

**Regional District of Nanaimo
Summary of the Electoral Area 'A' Cedar Main Street Design Project
Citizen's Advisory Group Meeting Held on Tuesday, January 29th, 2013 at 7:00pm
At Cedar Heritage Centre
1644 MacMillan Rd**

Alec McPherson	Advisory Group Chair
Anne Fiddick	Advisory Group Member
Howie Adan	Advisory Group Member
Janelle Park	Advisory Group Member
Bonnie Stevenson	Advisory Group Member
Mayta Ryn	Advisory Group Member
Angela Vincent-Lewis	Advisory Group Member
Donna Hawksworth	Advisory Group Member
Eike Jordan	Advisory Group Member
Kenn Joubert	Advisory Group Member
Shelagh Gourlay	Advisory Group Member
Patti Grand	Advisory Group Member
Margaret Mills	Advisory Group Member
Greg Keller	Senior Planner
Kristy Marks	Recording Secretary

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

Meeting Started 7:02 pm.

Introduction

Round table introductions.

Adoption of Minutes from June 6, 2012 Advisory Committee Meeting

Moved Angela Vincent-Lewis, Seconded Kenn Joubert, that the minutes from the June 6, 2012 meeting be adopted.

CARRIED

Project Overview

Greg Keller provided a project overview which included a summary of the project milestones and a discussion of potential future meeting dates and next steps.

General Discussion

- What is the timeframe for the second part of the review/adoption process?
- Greg: It will depend on the community response to the plan and the review process. If there are significant changes it will take longer.
- 14 village centres identified within the Regional Growth Strategy (RGS). Do other Regional Districts also have a village concept?
- Greg: Not all regional districts have adopted an RGS but the idea of a village concept is a common theme among districts that do. Cowichan Valley RD does not have a RGS.

- Alec: Not all village centres within the RDN thrive as complete communities.
- What potential uses would conflict with the RGS i.e. cement plant?
- Greg: The RGS contains policies related to urban containment. No specific example of conflicts.
- Is there a minimum population required for each village centre or other major trigger i.e. market driven, dependent on water and sewer availability
- Greg: Plans can include an estimated build out but there isn't necessarily a min. population required for a village centre
- If there is a conflict between the OCP and the Village Plan does the Village Plan take precedence?
- Greg: Yes, the Village Plan would take precedence
- If there is an application to amendment to the OCP who votes on the proposal?
- Greg & Alec: only the Area Directors would vote.
- The committee also discussed general text/formatting changes to the plan throughout the meeting.

Plan Review – Section 1

- Note that the plan mentions parks and recreation but there are no parks, facilities, or land set aside as park within the plan area
- Alec: public parks are sometimes within seasonal floodplain areas, the siting of parks typically depends on funding available to purchase land, and many things need to be considered when selecting park land i.e. parking
- York Lake has potential for public access/park but there is no access identified on the plan. The plan should include something related to riverfront park/access to the Nanaimo River
- Question about the length of Zoning Bylaw 500
- Greg: Bylaw 500 is a lengthy document and it provides the zoning for all Electoral Areas in the RDN aside from Area 'F' and Gabriola Island. If the plan supports a proposed use there is potential to amend the zoning (Bylaw 500) to permit that use.
- Alec: request to show track changes on the document for review so it's easier to read
- Comment made that the plan supports the idea of work, live, play but there is no mention of other alternative forms of transportation i.e. horses. There should be a trail for horses through town since many people ride from Cedar by the sea or along the Morden Colliery Trail which goes through the Cedar Main Street.
- There should be places in Cedar for horses but not along the CMS where there is already a lot of traffic and pedestrians, children walking home from school etc. There are safety concerns and potential conflicts between these users.
- Maybe hitching posts could be provided outside the CMS i.e. where the Morden Colliery Trail meets Cedar Main Street.
- In Europe horses do share alternate routes with bicycles so it does work in some places
- Alec: active transportation plans support a variety of users but there is a cost involved for the Ministry of Transportation and Infrastructure (MOTI) since they control the road right of way. There has been discussion about the RDN gaining some control of the RoW for trails and bicycles.
- Could horses use the proposed trail along York Lake?
- Alec: This trail would just be a boardwalk so it may not be appropriate for horses. Horses need to be comfortable with people, bicycles etc. and the public also need to understand horses.

