

6.0 Preferred Concept Plan

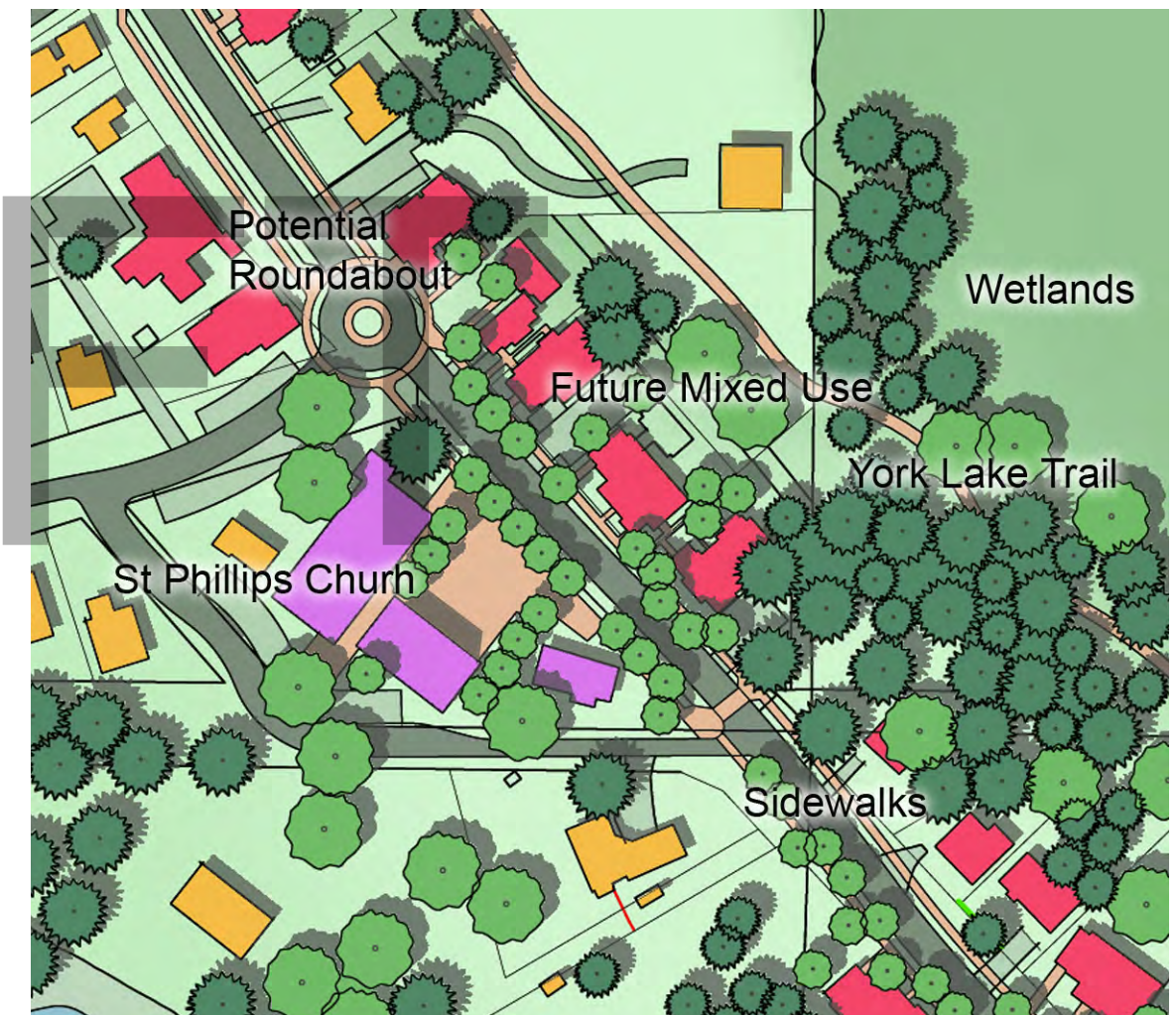
The illustrative land use plan on the adjacent page illustrates a conceptual land use and site planning configuration of the preferred design ideas. This map has been compiled by studying the design ideas and illustrating them in a plan view digramatic manner. Included in this plan diagram are:

