



AGENDA

COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING

May 15, 2018, 5:00 PM - 7:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE TO ORDER:**
2. **INTRODUCTION OF LATE ITEMS:**
3. **ADOPTION OF AGENDA:**
4. **ADOPTION OF MINUTES:**
 - a. **Minutes** 3 - 6

Minutes of the Open Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-MAR-20, at 5:00 p.m.
5. **PRESENTATIONS:**
 - a. **Karin Kronstal, Social Planner, to provide an update on the Affordable Housing Strategy.** 7

[View the Affordable Housing Discussion Paper at the following link: [Affordable Housing Discussion Paper](#)]
6. **REPORTS:**
 - a. **Rezoning Application No. RA390 - 215 Sabiston Street** 8 - 17

Purpose: To present the Community Planning and Development Committee with an application to rezone 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a 5-unit multiple family townhouse development.

Recommendation: That the Committee receive the report and provide a recommendation.

b. Hospital Area Plan

18 - 32

Purpose: To present the Hospital Area Plan to the Community Planning and Development Committee as an amendment to the City of Nanaimo "Official Community Plan Bylaw 2008 No. 6500."

Recommendation: That the Community Planning and Development Committee receive the report and provide a recommendation.

[Please view Attachment A: Hospital Area Plan at the following link: [Hospital Area Plan](#)]

7. OTHER BUSINESS:

8. QUESTION PERIOD:

9. ADJOURNMENT:

MINUTES
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
TUESDAY, 2018-MAR-20, AT 5:00 P.M.

PRESENT: Members: Councillor M. D. Brennan, Chair
 Daniel Appell
 Colin Brown
 Tyler Brown (vacated 5:45 p.m.)
 Anthony Griffin
 Patricia Reynes
 Richard Steele (arrived 5:23 p.m.)

 Absent: Gail Adrienne
 Mercedes Beaudoin-Lobb
 Richard Finnegan
 Kyle Wardstrom

 Staff: Bruce Anderson, Manager, Community & Cultural Planning
 Amir Freund, Transportation Planning Specialist (arrived 5:04 p.m.)
 Tamera Rogers, Planner
 Brian Zurek, Planner
 Peggi Humphreys, Recording Secretary

1. CALL THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING TO ORDER:

The Open Community Planning and Development Committee Meeting was called to order at 5:02 p.m.

2. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Regular Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-FEB-20 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. REPORTS:

(a) Rezoning Application No. RA387 – 311 Selby Street

Tamera Rogers, Planner, introduced Rezoning Application No. RA387 as an application to rezone the property at 311 Selby Street from Community Service Three (CS3) Zone to Fitzwilliam (DT2) Zone to allow an office use in the existing building and to facilitate future redevelopment of the property.

The applicant, Donna Hais, spoke in support of the zoning change to allow for more flexible uses of the building to suit modern conditions and beautify this corner in the downtown.

Amir Freund, Transportation Planning Specialist, entered the Board Room at 5:04 p.m.

It was moved and seconded that the Community Planning and Development Committee receive the report titled Rezoning Application No. RA387 – 311 Selby Street and recommend that Council approve Rezoning Application No. RA387. The motion carried unanimously.

(b) Rezoning Application No. RA388 – 2022 Meredith Road

Tamera Rogers, Planner, introduced Rezoning Application No. RA383 as an application to rezone the property at 2022 Meredith Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site specific provisions to increase the maximum permitted building height and floor area ratio to allow an 8-unit multiple family development.

The applicant, Alan Lowe, gave a presentation in support of the zoning change to allow for a low density townhouse complex on the lot which previously accommodated an aged house in poor condition (since demolished). Shadow studies undertaken show that the graduated heights of the buildings (two storeys closest to bordering duplex homes and three storeys further away from residences) will not cause shadows on adjacent buildings. Plans for conserving trees, building bike lanes, road allowances, sidewalks and a community contribution of \$8,000 meet Official Community Plan guidelines. The applicant has consulted with the neighbours and received positive feedback.

It was moved and seconded that the Community Planning and Development Committee receive the report titled Rezoning Application No. RA388 – 2022 Meredith Road and recommend that Council approve the rezoning. The motion carried unanimously.

(c) OCP Amendment Application No. OCP87 and Zoning Amendment Application No. RA386 – 40 Maki Road

Members of the Chase River Community Association, Mike Parker, Dale Porter, and Allison Cahahill, were invited to join the committee table.

Brian Zurek, Planner, introduced Official Community Plan Amendment Application No. OCP87 and Rezoning Application No. RA386 to allow light industrial land use and continued operation of a self-storage business on the property at 40 Maki Road.

Mark Kuhn, applicant, explained that the owners were unaware that the property zoning had been changed in 2011 to Residential (R-1) to conform to OCP and Chase River Neighbourhood guidelines; they only discovered the change in 2017. The amendments are needed to allow for more self-storage units to be built in response to high customer demand in order to expand a successful business. The applicant feels the current residential (R1) designation is impractical. Mark Kuhn noted that the self-storage business use does not adversely affect bordering wetland areas, whereas as residential uses might.

Chase River Neighbourhood Association representatives confirmed that Mark Kuhn had attended their 2018-MAR-14 meeting to discuss the reasoning behind the requested changes. The association supports the OCP and Zoning Amendment applications as positive growth for the Chase River area and particularly notes the importance of protecting the sensitive wetlands.

Richard Steel entered the Board Room at 5:23 p.m.

The Chase River Neighbourhood Association representatives left the committee table at 5:32 p.m.

It was moved and seconded that the Community Planning and Development Committee receive the report titled OCP Amendment Application No. OCP87 and Zoning Amendment Application No. RA386 – Maki Road, and recommend that Council approve the rezonings. The motion carried unanimously.

Bruce Anderson, Manager, Community and Cultural Planning, noted that the Chase River Neighbourhood Plan, along with other neighbourhood plans and areas, will be reviewed as part of the Official Community Plan update review commencing in 2018.

(d) Draft Hospital Area Plan and Parking Strategy

Brian Zurek, Planner, provided a presentation detailing key land use, greenspace and street design aspects of the draft Hospital Area Plan.

Tyler Brown vacated the Board Room at 5:45 p.m.

It was moved and seconded that the Draft Hospital Area Plan report be received for information by the Community Planning and Development Committee. The motion carried unanimously.

Amir Freund, Transportation Planning Specialist, provided a presentation showing draft recommendations for on-street parking restrictions to be included in the Hospital Area Parking Strategy.

The draft Hospital Area Plan and Parking Strategy concepts will be displayed to the public at an Open House on 2018-APR-11.

It was moved and seconded that the draft Hospital Neighbourhood Parking Strategy presentation be received for information by the Community Planning and Development Committee. The motion carried unanimously.

5. QUESTION PERIOD:

No one in attendance wished to ask questions.

6. ADJOURNMENT:

It was moved and seconded at 6:55 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

Please view **the Affordable Housing Discussion Paper** at the link below:

[Affordable Housing Discussion Paper](#)

DATE OF MEETING | May 15, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA390 – 215 SABISTON STREET |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a 5-unit multiple family townhouse development. |

Recommendation

| That the Committee receive the report and provide a recommendation. |

BACKGROUND

A rezoning application (RA390) for 215 Sabiston Street was received from Ellins Architect Inc. on behalf of the property owner, Gurdial Singh Parmar. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a five-unit multiple family development.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the south side of Sabiston Street between Haliburton Street and Irwin Street.
<i>Total Area</i>	888.76m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential
<i>Official Community Plan Designation</i>	Neighbourhood
<i>Neighbourhood Plan Designation</i>	South End Neighbourhood Plan - Neighbourhood

The subject property is located within Nanaimo's South End Neighbourhood on Sabiston Street; a narrow road which runs approximately 150m between Haliburton Street to the west and the Snuneymuxw First Nation property to the east. Surrounding land use includes a mixture of light industrial and low density residential uses.

The subject property contains a five-unit multiple family bunkhouse building which was constructed in the early 1900's as affordable group housing. The building is non-conforming with respect to the number of dwellings and was recently damaged by fire, so it no longer occupied and will be removed.

The #7 bus route is approximately 54m from the subject property and the downtown bus terminal is an approximate 20 minute walk. Haliburton Street has been identified as an on-street bicycle route. |

DISCUSSION

The applicant is proposing the re-development of an existing serviced lot to build a five-unit attached townhouse development in a three-storey building form. In order to increase the maximum allowable floor area ratio from 0.45 to 0.55 the applicant proposes to achieve Tier 1 within Schedule D of the Zoning Bylaw.

Official Community Plan

The subject property is located within the Neighbourhood designation (Section 2.3) of the Official Community Plan (OCP). The Neighbourhood designation encourages a mix of housing types including single residential dwellings and townhouses. Residential densities between 10 to 50 units per hectare are encouraged. The proposed infill development would achieve a density of 56 units per hectare (uph) which is comparable to the density range envisioned within the OCP. In addition, the scale and ground-oriented form of the proposed development is in keeping with the intent of the Neighbourhood designation.

