

Regional District of Nanaimo
Summary of the Electoral Area 'A' Cedar Main Street Design Project
Citizen's Advisory Group Meeting Held on Tuesday, February 13, 2013 at 7:00pm
At Cedar Community Secondary School
1640 MacMillan Rd

Alec McPherson	Advisory Group Chair
Kenn Joubert	Advisory Group Member
Patti Grand	Advisory Group Member
Adriana Wilson-Busby	Advisory Group Member
Delbert Horrocks	Advisory Group Member
Angela Vincent	Advisory Group Member
Brain Bancroft	Advisory Group Member
Mayta Ryn	Advisory Group Member
Donna Hawksworth	Advisory Group Member
Bonnie Stevenson	Advisory Group Member
Rick Hyne	Advisory Group Member
Greg Keller	Senior Planner
Angela Buick	Recording Secretary

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

Meeting Started 7:07 pm.

Introduction

Round table introductions.

Adoption of Minutes from January 29, 2013 Advisory Committee Meeting

Minutes have been postponed to be adopted at the next meeting as there were revisions made.

Project Overview

Greg Keller provided a design ideas overview which included emphasis that discussion is intended to develop high level ideas derived from the ideas developed from the charrette process.

Section 3.8 Design Ideas – Support Buildings up to Three Storeys

Summary of General Discussion

- GREG KELLER - Fire protection was addressed early in the charrette process.
- PATTI GRAND – Can we insert something for developers in order to help protect them?
- ALEC MCPHERSON – There will be a technical report along with document to cover this.
- GREG KELLER – The building code has provisions for fire protection and we will work closely with NCID to allow for the potential of a 3rd storey where topography permits.
- ANGELA VINCENT – Worry that there might be missing something from the rear of the building. Can we consider ideas like stepped down design?
- BRAIN BANCROFT - What about building materials?
- GREG KELLER – DP guidelines will address materials.

- BRAIN BANCROFT - Drawings are nice but are generally more expensive. I fear that we need to articulate the buildings more of a mass. Allow for bonuses if they do higher quality and better design?
- GREG KELLER – Re-development should be aesthetically pleasing and not over- regulatory or expensive.
- ALEC MCPHERSON – I propose to change the wording Fire Protection to Fire Protection and Rescue Services.
- GREG KELLER – Development is to be designed to allow access for emergency services.
- PATTI GRAND – The design should provide access via latter truck for rescue to 2 and 3 storey of building.

Section 3.9 Design Ideas – Get Creative with Parking and Park on the Street

Summary of General Discussion

- GREG KELLER – The idea of this is discussion is to generate ideas to allow for broader range of parking options, on street parking and/or numerous smaller parking lots.
- BONNIE STEVENSON – (Passed around pictures of children walking on the shoulder of the road) The pictures are to show the importance of sidewalks. We really need to encourage sidewalks rather than on street parking.
- GREG KELLER - 49th parallel’s parking is on their land. Cedar Estates tried to install sidewalks. We hope that this project will be able to address this issue.
- PATTI GRAND – RDN declined clearing the sidewalks.
- GREG KELLER – (Explained MOTI and RDN’s role in roads and sidewalks)
- GREG KELLER – The issue of safety on the street (Cedar Road) is loud and clear.
- BRAIN BANCROFT – We have to be careful with on-street parking, if it’s not at 45 degrees because if a person hits the gas instead of the breaks at least there is a protective barrier.
- ALEC MCPHERSON – All options are for parallel parking.
- MICHAEL ROCKWELL – Wonder if we can talk about some things:
 - 1) Like bike paths instead of “sidewalks”. Would these change things?
 - GREG KELLER – Could be cheaper and MOTI may plough it, although it would not be the same degree of separation. No specific design in ROW has been selected. The next step would be a transportation demand study to determine the cost/demand and at this level getting the support.

Section 3.9 Design Ideas – Get Creative with Parking and Park on the Street

Summary of General Discussion

- SHELAGH GOURLAY – This is not mentioned in the OCP. I feel like roundabouts do not slow them down and speed bumps are more effective.
- GREG KELLER – It does slow traffic down. As well, there is less probability to have a head on collision.
- SHELAGH GOURLAY – Problem is people don’t know how to use them here.
- MAYTA RYN – Canadians don’t know how to use them – we have no signage. People need to be educated.
- PATTI GRAND – the best spot for a roundabout is in front of the Mahle House. Hemer and Cedar Roads. Incorporated setback crosswalks.

