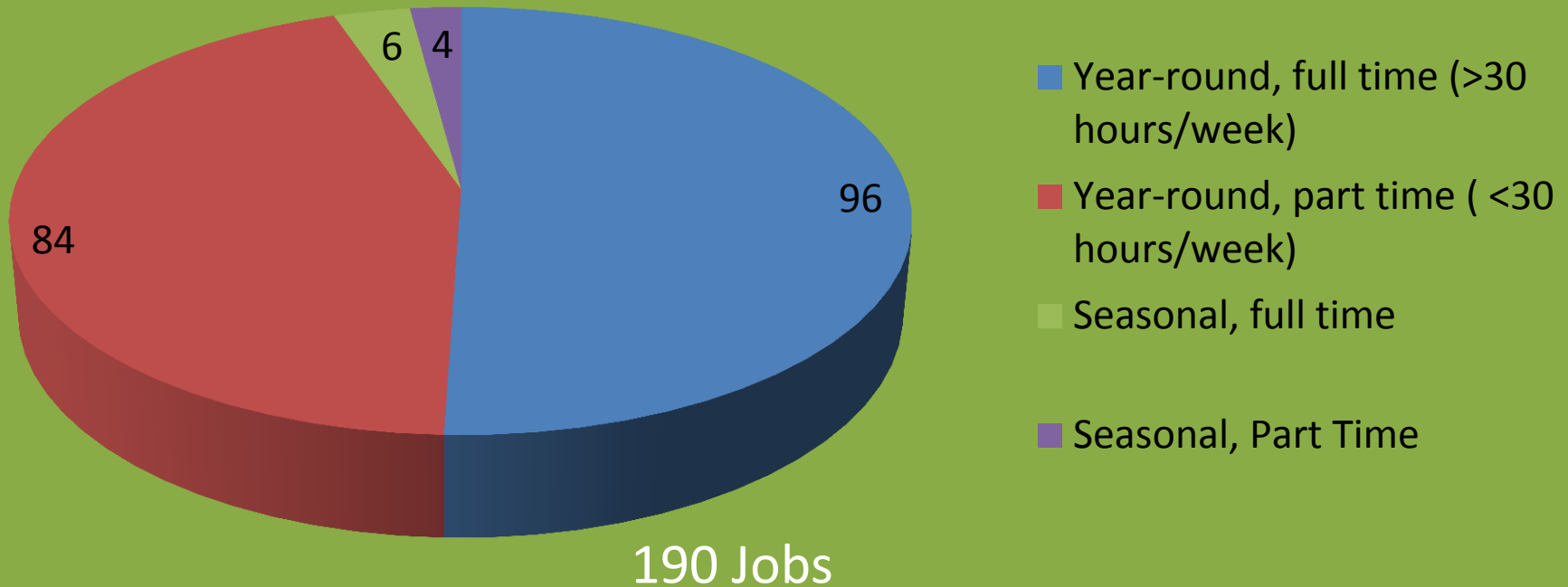


Commercial Floor Area

Commercial Floor Area in the Cedar Main Street Land Use Designation

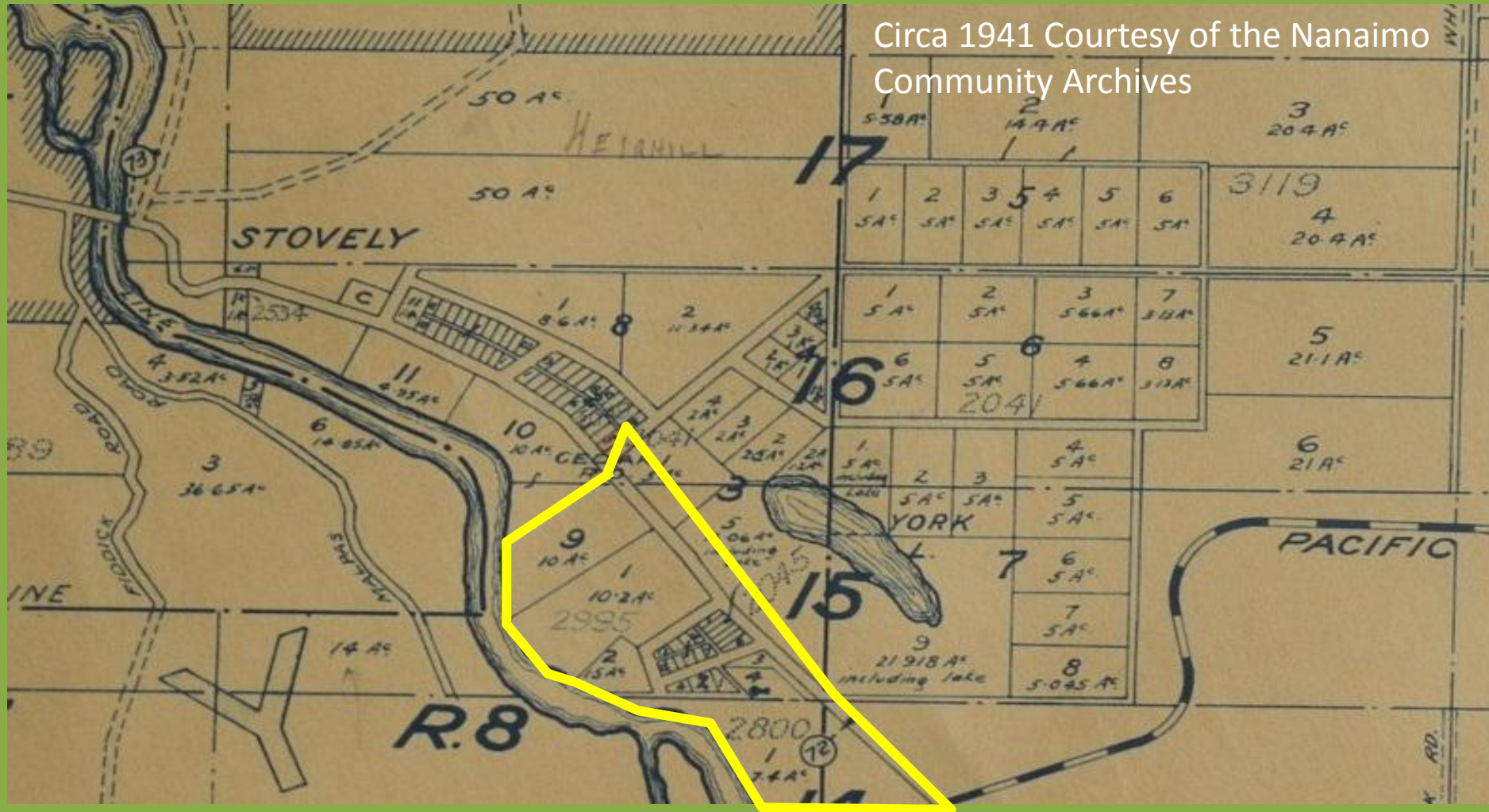


