



A Shared Community Vision

Regional District of Nanaimo Electoral Area 'A'
OCP Review,
Regional Growth Strategy, UCBs, Village Centres

March 9, 2009



Presentation Outline

- Growth Management Overview
 - Urban Containment Boundary and Village Centre Overview
 - Cedar
 - Cassidy
 - South Wellington
 - Options for Electoral Area 'A'
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Growth Management

- Why?
 - Seeks to maintain and create efficient land use patterns (economic, social, environmental)
 - Helps create a more sustainable region
 - Ensures that services are provided (env. Protection, affordable housing, food production, etc.)
 - Ensures the resources are used in an efficient way
 - Improves the Quality of Life and health of our residents
 - Implies the creation of compact forms of development and helps us avoid sprawl
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What is sprawl?

Sprawl is...

- Low-density residential development
- Often around the edges of villages and cities
- Includes commercial and industrial strip development along highways leading into and out of villages and cities.





Why should we care about sprawl?

- It is not an efficient use of land
 - It consumes more land per capita
 - May occupy productive lands
 - Conflicts with surrounding rural uses
 - Reduces our ability to produce food
 - It does not pay for itself



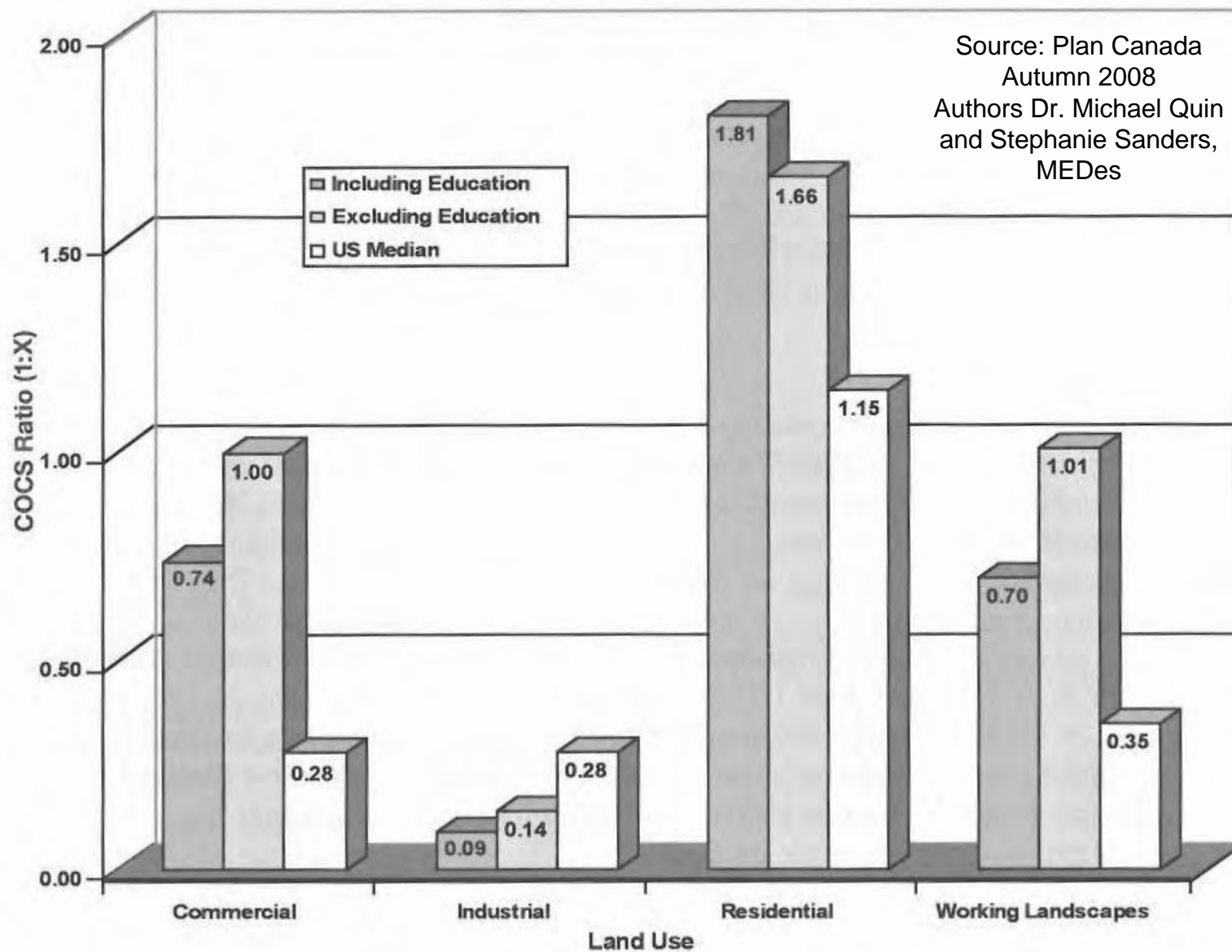
A study of the land and infrastructure needs for the Central Okanagan over the next forty years found that conventional residential development would require 20,645 acres and cost \$1.57 billion to service. Using a more compact development scenario, the total acreage needed could be cut in half, and cost \$1.04 billion to service.

Source: A Case For Smart Growth - West Coast Environmental Law

Original Author:

A. Ramlo, Change Management: A Framework for Community and Regional Planning (2000).

FIGURE 1: RESULTS OF THE RED DEER COUNTY COST OF COMMUNITY SERVICES STUDY COMPARED TO MEDIAN VALUES FROM THE UNITED STATES





Why should we care about sprawl?

- **It impacts the environment**
 - High dependence on automobiles
 - Not pedestrian friendly
 - More pollution per capita
 - More impervious surfaces
 - Development not close to servicing
 - Individual septic and water systems
 - Requires more land





Why should we care about sprawl?

- **It impacts our society**
- **Cost tax payers and land owners more money**
- Reduce the viability of our village centres
- Affordability becomes an issue
 - **Big lots + Big Houses \neq affordable**
- Erodes rural character
- Lack of amenities





Why is Growth Management Important?