Neighbourhood Plan

The subject property is included within the South End Neighbourhood Plan (the Plan) and is designated as Neighbourhood within the Plan. The Neighbourhood designation supports residential densities from 10 to 50 uph in two to four storey building forms. The Plan also supports the infill of residential lots designed to complement the character and ground-oriented nature of existing housing. The Plan requires a sidewalk on one side of Sabiston Street which will be secured through the rezoning.

Community Contribution

As outlined in Section 7.3 of the OCP, the applicant should provide a community contribution in exchange for value conferred on land through a rezoning. The applicant proposes a monetary contribution of \$5,000. The applicant is proposing to direct the community contribution toward local park improvements.

Staff Comment

The proposed development is an infill development that will replace a recently damaged five-unit building with a five-unit townhouse development. As the previous building was non-conforming as to the number of dwelling units on the property, a rezoning is required to permit the new development; however, the rezoning will not increase density from what was previously on the property. The proposed use and density meets the intent of the Neighbourhood policies in the Official Community Plan and Neighbourhood Plan and will complement the existing uses in the neighbourhood.

|

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Building Elevations
ATTACHMENT D: Context Photos
ATTACHMENT E: Aerial Photo |

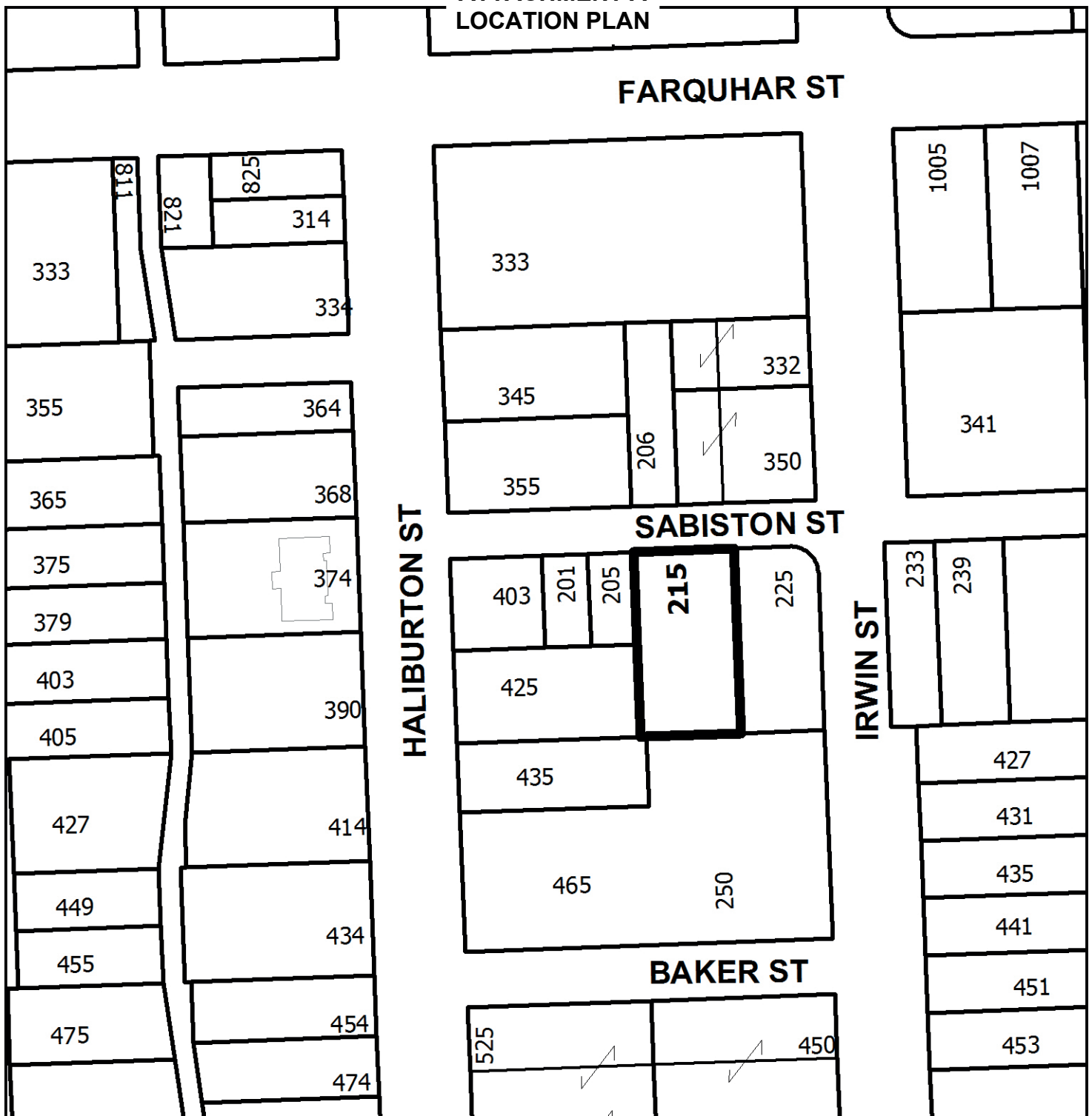
Submitted by:

D. Stewart
Planner, Current Planning and Subdivision |

Concurrence by:

L. Rowett
Manager, Current Planning and Subdivision

ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000390

LOCATION PLAN

Civic : 215 Sabiston Street



 Subject Property

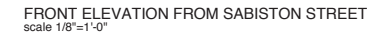
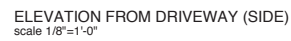
SABISTON STREET

[illegible]

50 haig road
gabriola, b.c. V0R 1X1
business: (250) 247-8585
ellinsarchitect@shaw.ca

ellins architect inc.
architecture • planning • interior design

DRAWING: SITE PLAN	
<p align="center">RECEIVED RA390 2018-FEB-23 <i>Current Planning & Subdivision</i></p>	
DRAWN BY:	
DATE:	NOVEMBER 2017
SCALE:	NOTED
PROJECT NO. 2017-15	DRAWING NO. A1

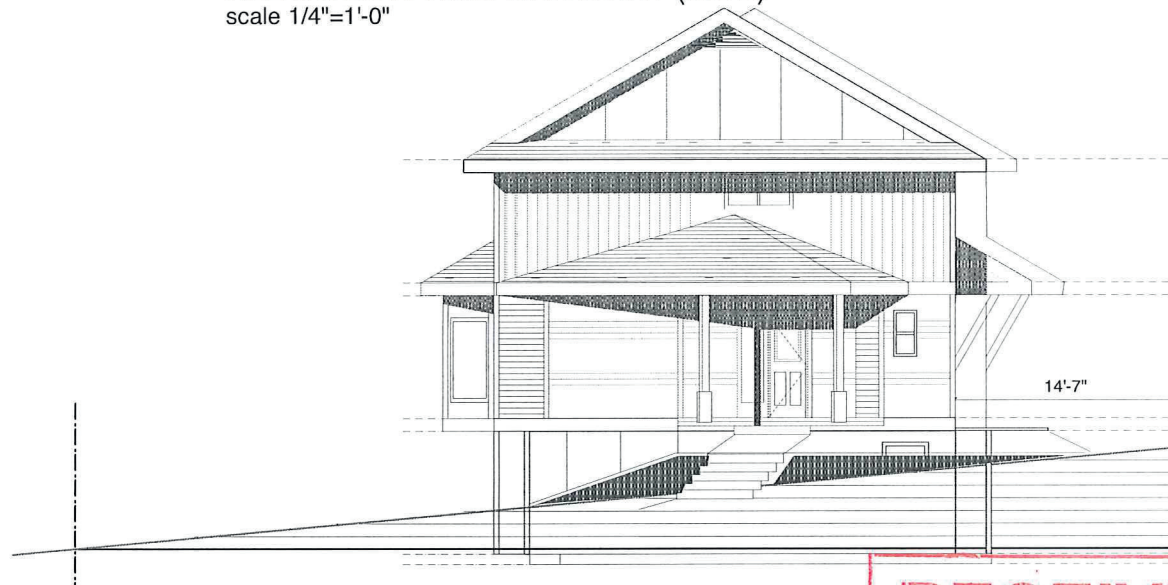


**RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.**





ELEVATION FROM DRIVEWAY (SIDE)
scale 1/4"=1'-0"



FRONT ELEVATION FROM SABISTON STREET
scale 1/4"=1'-0"

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NO. DATE: REVISION:

JAN. 1, 2005 PRELIM.

RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.



ellins architect inc.
architecture • planning • interior design

DRAWING:

DRAWN BY:
DATE: NOVEMBER 2017
SCALE: NOTED
PROJECT NO. 2017-15
DRAWING NO.

RECEIVED
RA390
FEB 23 2018
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

ATTACHMENT D
CONTEXT PHOTOS



EXISTING SITE VIEWS



STREET VIEWS

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**RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.**



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ellins architect inc.
architecture • planning • interior design

DRAWING:

RECEIVED
RA390
2018-FEB-23

DRAWN BY:

DATE: NOVEMBER 2017

SCALE: NOTED

PROJECT NO. 2017-15	DRAWING NO.
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ATTACHMENT E
AERIAL PHOTO



REZONING APPLICATION NO. RA000390



DATE OF MEETING | March 20, 2018 |

AUTHORED BY | BRIAN ZUREK, PLANNER, COMMUNITY AND CULTURAL
PLANNING |

SUBJECT | DRAFT HOSPITAL AREA PLAN |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with a report on the Draft Hospital Area Plan.

