

2.0 Analysis Exhibits

This document builds on the technical background report. Augmenting the technical background report and presented on the following pages are several new or updated maps including: an topography (elevation) analysis, a slope map, and environmental analysis map, and a composite opportunities and constraints map. These graphic maps have assisted the designers and public in understanding the topography and slope constraints of the study area.

2.1 Slope Map

This exhibit (seen on the opposite page) gives a graphic portrayal of the slope categories of the study area's topography.

Slopes less than 5% are fully accessible to all.

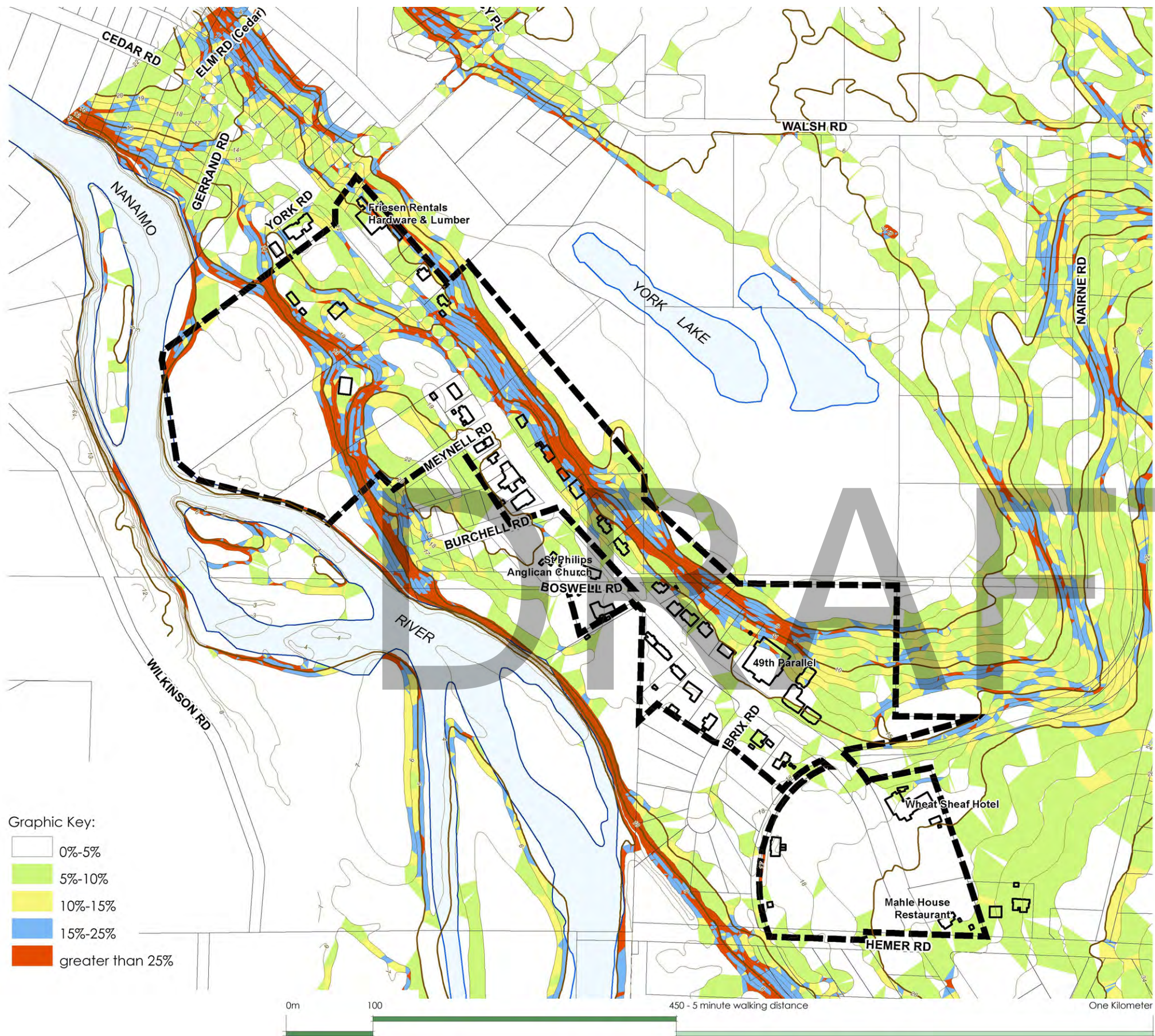
Slopes 5-10% become more difficult to navigate for pedestrians that are not able bodied.

