

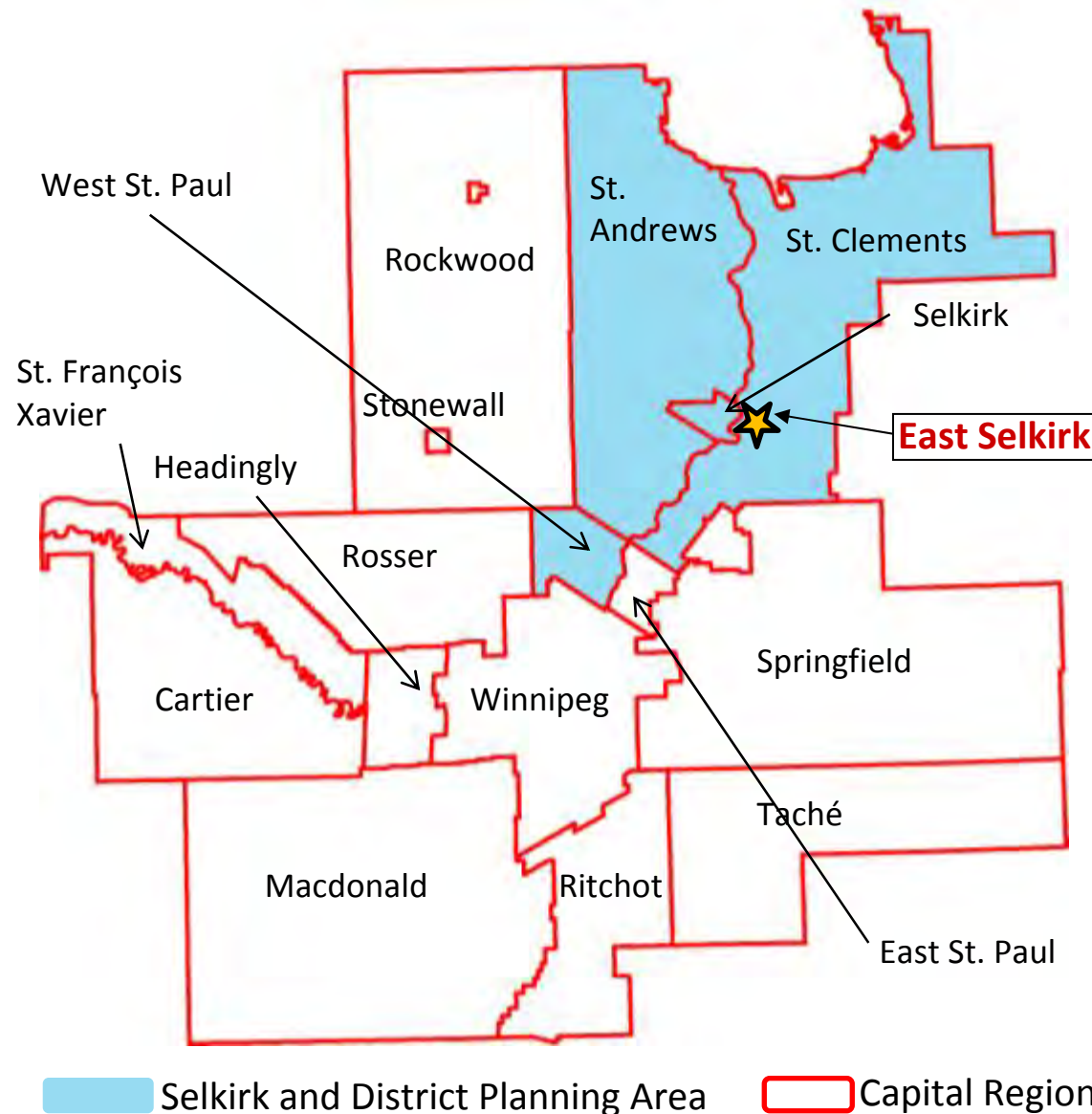


# EAST SELKIRK SECONDARY PLAN

OPEN HOUSE 1 – COMMUNITY ORIENTATION PRESENTATION



# The Regional Planning Context



- 2004 Conference Board of Canada projected the Capital Region to grow by 180,000 over 20 years

- 2011 Manitoba Statistics Board now projects MB pop. growth will approach 20,900 per year over the next 10 years.

- Selkirk Planning District expects population within the Planning District will increase by 27,000 – 40,000 people

How will this growth be managed?

- **The new Selkirk and District Development Plan directs growth designated service centres**



# Development Plan Directions for East Selkirk

## Development Plan designates East Selkirk as one of the Planning District's key Settlement Centres

- East Selkirk is one of 6 designated service centres to which the District and Municipalities will be directing development and investing in up-grading municipal services.
- East Selkirk will transition from individual wells and septic fields to municipal waste water management and water treatment facilities; and
- Guide future land uses and development densities within East Selkirk to promote long term sustainable development based upon municipal services.

