

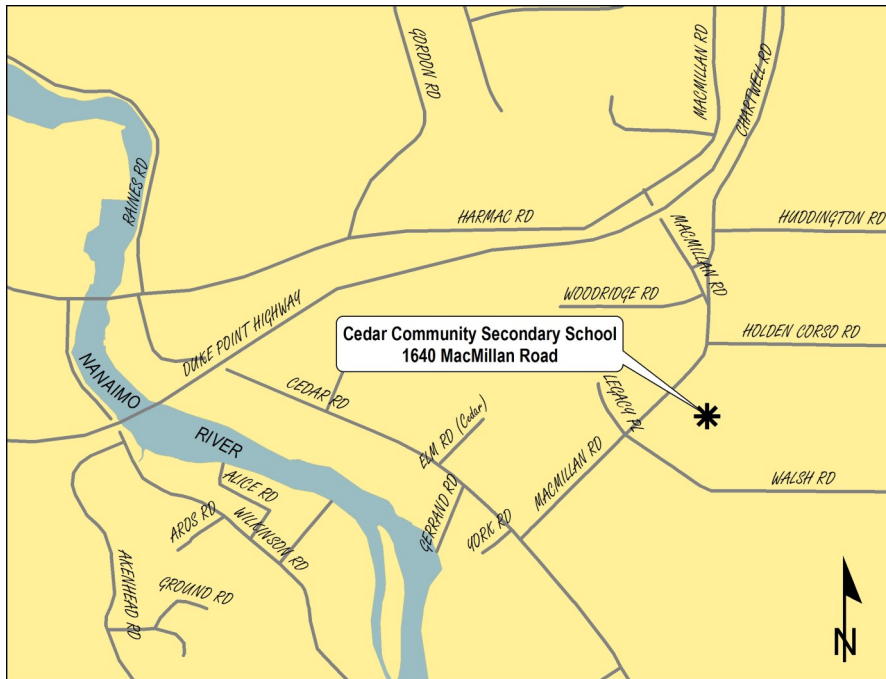
Creating a Vision for Cedar Main Street



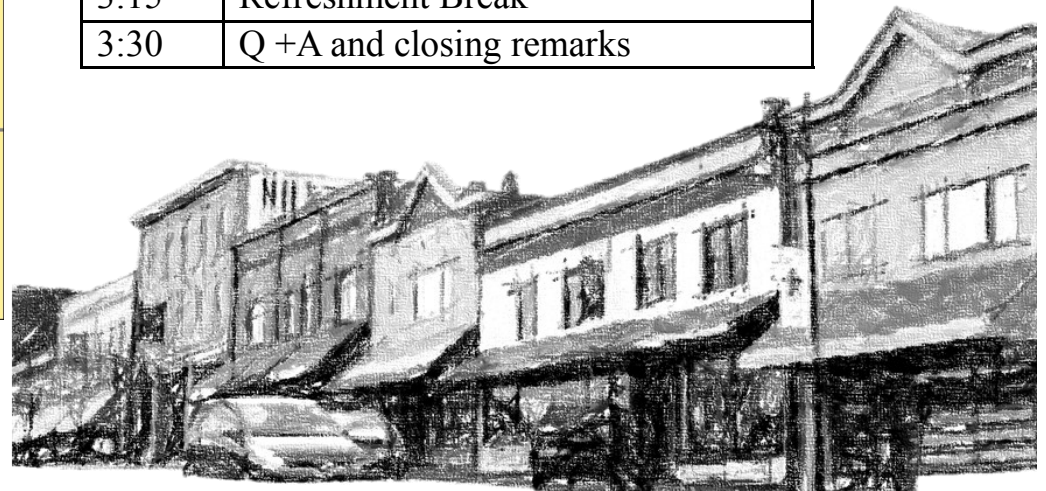
The Cedar Main Street Design Project is a community planning initiative that brings the community together to create design concepts for the area along Cedar Road between MacMillan and Hemer Roads.