Recommendation

That the Draft Hospital Area Plan report be received for information by the Community Planning and Development Committee.

BACKGROUND

The Official Community Plan (OCP) adopted by Council in 2008 supports creating an Area Plan for the Hospital Urban Node encompassing the Nanaimo Regional General Hospital. Council authorized staff to begin the Hospital Area Plan process on 2016-DEC-05 with the approved Terms of Reference for the project.

Hospital Area Plan

The Hospital Area Plan comprises an area of 124 hectares, centred on the Nanaimo Regional General Hospital. The OCP designates approximately one-third of the plan area as Hospital Urban Node (including the Nanaimo Regional General Hospital); one-third Neighbourhood Residential; and one-third Corridor and Open Space (see Attachment A).

The Draft Hospital Area Plan represents a guide to future development around the Nanaimo Regional General Hospital by proposing more detailed land use designations and transportation network enhancements. The Draft Plan also addresses related issues including parking, development scale, servicing and open space.

The process for preparation of the Hospital Area Plan involves five phases:

- Phase 1 - Background Information
- Phase 2 - Issues and Opportunities
- Phase 3 - Concepts and Options
- Phase 4 - Draft Plan
- Phase 5 - Final Plan

The Hospital Plan process has moved through the background, issues and opportunities, concepts and options stages, and is now in Phase 4 - Draft Plan. Public consultation has been conducted throughout this process. Phase 2 included a meeting with the Hospital Area

Neighbourhood Association with approximately 50 residents in attendance. Phase 3 included an open house attended by approximately 100 members of the public. Phase 2 - Issues and Opportunities and Phase 3 - Concepts and Options included stakeholder meetings with two separate groups: one of community representatives and another of hospital-related representatives. Additionally, Phases 2 and 3 included an online public survey, completed by 505 and 108 individuals, respectively. Phase 4 will include stakeholder meetings, an open house, and an online survey for the review of the Draft Hospital Area Plan.

Parking Strategy

The City also acknowledges that the relatively high volume of on-street vehicle parking in the hospital area is a concern for area residents. Coinciding with the development of the Hospital Area Plan, the City has developed a Parking Strategy to manage on-street parking near the Nanaimo Regional General Hospital.

The Hospital Area Plan and the Parking Strategy are distinct documents with separate objectives and implementation timelines. The Area Plan provides a long-term vision for the growth and development of the local area while the Parking Strategy proposes management practices in the short- and medium-term to increase the availability of on-street parking on hospital area streets.

This report provides an overview of the Draft Hospital Area Plan. The information in this report, including the figures attached, will form the basis for the material presented at a public open house in April 2018.

DISCUSSION

The Draft Hospital Area Plan is composed of two general sections: the Planning and Development Policies, and the Urban Design Framework. The Draft Table of Contents is included as Attachment B.

Planning and Development Policies

The Hospital Area Plan's foundation is the policy developed to address the issues and support the opportunities identified in the land in and around the Hospital Urban Node. Through the Area Plan process community stakeholders identified a need for diverse commercial and residential uses in the surrounding area that complete and complement those offered by the Nanaimo Regional General Hospital.

The policies in this section will guide the future hospital area development and consider related land use and transportation issues. The policies will also address related topics including on-street vehicle parking, services, and open space.

Land Use and Development

Policies contained within this section address the future land use and built form in the hospital area. The policies complement the growth and development of the Nanaimo Regional General

Hospital by developing more structured designations for the Hospital Urban Node and surrounding Corridor and Neighbourhood designations.

Health and Educational Services are the foundation of the Hospital Area. A Mixed Use Health Services designation radiates out from the core intersection at Dufferin Crescent and Boundary Avenue/Boundary Crescent. The Multi Family High Density designation supports and links the core of the Plan Area with the Mixed Use and Residential Corridor area along Bowen Road. The Multi Family Medium designation buffers the most intense uses in the hospital area from existing single-family residential areas. Finally, the plan designates Multi Family Low Density areas to support ground-oriented multi family developments.

Transportation and Infrastructure

Streets throughout the hospital area should be safe, attractive, and functional for people using all modes of transportation: walking, cycling, automobile, and transit. Additionally, the system must support the movement of people with disabilities. The transportation network must support and enhance access to medical services, local employment and commercial centres, schools, high density and neighbourhood residential areas, and parks and open space.

Policies in this section must support the addition and renewal of infrastructure focused to improve the active transportation networks within the hospital area, and the links to the broader networks outside of the plan area.

Open Space and Connectivity

The public provided strong support for open space throughout the plan area that was attractive, safe, green, and inviting. The policies in this section acknowledge the desire for improvements to the existing parkland and for new pedestrian links between open spaces throughout the hospital area—and to the broader network of the City parks and trails.

Urban Design Framework

The Urban Design Framework provides general direction for development within the plan area, and establishes broad urban design strategies. The Framework provides overall urban design guidance for area-wide elements including:

- Street Character and the Public Realm
- Pedestrian Connections and Open Space
- Transportation, Transit, and Cycling Networks

The Urban Design Framework establishes a more coherent and specialized network of streets and cycle routes; a pedestrian greenway; a higher density Main Street; intensified residential densities; an enhanced public realm; and potential gateway marker locations.

Parking Management

To manage hospital area parking, the City developed a Parking Strategy as a companion document to the Hospital Area Plan. The intent of the Strategy: to balance the short-term

parking needs of daytime visitors to the area and the long-term parking needs of residents and hospital-area employees.

The Parking Strategy and Hospital Area Plan shared a common preparation schedule and process; however, each document has unique goals and independent implementation and monitoring timelines. The Parking Strategy is focused to manage on street parking in the hospital area in the short term, beginning in 2019.

The Parking Strategy proposes four broad actions:

1. Implement Transportation Demand Management to reduce or redistribute the number of vehicle trips to the hospital area.
2. Retain unrestricted on street parking near the Nanaimo Regional General Hospital, especially adjacent to vacant or underutilized institutional lands and not fronting single residential dwellings.
3. Implement pay parking and time-restricted parking on Dufferin Crescent and Boundary Avenue adjacent to the Nanaimo Regional General Hospital.
4. Introduce time-restricted parking in residential areas near the hospital. Exempt residents who live within the restricted area from the parking restrictions.

The policies in this section of the Area Plan support the implementation and monitoring of the Hospital Area Parking Strategy.

Next Steps

Stakeholder consultation on the Draft Hospital Area Plan will include a public open house to be held on 2018-APR-18. Staff will present the Draft Hospital Area Plan document to Council on 2018-APR-23 for information and review.

After concluding the public consultation for the Draft Plan, Staff will finalize the Hospital Area Plan. Staff propose to return to the Community Planning and Development Committee with the Final Plan on 2018-JUN-19. Staff will seek a recommendation from the Committee on the Hospital Area Plan before the document proceeds to Council for consideration as an amendment to the OCP. |

ATTACHMENTS

ATTACHMENT A: Draft Plan Figures

ATTACHMENT B: Draft Table of Contents |

Submitted by:

