



East Selkirk Secondary Plan

COMMUNITY PREFERENCES OVERVIEW

Prepared by:



LOMBARD NORTH GROUP (1983) LTD.

Planners and Landscape Architects

505-93 Lombard Ave, Winnipeg MB, R3B 3B1

August 2011

The background of the page is a faded, light blue-tinted photograph of a bridge with multiple spans and support structures, likely a railway or pedestrian bridge, crossing a body of water. The bridge has a complex steel framework and a small building or control room on one of the spans. The water is visible in the foreground, and the sky is overcast.

Table of Contents

1.0 INTRODUCTION	1
2.0 COMMUNITY PARTICIPANTS	2
3.0 VISUAL SURVEY RESULTS	3
3.1 NEIGHBOURHOOD CHARACTER	3
3.2 MULTI-FAMILY CHARACTER	4
3.3 COMMUNITY FOCAL POINT	5
3.4 STREETS FOR CARS, CYCLISTS, AND PEDESTRIANS	6
3.5 NATURAL AND ENVIRONMENTAL AREAS	7
4.0 QUESTIONNAIRE RESULTS	8
4.1 ACCESS TO NEIGHBOURHOOD AMENITIES	8
4.2 RECREATION AMENITY PROPOSALS	9
4.3 TRANSPORTATION	10
4.4 COMMUNITY COMMERCIAL PROPOSALS	11
4.5 HOUSING	12
4.6 COMMUNITY ASSETS	12
4.7 COMMUNITY CHALLENGES	14

1.0 INTRODUCTION

The Municipal Council of the RM of St. Clements and the Selkirk and District Planning Area Board have retained Lombard North Group to lead in the preparation of a Secondary Plan to guide future growth in the East Selkirk Community.

Public Community Orientation Presentations were held on June 8, 2011 and July 6, 2011 to explain the process and begin the dialogue with the community. These open houses are first in a series of community meetings, leading the way towards the creation of a vision for a Community Plan to support the sustainable development of East Selkirk. The Plan will guide future land use and development within East Selkirk. The objective of the Plan is to implement the policies of the District Plan by promoting long term sustainable development of the community based upon the transition to piped municipal services.

During the Open Houses, the Planning Team provided an overview of regional changes, East Selkirk's role within the District, and community choices ahead. As part of the presentations, community participants were asked to complete a visual preference survey and a questionnaire. The visual preference survey included 30 images covering 5 community development themes including:

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

The questionnaire included 13 questions in a combination of multiple choice and short answer format. The questions were divided into four broad categories including: Profile of Respondents, Neighbourhood Amenities, Transportation, and Community Needs.

This report provides a consolidated summary of both Open House responses to the questionnaires received to date.

Citizen involvement is important to the success of the East Selkirk Community Secondary Plan. Lombard North Group would like to thank all of the residents who participated at the Open House events and provided our Planning Team with their feedback and comments. We look forward to meeting with you again on our next upcoming open house.



2.0 COMMUNITY PARTICIPANTS

Total Number of Respondents: 42

- June 8, 2011: 15 Respondents

- July 6, 2011: 27 Respondents

Age Group:

18-25	26-35	36-45	46-55	56-65	66-80	80+
1	1	3	10	15	6	2

How many years have you lived in East Selkirk?

0-5	6-10	11-20	21-30	31-50	51+
3	2	12	8	8	5

Are you included in the present municipal sewer and water local improvement area?

Yes	No
18	20

Where do you shop and run errands?

Selkirk	Winnipeg	RM of St. Clements	Other
40	5	1	0

Where do you work?

Selkirk	Winnipeg	RM of St. Clements	Other
13	2	5	19 (Retired: 11)

Most respondents are baby boomers between the ages 46-65. Results show that most respondents are long-term residents that have lived in East Selkirk for an average of 28 years. Based on where respondents have indicated they shop and run errands, it is evident that the East Selkirk community has close commercial and employment ties with the City of Selkirk, and to a much lesser extent with the City of Winnipeg.