WELCOME TO THE WORKSHOP

Thank you for attending the workshop. It is the first in a series of public events that will be held during the Cedar Main Street Design Project.



WORKSHOP AGENDA	
Time	Event
9:00	Bus/Walking Tour of the Plan Area
10:00	Introduction to the project
10:45	Refreshment Break
11:00	Small group discussion
12:30	Lunch
1:00	Visual Preference Survey
3:15	Refreshment Break
3:30	Q +A and closing remarks



Workshop Overview

This workshop is intended to work towards the following goals:

Goal 1: Introduce the community to the Cedar Main Street Design Project.

Goal 2: Get people thinking and talking about Cedar Main Street.

Goal 3: Begin to identify community preferences with respect to housing choice and character, built form, and community design.

The purpose of the workshop is to officially launch the Cedar Main Street Design Project by:

1. getting the community thinking about the Cedar Main Street concept;
2. beginning to develop a vision for what Cedar Main Street should become in the future; and,
3. establishing community design preferences for the Cedar Main Street Plan Area.

This workshop is the first in a series of public events leading up to a multi-day community design charrette (an intensive design workshop) to be held in January 2012.



Introducing the Cedar Main Street Design Project

What is the Cedar Main Street Project?

The Cedar Main Street Design Project is an interdisciplinary community planning and design project intended to result in the creation of an illustrated village plan for the Cedar Main Street area.

Where did this idea come from?

During the recent Electoral Area 'A' Official Community Plan (OCP) review, the community expressed a desire to support community diversity, create and preserve community identity and a sense of place, and provide opportunities for local employment, services, and a range of housing types and sizes. In response, the OCP includes a land use designation called "Cedar Main Street" which applies to the lands located on both sides of Cedar Road between MacMillan and Hemer Roads as shown outlined in yellow in map to the left.

The OCP supports the creation of a village plan or other similar plan for lands within the Cedar Main Street land use designation.

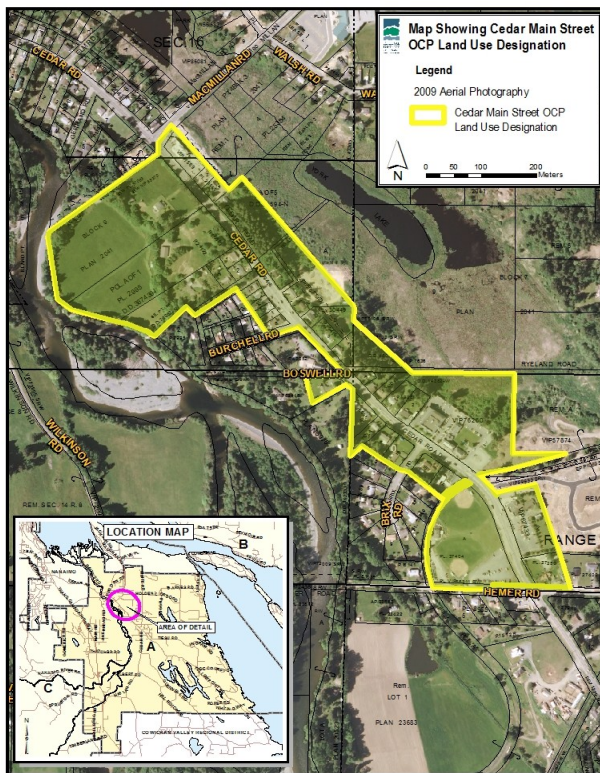
What is the purpose of this project and what are the anticipated results?

The purpose the Project is to create a detailed illustrated plan for lands within the Cedar Main Street land use designation. The resulting plan will be called the "Cedar Main Street Village Plan". The Cedar Main Street Plan will establish a shared community vision for the Plan Area and policies and guidelines which are required to guide future development to ensure that the community's vision is achieved.

How does the project affect property owners within the Plan Area?