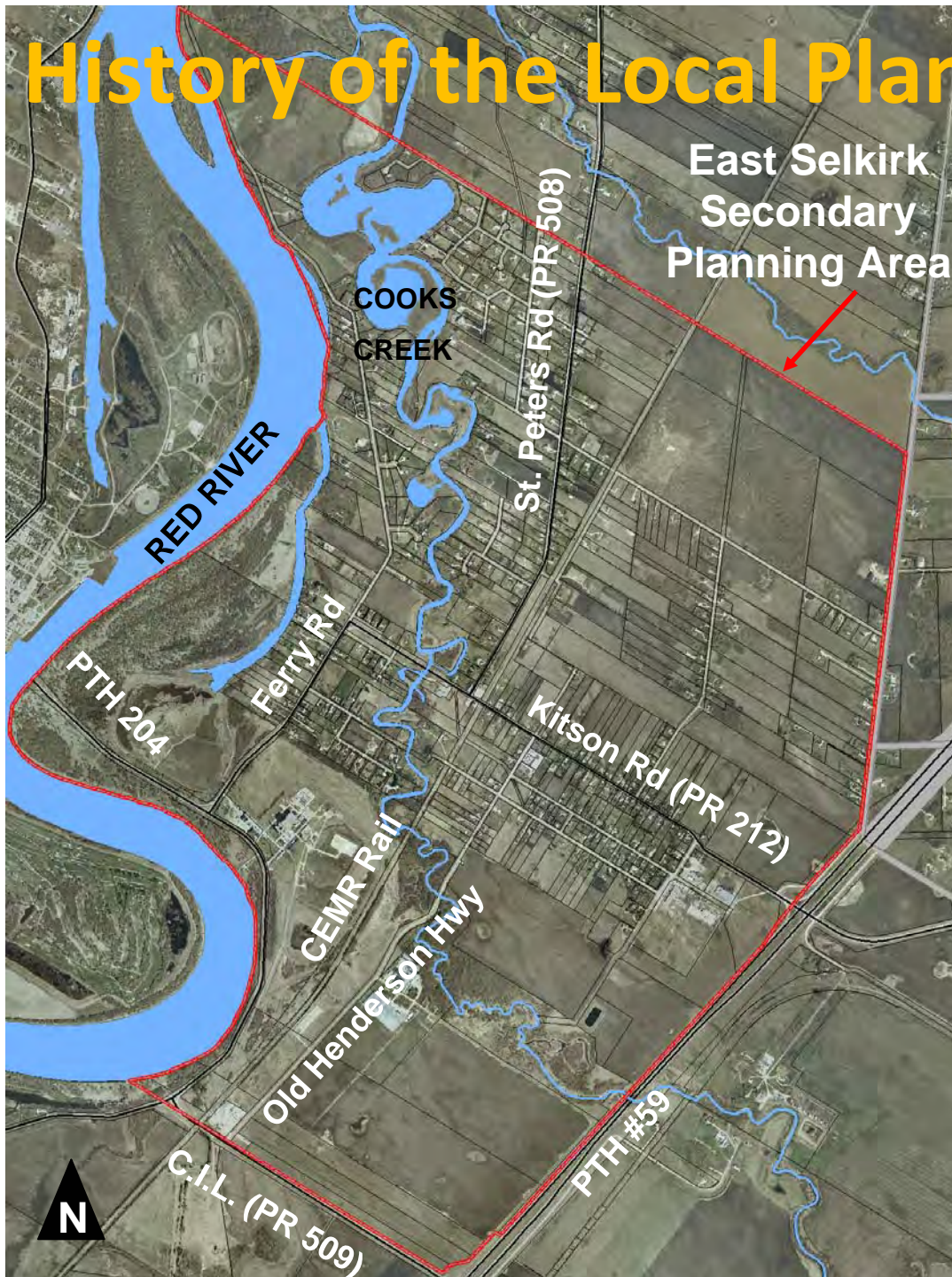
## Settlement Centres planned as “*Complete Communities*”

- To direct development, revitalize and support economic growth within East Selkirk; and
- To provide a strategy to create within East Selkirk the foundation for a complete community where people live, work, play, learn, enjoy a higher level of community services and shop.





# History of the Local Planning Context



- Boil water advisory issued by the Province of Manitoba since 2001

- Septic field failures impacting ground water quality.

- Low density scattered development pattern fronting existing roadways isolating large undeveloped rear lot parcels.

- Provincial funding contributions to municipal services requires the approval of a Secondary Plan to guide development and future connection to planned municipal sewer and water services.