Employment Type in the Study area



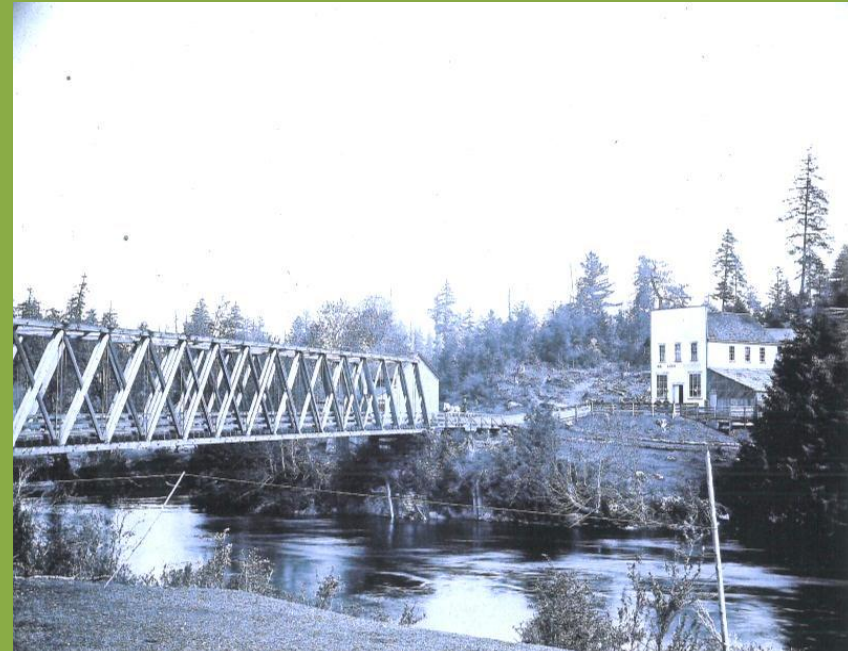
Historical Context

Circa 1941 Courtesy of the Nanaimo Community Archives



Historical Overview Cont...