Slopes 10-15% become challenging for road building and are too steep for winter driving conditions. Building on this slope category requires stepped footings and split level construction.

Slopes 15%-25% require significant terrain modification for road building, are generally too steep for recreational trails without traversing the hillside and become more difficult to build on.

Slopes greater than 25% are generally too steep to develop without significant cost and terrain modification.

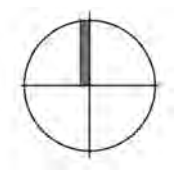
The conclusion of this analysis is that in general terms the slopes within the study area do not pose significant constraints for development except to the south and north of Cedar Road where defined embankments are present. These slopes reduce the buildable depth of the current lots.



Graphic Key:

- 0%-5%
- 5%-10%
- 10%-15%
- 15%-25%
- greater than 25%

0m 100 450 - 5 minute walking distance One Kilometer



2.2 Environmental Analysis Map

This exhibit illustrates key environmental constraints such as areas prone to flooding, sensitive environmental areas, and the steeper slopes located within the study area.

2.3 Elevation Map

This exhibit gives a graphic portrayal of the relative heights of the study area's topographical features. It portrays the study area as a defined ridge of land that falls off the Nanaimo River to the south and to the York Lake wetlands to the south. Cedar Road climbs in elevation within the study area from west to east, reaches a high point about halfway between York Road and Hemer Road and then falls in elevation to the flats located around the ball fields.

2.4 Opportunities and Constraints

This exhibit gives a composite overlay of the previous analysis maps and graphically identifies opportunities such as public access to natural areas, the Morden Colliery Regional Trail, the existing road layout and key buildings that are discussed in the technical report.

2.5 Existing Village Fabric Plan

This exhibit focuses on the Cedar Road corridor and locates, within the study area, the location of:

