

**Regional District of Nanaimo**  
**Summary of the Electoral Area 'A' Cedar Main Street Design Project**  
**Citizen's Advisory Group Meeting Held on Wednesday, June 6<sup>th</sup>, 2012 at 7:00pm**  
**At the St. Philips Church**  
**1797 Cedar Road**

Alec McPherson	Advisory Group Chair
Howie Adan	Advisory Group Member
Bonnie Stevenson	Advisory Group Member
Mayta Ryn	Advisory Group Member
Adriana Wilson-Busby	Advisory Group Member
Rick Hastings	Advisory Group Member
Rick Hyne	Advisory Group Member
Angela Vincent-Lewis	Advisory Group Member
Sheri Duchane (need to confirm)	Advisory Group Member
Greg Keller	Senior Planner
Kim Farris	Recording Secretary

Members of the Public:

Donna Hawksworth, Hyda Jordan, Eike Jordan, Kenn Joubert, Shelagh Gourlay, Patti Grand, Emrica Adan

**The following is a summary of the proceedings and does not represent a verbatim account of the meeting.**

Meeting Started 7:08 pm.

#### **Introduction**

Round table introductions.

#### **PIBC Award**

Greg Keller reported that the RDN Cedar Main Street Design Charette was honoured with an award of excellence at the 2012 PIBC Annual Conference.

#### **Project Overview**

Greg Keller provided a project overview which included a summary of the project milestones. A questionnaire was recently administered provided citizens and opportunity to vote and comment on the 14 design ideas. A final report will be prepared that establishes design guidelines and implementation strategy which will then lead to the Village plan.

#### **Design Idea No. 1 - Alternate Route**

- Walsh Road residents will be impacted by the alternate route.
- The bypass might influence people to drive by Cedar but if a formal bypass is created, it might also slow growth along the commercial areas of Cedar Road.
- More information on what the road might look would be more helpful.
  - Alec: What you do in one area might pop up in another – might increase negative implications in other areas of the community.
- The alternate route may help slow down the traffic.
  - Greg: There could be a general policy that would support an alternate route.

- People of Walsh Road may lose their privacy.
- People bought property in Cedar for the rural setting, an alternate route may change this.
  - Greg – We have to look at all aspects from the perspective of what may be beneficial for the whole community - it may not be win-win situation for everyone.
- The traffic from the new neighbourhood (behind Wheatsheaf) may influence the alternate route.
  - Greg: It's not about the detail, it's a policy.
- The specifics are going to influence this policy, it's hard to look at the whole picture (broad view).
  - Greg: When MOTI puts a road in they do not necessarily engage with the community. They use the local government to open up the discussion with citizens.
- Woobank Road is already an alternate route, the real question is if we want it to become a permanent alternate route.
- There should be public discussion around where the alternate route should go but generally the idea of an alternate route is supported.

#### **Design Idea No. 2 – Preserve Rural Character of Larger Lots**

- Will the trees be retained in the as displayed in the powerpoint picture?
- The trees are on private property.
  - Greg: The trees could be retained through setbacks, tree vegetation next to road, access roads width. The village plan will get into this kind of details.

#### **Design Idea No. 3 – York Lake Wetlands**

- There is a need to provide decent parking on the side of the street but most current commercial properties have parking in the front of the lot. It would be nice to see the parking in the rear of the property (away from the road). Is it possible to make a laneway?
- York Lake is not included in the plan – only one entrance, is the public space being enlarged?
- York Lake is private owned by surrounding properties in which most of them are included in this plan.

#### **Design Idea No. 4 –Village Square**

- There is concern with the property owners' rights and if they will have an option to comment on the location of the future farmers market.
- There is confusion with the 49<sup>th</sup> Parallel as being a potential long term site for the farmers market – it was clarified that the 49<sup>th</sup> Parallel is a short term option for the market.
- Most farmers' markets are located within the city square which is a great idea.
- Current farmer's market is growing exponentially.
- Would a developer pay redeveloping their lands for a village square/farmers market? The assumption was the community wouldn't have to pay for it.
  - Alec: The community could build the building but it could be costly. The community could repay the cost to build by renting out community spaces.
- Cedar is a small community and likes the rural-feel to the farmer's market –would like to see the farmer's market "Cedar-sized".
- Is the farmer's market to attract outside residents or locals?
  - Greg: Both - the idea is to have a permanent farmer's market.

#### **Design Idea No. 5 – Commercial Development Embraces Natural Aspects**

- Will developers be encouraged to introduce green initiatives into their development plans?
  - Greg: there will be encourage to do so
- An up-front requirement for green initiatives would be more strict with developers.
- As soon as developers start to see green initiatives built into buildings, it may catch on.

#### **Design Idea No. 6 – Anglican Church**

- The church was wondering how it could contribute to the community for example community spaces, meeting rooms, village square. Providing a community space may help to retain the historical aspects of the Anglican church and it's a way to keep the church community viable. The Church would like to think big and to ensure quality.
- Does the church want to sell or lease the land?
- The church needs to become viable if the church is to remain and not be sold.

#### **Design Idea No. 7 – Redevelopment on Private Property**

No discussion.

#### **Design Idea No. 8 – Maximum of Three Stories**

- Can the fire department respond to 3 storey buildings?
- The concern is the amount of water – only 2 storage tanks – would need 3 tanks to service three or more storey buildings.
  - Alec: There are currently no ladder trucks in Cedar and they are expensive to purchase.
- 31.5 feet is the maximum height from the fire department – this is a limiting factor.
- A cistern could be built onto the roof structure to address the water issue for fires.
- Will there be green space tied into the higher density buildings?
  - Greg: It depends on the proposed development plans.

#### **Design Idea No. 9 - Parking**

No discussion.

#### **Design Idea No. 10 - Roundabouts**

- Salt Lake City has many roundabouts which help to reduce traffic congestion and increase safety.
- Does ICBC get rebates for roundabouts?
- Langford roundabouts are beautiful and they also reduce traffic speed.

#### **Design Idea No. 11 – Mixed-use Buildings**

- More eyes on the street will increase security.
- Chemainus once had an artist village where artists could work and live in the same building (sold their art in stores below their living space).

#### **Design Idea No. 12 – Road ROW Improvements**

No discussion.

#### **Design Idea No. 13 – Entry Monument**

- A contest should be held to design the monument for artists.
- Beautify the monument with landscaping.

### **Design Idea No. 14 – Architectural Expressions**

- People should keep in mind what architectural designs that may look good 50 to 70 years down the road.

### **Final Report & June Open House**

- Greg reported that the final report will be introduced at the June Open House on Tuesday, June 19, 2012 from 4 to 7 pm Open House, Presentation & Discussion from 7 to 9 pm.

### **Other Discussion**

- Questions about the overall process – will the final plan be presented back to the community for further review/discussion?
  - Greg: Village plan will be drafted in the summer, design guidelines in the Fall.
- What is the percentage of rented properties/suites along Cedar Street?
  - Alec: There are approximately four developers holding land along Cedar Road.
- Sewer and water will impact the decision for developers to develop these lands further.
- Will the heritage of Cedar be incorporated into the plans? –
  - Greg: Yes they could be through the proposed design guidelines (in the Fall).
- There should be more public awareness. For example, standing outside of the 49<sup>th</sup> Parallel to hand out flyers.

Meeting ended 8:57 pm.