

Agenda



- Purpose of Secondary Plans
- The Study Area
- Key Study Elements/Considerations
- Background
- Your Vision
- Proposed Schedule
- Next Steps

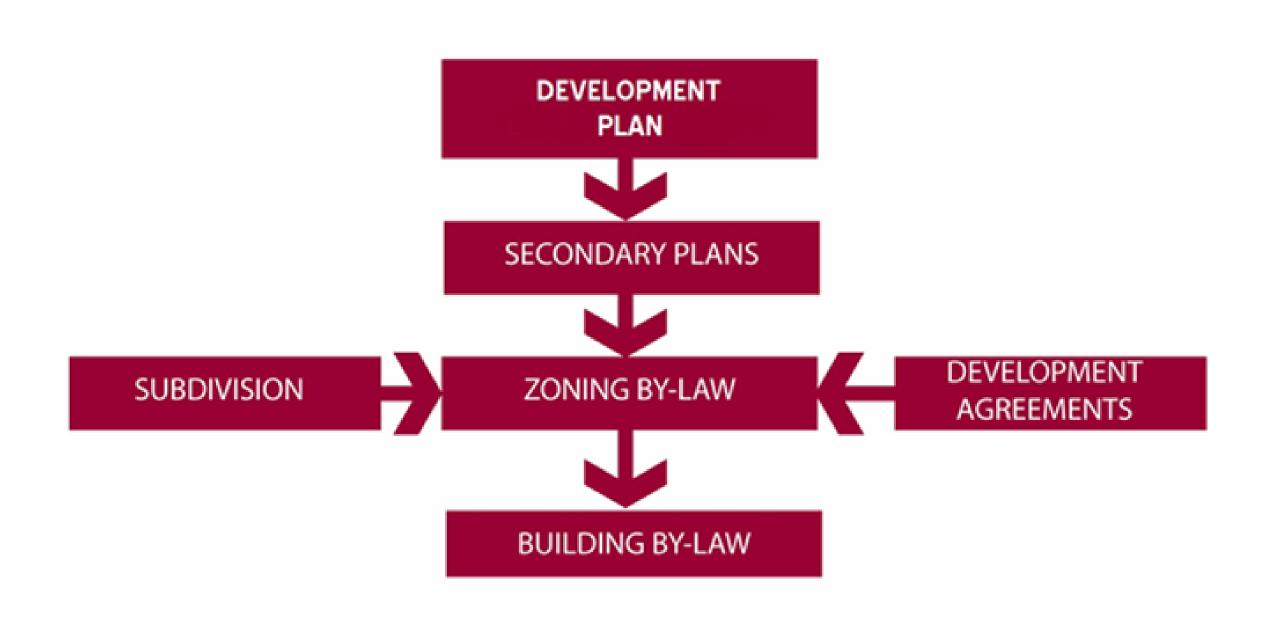
What are Secondary Plans?



- Secondary Plans are used to help guide the development or redevelopment of a particular area.
- They provide specific policies for areas where more detailed directions for land use, infrastructure, transportation, environmental protection, building standards, urban design or similar matters are needed.
- Must be generally consistent with the Development Plan.
- It is adopted as a By-law.
- Helps guide the Zoning By-law.

Planning Framework





Why are Secondary Plans Important?



- Address planning issues affecting a specific area.
- Strengthen existing developed areas and facilitate appropriate and orderly development or redevelopment.
- Ensure the orderly, efficient, and compatible development of vacant or underutilized land.
- Ensure that desirable characteristics or design of an area are protected and/or enhanced.
- Provide direction with a map or set of maps outlining such things as future traffic patterns or land use.