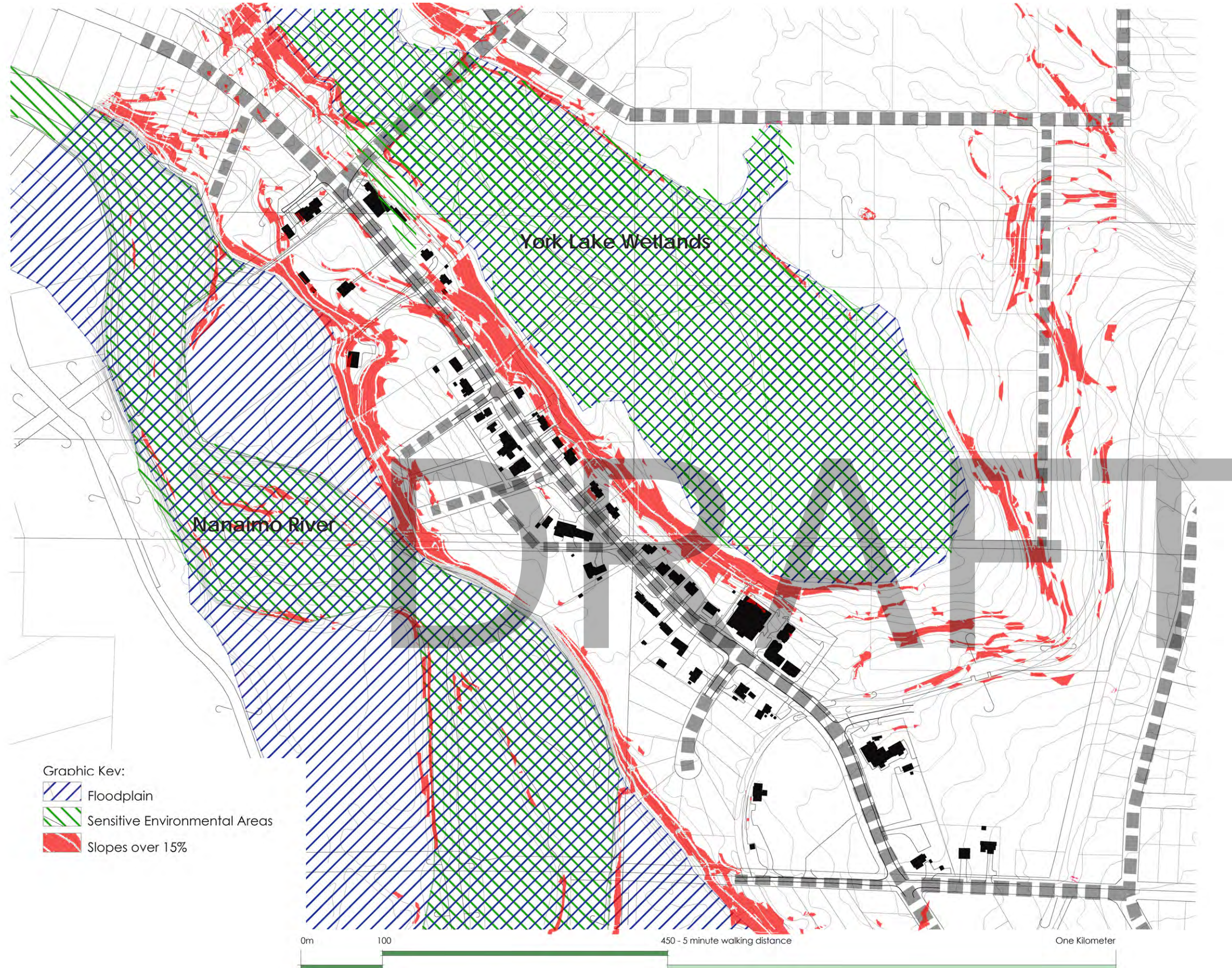
1. existing tree massing;
2. roads and driveways;
3. commercial, civic and residential buildings.

2.6 Existing Conditions Air Photo




This exhibit illustrates at the same scale a detailed photographic portrayal of the study area's features in plan view.

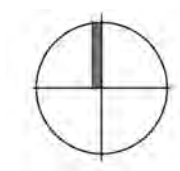
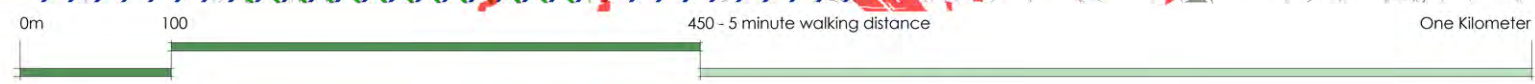


View looking southeast from MacMillian Road over the York Lake Wetlands - Cedar Road is to the right