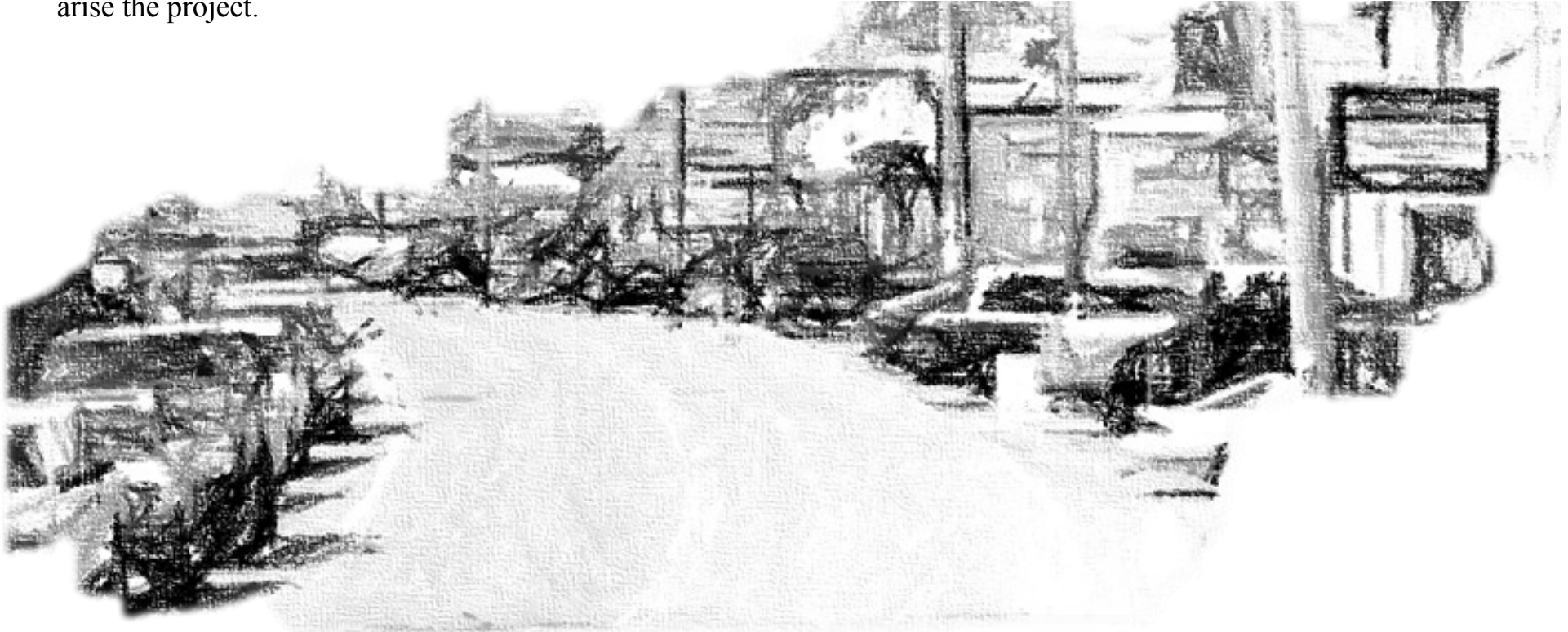
This project is a planning exercise and no development activities are currently being contemplated by the Regional District of Nanaimo.

Notwithstanding the above, the resulting village plan may identify new opportunities for development, RDN programmes, and other desirable community improvements. The Plan may support property-owner-initiated rezoning to permit the types of development identified by the Cedar Main Street Plan. Property owners may choose to do nothing and continue on with their existing uses or apply to rezone lands for an alternate use. It is up to property owners to decide what to do with their properties. The village plan simply identifies other uses which may be supported that combined contribute towards achieving the vision identified in the Cedar Main Street Plan.