- Good development can have lasting benefits
- Avoid the impacts of sprawl
- Allows us to provide essential services more efficiently
- Ensures that the community continues to be a great place to live
- Safeguards our future food supply
- Can prepare us for global change





Development Potential in Area 'A'

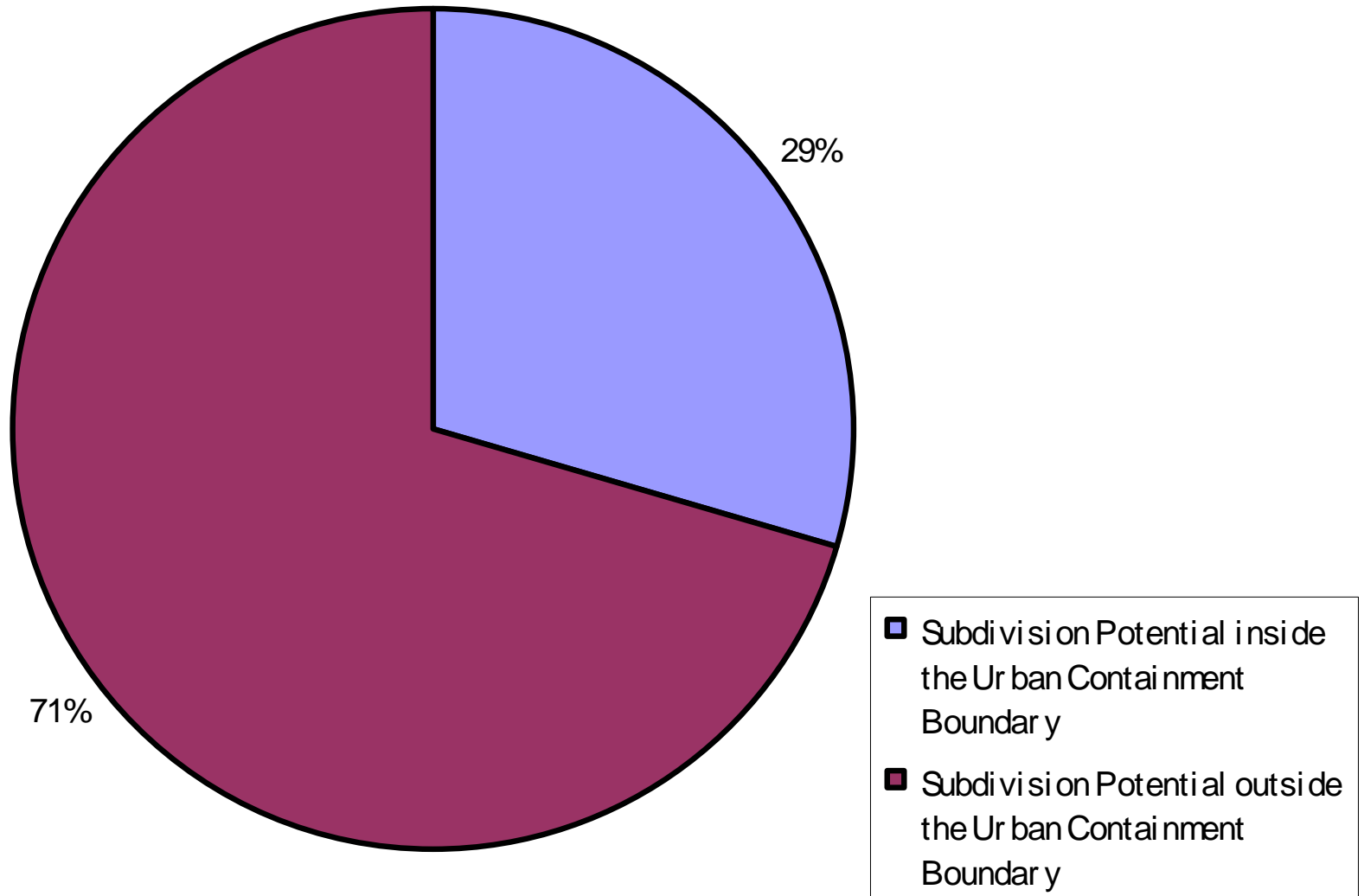
- Analysis of subdivision potential:
 - Potential for an additional 486 additional lots based on Official Community Plan
 - Potential for an additional 1,273 lots based on zoning
- Zoning is inconsistent with OCP
 - In many cases, minimum parcel sizes permitted by zoning is less than minimum parcel size recommended by OCP



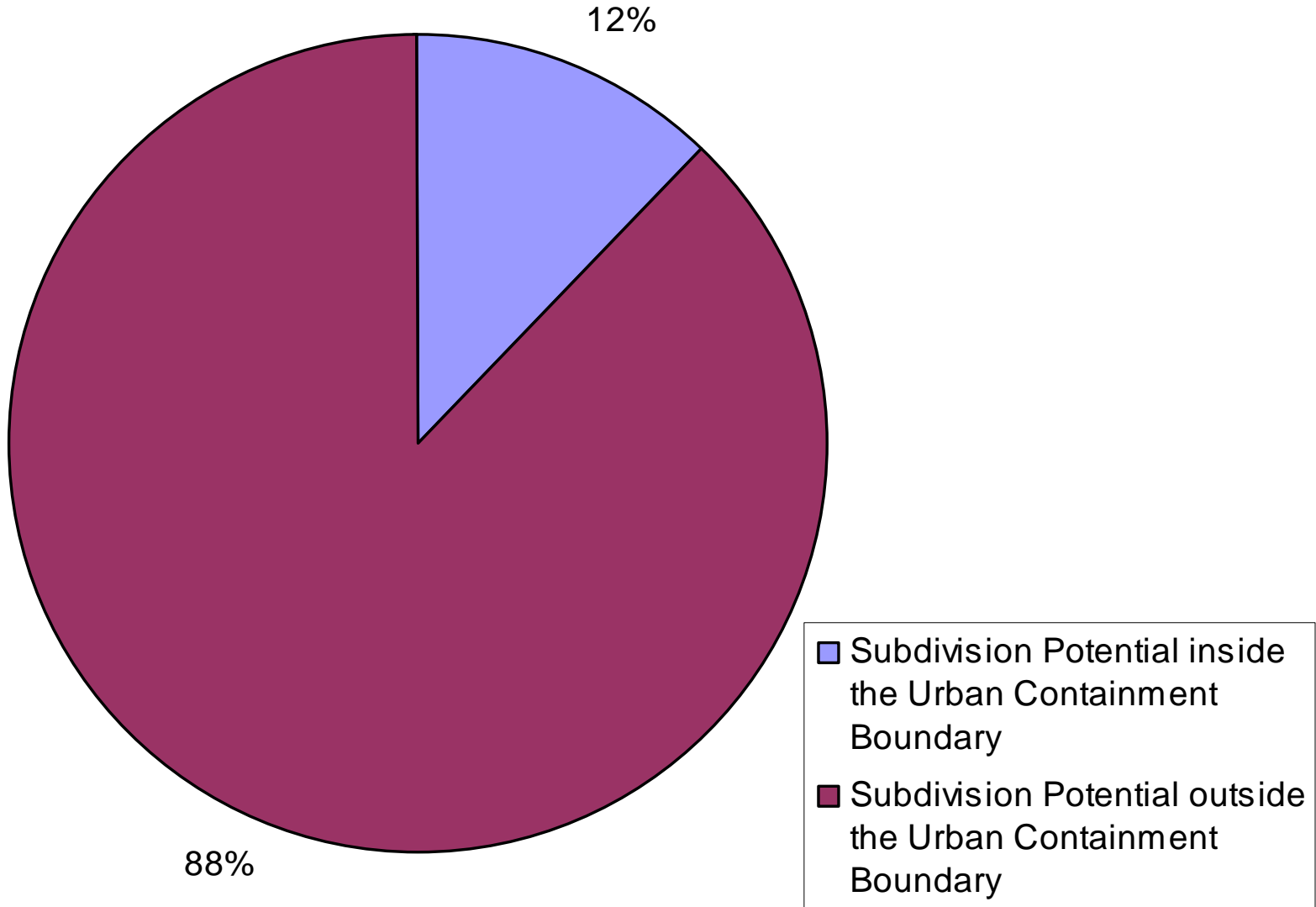
Development Potential in Area 'A'