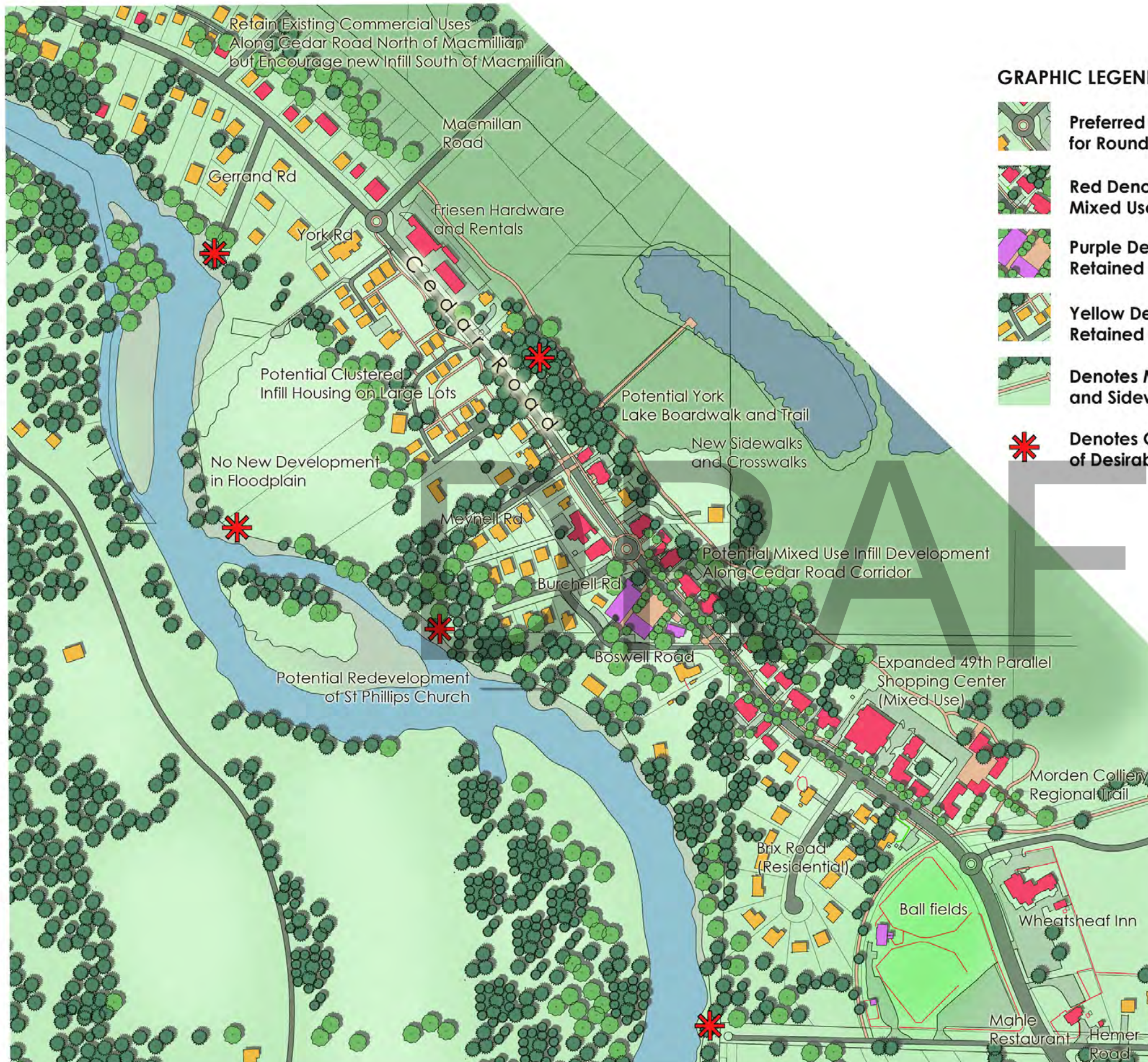
1. Suggested locations for roundabouts. These are a traffic calming measure that the public indicated support for. We strategically suggested three roundabouts: the first at the intersection of Macmillan and Cedar Road; the second at the intersection of Burchell Road and Cedar Road; and the third at the location of the Wheatsheaf Inn intersection at Cedar Road.
2. Suggested locations for sidewalks, crosswalks and trails. These are traffic calming measures and pedestrian movement enhancements in which the public is supportive of. Where we do not suggest roundabouts treatment at intersections along Cedar Road we are suggesting well delineated crosswalks this way each intersection will have some traffic calming measures. These measures could be as simple as painted stripes to denote pedestrian crossings, and as sophisticated as raised pedestrian crossings utilizing contrasting paving materials such as interlocking pavers. We are also suggesting sidewalks in various locations, sometimes on one side of Cedar Road and where possible on both sides. The road sections on the preceding pages illustrate a range of alternative configurations and we anticipate that in each section along Cedar Road there could be different solutions that arise from detailed discussions with the stakeholder groups. Finally we are suggesting a parallel trail to Cedar Road which could run along the perimeter of the York Lake wetlands and provide an alternative pedestrian route between Cedar Secondary School and the 49th Parallel. Where possible this trail should have connectors to Cedar Road. Trail construction should dovetail with the Regional District of Nanaimo (RDN) Community Active Transportation Plan (AT). Active transportation is any human powered transportation both on road and off.

3. Suggested areas of redevelopment. Mixed use development and commercial (both existing and proposed) is rendered in a red colour. The plan suggests that over time many of the residential properties flanking Cedar Main Street can convert to mixed uses such as ground level commercial or office space and apartments above. This would happen over a long period of time as an option offered to the land owners so the plan also indicates some residential homes and apartments remaining along the corridor. We recommend that



redevelopment be focused in specific areas such as near St Phillips Church and adjacent to the 49th Parallel shopping center. An incentive program could be implemented to encourage mixed use redevelopment in certain areas or alternatively, mixed use zoning could be implemented in a phases over time.

4. Suggested civic areas. The plan indicates a continued civic use on the St Phillips Church site. This site however could be redeveloped to expand community space including community meeting rooms and perhaps a small community library and civic plaza.





GRAPHIC LEGEND:

-  Preferred Locations for Roundabouts
-  Red Denotes Mixed Uses
-  Purple Denotes Retained Civic Uses
-  Yellow Denotes Retained Residential Uses
-  Denotes Multi-purpose Trails and Sidewalks (Existing and Proposed)
-  Denotes General Location of Desirable Parklands



Illustrative Land Use Plan Preferred Concept