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# ***Secondary Plan - Process***

## **Community Open House #1 – Exploration of Issues**

- East Selkirk – Wednesday June 8, 2011 and July 6, 2011
- **Overview of current circumstances & identification of needs, wants and preferences**



## **Community Open House #2 – Community Visioning & Design Workshop**

- East Selkirk – August 24<sup>th</sup>, 2011 @ 7 PM to 9:30 PM
- **Visioning and design workshop which focuses on Sustainable Community Development**



## **Community Open House #3 – Community Recommendations on Planning Options**

- East Selkirk – September 14, 2011
- **Confirmation of East Selkirk Growth Management Strategy**



**DRAFT SECONDARY PLAN**











**FALL 2011**

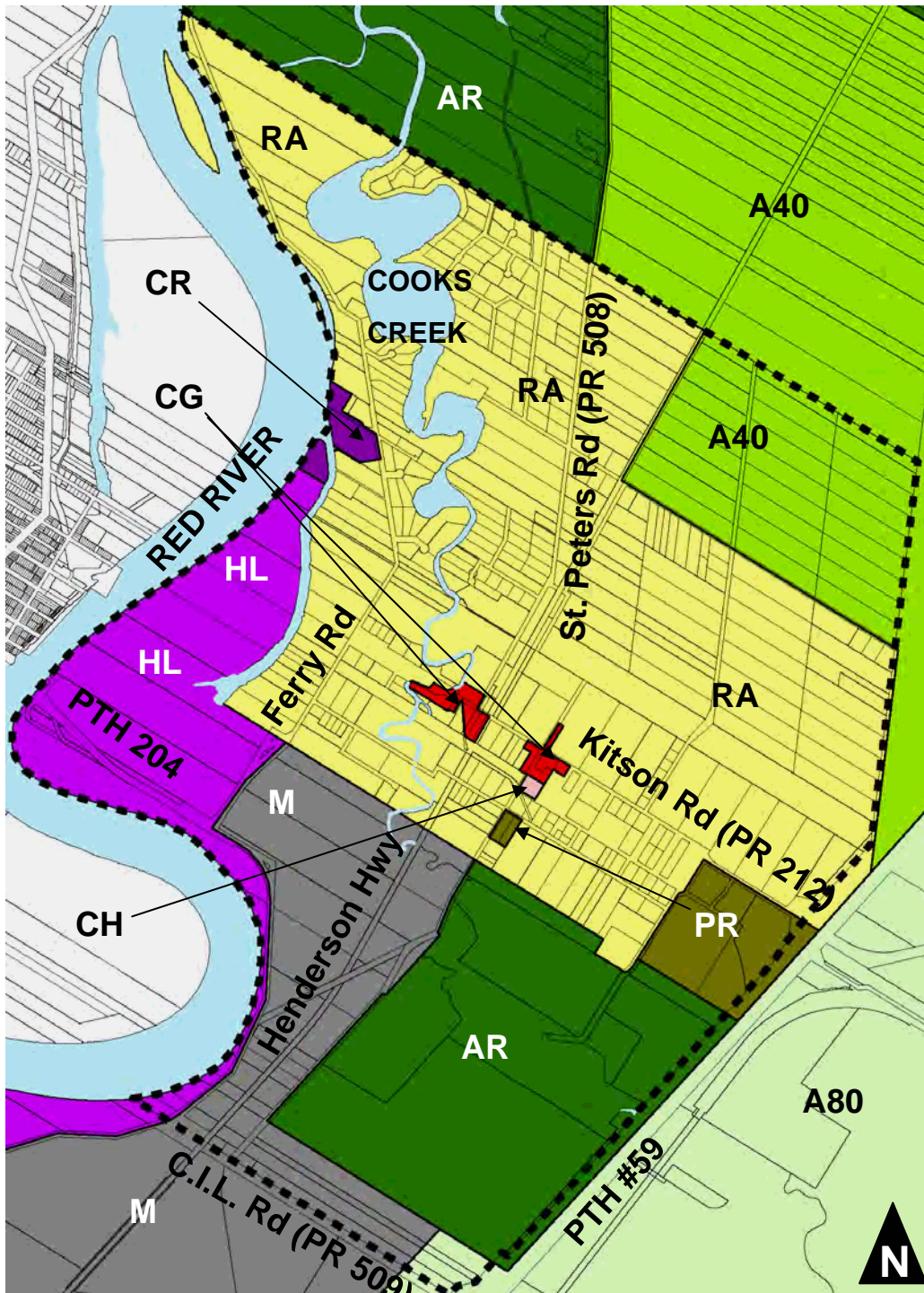




## East Selkirk Zoning Map

### Zoning Legend

-  A80 Agricultural General
-  A40 Agricultural Limited
-  AR Agricultural Restricted
-  PR Parks and Recreation
-  HL Hazard Lands
-  CR Commercial Recreation
-  CG General Commercial
-  CH Highway Commercial
-  RA Suburban Residential
-  M General Industrial