3.0 VISUAL SURVEY RESULTS

Included in this presentation was a visual preference survey which asked respondents to rank images on a scale of -3 (very negative) to +3 (very positive) with 0 being neutral. The images selected demonstrated a range of community development possibilities. The results below show which of these images were liked (positive rating) and which were not liked (negative rating) by community respondents.

3.1 NEIGHBOURHOOD CHARACTER



	-3	-2	-1	0	1	2	3	Total Pos. Score	Total Neg. Score
A	53%	8%	3%	11%	8%	8%	11%	21	-67
B	24%	8%	8%	21%	8%	5%	26%	37	-36
C	18%	3%	0%	18%	8%	13%	39%	58	-23
D	59%	14%	8%	3%	5%	5%	5%	12	-79
E	71%	5%	5%	13%	0%	5%	0%	4	-87
F	27%	8%	0%	11%	22%	14%	19%	39	-36

Image C, displaying the existing rural character of the neighbourhood, received the most support with 58 positive scores. Images D, high density single-family, and E, uniform suburban single-family residential, received least support with 12 and 4 positive scores, respectively. Images B and F “new urbanization” residential integrated with open spaces were identified as the most desirable direction for change in the current rural community character. As the community grows and changes, it is necessary to encourage a pedestrian-oriented development that is serviceable and cost-effective to create a sustainable community.

3.2 MULTI-FAMILY CHARACTER



Image	-3	-2	-1	0	1	2	3	Total Pos. Score	Total Neg. Score
A	26%	5%	8%	8%	11%	21%	24%	47	-37
B	95%	5%	3%	0%	3%	0%	0%	1	-113
C	47%	11%	11%	11%	8%	11%	5%	17	-66
D	51%	5%	0%	8%	19%	14%	11%	29	-61
E	45%	13%	5%	24%	13%	3%	3%	10	-63
F	35%	8%	5%	8%	8%	19%	22%	41	-47

Image A, displaying low-density attached bungalow development with a common greenspace, and Image F, two-storey garden apartments, received the most support as East Selkirk respondents thought this is most compatible with the existing character of the community. Image B, showing high density development received least support with a total negative score of -113.

3.3 COMMUNITY FOCAL POINT



Image	-3	-2	-1	0	1	2	3	Total Pos. Score	Total Neg. Score
A	24%	0%	8%	8%	13%	18%	32%	55	-30
B	63%	13%	8%	11%	8%	0%	3%	6	-85
C	26%	5%	3%	13%	11%	29%	18%	47	-35
D	35%	8%	14%	19%	22%	5%	5%	18	-50
E	66%	18%	3%	5%	11%	0%	3%	7	-90
F	27%	11%	11%	11%	8%	22%	16%	37	-42

Images A and C received the highest support with 55 and 47 positive scores, respectively. These images show pedestrian-oriented and human-scale developments with a strong visual character. Respondents expressed least support for images E and B which display vehicle-oriented developments with poor visual character.