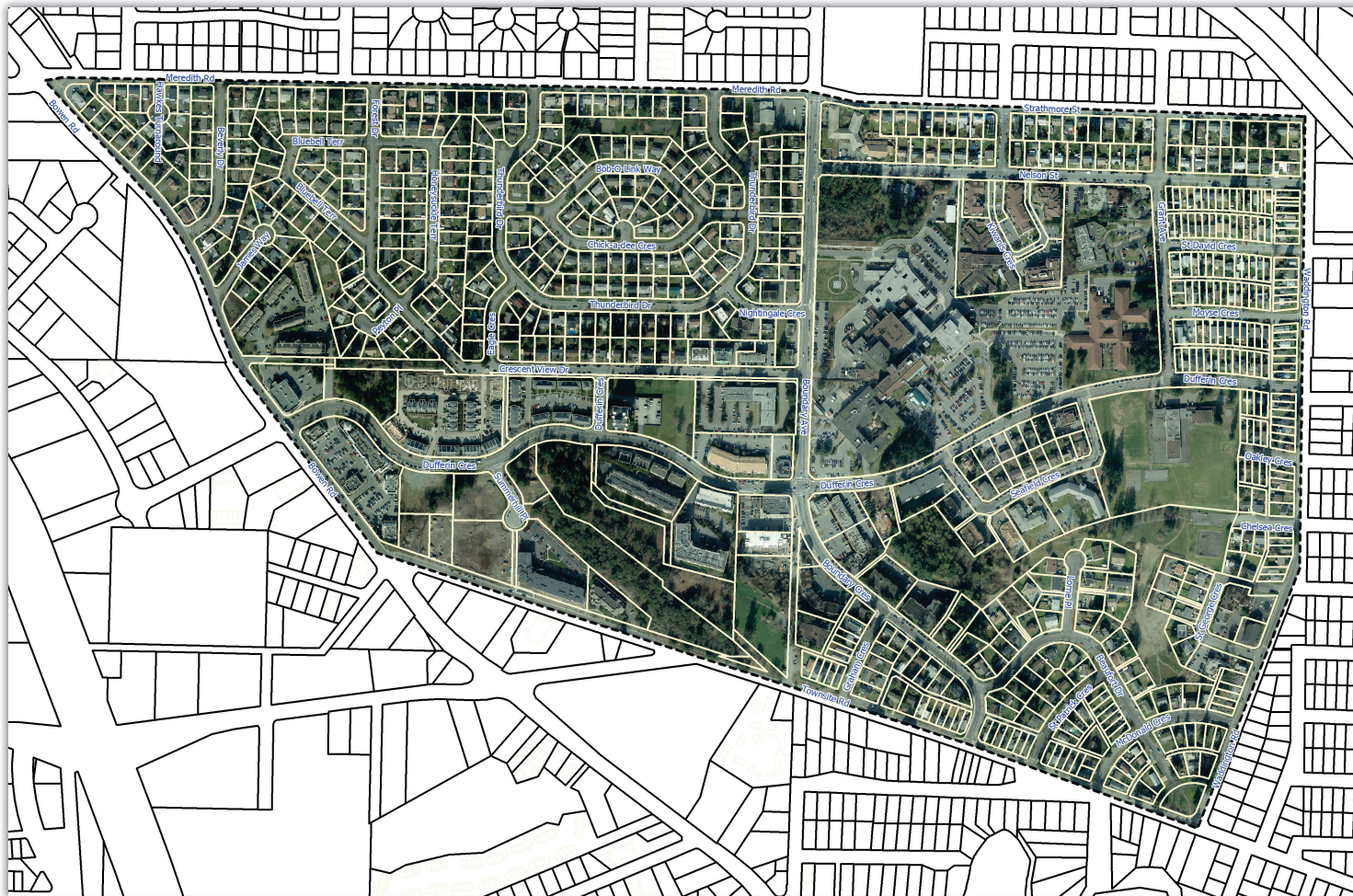
Brian Zurek
Planner |

Concurrence by:

