

GRAND MARAIS PLAN 2036

CREATING A DESTINATION COMMUNITY

COMMUNITY WORKSHOP – ENVISIONING GRAND MARAIS



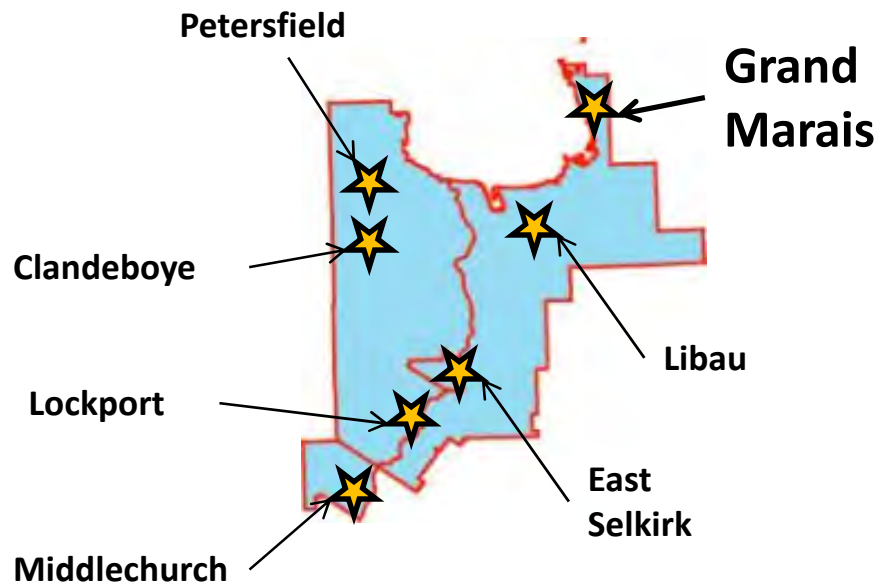
WELCOME!

Four Parts to the Presentation

1. Overview Grand Marais Plan/PTH 12 upgrading
2. Grand Marais Resident Survey – What we heard
3. Visual Preference Survey – Quality of Place
4. Community Design Charette Format - Explanation

Recap of the Grand Marais Plan

- **The new Selkirk and District Development Plan** directs growth to locations which can be more efficiently serviced and promotes a more compact development form.
- **Selkirk - the principal growth centre supported by Grand Marais** and the addition of 6 other settlement centres designated in the municipalities of St Andrews, West St. Paul and St Clements.



Population Growth Pressures

Capital Region expected to see an increase in population of approx. **180,000** over the next 10 years.

Selkirk Planning District expects to see growth of between **27,000 to 40,000** people in the Planning District.

Presently, Grand Beach Provincial Park receives approximately **400,000** visitors each summer season

How will the region's growth affect Grand Beach Provincial Park and seasonal and permanent residential demand in Grand Marais and near-by cottage communities?

Purpose of the Secondary Plan

- 1. To develop a 25 year plan** to promote and enhance Grand Marais' economic potential as a year round destination community and regional service centre for Highway 59 corridor;
- 2. To promote Grand Marais as a complete community** providing opportunities for the integration of residential, commercial, recreation, cultural and heritage land uses;
- 3. To improve transportation connectivity to PTH 59** the entry corridor from PR 500 and Main Street in Grand Marais to the Park Gate through an agreement with Manitoba to upgrade PTH 12 from PTH 59 and to include provisions for cycling and pedestrians;
- 4. To strengthen the relationship between Grand Marais with Grand Beach Provincial Park** and the Grand Marais Bay Management Area to improve the visitor experience and to plan development in balance with protection of the natural environment; and
- 5. To cooperate with Manitoba on the development of state of the art “green” infrastructure** services to serve the needs of Grand Beach and Grand Marais.

Secondary Plan - Process

Community Open House #1 – Community Orientation Presentation

- Grand Marais – June 4, 2011




Community Open House #2 – Community Design CharetteWorkshop

- Grand Marais – June 25, 2011



Community Open House #3 – Community Recommendations on Planning Options

- Grand Marais – September 10, 2011



Open House #4 – Draft Grand Marais Plan & Conceptual HWY #12 Design Improvements

FALL 2011

Survey Results – what we heard

Total respondents = 78 (51% men; 49% women)

A cottage community in transition towards year-round living

- 87% were from the Grand Marais townsite (47% live year-round)
- Other participants reside in beach developments south of PR 500 or in Alexander with business interest in Grand Marais