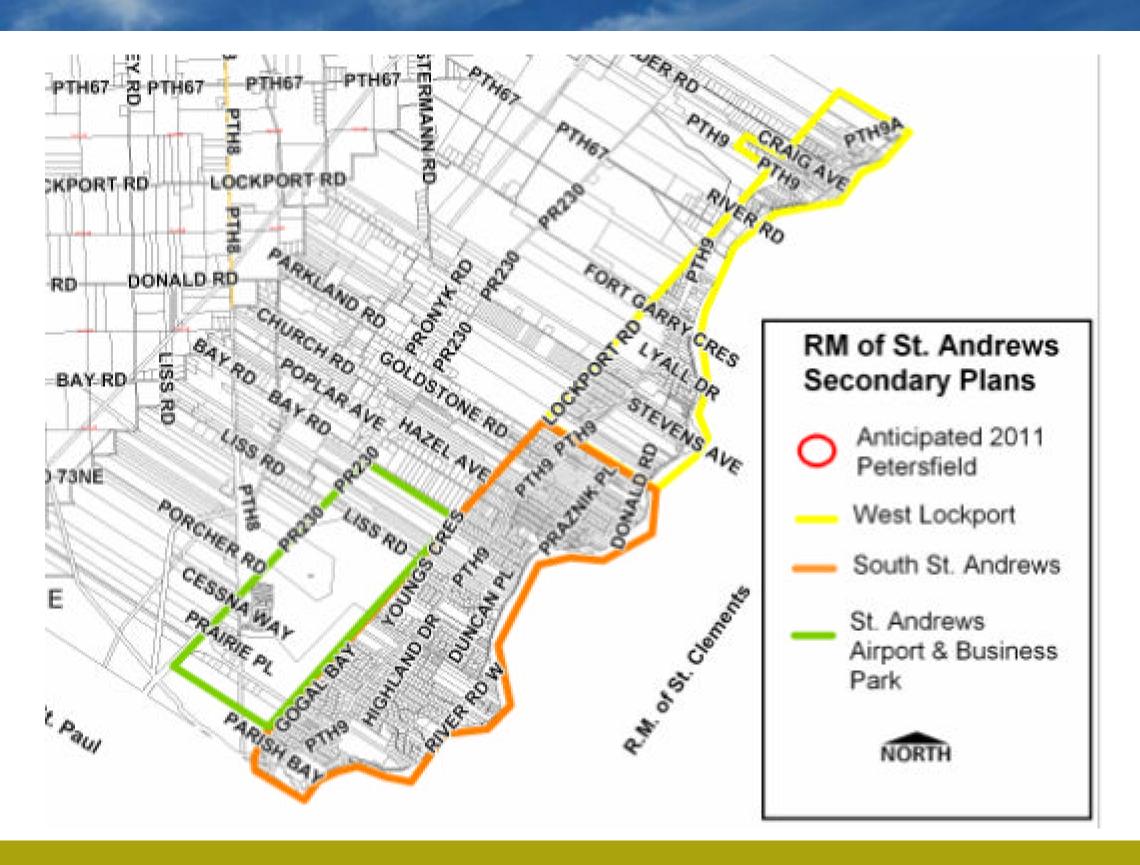
St. Andrews Secondary Plan Area





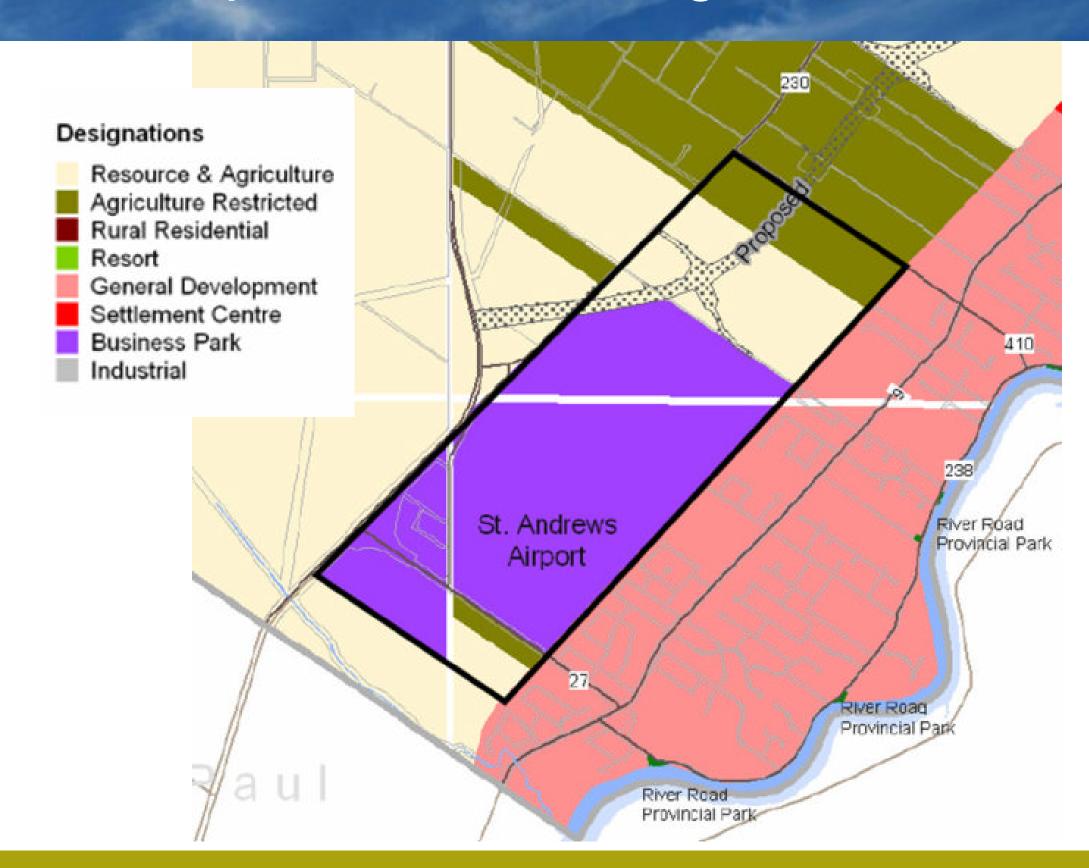
Secondary Plan Areas in St. Andrews





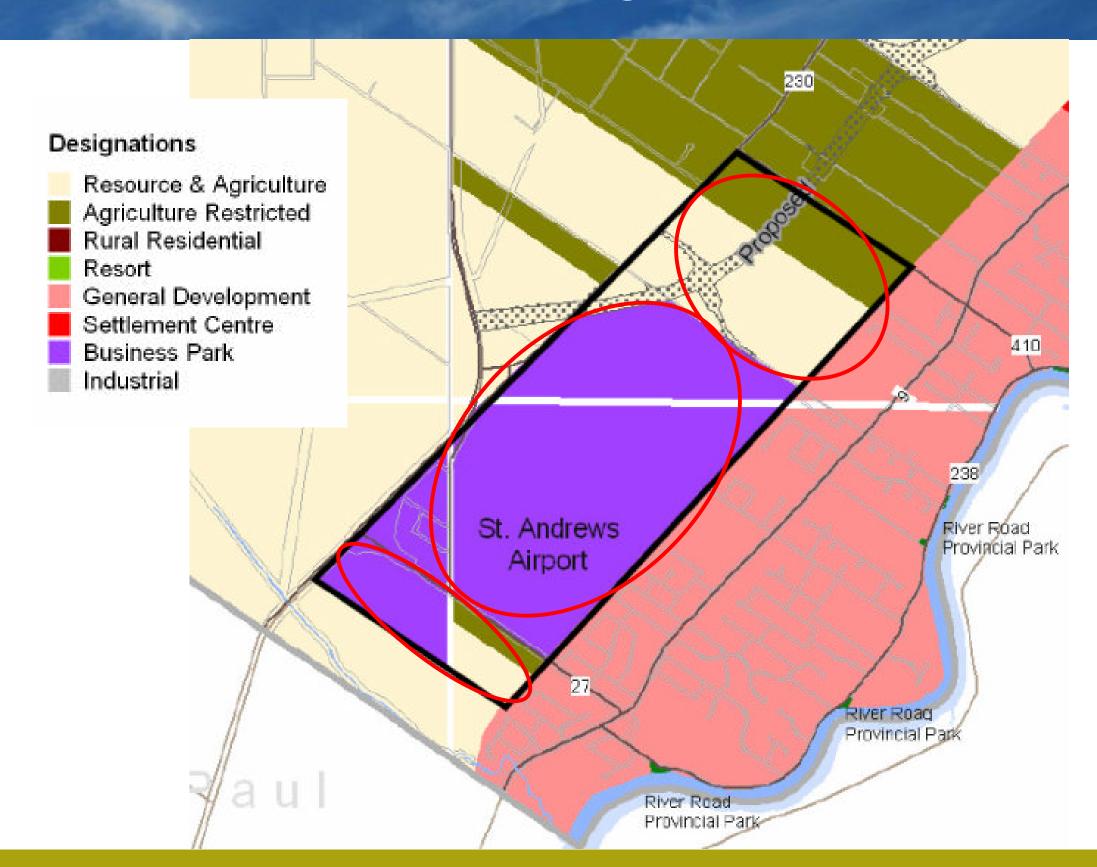
Development Plan Designations





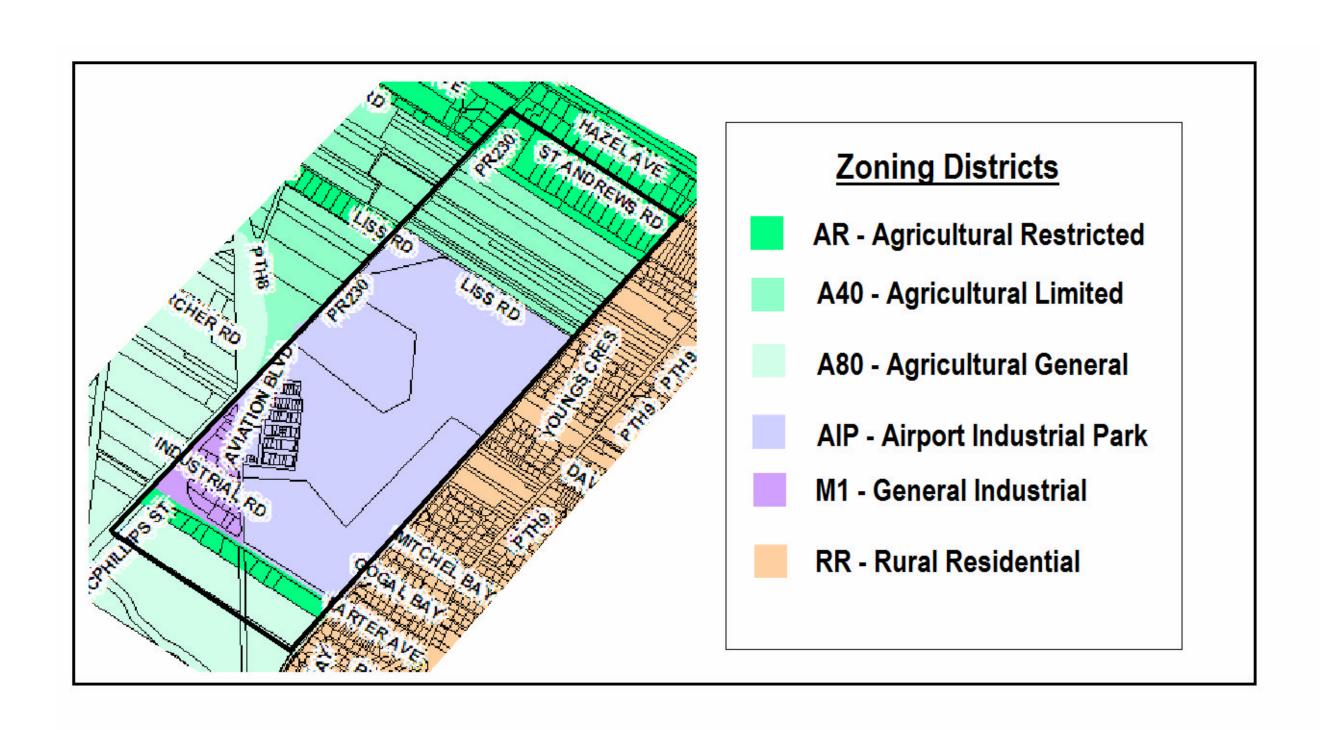
Development Plan Designations





Zoning





St. Andrews Airport Secondary Plan



- Review development pattern and rate
- Prepare a Transportation Analysis
- Review of the Development Plan and the St. Andrews Airport Master Plan provisions
- Reflect Transport Canada land use requirements for development near an airport
- Reflect the R.M. of St. Andrews and Airport's need to accommodate "Industrial" development
- Prepare a Background Report
- Encourage public participation in the planning process
- Incorporate trends in planning policy such as 'Smart Growth' strategies and sustainable initiatives

Transportation Analysis



- Creating a transportation model of area
 - Met with Manitoba Infrastructure & Transportation
 - Obtained information from MIT on future network changes & timing
 - MMM collected turning movement data at 9 intersections surrounding the site
- Will model existing and future conditions
 - Have begun work on a traffic model of existing conditions
 - Need land use inputs before work can begin on future model
- Findings of model:
 - Recommendations related to existing conditions
 - Propose recommendations that can be used to establish policies in the Secondary Plan
- Findings will be provided as a companion document to Secondary Plan