Project Goals

1. Develop an illustrated community vision.
2. Build acceptance and understanding of the community vision.
3. Identify actions and approvals which are required to achieve the vision.
4. Create OCP policies and Development Permit Area Guidelines that are required to achieve the vision.
5. Work effectively with, and build the necessary relationships with affected stakeholders to identify and resolve issues that arise the project.



The following is the Cedar Main Street land use designation from the Electoral Area 'A' Official Community Plan.

Cedar Main Street

The Cedar Main Street land use designation is designated in recognition of the community's desire to support diversity, create and preserve community identity and a sense of place, and provide opportunities for local employment, services, and a range of housing types and sizes. The Cedar Main Street land use designation is a mixed use, commercial residential corridor, which is intended to create a vibrant place for local residents to live, work, shop, access services, socialize, and recreate.

Objectives and Policies

Section 6.2	Policy/Objective
Objective 6.2.1	Provide opportunities for high quality pedestrian oriented mixed use development
Policy 6.2.1	Lands designated as Cedar Main Street are shown on Map No. 3 of this plan.
Policy 6.2.2	<p>The RDN shall consider developing a village plan or other similar plan applicable to the Cedar Main Street land use designation and other lands within the GCB which should include the following:</p> <ul style="list-style-type: none"> a. A community servicing strategy; b. The phasing of development; c. Unified design guidelines including external facade, signage, lighting, building materials, etc; d. Building energy and water performance standards; e. Transit interface guidelines; f. Potential park and trail network including opportunities for a riverfront park; g. Landscaping and pedestrian access standards; h. Preferred streetscape design; i. Preferred road and sidewalk standards; j. Guidelines for entrance signage; k. Specifications on size, massing, and height of buildings and structures; l. Opportunities for farmers market and/or outdoor commercial space; m. Opportunities for community gardens; and, n. Commercial needs assessment.



Policy 6.2.3	This plan may be amended to reflect the recommendations of the village plan.	
Policy 6.2.4	Permitted uses within this designation shall generally include local commercial, professional office use, personal service, residential, recreation, and mixed use which is of high quality design, is pedestrian oriented, and includes public space. Uses which propose a drive through window shall not be supported.	
Policy 6.2.5	Rezoning shall not be supported unless the subject property is serviced with community water and community sewer.	
Policy 6.2.6	This plan recognizes the recreational importance of the privately owned Wheatsheaf baseball fields. Therefore, rezoning of these lands is not supported until a village plan for the area is prepared which identifies an alternate use.	
Implementation Actions		Timing (Immediate, Short Term, Long Term, Ongoing)
In consultation with the community develop a village plan or other equivalent plan.		Immediate

Section 6.2	Policy/Objective	
Objective 6.2.2	Obtain community amenities in conjunction with the development of the Cedar Main Street.	
Policy 6.2.7	<p>The RDN shall encourage the provision of the following amenities for rezoning applications within the Cedar Main Street designation:</p> <ul style="list-style-type: none"> a. Riverfront park and trail; b. Cedar Main Street entrance signage; c. Outdoor public space; d. Community gardens; e. Community servicing improvements; f. Ornamental street lighting; g. Sidewalks and/or pedestrian pathways; h. Outdoor community marketplace; i. Affordable housing; and, j. Recreational facilities. 	