- Based on the Official Community Plan
 - 486 potential new lots
 - 143 inside the Urban Containment Boundary
 - 343 outside the Urban Containment Boundary
- Based on zoning
 - 1,273 potential new lots
 - 155 inside Urban Containment Boundary
 - 1,118 outside Urban Containment Boundary

Subdivision Potential Based on OCP Land Use Designation



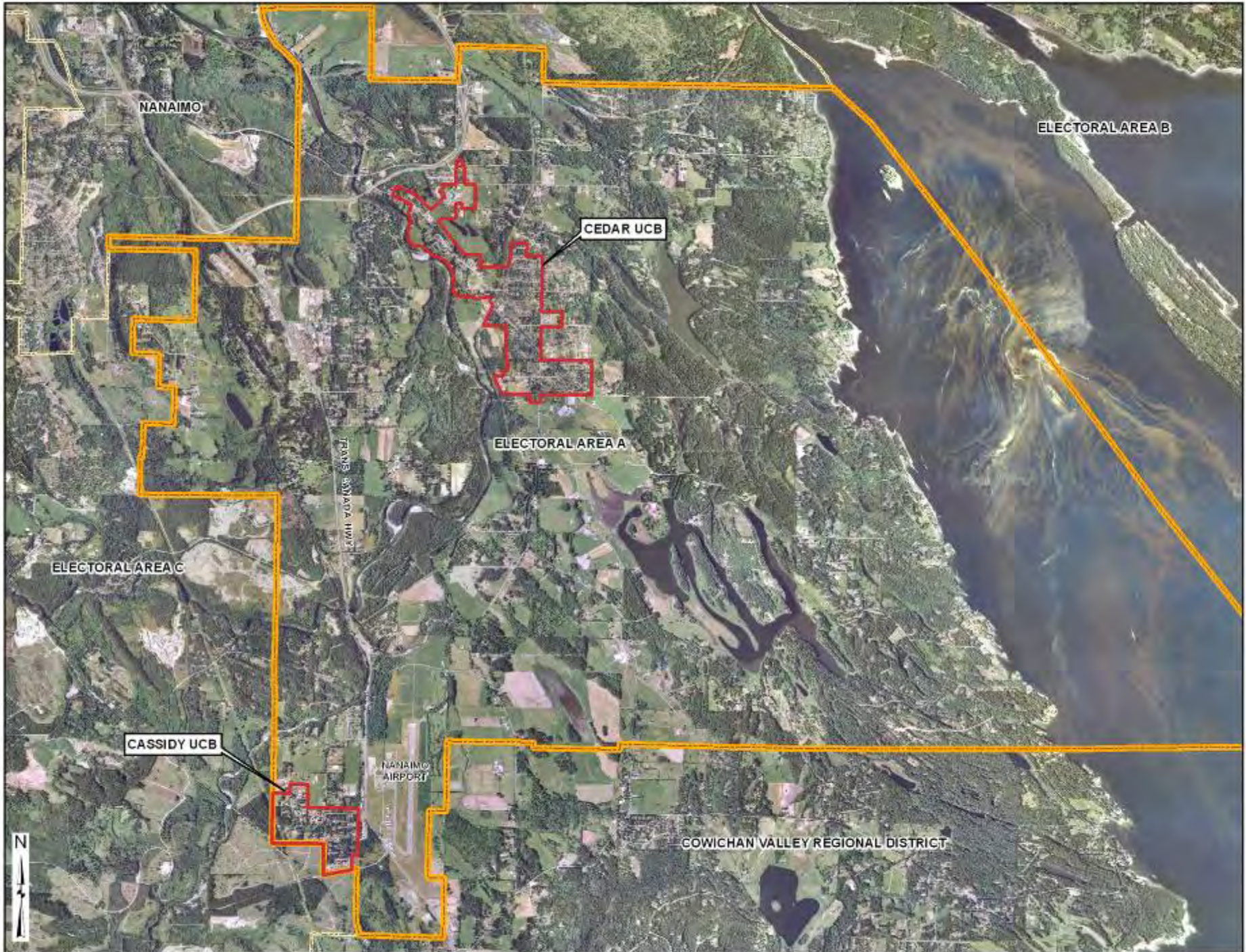
Subdivision Potential Based on Current Zoning