- GREG KELLER – If we get the support to do a TDM it would likely include traffic counts to determine the best locations.
- BONNIE STEVENSON – suggest: ** FLASHING CROSSWALKS**
- PARTICIPANT – Integrate something to mark beginning and end of a place. Consider having a monument in the centre of the roundabout to create a sense of place.
- ALEC MCPHERSON – People said they want something further down the road. How far will the village extend?
- KENN JOUBERT– Great idea to have a roundabout at the 49th in order to stop the illegal left hand turns that everyone does.

Section 3.11 Design Ideas – Support Mixed Use Buildings

Summary of General Discussion

- GREG KELLER – mixed use buildings with a live work arrangement encourage diversification in terms of income; affordability, housing. Have more residents living downtown is great for security reasons and create a more vibrant community.
- KENN JOUBERT– Would allow for lots of small business to operate and live close by. Would be very pretty.
- PARTICIPANT – It’s a problem to try and get small business people to live and work at their business.

Section 3.11 Design Ideas – Support Mixed Use Buildings

Summary of General Discussion

- ALEC MCPHERSON – MOTI is still working with the old Model (1960’s) Fairwinds has sidewalks.
- GREG KELLER – That was a handshake agreement.
- MICHAEL ROCKWELL – We could have developers pay for it.
- BRAIN BANCROFT – 20 metres is an enormous slice and through that comes enormous cost. Have the plan brought down to scale. Scale is important: Speed/pedestrians/attention with landscaping. What would we like to see and set objectives?
- ALEC MCPHERSON – the travel areas should be set and set to human scale.
- MICHAEL ROCKWELL– Picture shows parking/bike lanes/ and walk paths. Don’t see drainage or curbs. Need specialized draining. If developer needs to put in sidewalks then there is a lot to do.
- GREG KELLER – The draft shows a the vision that people would like to see which would require engineering to achieve?
- BONNIE STEVENSON – Improvements in ROW and reduce speed limit. Is 30 km’s is realistic or just desirable?
- ALEC MCPHERSON – Engineering Study will determine best speed limit.
- PARTICIPANT – Visualize cedar Road is at 6.6 metres and the rest of the 20 meter road width. Developers need to deal with drainage.
- BRAIN BANCROFT – Character of road will be partly how people want to use it. Road that is friendly enough to cross

Section 3.13 Design Ideas – Create an Entry Monument

Summary of General Discussion

- GREG KELLER – is it a good idea? If so there could be a community design process.

- KENN JOUBERT– It’s a plough in the photo
- RICK HYNE – What would be the process/cost?
- GREG KELLER – We don’t have an estimate now, but it could be a tangible item out the project and would need funding,
- RICK HYNE – I think it’s something to focus on right now.
- KENN JOUBERT– Left hand side of the Cranberry is a large pile of dirt. Good Location?
- BONNIE STEVENSON – Could be a good location – Even just Welcome to Cedar. There is no road sign; there should be a road sign at the bridge.
- ANGELA WILSON-BUSBY – Can we make the wording plural in the text?
- PATTI GRAND – Creating a contest to choose a monument brings the community together.
- BONNIE STEVENSON – We would like a community process to decide the details.
- GREG KELLER – We would need a license or agreement from MOTI.
- BRAIN BANCROFT – It’s a good thing. Hopeful positive sign to have a gateway.
- ALEC MCPHERSON - It can get expensive and if we have a contest we could have wonderful artists and interesting sculptures.
- RICK HYNE – I would like to see landscaping around it.
- PATTI GRAND – Is there a process in place for it?

Section 3.14 Design Ideas – Encourage a Variety of Architectural Expressions

Summary of General Discussion

- GREG KELLER – Variety /Needs: “Want a variety and should complement each other”
- ALEC MCPHERSON – We talk of themed village and then next meeting people wanted a mixture.
- BRAIN BANCROFT – It’s dangerous to use words like: connectedness and themes. A development needs a degree of flexibility. For example the Eiffel Tower was looked at as an awful structure but over time because the thing people flocked to Paris to see. There should be language to stress the quality of design and how it relates to its neighbours.
- SHELAGH GOURLAY – The Wheatsheaf, Cranberry Arms and Mahle House all have a long history in Cedar. Cedar is not a stopping place but it has a lot to offer. History means a lot to people.

Section 3.15 Design Ideas – Preferred Land Use Concept

Summary of General Discussion

- GREG KELLER – We don’t want to confirm any particular use in this section but show how the design ideas could fit together.
- ALEC MCPHERSON – Map 1 and 2 appear to be in conflict. If this is going in the OCP then we want them to comply.
- BONNIE STEVENSON – retain existing uses?
- MICHAEL ROCKWELL– Why is there a residential property on the north side of cedar road?
- GREG KELLER – Should we change or retain the map? Remove all colour and show footprint only?
- PATTI GRAND – Confusion Between residential and mixed use.
- GREG KELLER – We can strip the entire colour off?
- BRAIN BANCROFT – The nice thing is that it shows form and character as well as the direction you want to go in the future.
- ANGELA WILSON-BUSBY – If we combine map one and two that might be helpful.
- MAYTA RYN – Stress idea show footprint only – No colour?

