

OPEN HOUSE

You are invited to an open house to view and discuss the preliminary findings of the land inventory. The Open House is scheduled for February 25, 2008 in the Multipurpose Room at Cedar Community Secondary School located at 1640 MacMillan Road from 2:00 pm—7:00 pm.

NEXT STEPS IN THE PROCESS

Following the Open House, staff will prepare the final report. The report will contain the findings of the land inventory, a summary of the public comments, the results from the questionnaire, and recommendations for consideration during the next Electoral Area 'A' Official Community Plan review. The report will be forwarded to the Regional District of Nanaimo Board for consideration.

HOW CAN I PARTICIPATE?

We encourage you to share your local knowledge and participate in the Cedar Village Centre and Suburban Residential Lands inventory. It's your community and who better to help plan its future than the community members who live there.

HOW CAN I BE INFORMED?

Additional information on the land inventory as well as general information about Electoral Area 'A' is available on the Regional District of Nanaimo website at www.rdn.bc.ca. Notices for upcoming events are posted on our website and published in the Nanaimo News Bulletin and Take 5 (Time Permitting).

For those who wish to be informed by email, please send us an email to planning@rdn.bc.ca requesting that you be included in the Cedar Village Centre Land Inventory email list.

REMINDER

Cedar Land Inventory

OPEN HOUSE

Date: February 25, 2008

Location: Cedar Community Secondary School (Multipurpose Room)