3.4 STREETS FOR CARS, CYCLISTS, AND PEDESTRIANS

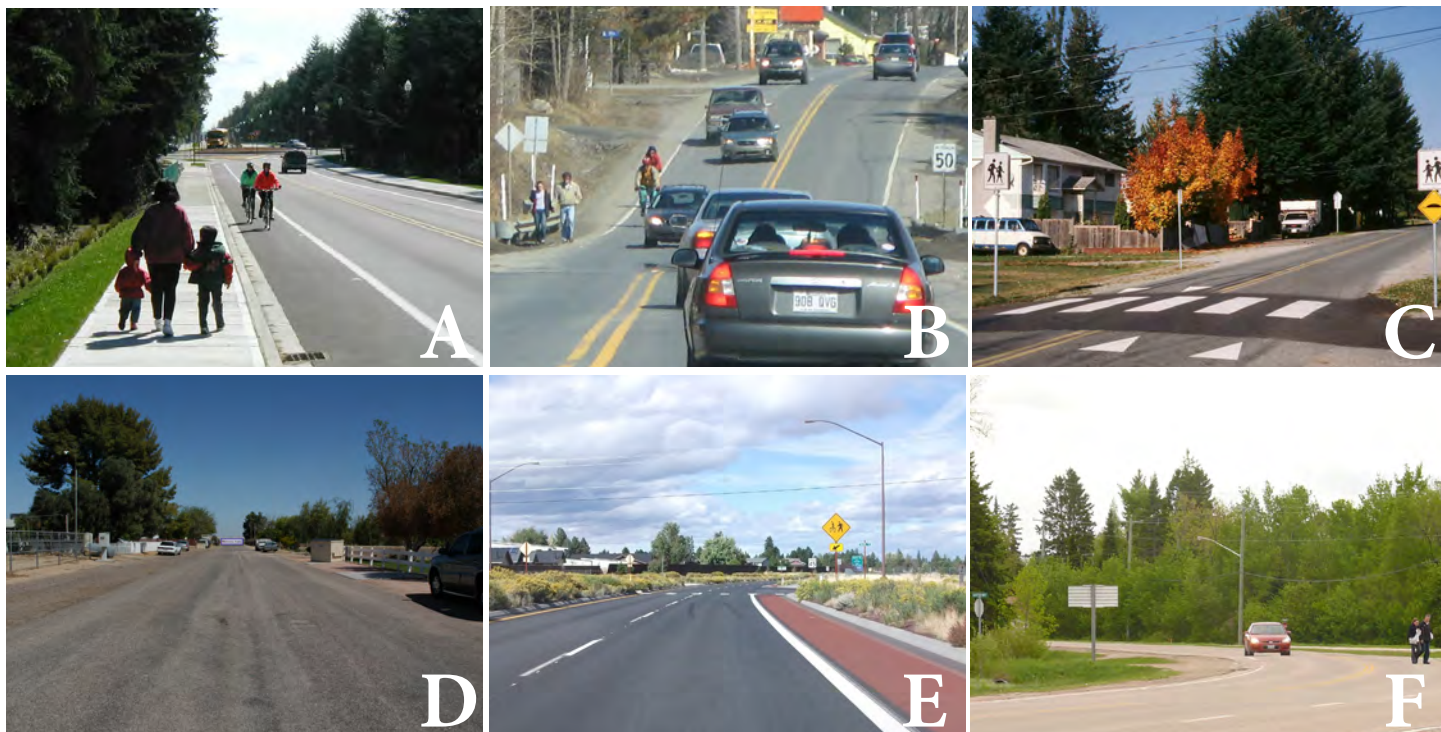


Image	-3	-2	-1	0	1	2	3	Total Pos. Score	Total Neg. Score
A	11%	3%	3%	5%	11%	16%	55%	79	-15
B	47%	21%	11%	11%	8%	0%	5%	9	-74
C	29%	13%	5%	18%	16%	13%	8%	25	-45
D	43%	22%	3%	19%	11%	5%	3%	11	-65
E	16%	5%	11%	16%	8%	21%	26%	49	-26
F	51%	3%	8%	16%	11%	8%	8%	19	-62

Respondents expressed most support (+79 score) for Image A, characterized by defined and separated routes for pedestrians, cyclists and vehicles. They showed least support (-74 score) for image B which shows pedestrians, cyclists and vehicles sharing undefined travel lanes within the roadway.