Bruce Anderson
Manager, Community and Cultural Planning

ATTACHMENT A

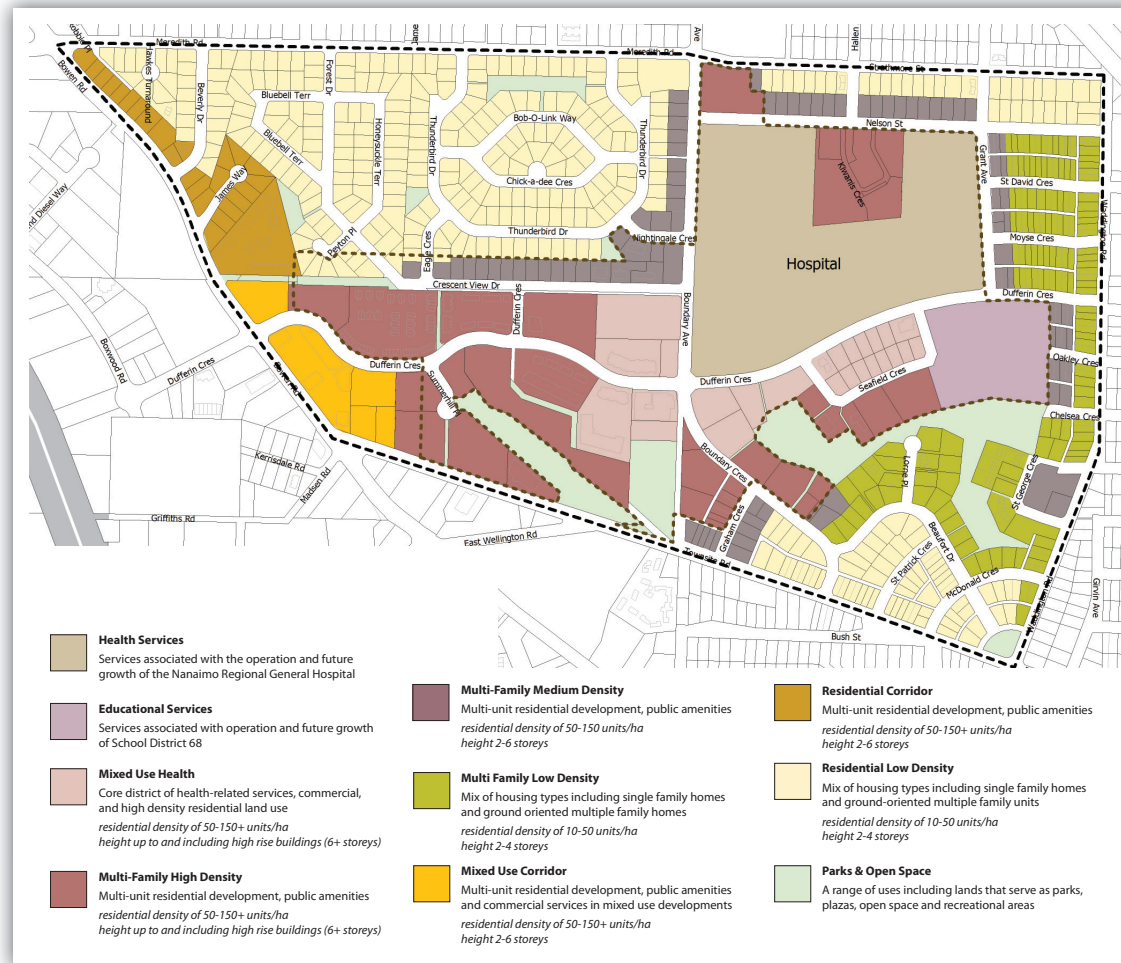
Plan Area



Hospital Area Plan

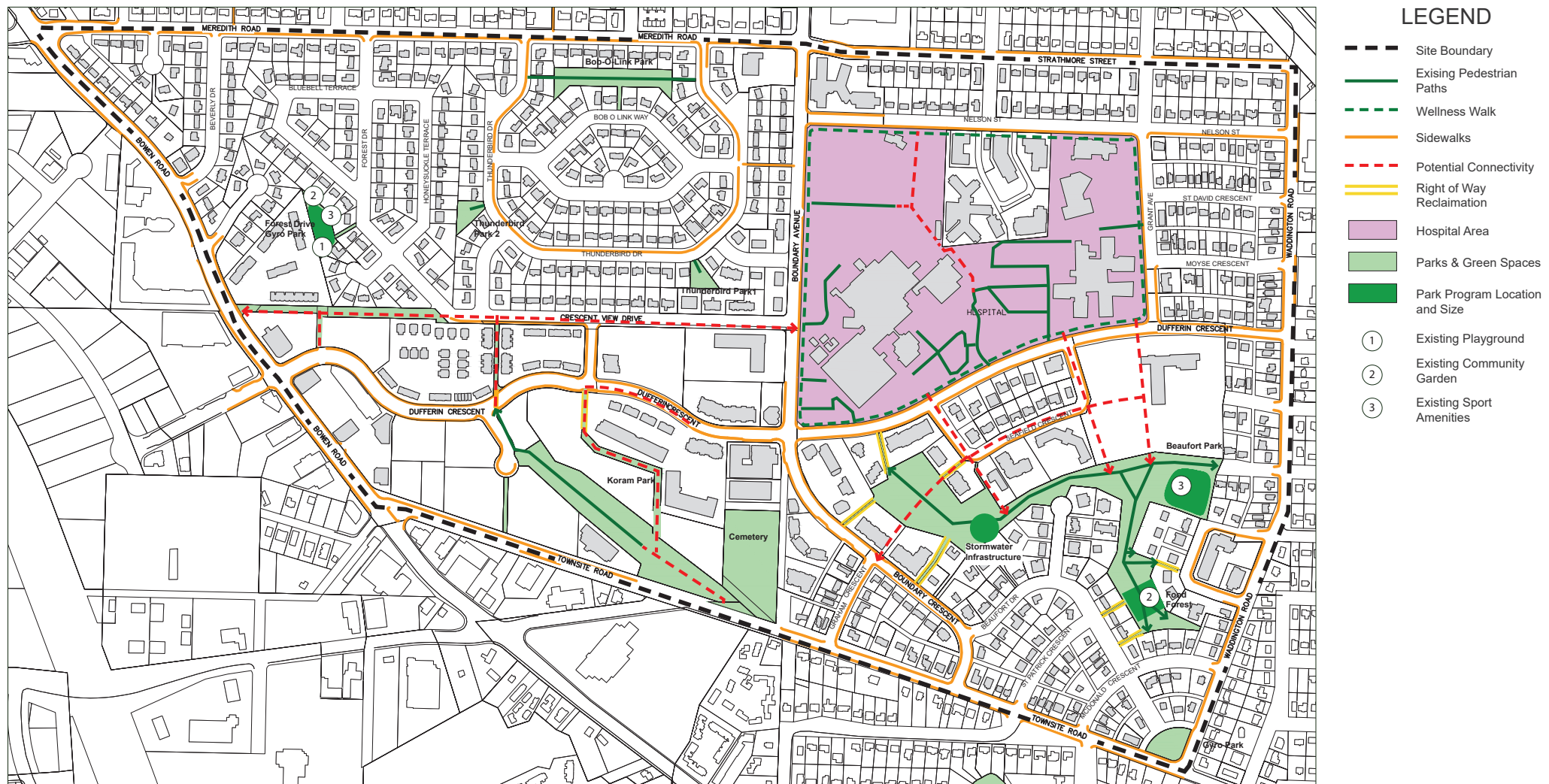
Draft Land Use Plan

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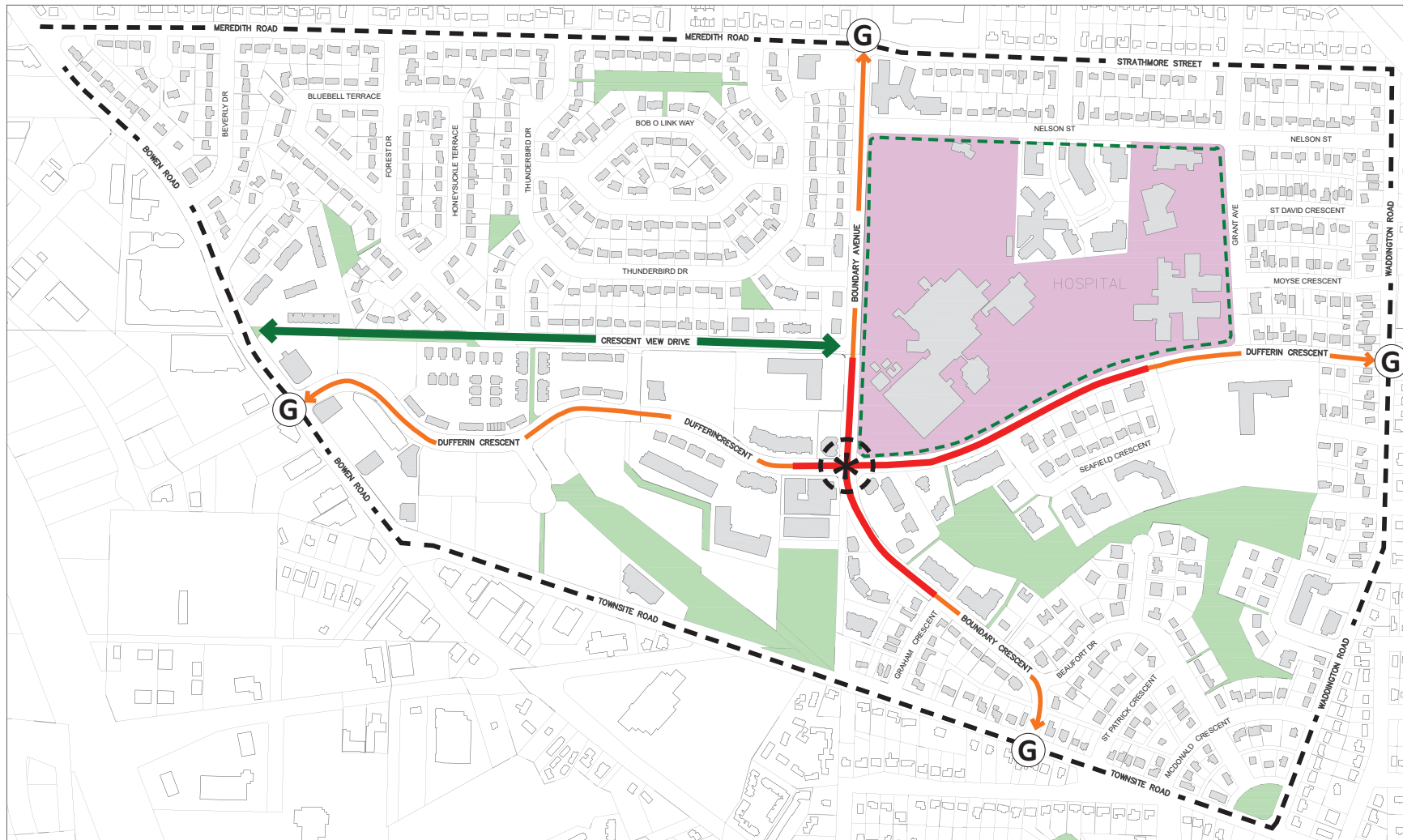
Hospital Area Plan

Draft Open Space & Pedestrian Connectivity



Hospital Area Plan

Draft Street Character



LEGEND

- Site Boundary
- Wellness Walk
- ↔ Major Roads
- Proposed High Street
- ↔ Proposed Greenway
- Hospital Area
- Parks & Green Spaces
- G Cardinal Gateways
- * Proposed Core Intersection

Notes:

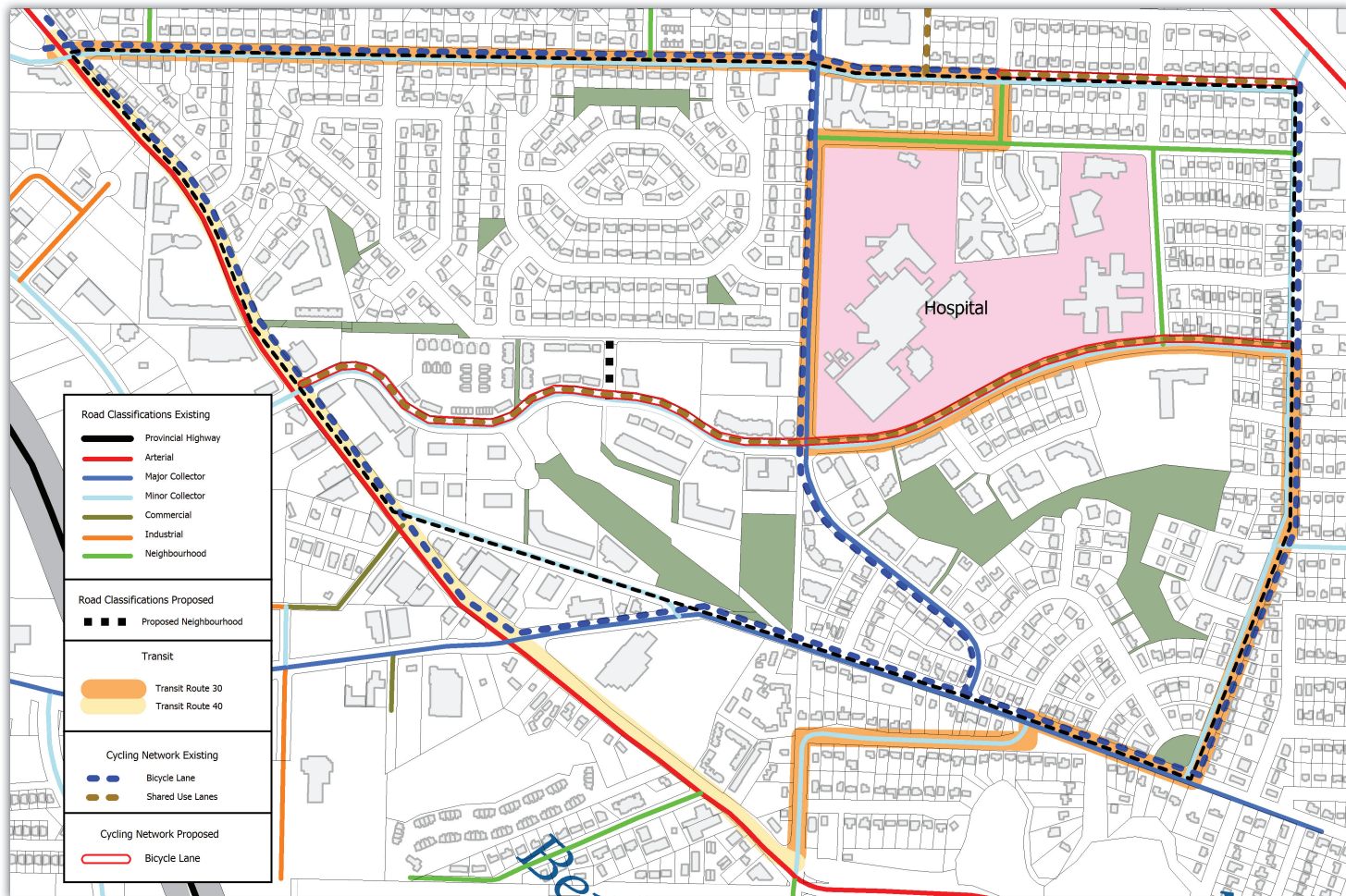
- Define Dufferin Crescent East as a Main Street with high level of urban design
- Define Boundary Avenue as major north-south axis with a high level of urban design
- Recognize the principle activity node/ core intersection.
- Reinforce the Hospital area Gateways.
- Provide urban design enhancements on Dufferin Crescent.
- Maximize park linkages.
- Reclaim R.O.W. links and reinforce Seaford Heights radial pattern.
- Maximize park connectivity, permeability and overlook.
- Improve Crescent View Drive as a Greenway.