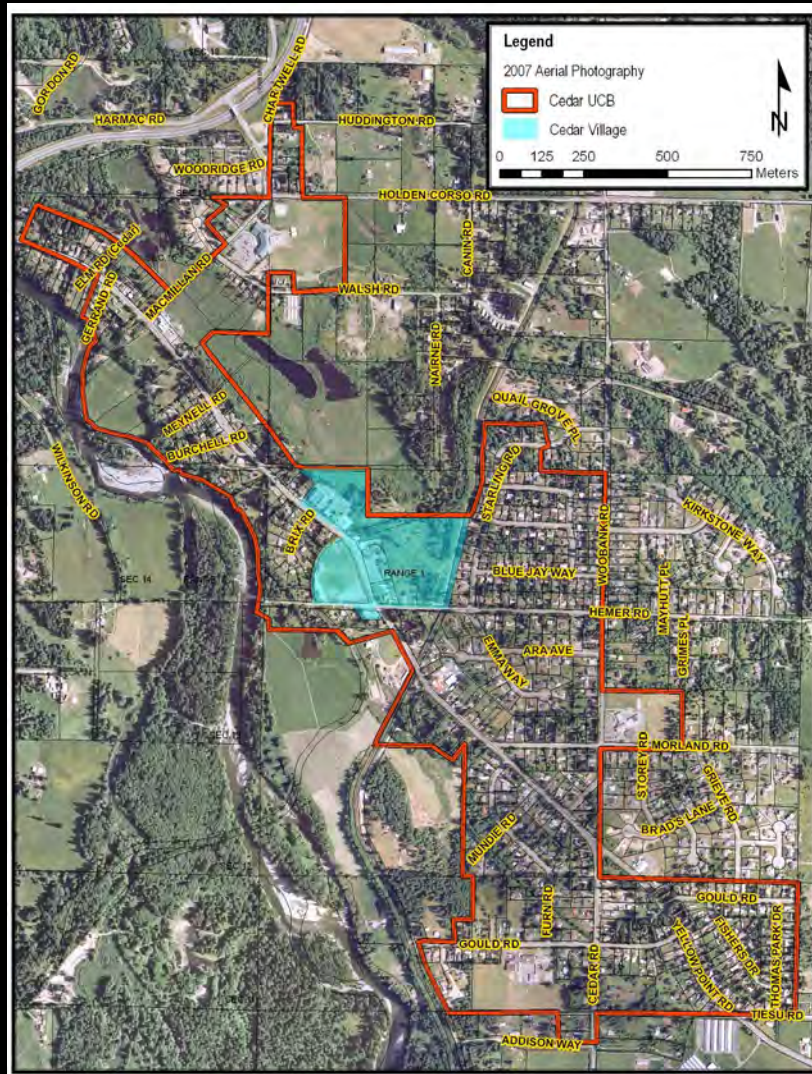
Area A Growth Management Overview

- Supports the Urban Containment Boundaries
 - Growth Receiving Areas
- **Village Centers**
 - Cedar
 - Cassidy
- Generally larger minimum parcel sizes outside of the UCB
- Protection of resource lands

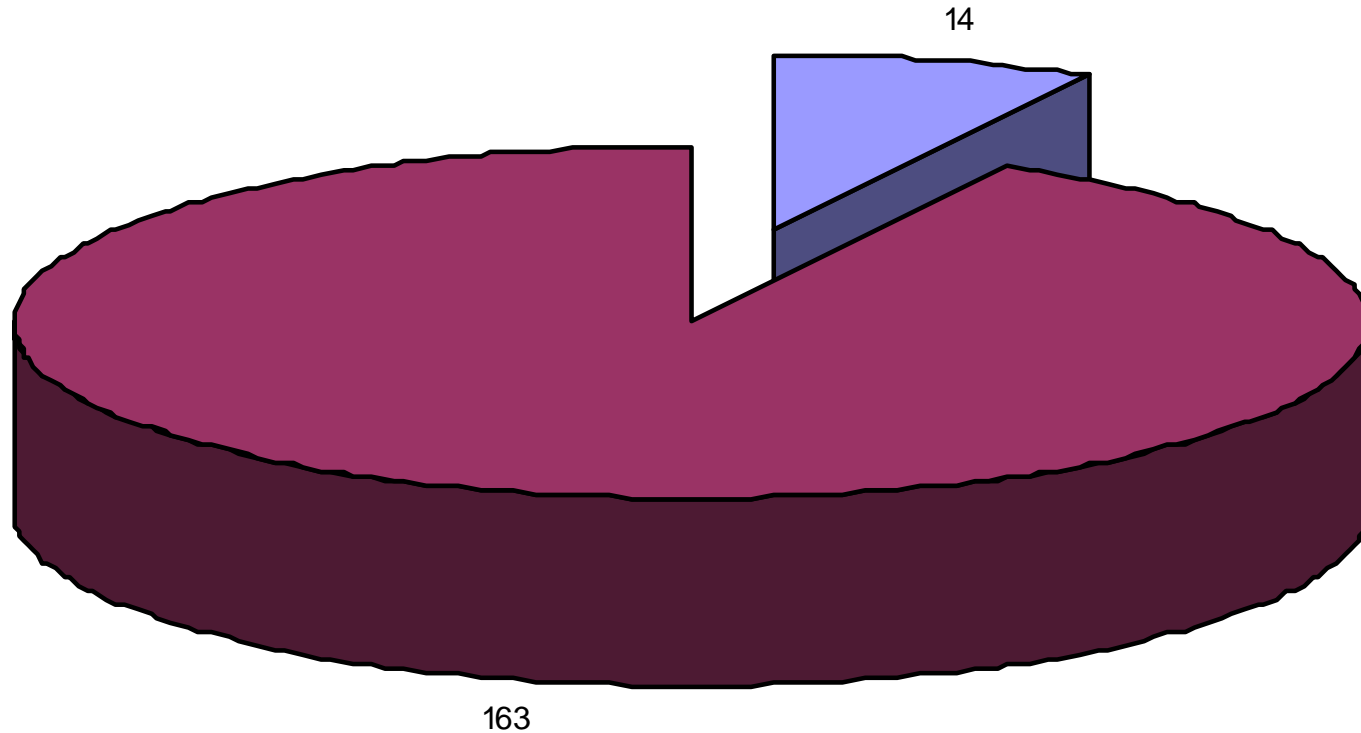




Cedar Urban Containment Boundary Overview



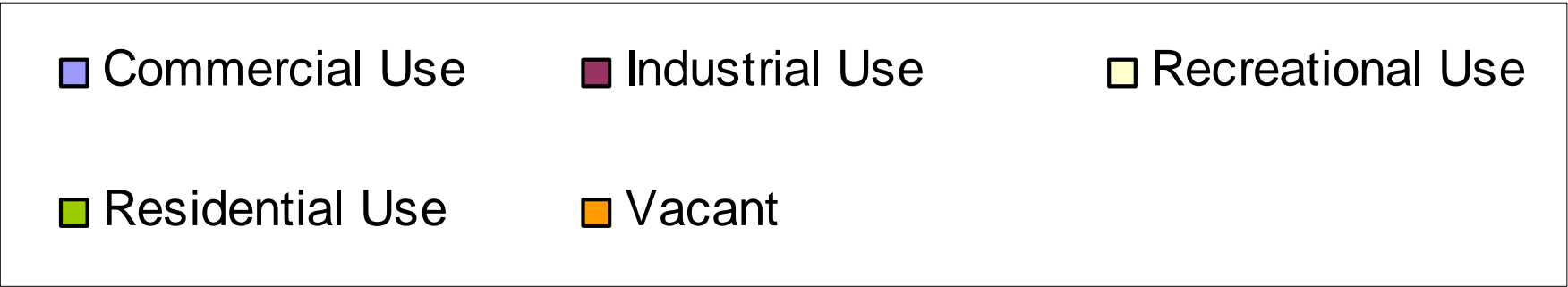
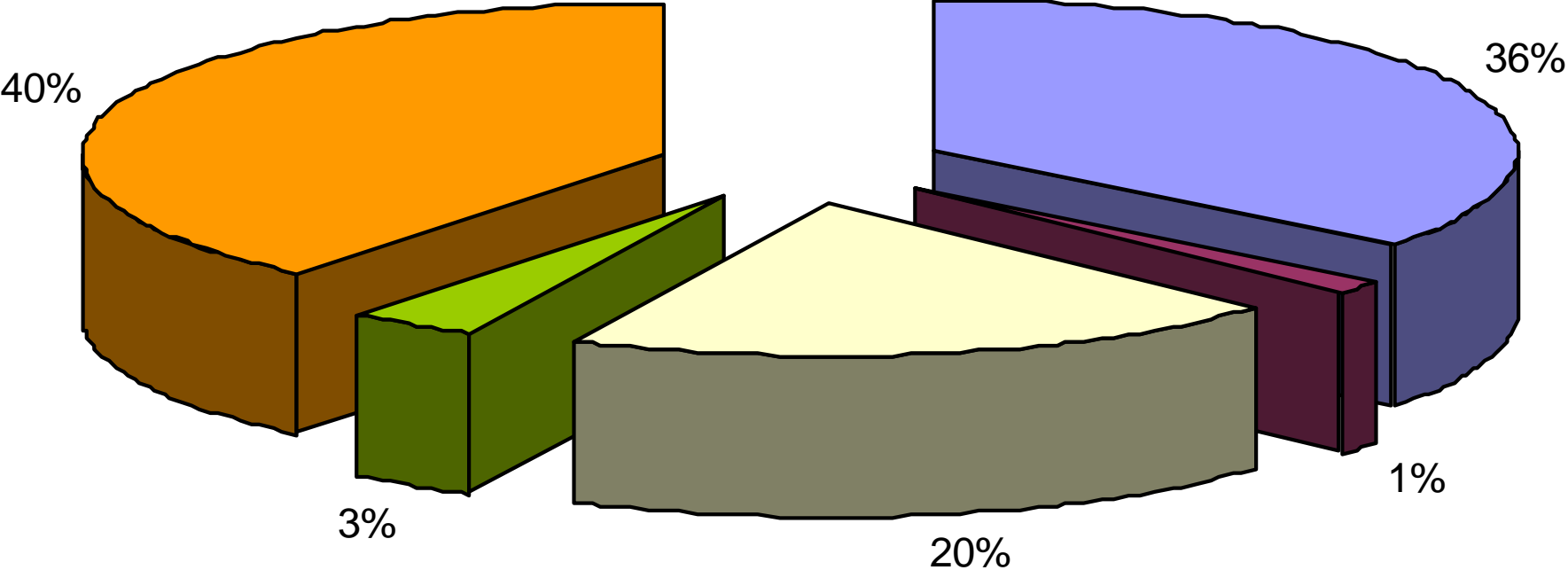
Land use designation within the UCB in Cedar (hectares)