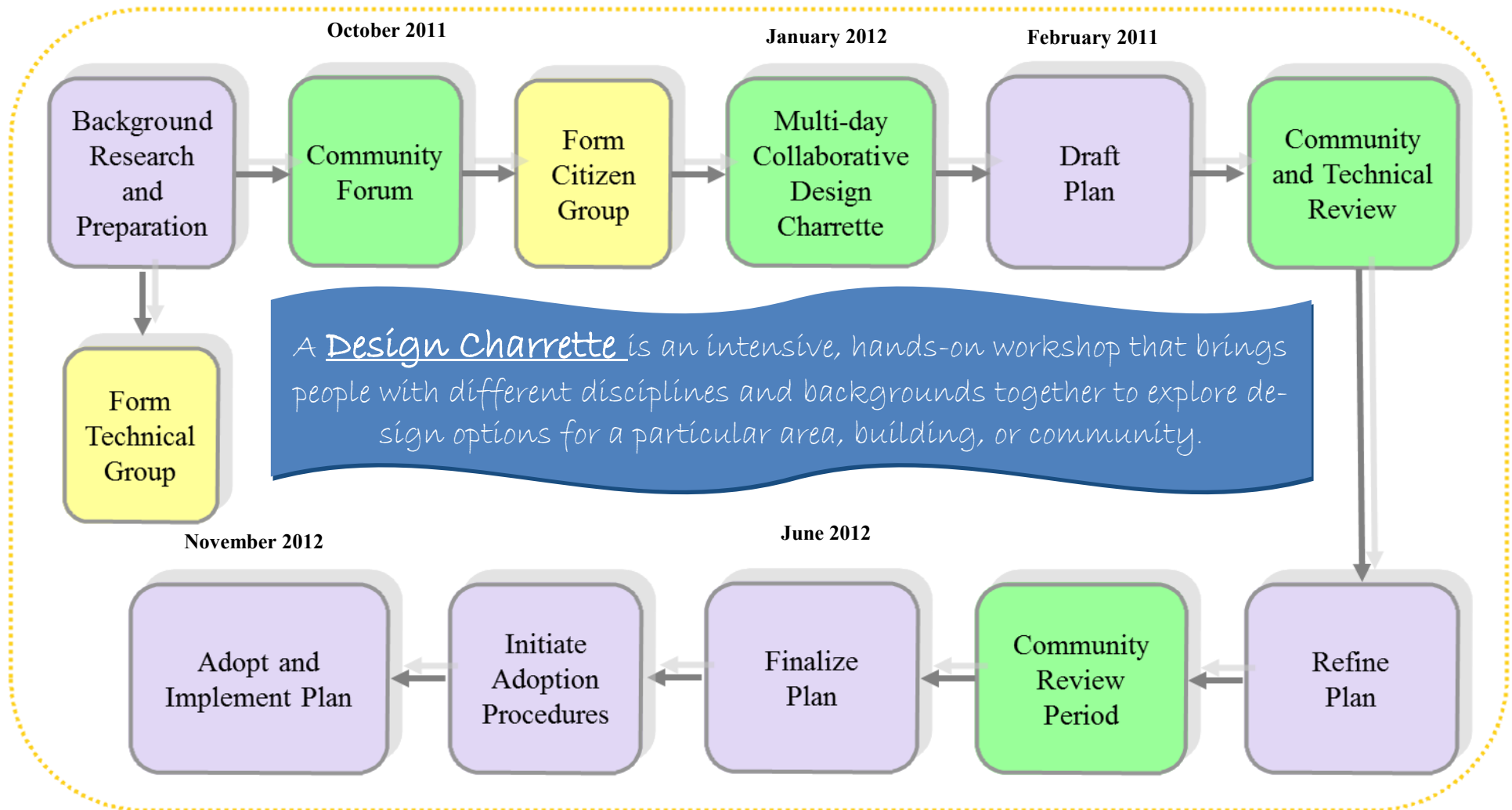


Section 6.2	Policy/Objective
Objective 6.2.3	Support high quality efficient design.
Policy 6.2.8	Work with the MOTI to develop road standards and maintenance strategies for Cedar Main Street which encourage pedestrian and cyclist use, include landscaping, and provide separation between vehicular and non-vehicular traffic.
Policy 6.2.9	Development shall not be more than two storeys in height from street level.
Policy 6.2.10	Mixed commercial residential buildings are encouraged.
Policy 6.2.11	Development must be consistent with the policies contained in Section 4.0 of this plan.
6.2.12	Development within this designation shall not take the form of Big Box retail, highway commercial, strip commercial, warehouse, or uses that include a drive through window.
Policy 6.2.13	A DPA for the purpose of form and character of commercial, intensive and multi residential, environmental protection, and water and energy efficiency shall be designated in Section 12 of this plan applicable to all lands within this designation.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the Ministry of Community, Sport, and Cultural Development and the MOTI to obtain authority to establish a sidewalk local service area and regulate the use of sidewalks within the public road right of way for lands located inside the GCB.	Short Term