Grand Marais demographics - older community

- 71% older than 55 years old (9% in the 36-45 demographic) 20% of respondents 46 - 54
- 63% have lived in the community over 20 years (12% had come to the community within the last 5 years)



Survey Results – what we heard

Community divided on accessibility of community-wide recreational amenities

- 52% - 'have good access'
 - Believe that Grand Marais neighbourhoods are walkable
- 48% - 'do not have good access'
 - Believe accessibility of beach/lake and services require improvement (need marina/boat launch and pedestrian/trails)



Other community-wide recreational amenities

- **More year-round facilities** (wellness centre, pool, curling, dance hall, hockey rink, etc.)
- **More outdoor facilities/activities** (bike/pedestrian paths and trails, golf course, outdoor sports fields)
- **More Youth focused amenities** (safe playgrounds, skateboard park, splash park)
- **More Winter activities** (ice pond, privately funded ski and board recreation centre)



Survey Results – what we heard

Most people use their car as the primary mode of transportation

In place of the car, people would walk/bike more with:

- **Improved inter-neighbourhood connectivity** (more and better paths/walkways that connect the different areas of the community - marsh, lake, beach, commercial areas, etc)
- **Accessible central shopping area** (linked with community and recreational areas)
- **Transportation considerations** (lower speed limit on main street making it more comfortable to walk or bike, close Grand Marais Blvd and make it a public walk; pave PR 500, include sidewalks and provisions for cycling and shuttle service)



Survey Results – what we heard

Most shop in Winnipeg or Selkirk for major purchases

- Travel to Pine Falls for convenience shopping
- Willingness to support local businesses in Grand Marais if their was a better selection

Commercial Services that are missing in Grand Marais

- **Local commercial services** (quality grocery store, hardware store, farmers market, laundromat, car wash, meat shop, more variety)
- **Health and wellness** (medical services, fitness centre)
- **Financial services** (banking, insurance)
- **Tourism-based** (hotel, marina with houseboats, resort, shopping amenities like Gimli, etc)
- **Food services** (more restaurants, expanded hours, bakery, coffee shop)



Survey Results – what we heard

Community Concerns and Key Issues – PART 1

- **The environment** (improve the health of the lake, maintain green and natural areas, stabilize the shore lines and cliffs, etc.)
- **Community Character** (integrate planning for both sides of main street, create a central town focus, capitalize on geographic location – proximity to Winnipeg as a tourist destination)
- **Recreational Amenities** (Wellness Centre, boat access, pedestrian/bike trail system, improve green spaces/playgrounds and picnic areas, fishing areas)
- **Infrastructure Services** (garbage pick up; twin PTH59; fix up public washrooms; high speed internet; sewer and water - where and how; main street - slow traffic / 4-lanes / access)