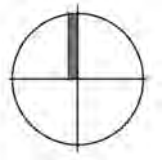
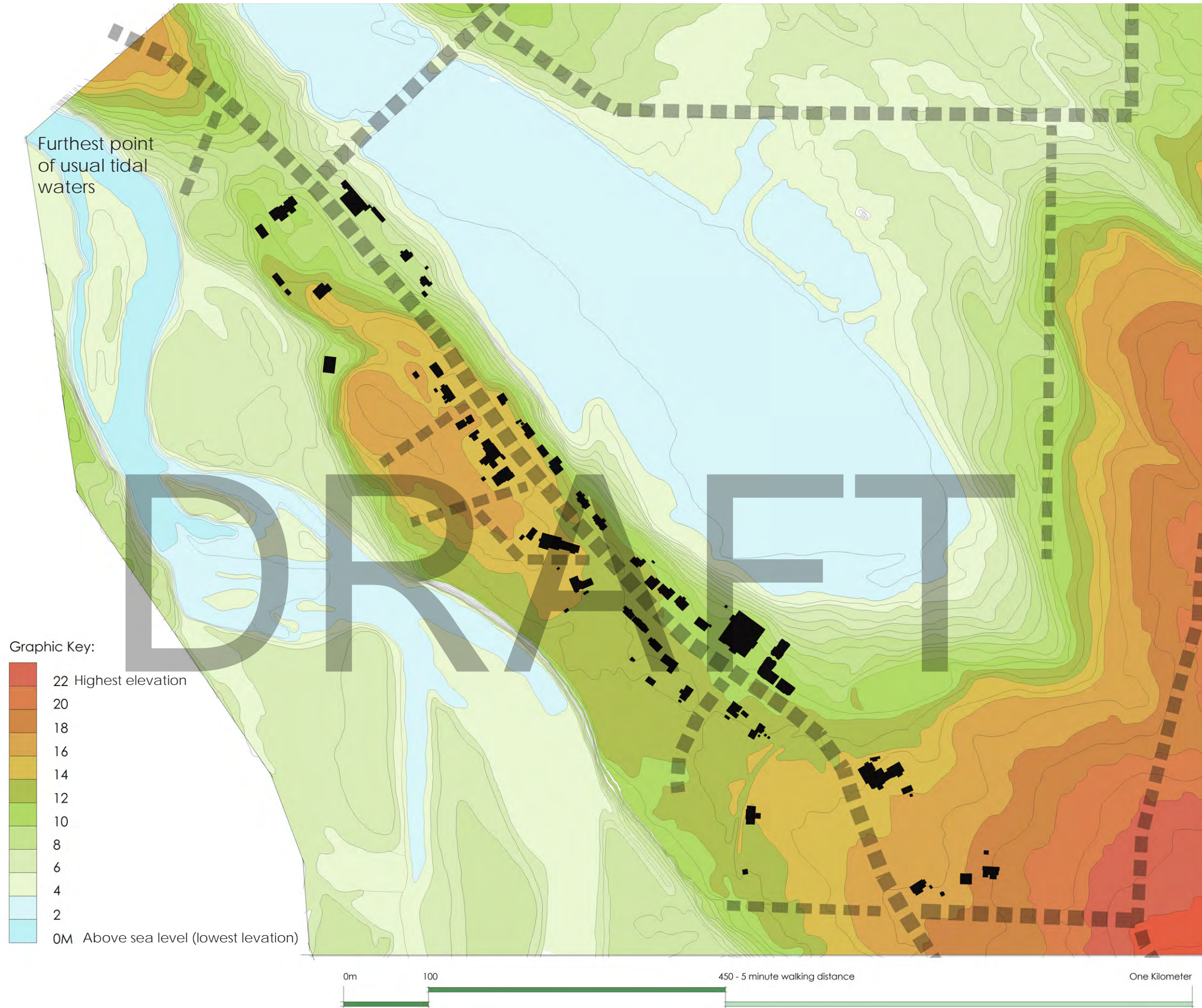