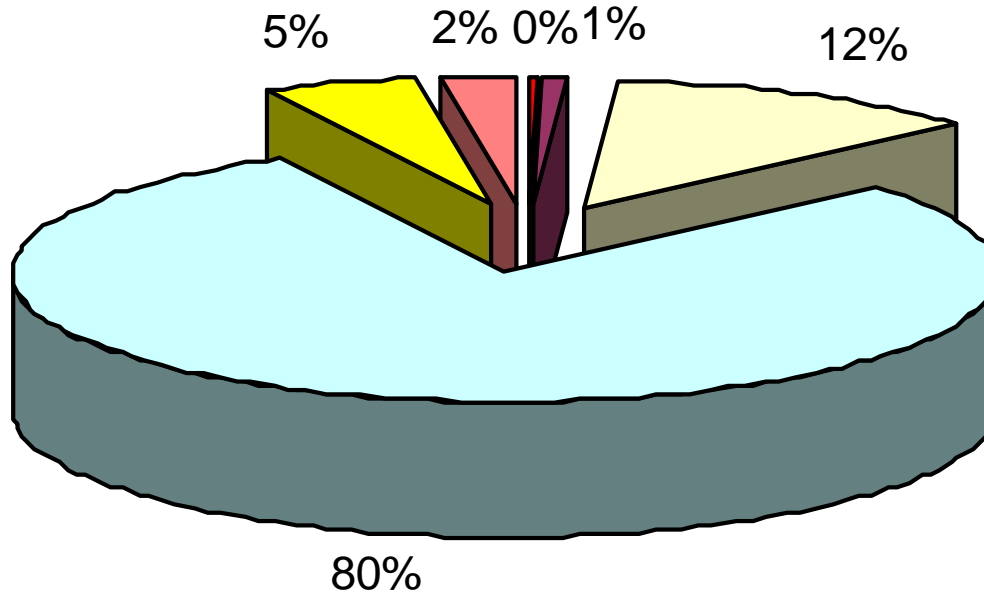
■ Cedar Village Centre

■ Suburban Residential

Existing Land Use within the Cedar Village Centre



Existing Land Use in the Suburban Residential Land Use Designation



Commercial

Industrial

Public/Institutional

Residential

Vacant

Rural

Current and Potential Commercial Floor Space

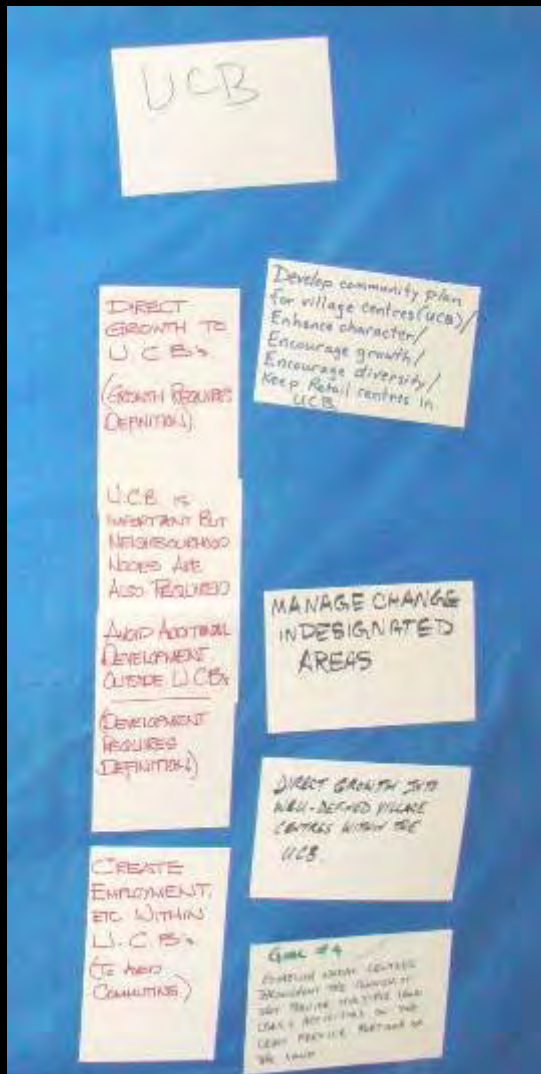
Land Use Designation	Estimate of Existing Commercial Floor Area (m²)	Conservative Estimate of Potential Additional Commercial Floor Area (m²)
Cedar Village Centre	5544	5009
Suburban Residential	2656	1685

Residential Lot Supply

OCP Land Use Designation	Lot Counts					
	Total number of existing residential lots	Total number of developed residential lots	Total number of vacant residential lots	Potential new residential lots	Potential for additional dwelling units (vacant lots plus new lots)	Long term lot supply (existing lots plus new lots)
Suburban Residential	550	517	33	75	108	624
Cedar Village Centre	2	1	1	55	60 (plus 75 personal care units)	57
Totals	552	518	34	130	168	681