Survey Results – what we heard

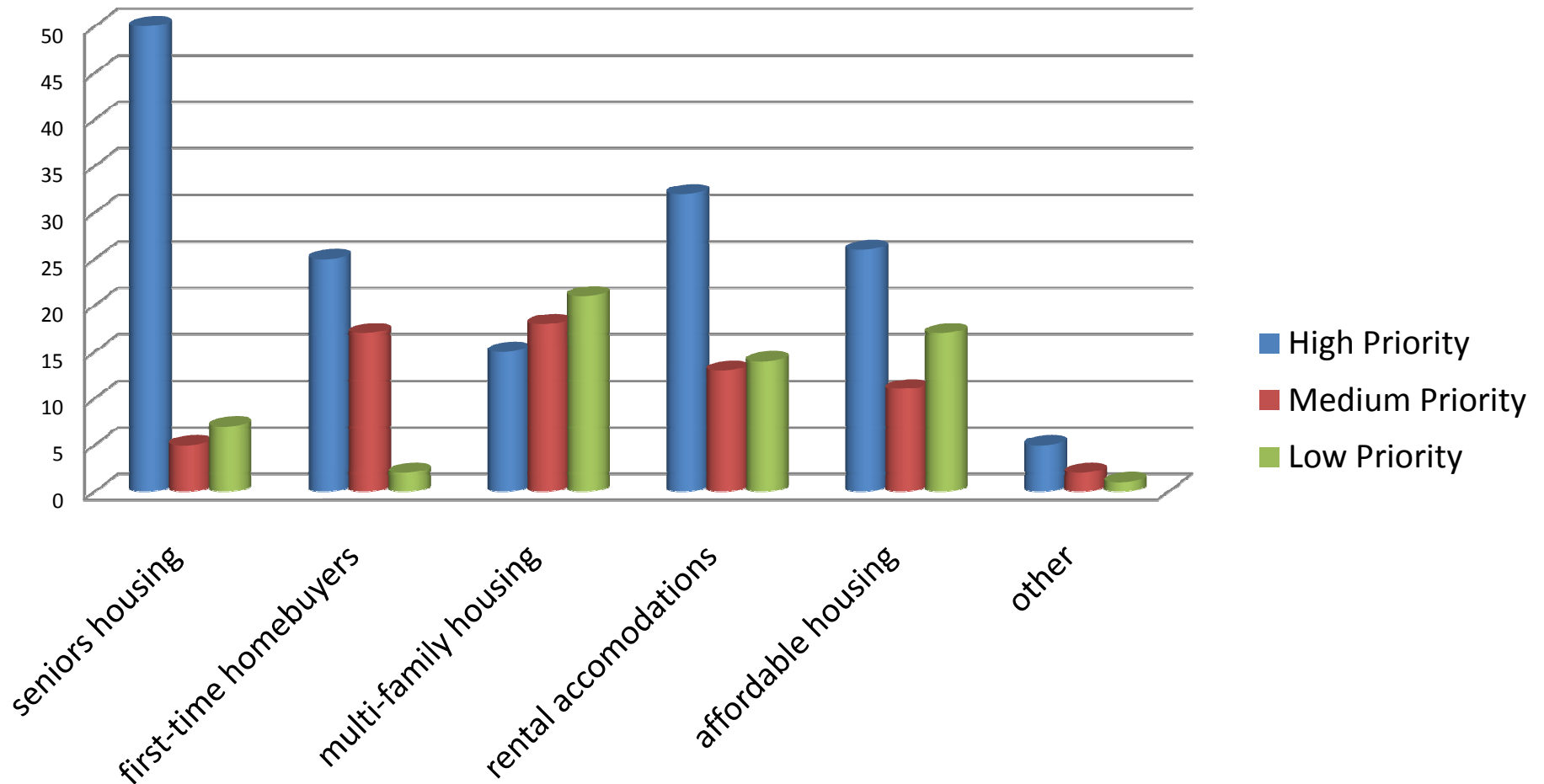
Community Concerns and Key Issues – PART 2

- **Building partnerships** (work in a collaboratively with the Province to protect the lake with Grand Beach Provincial Park and the RCMP to improve the visitor experience)
- **Change mindset of the community** (develop a common vision shared by seasonal and year-round residents towards future directions and change within the community)
- **Plan for growth and demographic changes around the corner** (accommodate needs of young families, attract year-round residents, provide a reason for young people to come and stay)
- **Promote Year-Round Tourism** (hotel/conference centre; improve beach/lake access; more commercial diversity; collaborate with Provincial Park)



Survey Results – what we heard

Priority of other Housing Options



Quality of Place **commercial character - what you liked**



Common Characteristics

- strong pedestrian focused environment
- building setback designed to create an intimate relationship with sidewalk and the street
- high quality visual character (resort 'look')
- signage is presented at a pedestrian scale

Quality of Place **commercial character - what you didn't like**



Common Characteristics

- poor pedestrian environment (cars and parking lots rule)
- buildings set back from the street with no pedestrian connections
- poor visual character ('strip mall' commercial buildings)
- little or no green space
- signage is car orientated



Quality of Place **Main Street Corridor - what you liked**



Common Characteristics

- resort main street 'look'
- mix of uses & density (commercial and residential)
- strong pedestrian focused environment
- incorporate aesthetics into streetscape including planting, lighting and architectural details
- signage is designed for the pedestrian scale



Quality of Place **Main Street Corridor - what you didn't like**



Common Characteristics

- commercial highway 'look'
- poor pedestrian environment (parking lots separate buildings from streets)
- poor visual character (strip malls)
- little or no green space
- signage is car orientated
- parking lots dominate the streetscape



Quality of Place **Parking - what you liked**

Common Characteristics

- Landscaping used to screen cars
- Parking areas served by walkways to provide a pedestrian environment
- Landscaping to improve parking lot street appeal
- Parking areas with minimal street exposure located in the rear or side yards



Quality of Place **Parking - what you didn't like**



Common Characteristics

- Car orientated design (poor pedestrian environment)
- No sidewalks
- Suburban box store visual character
- Parking lots without landscaping
- Parking lots dominant image of the commercial centre

Quality of Place *Active Transportation - what you liked*

Common Characteristics

- Pedestrians and cyclists separated from vehicular traffic
- Landscaped urban roadways and roadways with rural character