Hospital Area Plan



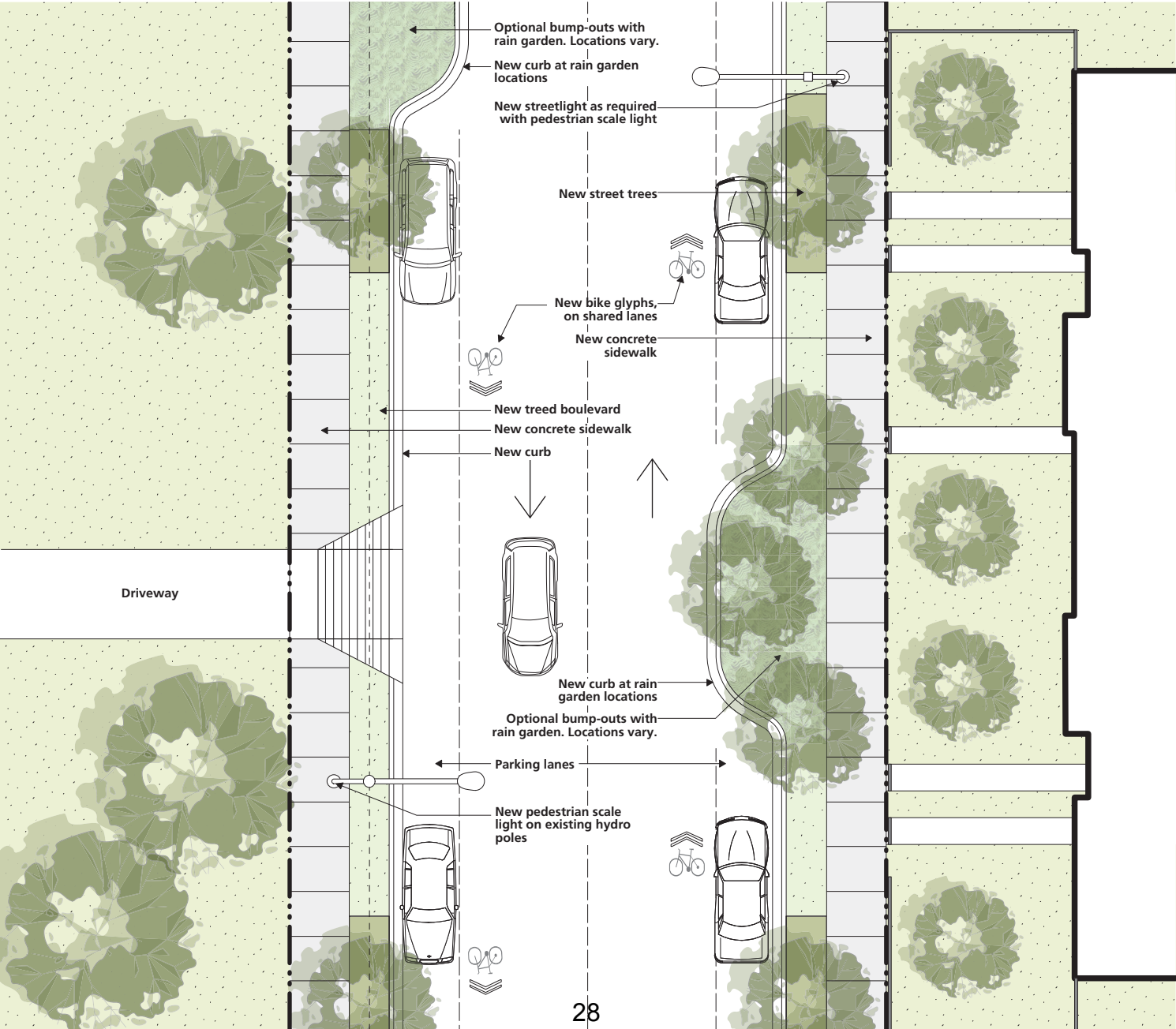
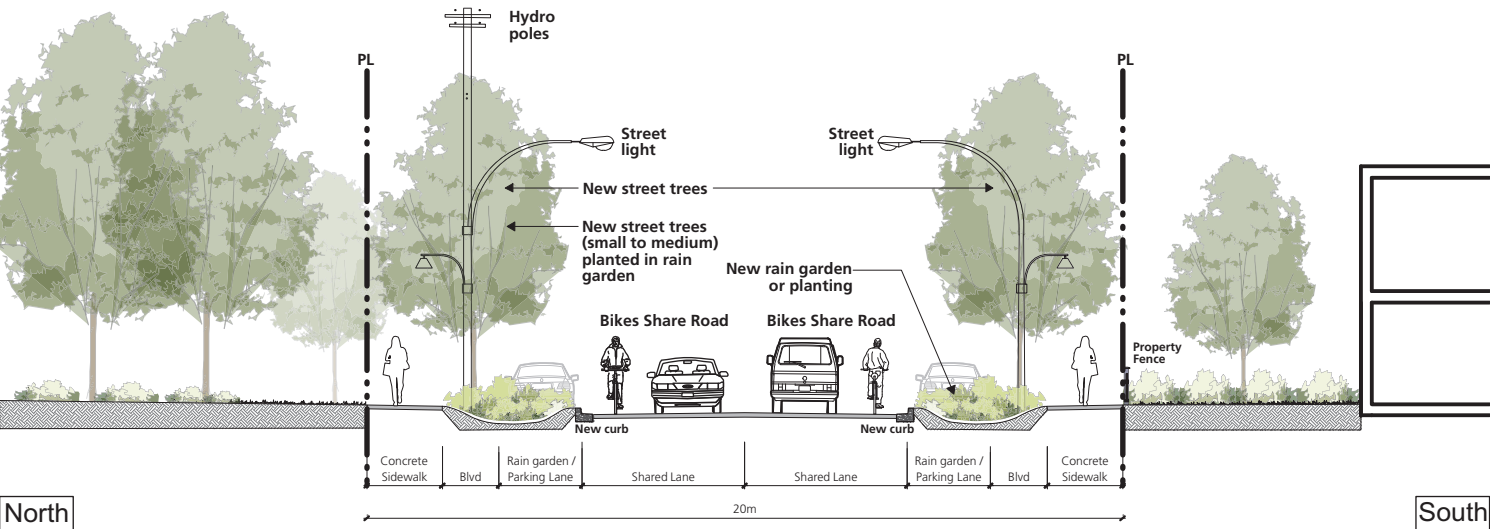
Mobility Plan