3.5 NATURAL AND ENVIRONMENTAL AREAS

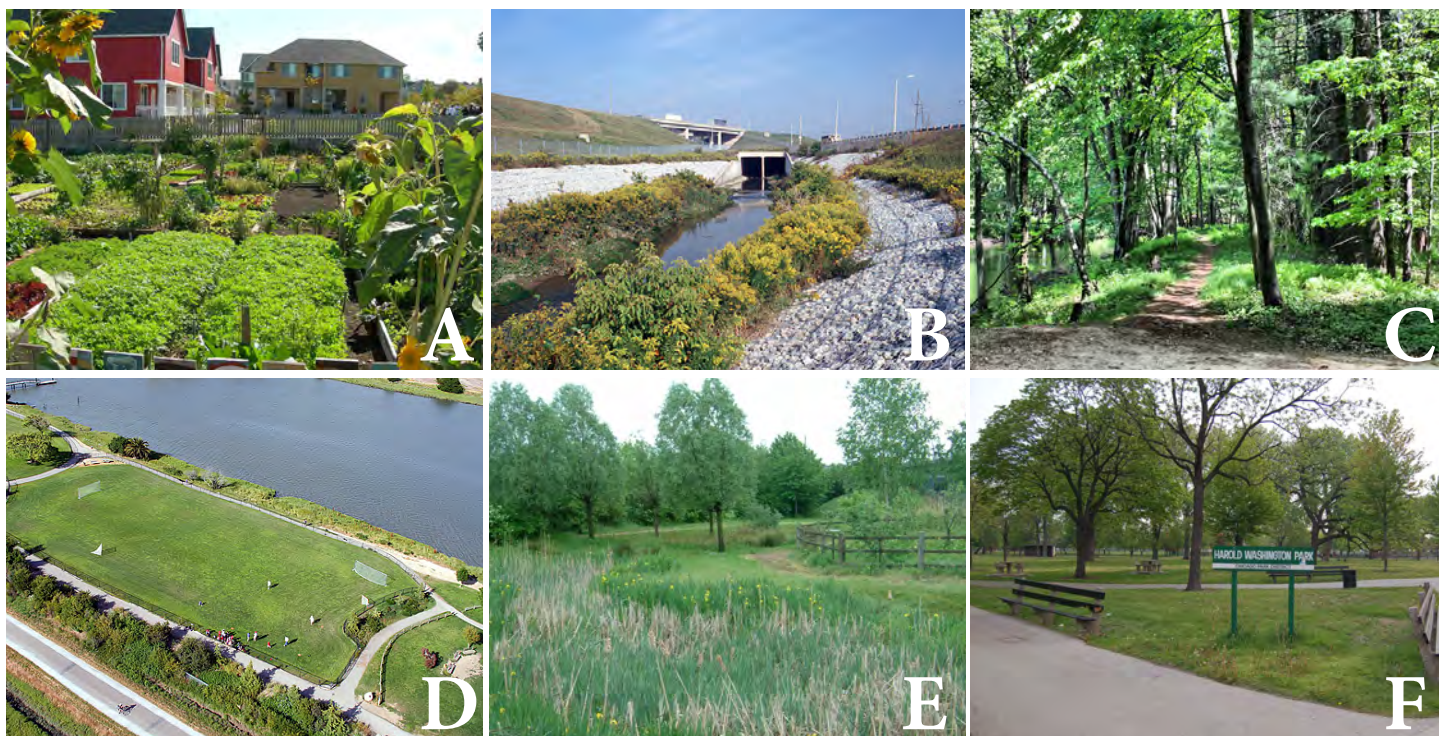


Image	-3	-2	-1	0	1	2	3	Total Pos. Score	Total Neg. Score
A	18%	5%	0%	18%	16%	21%	24%	49	-25
B	24%	11%	5%	21%	18%	16%	8%	28	-37
C	0%	0%	3%	3%	11%	24%	63%	94	-1
D	11%	8%	5%	8%	11%	35%	30%	63	-20
E	8%	3%	3%	16%	0%	26%	50%	77	-12
F	19%	0%	3%	11%	14%	11%	19%	34	-22

Participants indicated strongest support for images C (+94 score) and E (+77 score), which display natural and protected riverback and natural woodland environments.

4.0 QUESTIONNAIRE RESULTS

The following survey responses were suggested by respondents to the themes of Neighbourhood Amenities; Transportation; and Community Needs. The number (#) following each entry indicated the number of times each entry was suggested.