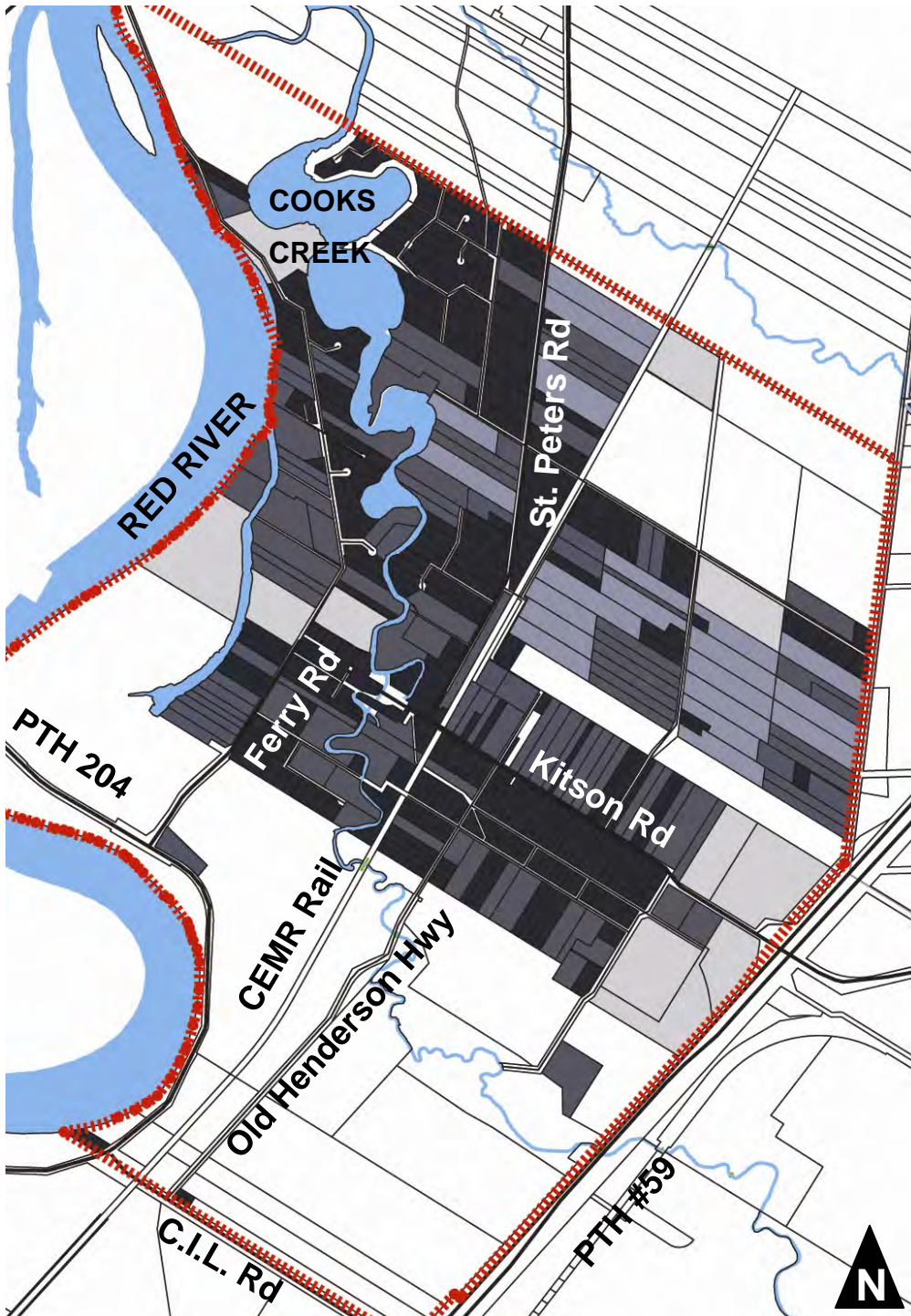


## Existing Land Holding Pattern

Approximately 440 separate titles

### Lot Area Legend:

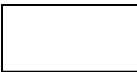
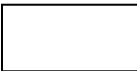



|   |                     |
|---|---------------------|
|  | 2 acres or less     |
|  | 2 acres – 5 acres   |
|  | 5 acres – 10 acres  |
|  | 10 acres – 40 acres |
|  | 40 acres or more    |