Quality of Place *Active Transportation- what you didn't like*

Common Characteristics

- Cyclists and vehicles sharing travel lanes within the roadway



Quality of Place **Signage - what you liked**



Common Characteristics

- Pedestrian scale signage
- Character signage

Quality of Place *Signage- what you didn't like*

Common Characteristics

- Elevated car orientated signage
- Temporary and 'very busy' signage



Quality of Place **Neighbourhood Character - what you liked**



Common Characteristics

- Streets with pathways linked to green spaces to create a walkable, pedestrian focused community
- Neighbourhoods where landscape generates the form replacing streets as the dominant neighbourhood feature
- Neighbourhoods that include social spaces for residents

Quality of Place **Neighbourhood Character - what you didn't like**



Common Characteristics

- Car orientated development
- large lot sprawl and wasteful use of land and infrastructure
- streets which dominate visual character
- neighbourhoods defined by their street right-of-ways and characterized by uniformity



Quality of Place **Multi-Family Character - what you liked**



Common Characteristics

- Complexity in architectural character (differing roof lines and projections)
- Density – pedestrian focused and walkable
- Variety of 'look' and 'feel'
- Multi-family that fits with neighbourhood character 2-3 storeys

Quality of Place **Multi-Family Character - what you didn't like**



Common Characteristics

- Uniformity
- Repetitive visual character
- Large box scale
- Green spaces that are not functional

Workshop Purpose & Process

Creating a Vision for Grand Marais

Your community in 25 years? "

Process and Timelines

For Each Theme

- Brief description of theme and issue (2 minutes)
- Group discussion & design (15 minutes)

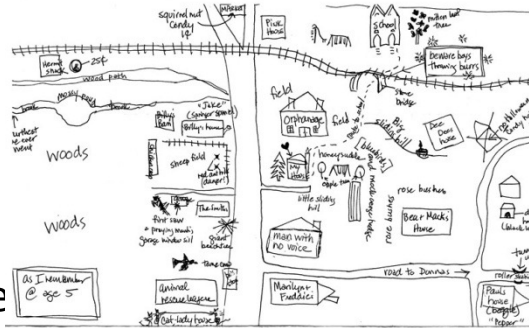
Snack Break & finalize community design recommendations

Wrap-up presentations by each Design Team

- Presentation of each group's findings by the spokesperson – **5 minutes**

WRAP UP! at the end by the facilitator

TOTAL TIME: 1.5 HOURS



THEMES

1. New Residential
2. Residential Infill
3. Town Focus
4. Transportation & Access
5. Greenspace & Environment

1 – New Residential Development

1. In which directions or areas should Grand Marais expand to accommodate new residential development
2. What type of residential development should be encouraged in these areas? Survey results indicated a need for seniors housing, first-time homebuyers, rental accommodations, and affordable housing options. Are these housing types (which are likely multi-unit) appropriate for new development areas identified? If so where?
3. Are there issues which need to be addressed prior to developing these areas (i.e. lot sizes, multi-unit density per acre, access?)



2 – Infill Residential Development

How should we plan the future revitalization of the existing residential areas within Grand Marais on the south-west and north-east side of PTH #12

1. Should we encourage infill development at greater or lesser densities as seasonal residences are converted to year-round residences?
2. What areas might be best suited for infill development at densities greater than single-family? Why and what type of multi-family development?
3. What kind of issues need to be addressed to accommodate multi-family infill development in existing residential areas (height, number of units in a building, parking, access to main streets, buffering adjoining single family areas)?
4. How can the Plan better integrate existing residential areas with Grand Beach & Grand Marais and both sides of PTH #12



3 – Town Focus

Survey results suggest the support for local commercial if there was a better selection and the desire to see commercial areas centralized and interconnected with the community's neighbourhoods.

1. Creating a heart or town focus will bring people together and centralize commercial, entertainment, and cultural services. Where should the heart of Grand Marais (town centre) be developed? What kind of uses should there be?