Address: 1640 MacMillan Road

Time: 2:00 pm to 7:00 pm

Regional District of Nanaimo

6300 Hammond Bay Road
Nanaimo, BC, V9T 6N2

Phone: 250-390-6510
Fax: 250-390-7511

E-mail: planning@rdn.bc.ca

Web: www.rdn.bc.ca

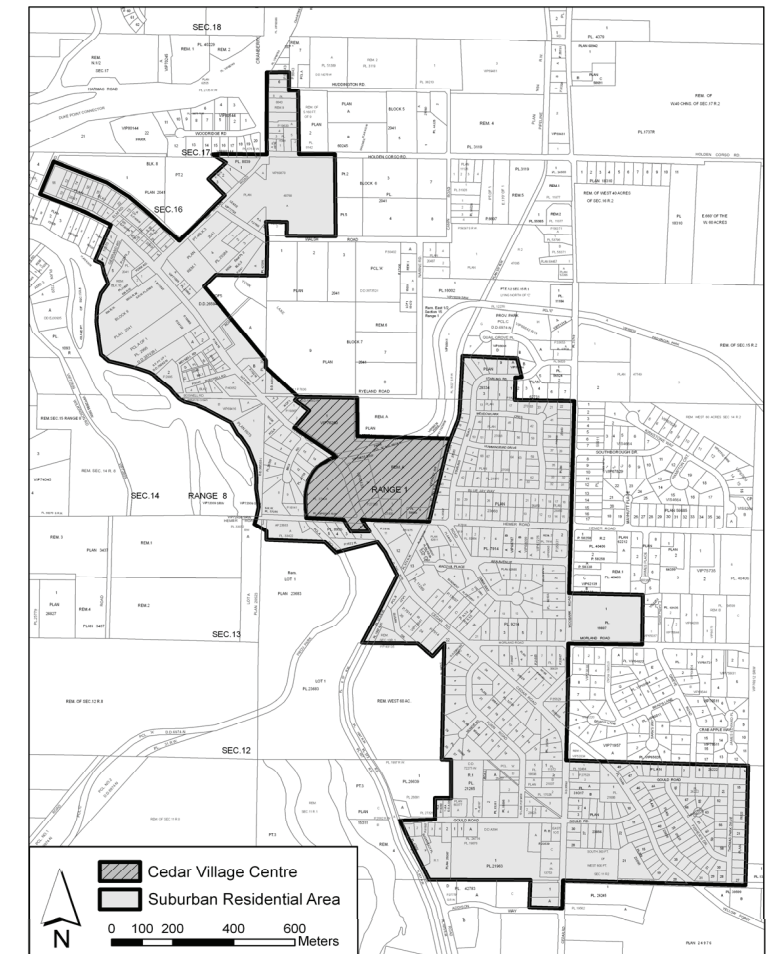


COMMUNITY PLANNING UPDATE

CEDAR VILLAGE CENTRE

AND SUBURBAN RESIDENTIAL LANDS

INVENTORY



BACKGROUND

Recently an amendment to the Zoning Bylaw to permit the construction of a number of single detached dwellings and 75 personal care units within the Cedar Village Centre was approved by the Regional District of Nanaimo Board. The conversion of this land from Commercial use has raised the following question:

- i. Is there an adequate supply of land for a mix of uses including commercial, institutional, residential, and recreational within the Cedar Village Centre?

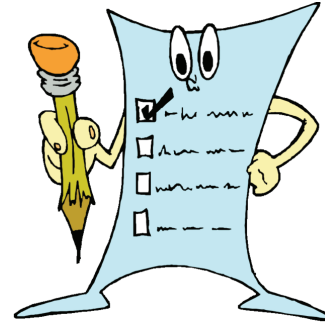
In response, the Regional District of Nanaimo is conducting a land inventory of the Cedar Village Centre and the Suburban Residential land use designations located in Electoral Area 'A' of the Regional District of Nanaimo. A Terms of Reference was developed and was approved by the Regional District of Nanaimo Board on October 23, 2007.

The inventory involves a four stage approach which includes an in-house land inventory assessment, preparation and implementation of a questionnaire, an open house to obtain community feedback on the preliminary findings, and a final report on the findings. The final report will provide background data to be used during the next Electoral Area 'A' Official Community Plan review which is scheduled to begin later this year.

Electoral Area 'A' is the unincorporated area within the Regional District of Nanaimo south east of the City of Nanaimo including the neighbourhoods of Cedar, South Wellington, Cassidy, and parts of Yellowpoint.

QUESTIONNAIRE

A questionnaire has been developed in order to obtain community feedback on a number of topics related to the Cedar Village Centre. The questionnaire consists of 13 questions and should take less than 10 minutes to complete. Your response is greatly appreciated and will assist us in making improvements to the Official Community Plan, which would affect the way the Cedar Village Centre grows and changes over time.



There are three ways to access the questionnaire.

On line: The questionnaire can be accessed by going to www.rdn.bc.ca. Just fill out the questionnaire and your response will be electronically submitted.

By mail: You can contact us by phone or by mail and request that a questionnaire be sent to you. A self addressed postage paid envelope will be sent to you accompanying the questionnaire.

In person: You can drop by the Regional District of Nanaimo administration office during regular business hours Monday to Friday 8:30am to 4:30pm and fill out the questionnaire.

Please note our contact information is provided on the rear of this brochure.

PRELIMINARY FINDINGS

Staff have completed the land use inventory and have prepared a report on the preliminary findings. The report is available on the Regional District of Nanaimo website at www.rdn.bc.ca and hardcopies are also available at our office.

The following provides some highlights of the preliminary findings of the land inventory:

- ⇒ Approximately 63 % of the population of the Plan Area is of working age between the ages of 20 and 64, which is the highest of all the adjacent communities compared in the review.

Cedar Village Centre

- ⇒ There are no vacant or undeveloped commercial or industrial zoned properties.
- ⇒ It is estimated that 619 people live within walking distance (400m) of the Cedar Village Centre.
- ⇒ The dominant land use is commercial followed by recreational and residential.
- ⇒ There is approximately 5500m² of existing commercial floor space and potential for an additional 5000m² under the current zoning.

Suburban Residential Land Use Designation

- ⇒ The dominant zoning designation is Residential 2.
- ⇒ Although Commercial 2 represents less than 1 % of the land area, it represents nearly one fifth (18%) of the commercial zoned land within the Study Area.
- ⇒ There is approximately 2700m² of existing commercial floor area and potential for an additional 1700m² under the current zoning.

For more detailed information, please refer to the preliminary findings report.