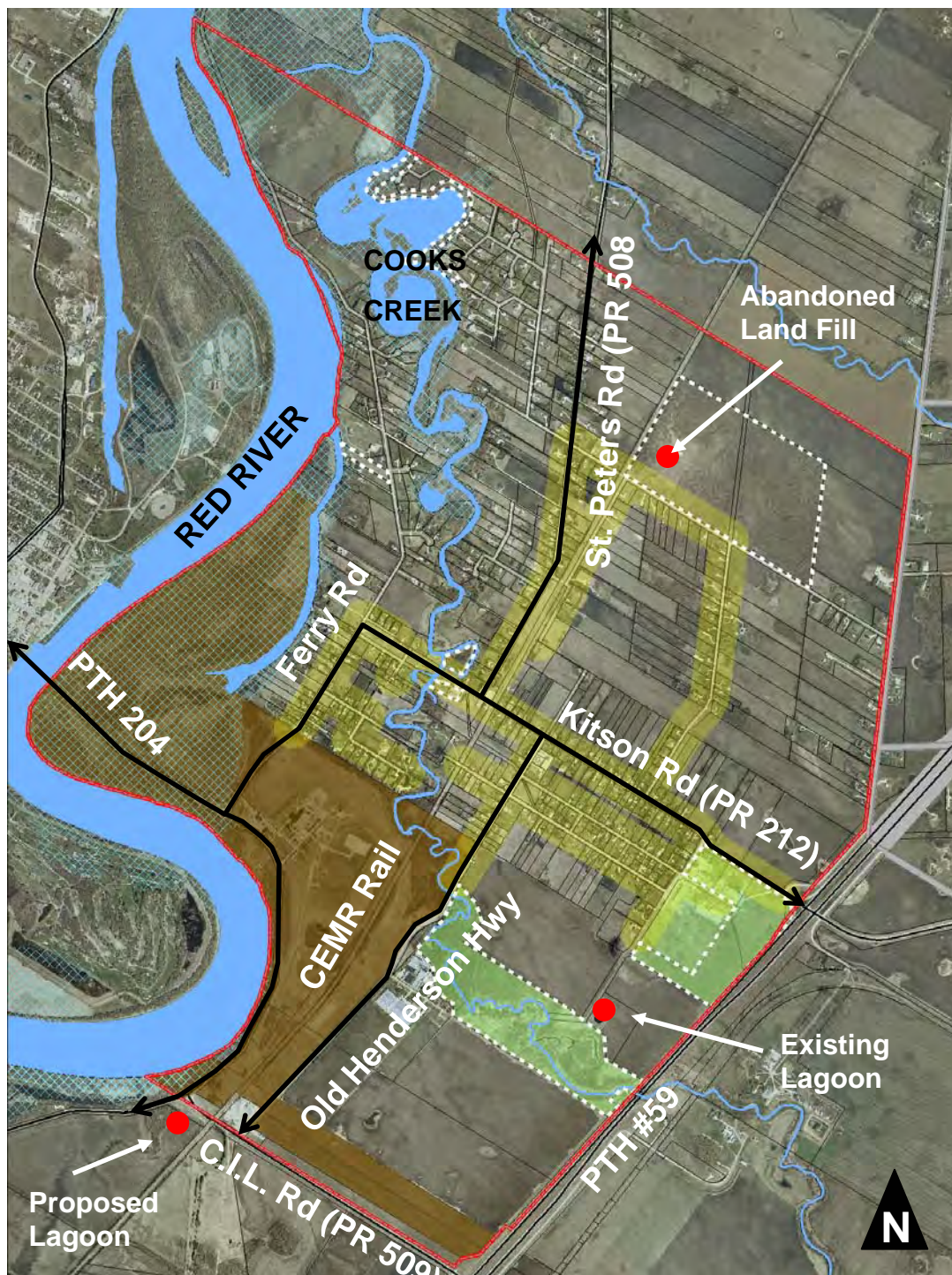




# East Selkirk Land Use Characterization

## Map Legend:

-  Serviced Area
-  Parks and Community Green Space
-  Hydro Lands
-  Public Lands
-  Flood Risk Areas
-  Key Community Access Points





# Creating the Future Requires:

1. A vision for how the community is to develop over the next 20 to 30 years
2. A Master Plan to guide land use, development densities, roadway and open space networks, extension of municipal services servicing and policies to guide decision making on future directions for community development and growth management.
3. Incorporate sustainable development practices to ensure efficient development and the economic provision of public services.
4. Link the community's social, environmental and economic goals with land use and physical development of the community supported by water, wastewater and transportation infrastructure.