- Early pioneers were primarily employed in the resource sector
- Many of the local landmarks continue to recognize the founding families of the community
 - Haslam
 - York
 - Quennell
 - MacMillan
 - Gould
 - Cassidy
 - Holden and Corso



Red Lion Brewery in Stovely. Date unknown. Courtesy of Tom Teer



1904

Old Mahle House Restaurant. Year unknown. Courtesy of the Nanaimo Community Archives.

Historic Buildings



**The Mahle House Restaurant located in a 1904 restored heritage building.
Photo taken in May 2011**

Historic Buildings



BEFORE THE TURN OF THE CENTURY, PATRONS ARRIVED AT THE WHEATSHEAF BY HORSE AND BUGGY AND LEFT THEIR SHEEP OUTSIDE; TODAY THEY COME BY TRUCK AND WAGON.



Wheatsheaf Inn. Date unknown. Courtesy of the Nanaimo Community Archives.

Wheatsheaf Inn in its early days. Courtesy of the Nanaimo Community Archives.

1885

Historic Buildings



Historic Buildings

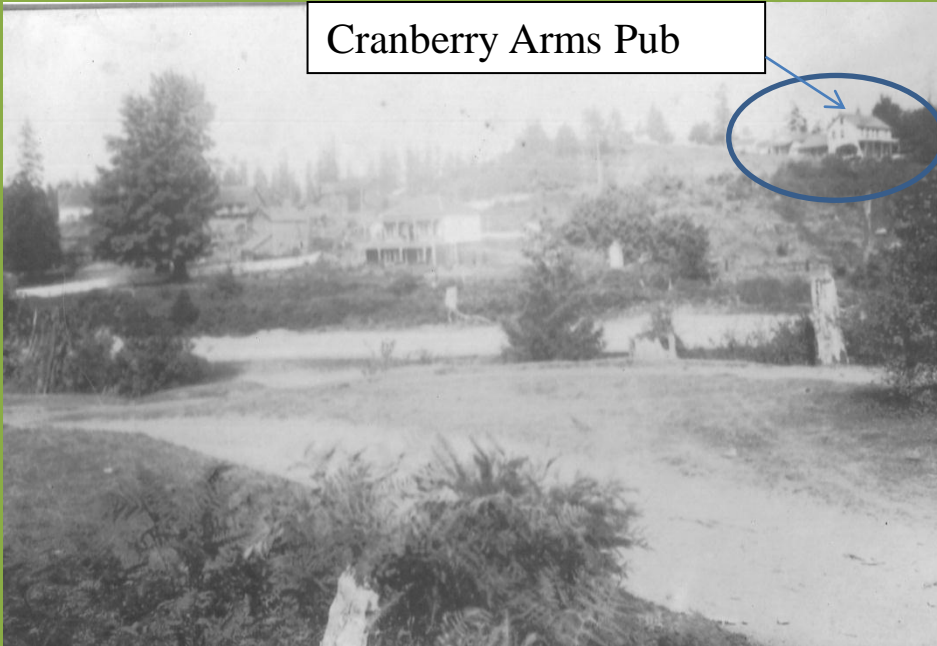


The original church built in 1891. Photo courtesy of the St. Philips Anglican Church.



St. Philips Anglican Church. Photo Taken July 2011.

Cranberry Arms Pub



1878

- Sensitive Ecosystems
 - Nanaimo River and York Lake
 - Fish Habitat
 - Critical Habitat
 - Biodiversity Values
 - Wetland Ecosystem



- Water
- Fire Protection
- Street Lighting
- Sewer
- Parks, Recreation, and Culture



- Ministry of Transportation and Infrastructure
- Cedar Road
 - Significance
- Narrow uneven shoulders
- Space within the ROW for improvements
- Public Transit



- RDN region-wide housing study
- Phase 1 - summary
 - 12 – 15% of residents live in low income households
 - Less than 15% of the population lives in rented dwelling units
 - Area A has the highest percentage of dwelling units in need of major repair in the region
 - 60% of all dwelling units were build prior to 1986



- Phase 2 summary
 - Secondary suites, secondary dwellings, manufactured home parks, cluster housing, and small scale town homes
 - Cedar was found to offer a number of advantages for affordable market and non-market housing suitable for families
 - Other options identified included infill, reduced lot size, and prefabricated homes.



- Views of York Lake and Nanaimo River
- Community sewer and water capacity
- Sidewalks and works within the road right of way
 - RD's do not have authority over the ROW
 - Can not construct, maintain, or regulate uses within the road ROW
 - Must work with MOTI and MCSCD



- Compile results of workshop
- Prepare a draft design brief
- Hold a workshop to refine design brief
 - November 24th @ 6:30pm
- Community Design Charrette
 - January 2012



Questions