What the Community Has Told Us



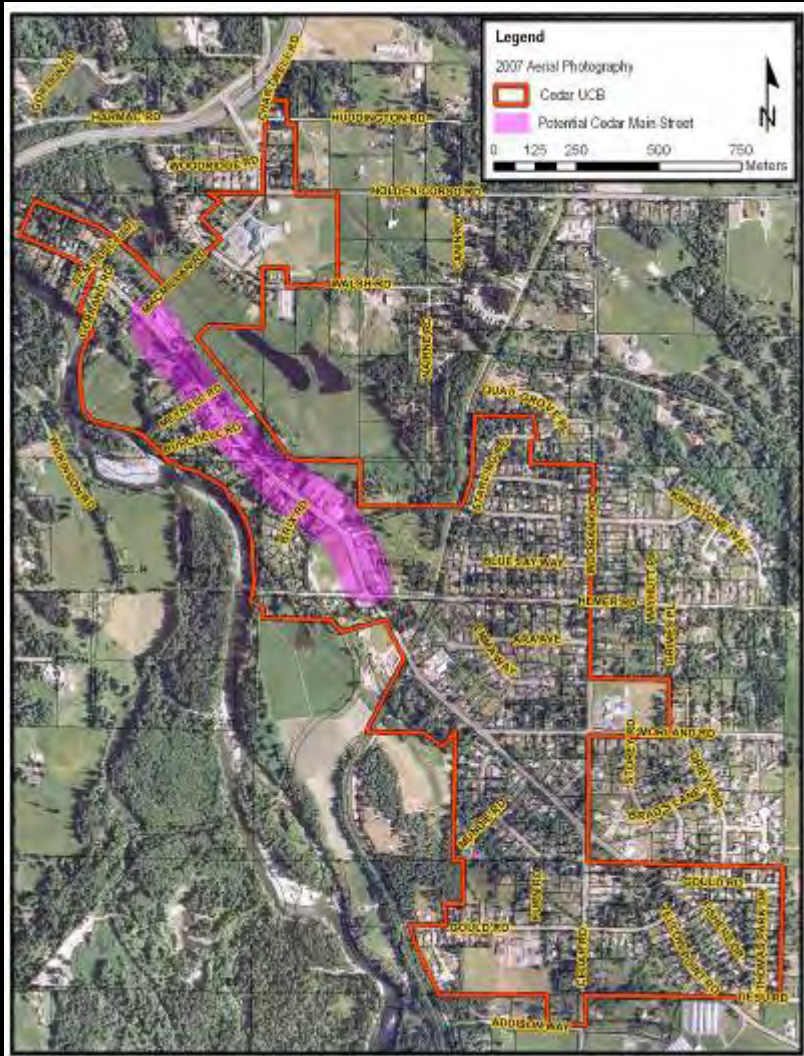
- Direct growth into well defined areas and village centres
- Maintain the rural village feel
- Build community pride and a sense of place
- Encourage diversity
- Create employment
- Avoid additional development outside the UCB



The Community Vision

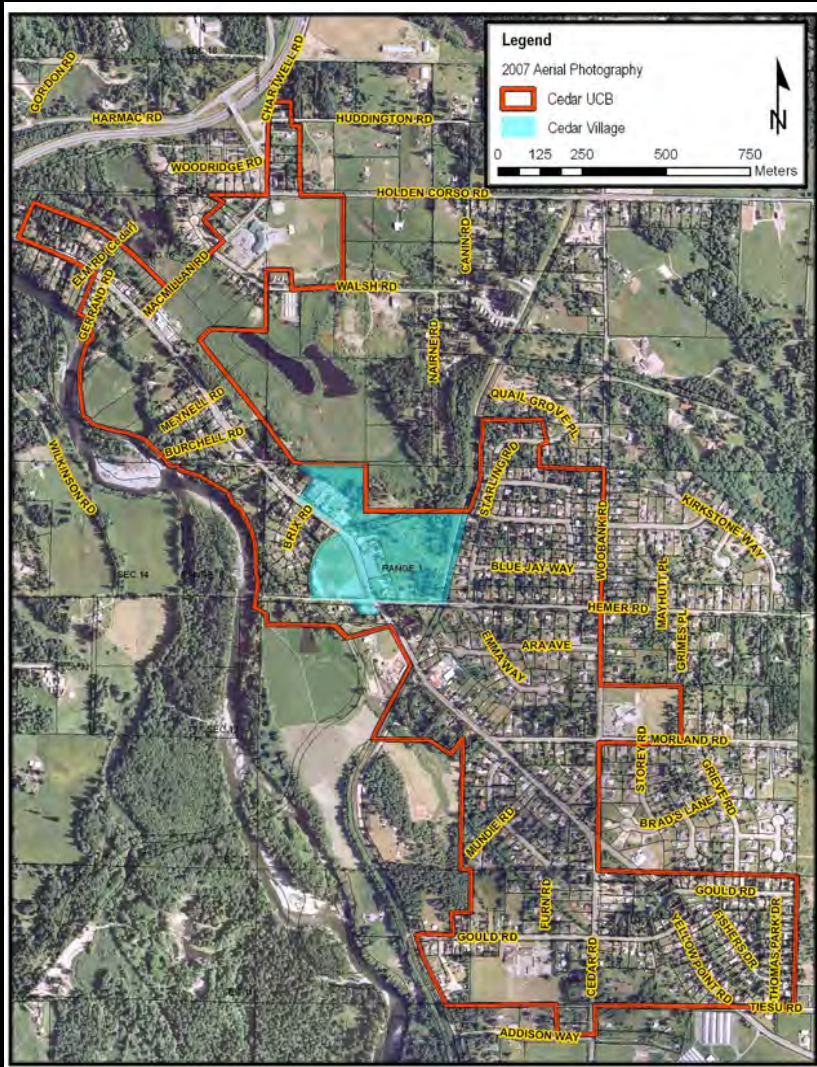
“Growth is directed into well-defined village and neighbourhood centres. Growth and development outside of these centres has been largely avoided as agriculture, resource use, and conservation of biodiversity have become the top priority for these areas”.

Building Community Identity and a Sense of Place - An option for the Cedar UCB - Cedar Main Street?