- PATTY GRAND – Table Page 27 *** revisit options for map at future meeting****
- BRAIN BANCROFT – Red is denoting mixed use is that where we want to go?
- RICK HYRE – What could the buildings that are there be?
- GREG KELLER – It is important to show context.
- BONNIE STEVENSON – Pathway ends at lake, if we want connected pathways can we loop it together? We should retain mature trees – Should we have a tree preservation study.
- PARTICIPANT (the church representative) – The church has decided to save 2 chestnut trees and it's proven to be VERY expensive to maintain.
- ALEC MCPHERSON – We can choose landscaping that has a height limit.

It was decided that RDN staff would make some changes and bring it back to the Advisory Group for further consideration.

Summary of Section 4 – Development Policies

General Discussion

- GREG KELLER – should be aware of terminology shall and must are both hard requirements. May and should is language to allow for some flexibility. It is important to understand the use in a practical sense and how it's used and interpreted. A Land use designation specifies future use of land. It is the basis for Development Permit Area Guidelines.

Section 4.1 – General Land Use Policies

Summary of General Discussion

- SHELAGH GOURLAY – Does public space mean recreational space and public gardens? I think we should add wording **Be Recreative**
- GREG KELLER - We have two land use scenarios
 - Scenario 1
 - One land use designation. This does allow for more flexibility
 - Policies related to each type of development.
 - Increased concerns with increased flexibility as well as future employment density
 - Scenario 2
 - We based the draft plan on this
 - Less flexibility, it uses a process prospective lens, more certainty
 - Land set aside for the future

Summary of General Discussion

- MAYTA RYN – Strongly in favour of scenario 1. Mixed use commercial and residential. Walkable CM area. Don't want fixed residential in the middle. Need to break up the walkability. Any one developer should create mixed use. Street is safer.
- BONNIE STEVENSON - I think we need a balance without living with commercial.
- RICK HYNE - Where does it matter where the uses go because it is such a small distance?
- GREG KELLER - With this scenario any use can go any where
- ANGELA WILSON-BUSBY - there is safety and security with mixed use. I think it's a win-win to be designated all as one zoning.
- ANGELA VINCENT - Could we implement policy on specific properties?

- ANGELA VINCENT - I like Scenario 1; best of both worlds.
- DELBERT HORROCKS – Section 2; change wording from May to Shall or Must?
- BRAIN BANCROFT – Design isn't everything. Cumberland was a master plan development. Some of the great joys in a development is in its vibrancies; unexpected things happening in unexpected places. Build for flexibility to make it strong.
- KENN JOUBERT– Agrees that mixed use should be everywhere as much as we can.
- MICHAEL ROCKWELL– There are many lots that are too small for big development. Would this create a whole bunch of Home Based Businesses? If so, this is not efficient business for a downtown. We need more people. It concerns me to have every lot as a work live situation.
- MAYTA RYN – A pharmacy and bank can have residential above. Many businesses in the past here have done this, is the bakery. These aren't home based businesses they are commercial and residential developments.
- GREG KELLER – A project needs to be tangible and profitable. Some flexibility is good. Too much inflexibility may scare some developers away.
- ALEC MCPHERSON – We need an increase in density of population to allow you to have good transportation options. Commercial component only gets support when the population gets there. Don't want low density and single owner boutiques.
- KENN JOUBERT– I don't want a Bowen Road development, I'd like to keep the dream we talked about.
- PATTI GRAND – there is no reason why we can't have a live/work in boutique style
- GREG KELLER – We need to provide for uses to be flexible. But it also has to be realistic. We have heard some good points on flexibility but it needs to be clear what the expectations are.
- MAYTA RYN – No one should be locked into residential.
- GREG KELLER –There is a danger of all being residential because it's easy to do in comparison to other uses.
- BRAIN BANCROFT – We need to adapt. Things are changing now. Not many families want to live above business. People like yards. It's becoming harder and harder to fill apartments. Modest price units? The developer will take this into account, maybe the developer will lease.
- SHELAGH GOURLAY – If designated residential, will they only be able to do residential? In Scenario #1 would the OCP support a change in use?
- GREG KELLER – Any amendment to the Plan (OCP) would be an amendment process with a public process.
- ALEC MCPHERSON – Trying to restore commercial lands. I see residential lots helping density increase quickly.

Meeting adjourned at 9:30 pm.