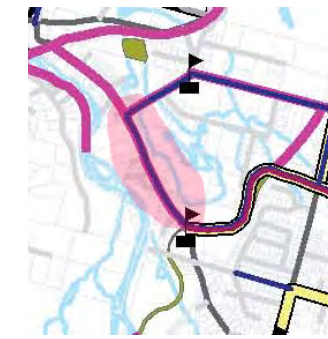
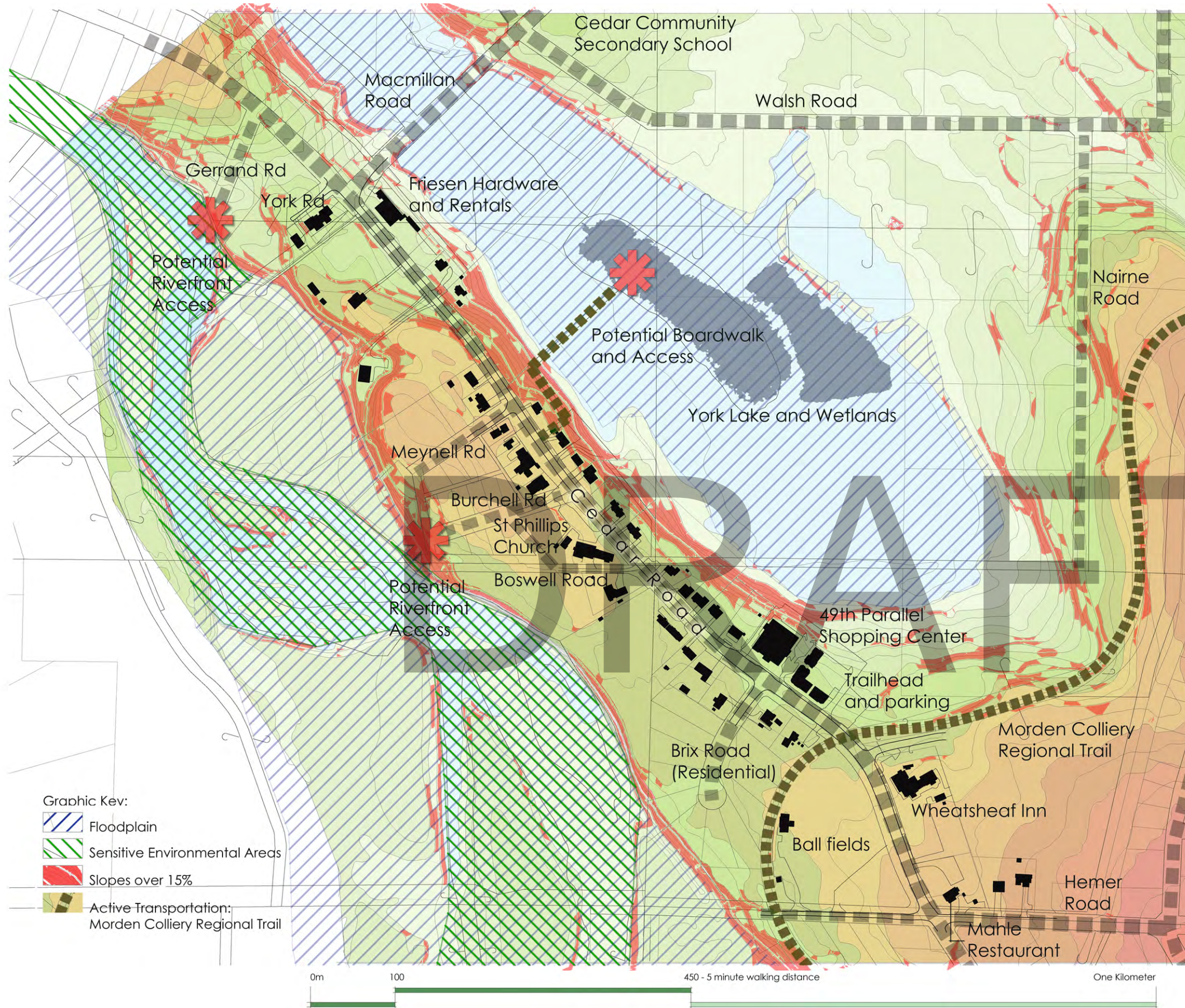
Seen to the left are key environmental constraints such as areas prone to flooding, sensitive environmental areas, and the steeper slopes located within the study area.

- Graphic Key:
-  Floodplain
 -  Sensitive Environmental Areas
 -  Slopes over 15%



This exhibit gives a graphic portrayal of the relative heights of the study area's topographical features.



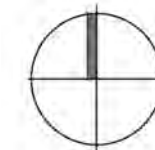


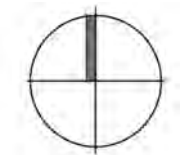
Left:
 Detail of the Cedar Active Transportation Plan
 Magenta: Walking
 Blue: Cycling
 Green: MCRT