- Area designated where a mix of uses would be supported
- Uses, density, height, characteristics are flexible
- Focused on Cedar Road
- Build official entrance to Cedar
- Other areas could remain residential
- The Official Community Plan could have policy addressing conditions of rezoning and development

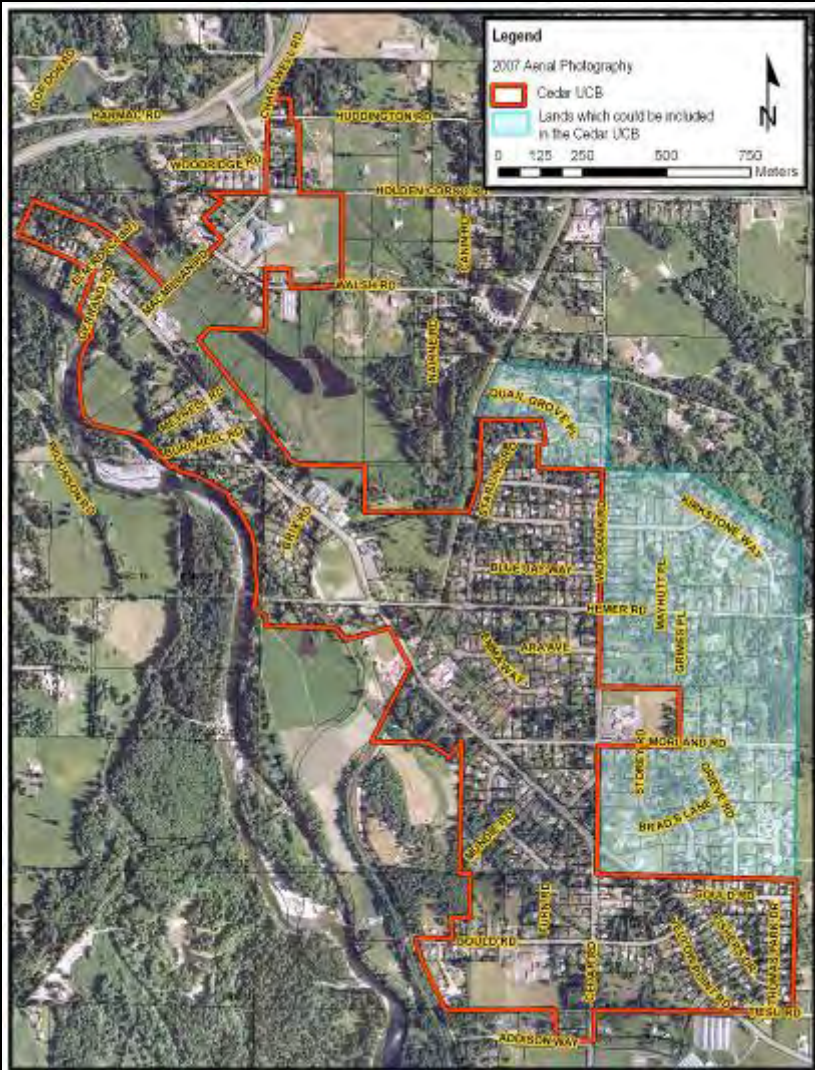
3 Options for the UCB in Cedar



• Option 1: Status Quo

- UCB remains unchanged
- 2000 m² parcels inside the UCB continue
- No community sewer
- Housing choice and affordability continues to be a challenge
- Could be considered in conjunction with the Main Street concept
- Transit is not likely to be viable
- Additional park and trail will be difficult to acquire
- Very little change

3 Options for the UCB in Cedar



- Option 2: A limited amount of additional residential growth
 - Infill residential development
 - Invisible Density
 - Granny Flats, Coach Houses, Secondary Suites, Duplex, some smaller lots as part of larger development proposals
 - UCB could be amended to include adjacent areas in blue
 - Builds community diversity

Examples of Potential Residential Development



One of these houses may have a secondary suite. Can you tell?

Garage with suite above

Garage with suite above



Both of these homes have a suite.