# Sustainable Development

## Social

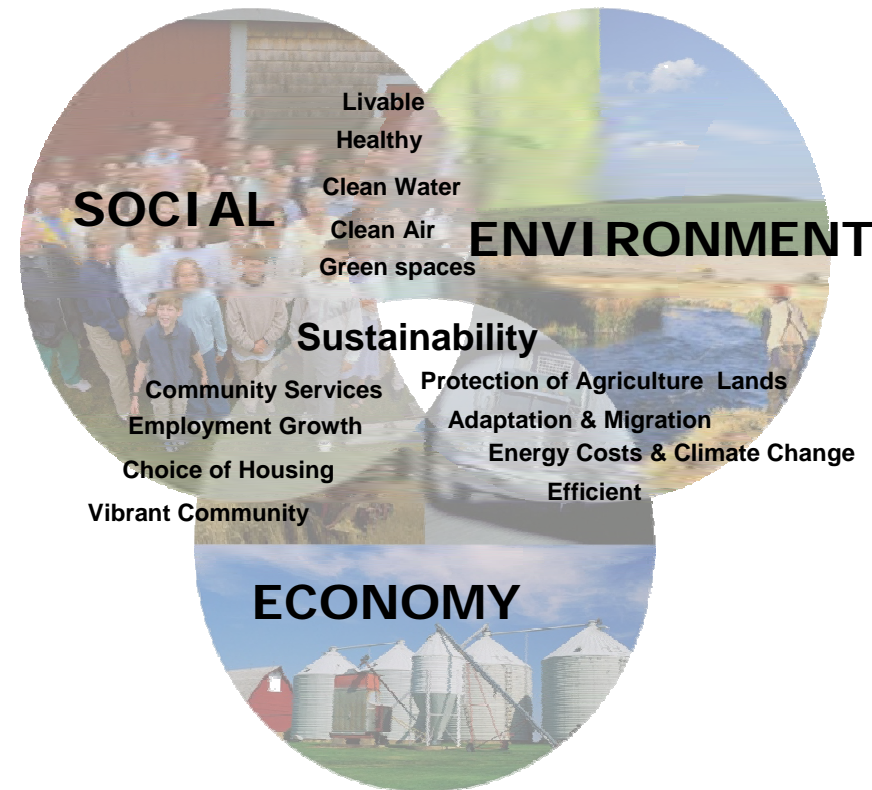
- Access to a range of housing options
- Access to affordable housing for seniors and young families
- Access to parks, education and other public resources
- Equity in the distribution of services

## Environmental

- Efficient use of water, energy, waste management services
- reducing carbon foot print
- protecting environment from degradation

## Economic

- Investment and access to employment
- Financial decision making that does not place a greater burden on future generations
- Efficient distribution of goods & services





## Why is it Important to be Sustainable?

- **Of all the energy used in Canada, homes and buildings account for over 60% of all energy in the country and consume more than 50% of all the electricity.**
- **The major source of energy use in the home is space and water heating;** combined these account for approximately **78%** of the energy used within the home.
- **Approximately 50% of Canada's greenhouse gas (GHG) emissions are under direct or indirect control of individual home owners and local government.** The individual choices we make on how East Selkirk grows will have a direct impact on the extent of our community's **carbon footprint**.
- **Local Government recognize their future quality of life and competitiveness** to attract people and investment will be determined by how effectively they manage growth, create liveable neighbourhoods, provide access to sustainable and efficient municipal services.



# Making Sustainable Choices

Making sustainable choices in East Selkirk will require us to consider changing the way we develop.

The objective of Sustainable development is enhance the liveability of our neighbourhoods and our overall quality of life.

*How can new development be planned to be more sustainable and compliment the character of existing neighbourhoods?*