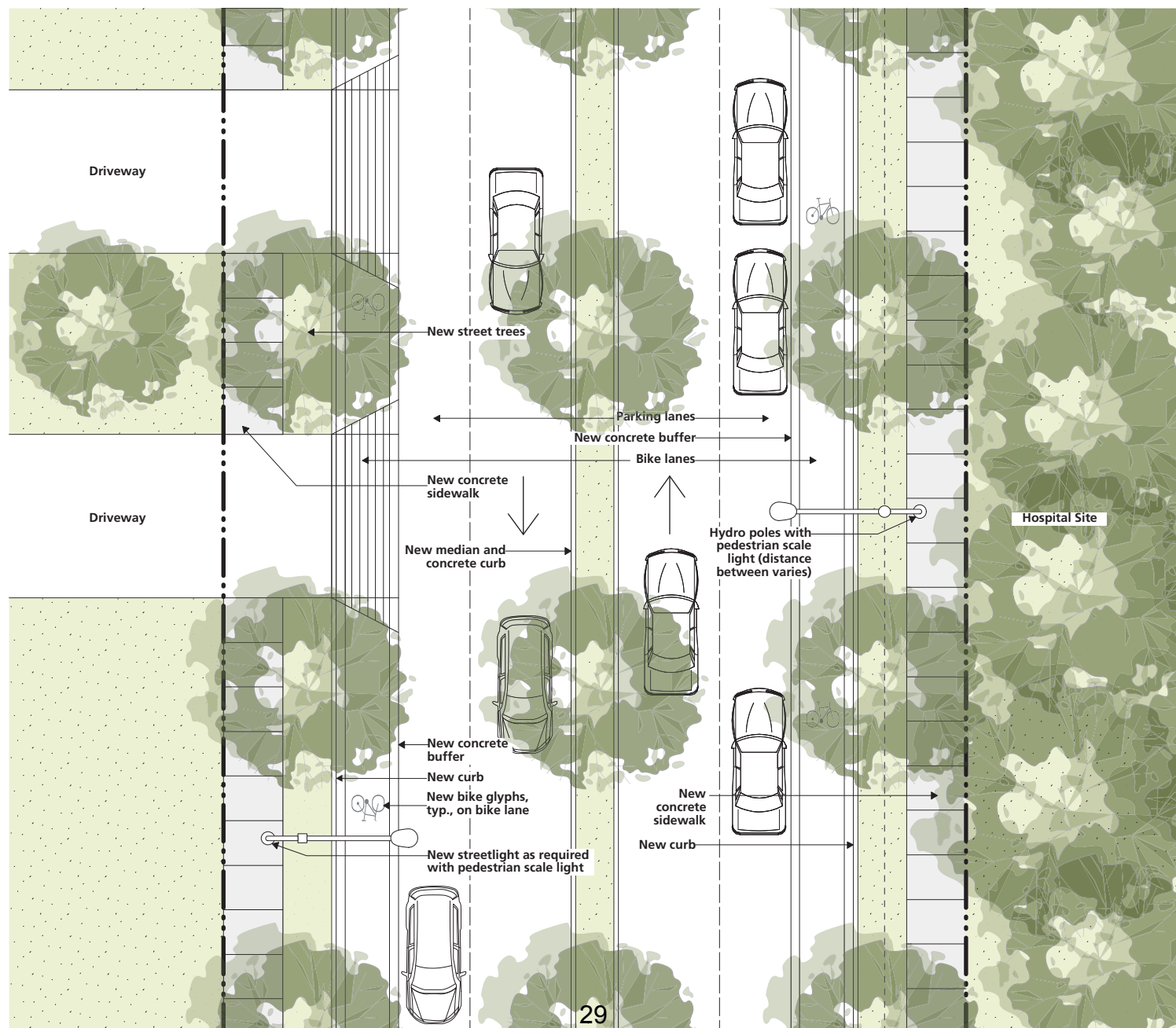
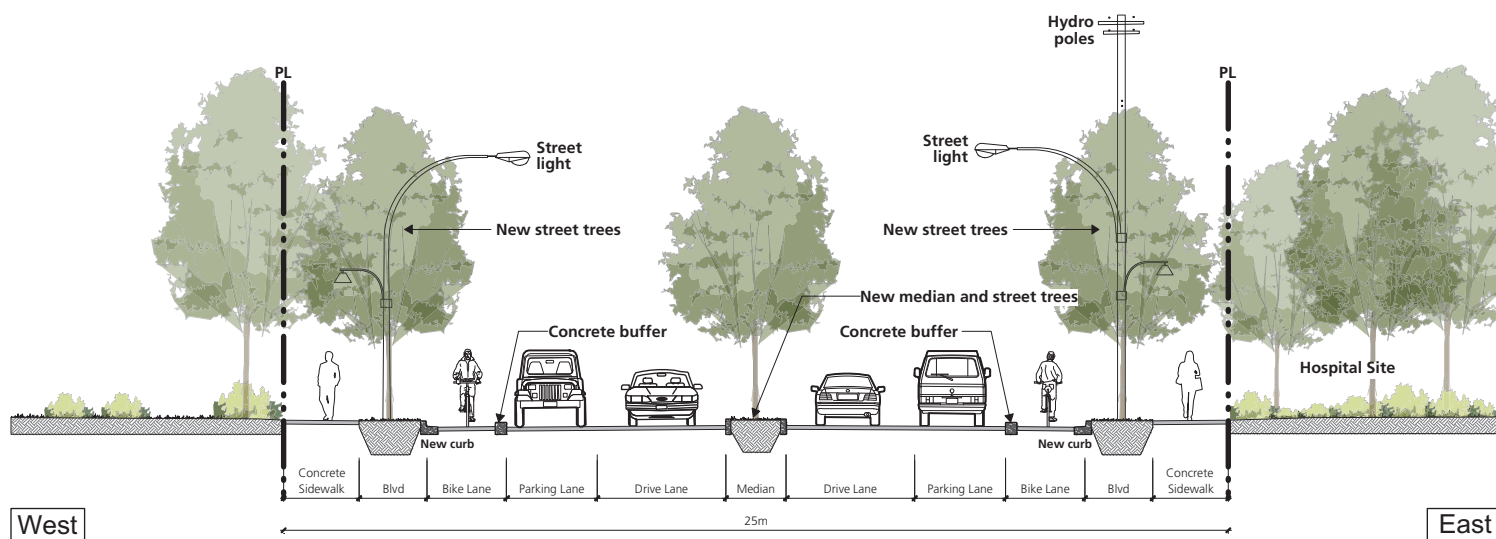
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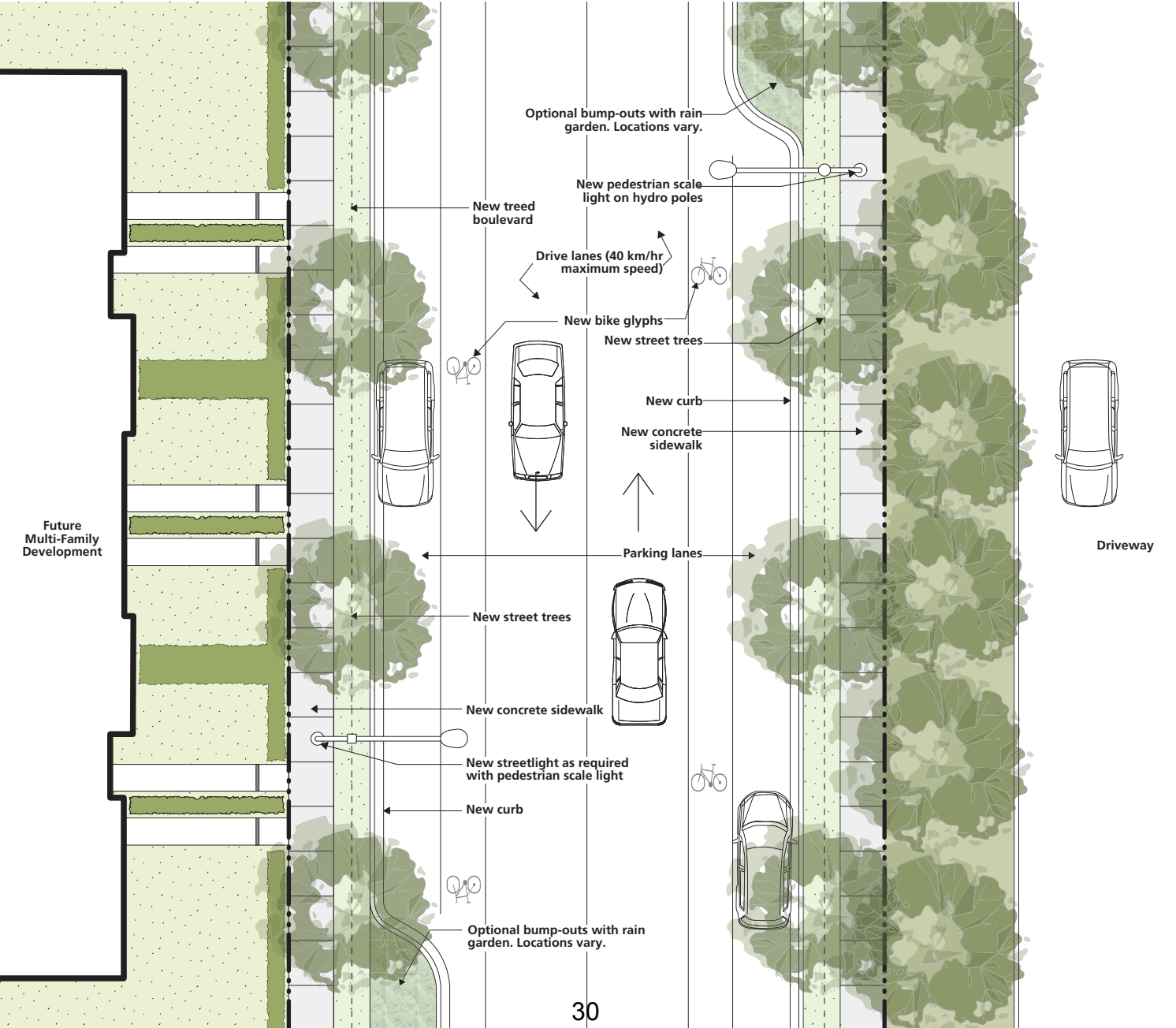
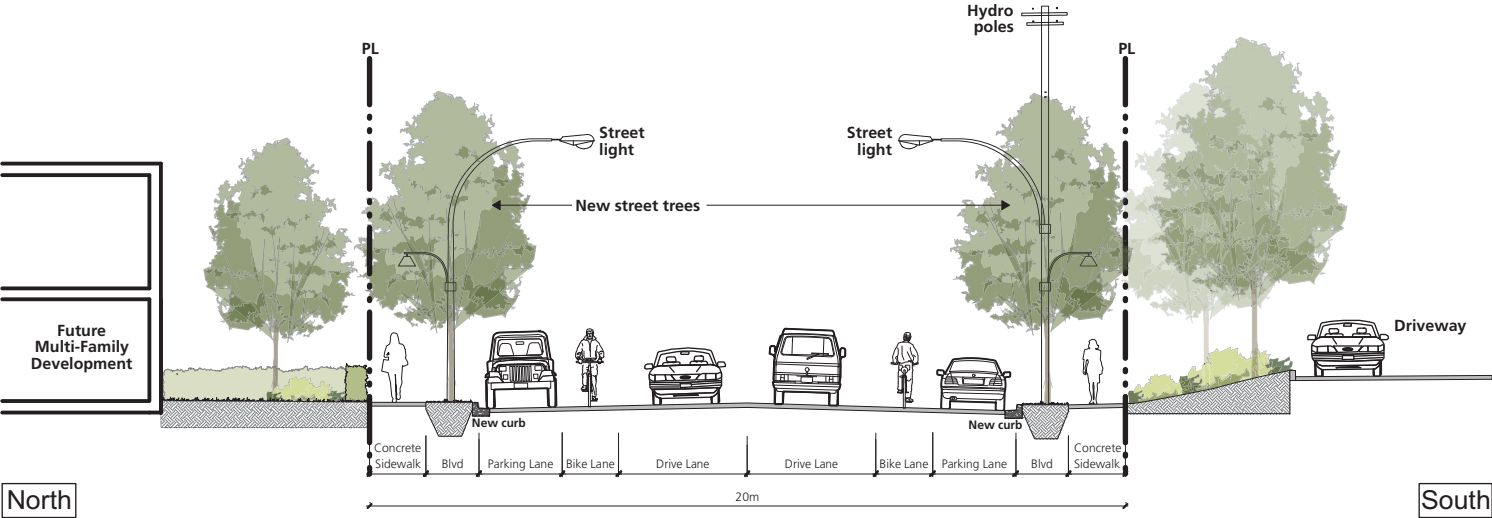