3 – Impact of Creating a Town Focus

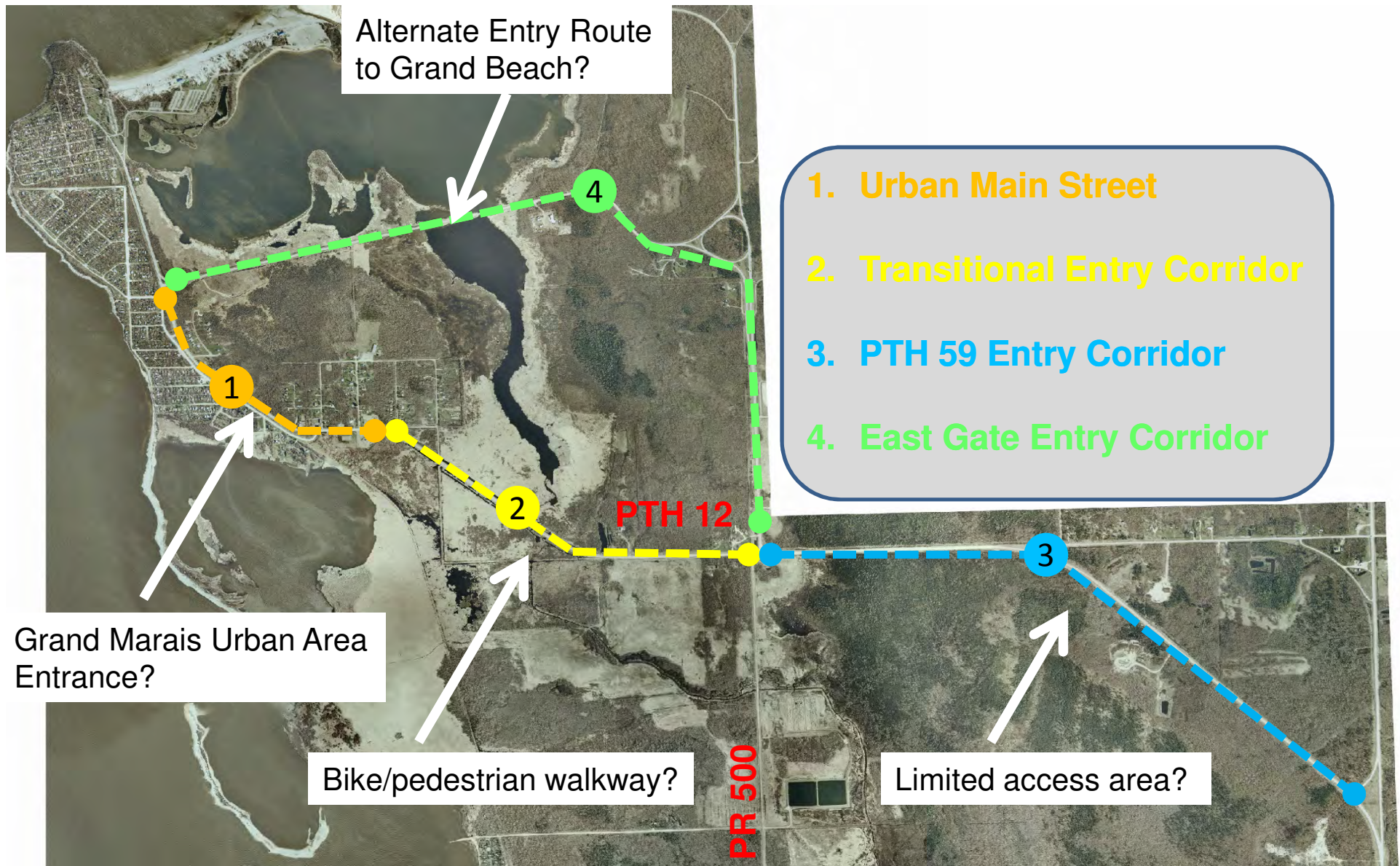
1. What kind of implications does it have for access and the design of the main street serving the town centre? (ie. Vehicles, pedestrians, cyclists, parking, etc)



2. What kind of use should be prompted on existing commercial sites not located within the town centre? Should they be maintained? Can they be linked to the town centre? If so, how? If not linked, what kind of complimentary uses should we encourage on existing commercial sites?
3. what changes to existing commercial sites would best fit with the Community's vision for a Town Centre?



4 - Transportation and Access Considerations



4 - Transportation and Access Considerations



1. What changes are required in the design of Main St (PTH 12) within Grand Marais to best manage traffic, access, and create a high quality resort entrance experience?



Pedestrians and Cyclists

3. What types of changes to PTH 12 should we consider to improve safety for use by pedestrians and cyclists?



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5 – Greenspace & Environment

Community Environment & Recreational Values

1. What types of recreational amenities and environmental initiatives should the Plan encourage?
2. Locate on the map the existing green spaces (beaches, parks, environmental areas, marshes, etc) and your planned recreational community focal points (wellness centre, recreation facilities, amenities, etc). How can we protect green spaces and strengthen access to existing and planned recreation amenities?

Connectivity

2. How can we inter-connect existing neighbourhoods on both sides of PTH 12?

