Cedar Main Street Design Project

Community Workshop
October 22, 2011

Creating a Vision for Cedar Main Street
Introductions

• 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

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<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>10:00</td>
<td>Introduction to the project</td>
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<tr>
<td>10:45</td>
<td>Refreshment Break</td>
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<tr>
<td>11:00</td>
<td>Small group discussion</td>
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<tr>
<td>12:30</td>
<td>Lunch</td>
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<tr>
<td>1:00</td>
<td>Visual Preference Exercise</td>
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<tr>
<td>3:15</td>
<td>Refreshment Break</td>
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<tr>
<td>3:30</td>
<td>Q +A and closing remarks</td>
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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.
Presentation Outline

• Project overview
  – Cedar Main Street Plan Area
  – Background on the project
  – Technical overview

• Q+A
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

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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
• **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

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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?

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.

- **October 2011**: Background Research and Preparation
- **November 2011**: Form Technical Group
- **December 2011**: Community Forum
- **January 2012**: Form Citizen Group
- **February 2012**: Multi-day Collaborative Design Charrette
- **June 2012**: Draft Plan
- **November 2012**: Community and Technical Review
- **October 2011**: Refine Plan
- **February 2012**: Adopt and Implement Plan
- **March 2012**: Initiate Adoption Procedures
- **April 2012**: Finalize Plan
- **May 2012**: Community Review Period
• Area ≈ 20.3ha
  – 38 parcels of land
  – Includes both developable and undevelopable lands
• Not all lands are intended to be developed
Population Within Walking Distance

- 400 m (5 Min) = 643
- 1000 m (12 Min) = 1,778
- 3000 m (36 Min) = 4,174
- 5000 m (60 Min) = 8,374
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Natural and Cultural Amenities

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

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Existing Commercial Uses

Commercial Uses within the Study area

- **Small Format Retail (<5,000 Sq. Ft.)**
- **Large Format Retail (>5,000 Sq. Ft.)**
- **Professional Service**
- **Personal Service**
- **Restaurant**

- 24% Small Format Retail
- 54% Large Format Retail
- 9% Professional Service
- 7% Personal Service
- 6% Restaurant
Commerical Floor Area in the Cedar Main Street Land Use Designation

- **Business Floor Area (sq. ft.):**
  - less than 1,000
  - 1,000-3,000
  - 3,001-6,000
  - 6,001-9,000
  - above 9,000

**Number of Businesses:**
- less than 1,000: 2
- 1,000-3,000: 8
- 3,001-6,000: 1
- 6,001-9,000: 1
- above 9,000: 2

[Diagram showing the number of businesses in different business floor area ranges.]
Employment Type in the Plan Area

Employment Type in the Study area

- Year-round, full time (>30 hours/week) 96 jobs
- Year-round, part time (<30 hours/week) 4 jobs
- Seasonal, full time 84 jobs
- Seasonal, Part Time 6 jobs

Total Jobs: 190
Historical Context

Circa 1941 Courtesy of the Nanaimo Community Archives
• 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.
The Mahle House Restaurant located in a 1904 restored heritage building. Photo taken in May 2011
Historic Buildings

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

1885
Historic Buildings
The original church built in 1891. Photo courtesy of the St. Philips Anglican Church.

St. Philips Anglican Church. Photo Taken July 2011.
Historic Buildings

Cranberry Arms Pub

1878
• Sensitive Ecosystems
  – Nanaimo River and York Lake
    • Fish Habitat
    • Critical Habitat
    • Biodiversity Values
    • Wetland Ecosystem
Community Services

• Water
• Fire Protection
• Street Lighting
• Sewer
• Parks, Recreation, and Culture
Transportation

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

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• 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.
Challenges and Opportunities

• 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

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Next Steps

• 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