Hospital Area Plan

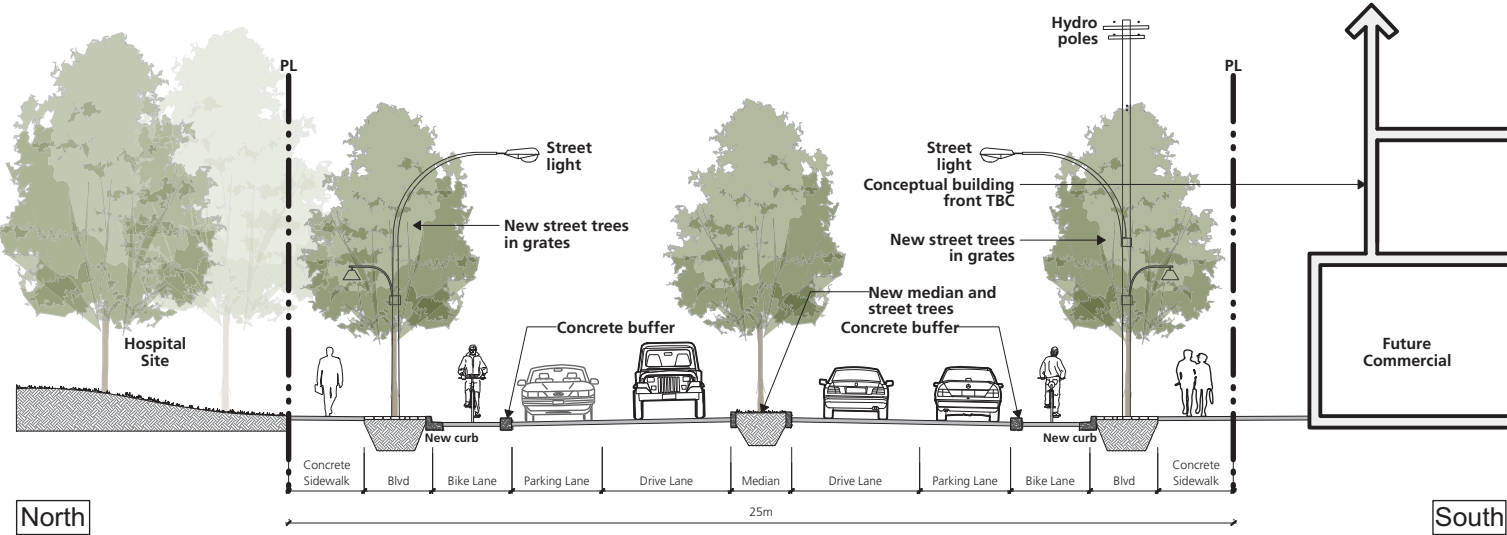






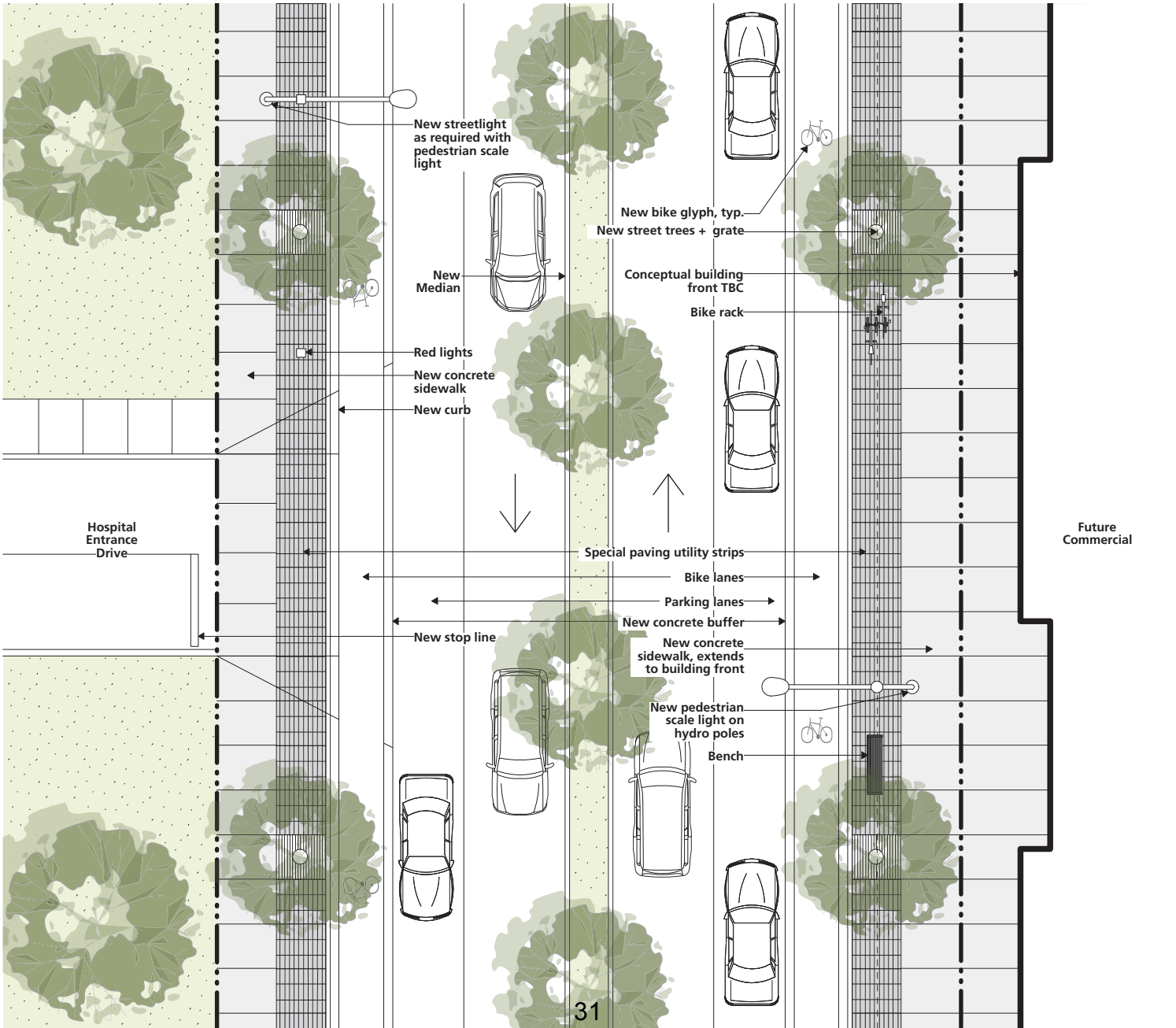


DUFFERIN CRESCENT (EAST) - MAIN STREET



North

South



ATTACHMENT B

DRAFT Hospital Area Plan

Draft Table of Contents

A INTRODUCTION

- 1 Policy Context
- 2 Purpose and Plan Elements
- 3 Plan Context
- 4 Neighbourhood History

B PLAN PROCESS

- 1 Phase 1: Plan Initiation
- 2 Phase 2: Issues and Opportunities
- 3 Phase 3: Concepts and Options
- 4 Phase 4: Draft Plan
- 5 Phase 5: Final Plan and Adoption

C URBAN DESIGN FRAMEWORK

- 1 Urban Design Principles
- 2 Street Character and Public Realm
- 3 Pedestrian Connections and Open Space
- 4 Transportation, Transit, and Cycling Networks

D PLAN POLICIES

- 1 Guiding Principles – OCP Policy, Land Use Principles
- 2 Land Use and Development
- 3 Transportation and Infrastructure
- 4 Open Space and Connectivity
- 5 Parking Management
- 7 Relationships
- 8 Safety and Security

E IMPLEMENTATION STRATEGY

F GLOSSARY / HISTORIC PROPERTIES / MAPPING / FIGURES