Transportation Analysis



- Need inputs to begin future modelling
 - Anticipated Land Uses
 - Estimated Buildout Timeline
 - to estimate future traffic generation in model
- Determine what road network improvements are required
- Determine if restrictions are needed on land use due to capacity issues
- Then can initiate discussion on how to fund these needs in the future

St. Andrews Airport



- The Airport is owned by the R.M of St. Andrews and is managed by St. Andrews Airport Inc. (STAAI).
- STAAI is governed by an Executive Director and a volunteer Board of Directors.
- The airport serves as a reliever airport for the Winnipeg James Armstrong Richardson International Airport for light aircraft.
- STAAI is responsible for plans to explore and expand the airport's services.

St. Andrews Airport Master Plan





St. Andrews Airport & Business Park







New Industrial Park



Interest to create an industrial/commercial park south of PTH 27



Area North of Airport Lands



- Designated Agriculture and AG Restricted
- Discuss thoughts about this parcel, but limited by the designation

Background Report



- Summarize Development Plan Policies
- Economic Growth & Development Trends
- Supply & Demand for Industrial Uses
- Population & Demographics
- **Existing Land Uses**
- Existing Infrastructure Inventory & Issues
- Transportation Opportunities & Constraints

Planning Area Statistics



Population of St. Andrews (2006): 11,359

Table 1: St. Andrews Population Growth 1986-2006					
Year	1986	1991	1996	2001	2006
Population of St. Andrews	8755	9461	10145	10695	11359
Percentage Change	n/a	8.1%	7.2%	5.4%	6.2%

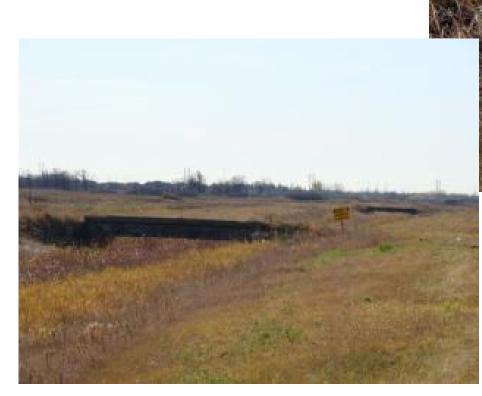
- Average Annual Growth Rate (2006): 1.26%
- 8.29% work in the Municipality and 78.8% work outside of the Municipality
- St. Andrews Airport covers most of the site

Potential Planning Issues



- Wastewater, Water and Drainage
- Connection to Surrounding Areas
- Transportation Access and Safety
- Development Constraints/Limitations





Vision...



- What needs to be changed?
- What needs to stay the same?
- Here are some examples that may be considered...

Airside Residential Development





Business Park Development





Design Standards





Screening Outdoor Yards





Unique Building Design





Airport Building Materials & Fencing

Winnipeg Business Park





Variety of Uses





Sustainable Development Principles





What is your vision for the area? What are your thoughts?



- What are the assets of the area (strengths)? What do we need to preserve? What is missing?
- What do you see being developed in the St. Andrews Airport and surrounding area?
- Where do you see this area in the future say 20 years?
- What are the key issues? How can they be addressed?
- What kind of public consultation process should be conducted?

PHOTO QUEST – "Homework"



A picture is worth 1000 words.

Tell us what you think about the St. Andrews Airport study area.

What are the assets?

What are the constraints?

What do you like?

What do you not like?

What would you like to see?

Travel through the study area and capture images of buildings, spaces, landmarks – take photos that represent assets and constraints in the area. Also, take photos of other areas with qualities that you would like to see applied here. Take up to 20 photos...Have fun and let the **PHOTO QUEST** begin!



Proposed Work Plan and Timeline



- May 2, 2011: Start-up Meeting with Steering Committee
- May 2011: Draft Consultation Strategy for Review Draft Background Report
- Early July 2011: Public Workshop
- Summer 2011: MMM prepare Secondary Plan
- End Summer 2011: Present Draft to Steering Committee
- Summer/Fall 2011: Public Open House
- Fall 2011: Finalize Secondary Plan to Initiate Formal Adoption Process

Next Steps



- Steering Committee Homework
- Finalize Background Report and Circulate for Comments
- Prepare a Consultation Strategy, including a public survey, for Steering Committee Review/Approval
- Schedule of Meetings

Next Meeting



Date & Time