Section 2.1

- Most of the visions statements are about building, business, economy etc. but there isn't enough mentioned about increasing safety
- There should be statements added to included more community aspects i.e. kids, libraries, complete communities
- CMS should be extended to include the fire hall

Section 3 Design Ideas

- The proposed design ideas are too constrained; there is nothing diverse or unconventional , no light industrial. Businesses like Friesen's may be too limited in the future. Concepts are too pretty and they restrict innovation.
- Add wording like "encourage" activities etc. to make design ideas sounds less restrictive i.e. encourage an increase in businesses.
- Note that is positive to see that there have been many recent improvements to homes in the areas (painting and siding) and an increase in hope in the community.
- Could government grants be available for those who develop in accordance with the plan/
- Alec: Grants are typically given to municipalities and not to unincorporated areas.

Design Idea 1

- Nairns Rd should not be considered as an alternate route. The current alternate route is Hemer Rd, Woobank and Holden Corso, this route already exists. Recognizing that an alternate route exists is supported but the formalization of an alternate route is not supported.
- Alec: Nairn Rd is not suitable and needs improvements however if too many improvements are done you might see an increase in traffic.
- An alternate route should be identified but should not be specific
- Woobank is a dangerous road and MOTI does not have any plans to improve it
- Maybe the title should be Infrastructure Support for Alternate Route, improvements are needed to increase safety
- Alec: Woobank is unsafe and is currently used as a bypass
- Crosswalks are needed but the rural character of the road also need to be maintained
- This design idea should not be Number 1, it should be noted later in the plan
- Emphasis should be on getting main street right not on an alternate route.
- If improvements to Cedar Rd result in traffic calming and slower traffic won't the traffic need somewhere else to go? A back-up plan is needed in case of emergency, events etc.
- Acknowledge that alternate routes already exist and that these routes need to be improved.

Recommendation made to change the title of this design idea and move it to appear later in the Design Ideas section

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Design Idea 2

- How many larger lots exist within the CMS?
- Greg: 2 lots across from Friesen's
- Alec: These are 10+ acre lots but less than 5 acres of this is developable

Design Idea 2

- Concern about the word park being used, this should be changed to access. The wetland is currently privately owned and is not public park.
- Why is there no mention about improved access to the Nanaimo River?
- Greg: This may not have been brought up at the charrette and the design ideas came from the charrette. There is still an opportunity to add something through the planning process.
- The word park on the image needs to be removed so it is not seen as an expenditure and as publicly accessible. This should be changed to “natural forest”
- River access was discussed at the charrette and should be included in the plan

Design Idea 4

- Alec: noted that there is not enough area within the shopping centre to accommodate a farmers market
- Have the vendors of the existing market been asked if they want to move to a new location? Most are in favour of the current location
- Beban is a better location for a year round market because it's covered. Does Cedar really want a year round market?
- Was the owner of the village square invited to the charrette?
- Alec: Yes, they attended the charrette

Design Idea 5

- Goal 4 - How do we measure this? What does sustainable mean?
- Greg: Water is provided by NCID and they are responsible for ensuring demand does not exceed supply. Water conservation, increasing infrastructure

Design Idea 6

- Howie commented that this section is accurate and that the Bishop is enthusiastic and wants to make sure there is no mention of housing in this section
- The idea of having the farmers market at this location was discussed and it was agreed that the church site is not appropriate as there is not adequate site area, parking etc.

Design Idea 7

- What is the current status of the old fire hall
- Greg: The old fire hall is privately owned and is zoned commercial 2 or residential. There is an opportunity for it to be re-zoned.
- Greg: RDN may develop a policy regarding carriage housing
- Alec: Surveys etc. will be asking for public input on secondary suites to provide affordable housing. Recognizing secondary suites in some areas of the RDN may make those elsewhere illegal. It is important to get suites that exist into compliance and Cedar Estates is the only place in Area 'A' where carriage houses are authorized.

Meeting ended at 9:35 pm.