*How can we direct growth to be responsive to community needs?*

*How can we create a more balanced and complete community?*



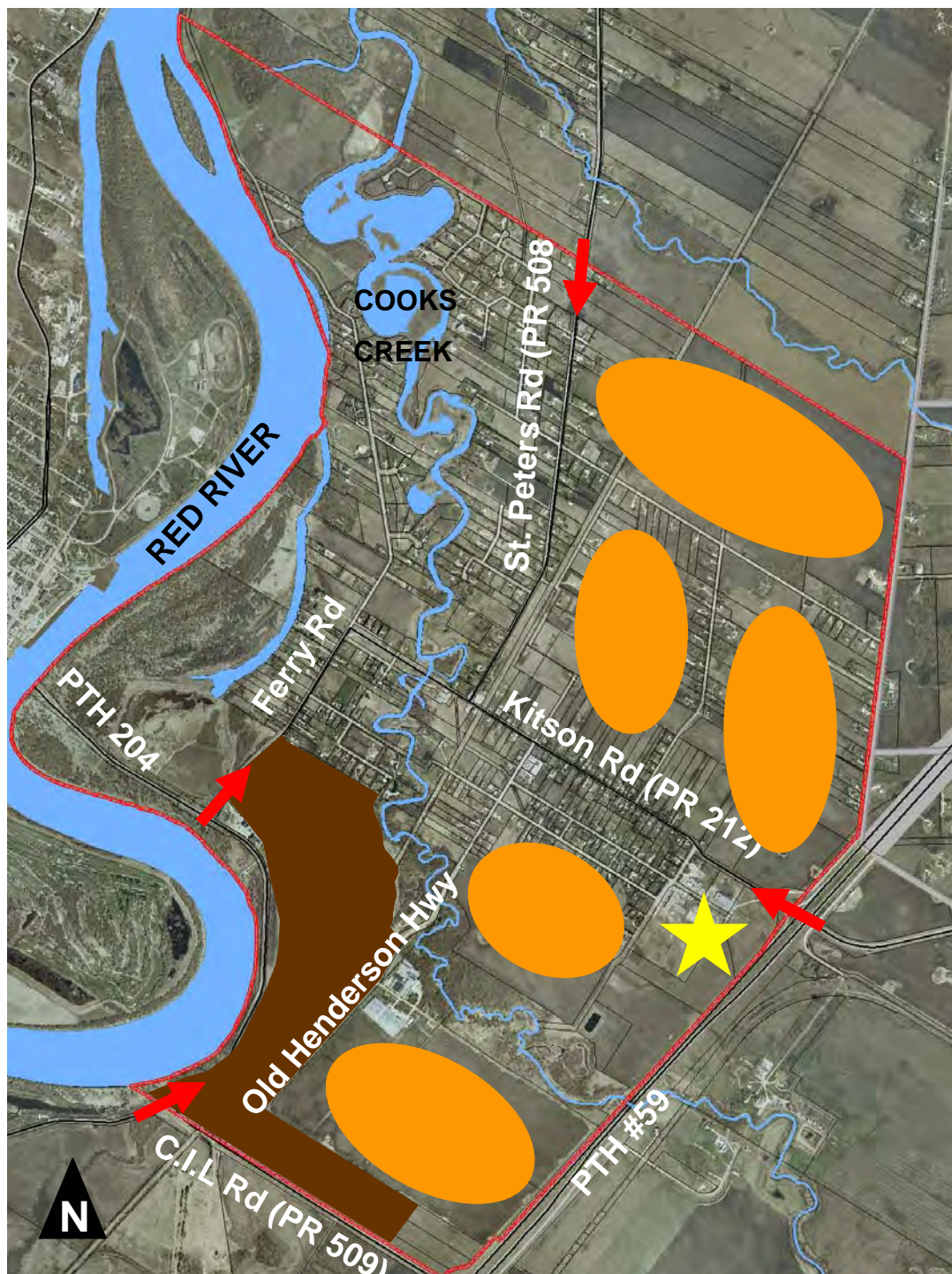


# East Selkirk

## Planning Considerations

### Map Legend:

-  Natural and Environmental Areas
-  Community Recreation Centre
-  Community Access Routes
-  Managing Infill Development Potential
-  Industrial Lands





# Issues to Consider

## Defining the Community

- East Selkirk has approximately 1,000 acres available for infill development.



1. How should the plan define and guide the evolving relationship between East Selkirk and Selkirk?
2. What are the important factors the plan needs to consider to build a great community?
3. What mix of land uses including commercial, development densities and locations for single family and multi family areas should the plan consider?





# Issues to Consider

## Natural and Environmental Areas

1. What provisions should the plan consider to protect the waterways and riverbank areas?
2. What provisions should the plan make for the rehabilitation and future use of the abandoned landfill site northwest of St. Peters Rd and Harold Ave?



3. What provisions should the plan make to accommodate nature as an integral part of East Selkirk's community character?



# Issues to Consider

## Community Connectivity and Streets



1. How can the plan improve the East Selkirk's connectivity with the region?
2. What approach should the plan take to integrate infill development with existing neighbourhoods?
3. What provisions should the plan provide in the design of our streets for pedestrians and cyclists?





# Issues to Consider

## Industrial Lands

1. What provisions should the plan provide for the rehabilitation of industrial and potentially contaminated lands?
2. What mix of land uses are appropriate for these lands if they are going change in the future?
3. Do we need buffer areas around industrial lands?



# Issues to Consider

## Creating a Community Focus

1. Is it important for the development of East Selkirk to create a community focus as a place which brings people together and offers a diverse mix of commercial perhaps higher density land uses, community services and facilities?
2. What creates a vibrant community focal point?
3. What type of uses should be located there, what should it look like?



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# ***Visual Preference Survey***