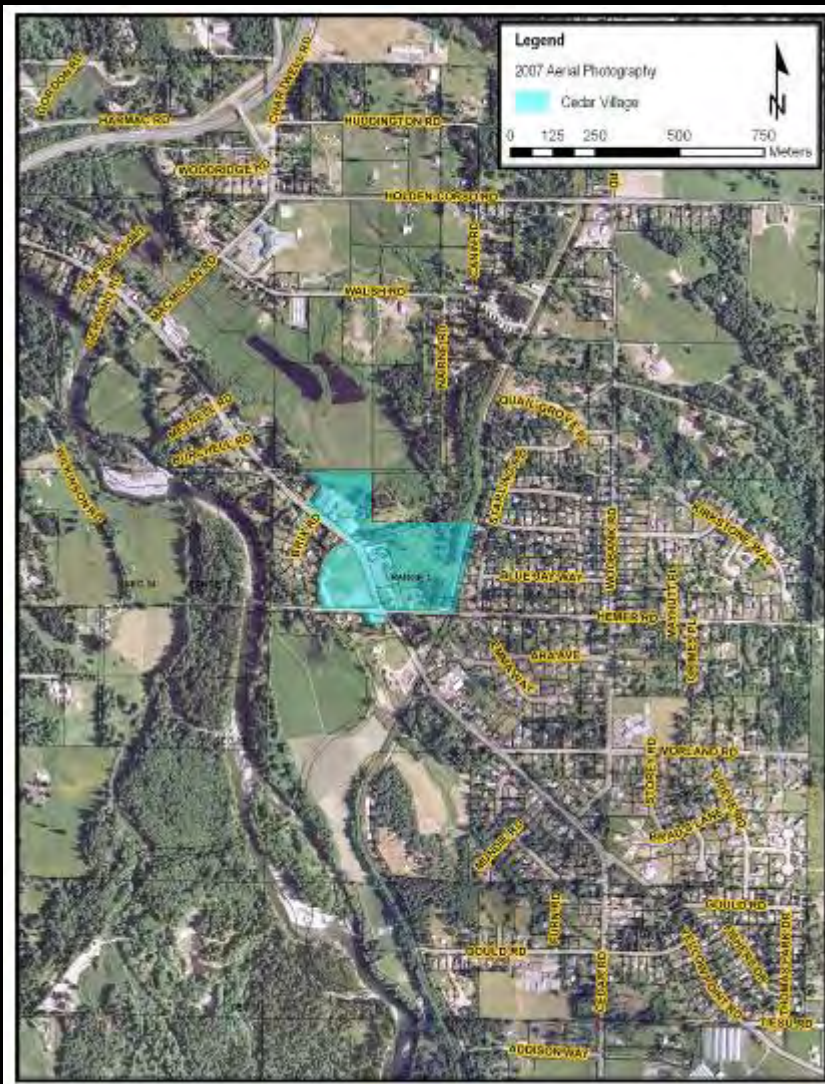


Both of these homes are Duplexes





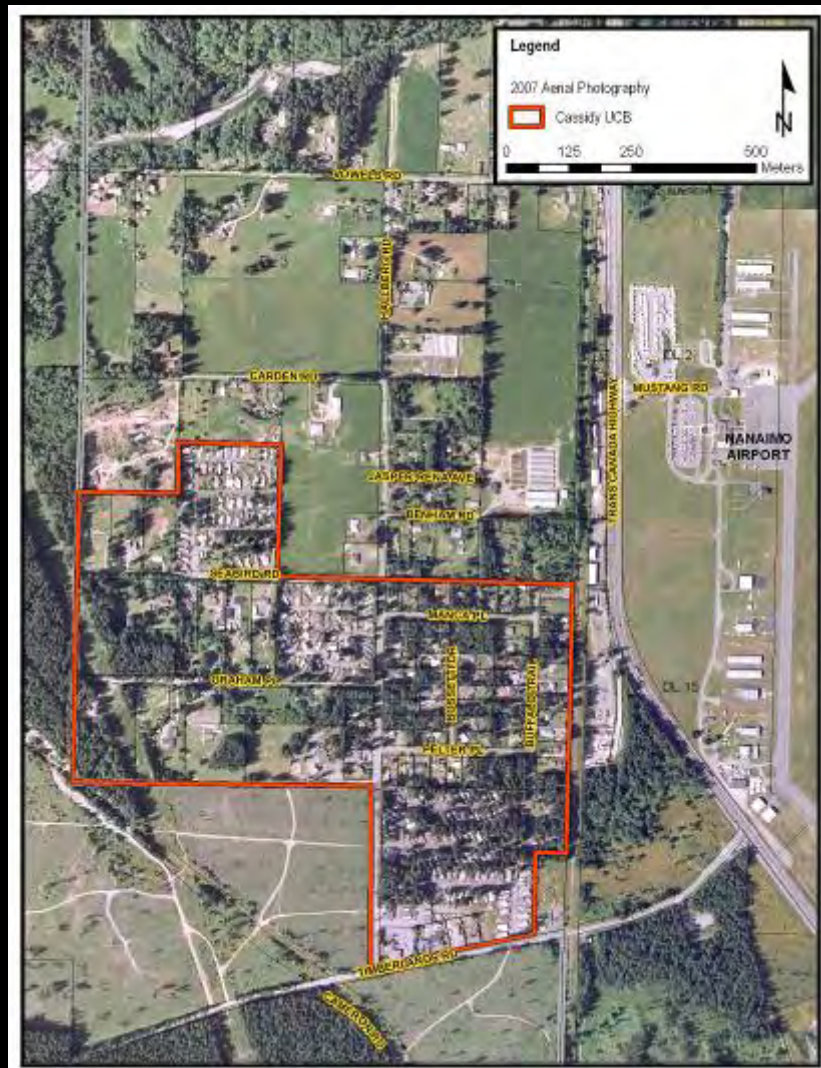
3 Options for the UCB in Cedar



- **Option 3: No more growth pull back the UCB**
 - Recognizes that areas where growth is unwanted do not belong in the UCB
 - Where would the UCB go?
 - How would the community reach its goal of becoming more sustainable?
 - Would this lead us towards becoming a more inclusive community?



Cassidy Village Overview



- Currently has about 362 dwelling units
- About 3.5 ha of vacant land
- Highest density in Area 'A'
- No community water or sewer
- No Park

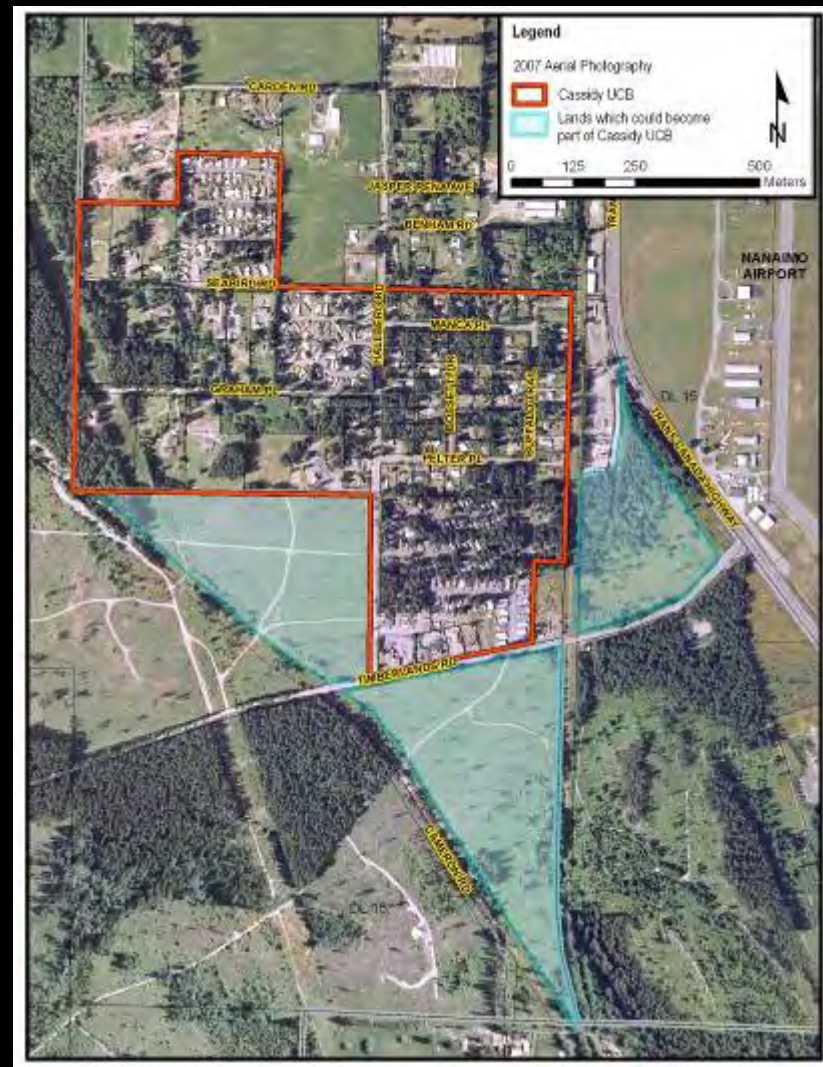


Cassidy's challenges

- No community water or sewer.
- The OCP does not support additional development.
- The area is located above the Cassidy aquifer
- Land in the ALR being actively farmed to the north of the Village
- The Trans Canada highway to the east.
- The land located to the west and south is located within Electoral Area 'C'
- The E&N Railway is located to the southwest of the Village Centre limiting expansion in that direction.
- There are no parks or trails
- No Transit



Options for Cassidy



- Leave it as is
 - Can Cassidy provide for itself within the current boundary?
 - No park, no services, no development to pay for it.
- Expand to the south
 - Previously harvested private managed forest lands
- How could the airport lands help Cassidy become a more complete community?

South Wellington Overview



- Coal mining history
- Divided by Trans Canada Highway
- Regionally significant commercial industrial area
- Outside the UCB
- No community servicing
- No village centre



An option for South Wellington



- Neighbourhood Centre in South Wellington?
 - Local services
 - Small scale
- Where would it go?
 - Existing commercial area?
 - Good access
 - Available land



Discussion