Process Diagram



Small Group Discussion

Q1. What is your vision for the Cedar Main Street? In answering this question think about what it is that you like about your community and what it is you would like more of. Feel free to include specific design details that you feel are important.? *(please use this space to take notes during the exercise)*



Small Group Discussion

Q2. What are the most significant challenges that must be overcome and/or what are some of the most exciting opportunities that the Cedar Main Street could provide? *(please use this space to take notes during the exercise)*



Small Group Discussion

(please use this space to take notes during the exercise)



A Visual Preference Survey is a technique for obtaining public feedback on physical design alternatives.

- Wikipedia

Visual Preference Survey

After lunch workshop participants will participate in a visual preference survey to provide an opportunity to start thinking about different design options and whether they would be a 'good fit' for the Cedar Main Street.

To do this, a series of photographs will be presented which illustrate different community design features. Following a brief introduction for each photograph, participants will be asked whether they believe the design feature:

- A: Does not belong here
- B: Somewhat fits in
- C: Fits in ok
- D: A good fit
- E: A great fit

Participants will be issued a clicker at the beginning of the exercise, similar to the one shown to the left, which will then be used to quickly and anonymously indicate each participant's personal preference for each design element. The results of each live poll will be displayed before moving on to the next photograph.



What Are The Next Steps?

Following the workshop, all information gathered along with information provided in the Technical background report (available on the Regional District of Nanaimo website below) will be compiled in preparation for the creation of a design brief. The public will be invited to provide input towards the creation of a design brief at a workshop scheduled for November 24th, 2011.

The purpose of the design brief is to provide the design team and charrette participants with guidance on community design preferences. The design brief forms the basis for creating visual representations of the study area for the community to review and refine.

Following the preparation of the design brief, a multi-day community design charrette will be scheduled some time in January 2012. Community members, property and business owners, and other stakeholders will be invited to participate at various stages of the design charrette to be announced at a later date.

If you are interested in participating in future workshops, please go to the project website and sign up to receive email alerts. The Regional District of Nanaimo also advertises all events in the Take 5 magazine.

Call for Applications

Cedar Main Street Design Project Citizen's Advisory Group

The Regional District of Nanaimo is seeking 12 members to serve on the Cedar Main Street Design Project Citizen's Advisory Group (CAG).

Member selection will strive to maintain a balance between social/cultural, economic, and environmental interests and expertise, and citizens at large. The Citizen's group is intended to include targeted representatives from the following key interest areas:

- a. landscape or urban design professional – 1 member
- b. affected business owners – maximum 3 members
- c. affected property owners – maximum 3 members
- d. residents at large – maximum 3 members
- e. environmental protection – 1 member
- f. social issues and housing – 1 member

Those selected for the group should reside, be employed, and/or own or have interest in property or business within the Plan Area. If you are interested in applying, please submit a completed application form available at the workshop and on the Regional District of Nanaimo website.

For more information and to review the CAG Terms of Reference please visit the Regional District of Nanaimo website at the address below.

Save the Date

Cedar Main Street Design Project Public Workshop
November 24th, 2011 from 6:30 - 9:00
Cedar Community Secondary School Library
1640 MacMillan Road

Join us to discuss the design parameters for the Cedar Main Street design charrette. We will share with the public the results of the October workshop, discuss what goals and objectives should frame the design charrette and outline the strategy for moving forward. This is a last chance for the public to discuss important design elements such as building heights, acceptable uses and to identify if there are any special site conditions that our design plans should respect, prior to the actual design charrette.