**Length of time: 10 minutes**

**Purpose:**

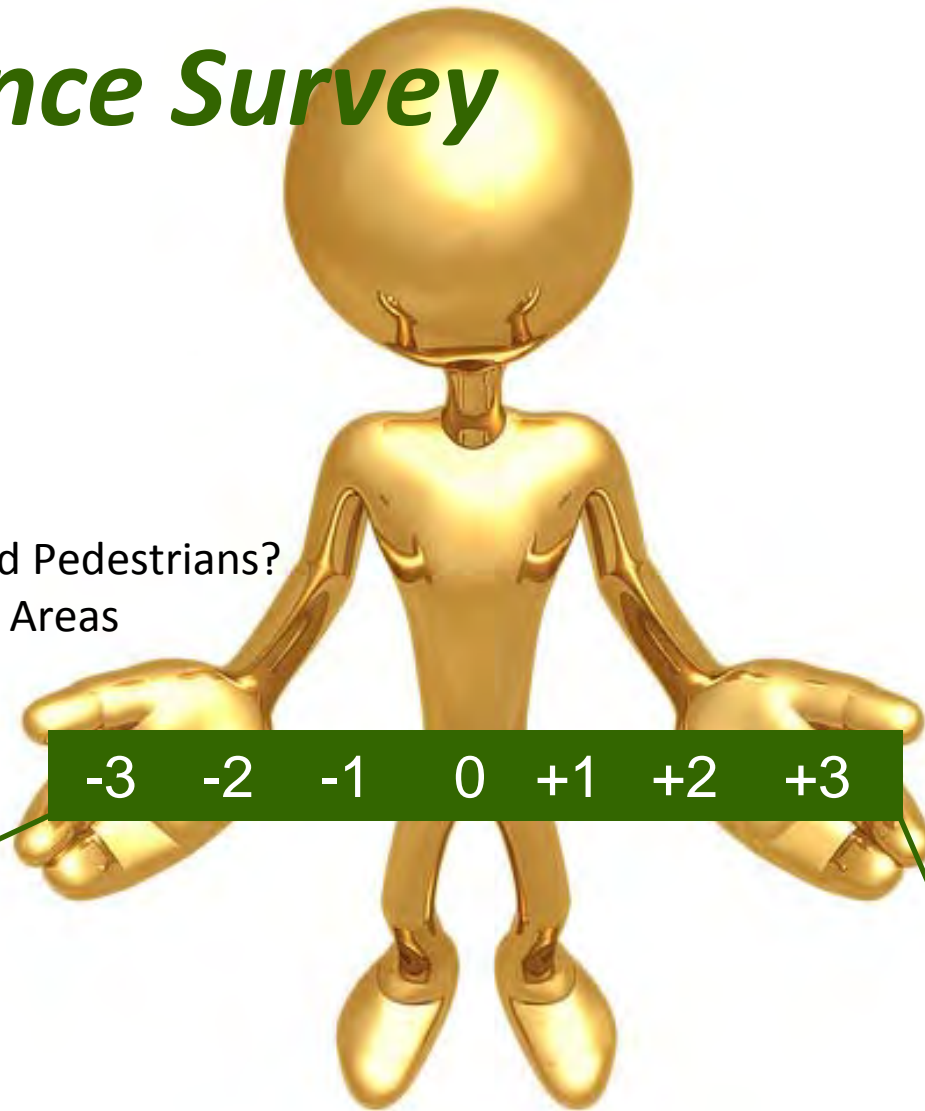
- **the objective is to further define the vision and visual character for the future development of East Selkirk;**
- **get a range of opinions;**
- **find shared common ground and build a community vision; and**
- **identify community desires, giving a sense of what you would like to see in the community.**



# Visual Preference Survey

## Survey Themes:

1. Neighbourhood Character
2. Multi Family Character
3. Community Focal Point
4. Streets for Cars, Cyclists and Pedestrians?
5. Natural and Environmental Areas



**-3 = Dislike Very Much**

**0 = neutral**

**+3 = Like Very Much**





# 1. Neighbourhood Character – *Image A*



# 1. Neighbourhood Character – *Image B*



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# ***1. Neighbourhood Character – Image C***



# 1. Neighbourhood Character – *Image D*



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# 1. Neighbourhood Character – *Image E*



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# 1. Neighbourhood Character – *Image F*



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## 2. Multi Family Character – *Image A*



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## 2. Multi Family Character – *Image B*





## 2. Multi Family Character – *Image C*



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## 2. Multi Family Character – *Image D*



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## 2. Multi Family Character – *Image E*



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## 2. Multi Family Character – *Image F*



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### 3. Community Focal Point – *Image A*



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### 3. Community Focal Point – *Image B*





### 3. Community Focal Point – *Image C*



### 3. Community Focal Point – *Image D*



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### 3. Community Focal Point – *Image E*



### 3. Community Focal Point – *Image F*





## 4. Streets for Cars, Cyclists and Pedestrians? – *Image A*



## 4. Streets for Cars, Cyclists and Pedestrians? – *Image B*





## 4. Streets for Cars, Cyclists and Pedestrians? – *Image C*



## 4. Streets for Cars, Cyclists and Pedestrians? – *Image D*





## 4. Streets for Cars, Cyclists and Pedestrians? – *Image E*



## 4. Streets for Cars, Cyclists and Pedestrians? – *Image F*





## 5. Natural and Environmental Areas - *Image A*





## 5. Community Green Space – *Image B*





## 5. Community Green Space – *Image C*





## 5. Community Green Space – *Image D*



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## 5. Community Green Space – *Image E*





## 5. Community Green Space – *Image F*





# ***THANK YOU !***

East Selkirk Community Design Charette  
DATE: **August 24<sup>th</sup> between 7PM and 9:30 PM**  
***We want to hear your thoughts!***

Survey Results will be posted on Municipal Web Site at  
**[www.rmofstclements.com](http://www.rmofstclements.com)**

**PLEASE CONTACT US!!**

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**FACEBOOK!**

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