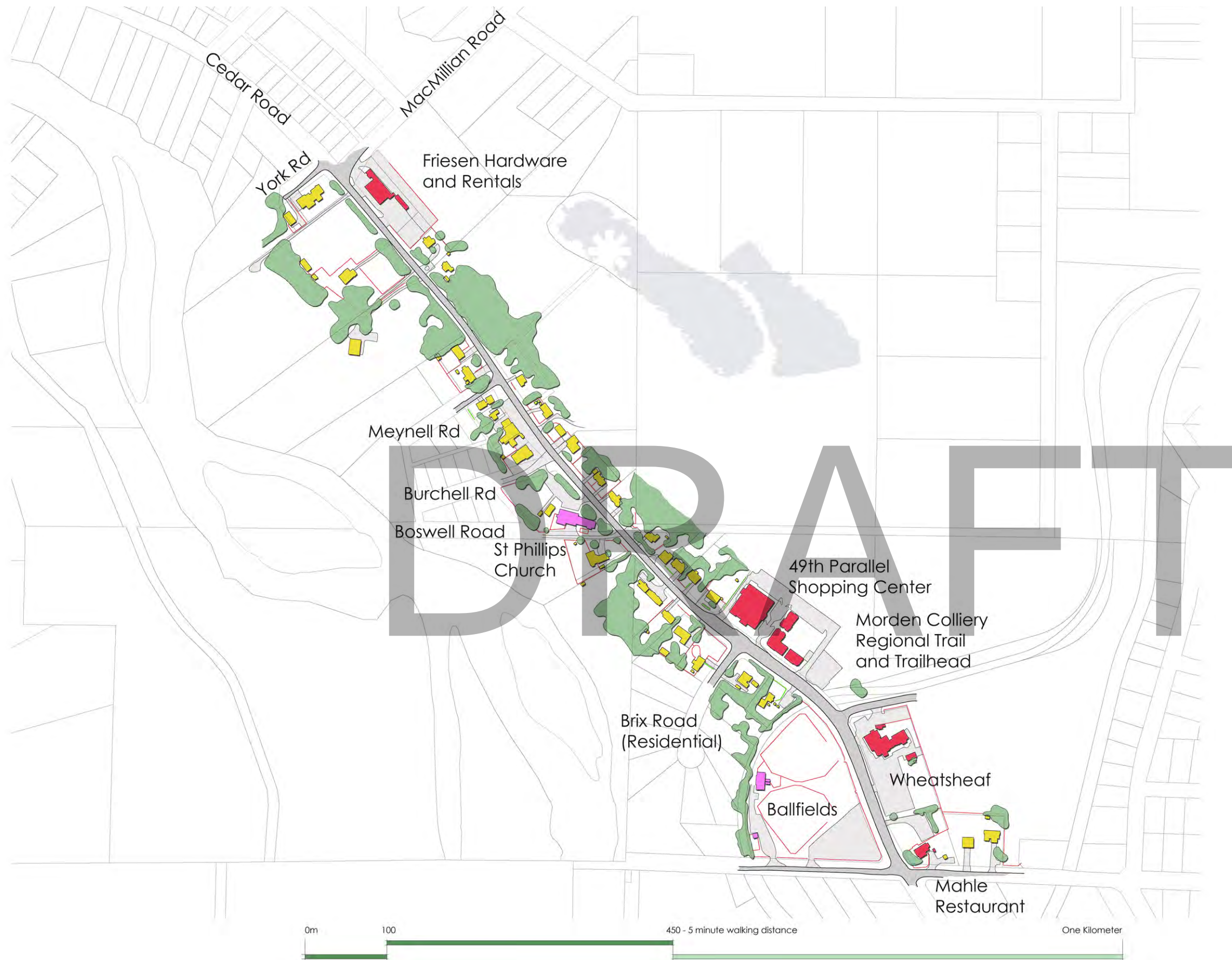
Study area highlighted in light red.



This exhibit gives a composite overlay of the previous analysis maps and graphically identifies opportunities such as public access to natural areas, the Morden Colliery Regional Trail (MCRT), the existing road layout, and key buildings that are discussed in the technical report.







This exhibit focuses on the Cedar Road corridor and locates the location of:
 existing tree massing;
 roads and driveways;
 commercial, civic and residential buildings within the study area.



Draft 9

Scale: 1:5000