4.1 ACCESS TO NEIGHBOURHOOD AMENITIES

Do you feel that you have good access to community recreational amenities? YES: 26 | NO: 10

Topic	Comments
Trails	<ul style="list-style-type: none">- Do not use current trails system (2)- School trail is excellent- Need trails developed with the mobility needs of the elderly, and the young people taken into consideration- Used seldomly- Would like more trails (particularly along main roads) (4)- Need designated snowmobile/quad trails
Roads	<ul style="list-style-type: none">- Need roadways which provide better access to existing amenities and trails- Roads are dangerous for walking and cycling to facilities- Need roads connecting to community centre
Other	<ul style="list-style-type: none">- It is fine the way it is- Good proximity to Birds Hill Park, Selkirk,- No access to skating rink unless you belong to organized hockey- The recreation centre is rented out for skating, whereas the community that paid for it get 1 hour a week between 3:30 and 4:30, when most people are still at work or school

4.2 RECREATION AMENITY PROPOSALS

Are there recreational amenities at a community-wide level that you would like to see? YES: 13 | NO: 12

Topic	Comments
Outdoor Facilities/ Activities	<ul style="list-style-type: none">- Outdoor toilet facilities at soccer grounds- Update and provide larger boat launches on Cook's Creek- More pedestrian trails (2)- Looking forward to Legacy Park's completion- Designate trail routes to keep snowmobile, bike, and quad riders off farmers fields- Outdoor sports (i.e. ice fishing, cross country skiing)- Bike trails- Skateboard park- Outdoor athletic track
Year Round Facilities	<ul style="list-style-type: none">- Senior Centre (3)- Cultural or historic attractions- A place for walkers to be used in the winter- Curling rink (2)- Better access to indoor swimming pool- Indoor track
Environment	<ul style="list-style-type: none">- Cooks Creek Greenway and Park (2)- Park along Red River- Green spaces
Other	<ul style="list-style-type: none">- Better access for seniors- Fine as is (2)

4.3 TRANSPORTATION

How do you travel to visit friends, family, or participate in community activities in East Selkirk?

Car	Cycling	Walking
37	10	14

Note: Respondents chose one or more options, but the car is most commonly used for local commutes.

PEDESTRIAN AND CYCLING NEEDS

Is it important to incorporate provisions for pedestrians and cyclists on streets in East Selkirk? YES: 28 | NO: 10

Topic	Comments
Pedestrian and Bike Trails	<ul style="list-style-type: none">- More walkable trails- Road shoulders are too dangerous to walk/cycle on (4)- Roads are not wide enough- Paved shoulder for cyclists and walkers is sufficient (3)- Only cyclists should use the road- No cyclists- Bike path to Selkirk- Sidewalks in the village- Current roads are quiet, safe and accessible
Safety	<ul style="list-style-type: none">- Signage and better awareness- Need for a lit crosswalk- Not enough lighting- Ensure laws are enforced so off-road vehicles do not use pedestrian and cyclist trails, and walk facing traffic (3)
Roads	<ul style="list-style-type: none">- 212 is too narrow and dangerous for kids- Improve Colville Rd (3)- The road corner turning to Happy Thought School is dangerous- Visibility from Quarry Rd onto Colville Rd is poor for seeing oncoming traffic (2)- Shoulders on Hwy 508 N is dangerous
Traffic	<ul style="list-style-type: none">- Huge traffic conditions at times- Poor access to Selkirk with the Selkirk Bridge being closed- Reduce carbon footprint

4.4 COMMUNITY COMMERCIAL PROPOSALS

Are there commercial services that are not available in East Selkirk that you would like to see in the community?

Topic	Comments
Food	<ul style="list-style-type: none"> - Grocery store (6) - Coffee shop (4) - Restaurant (3) - Fast food - Deli - Small scale food store/market
Commercial	<ul style="list-style-type: none"> - Add more retail land uses - General/convenience store (3) - Strip mall with varied tenants (2) - Book store - Town square type of commercial services - Central gathering area for the village with small-scale commercial services - Any type of business will help - Small and varied businesses
Services	<ul style="list-style-type: none"> - Financial institution - Daycare - Accounting business - Recycling/garbage pick-up in village (2) - Bed and breakfast
Health and Wellness	<ul style="list-style-type: none"> - Community Clinic - Doctor's office - Veterinary service - Drug store
Recreation	<ul style="list-style-type: none"> - Dock and marina - Gym
Other	<ul style="list-style-type: none"> - Everything we need is already in Selkirk/Winnipeg (2) - All growth should be directed towards the City of Selkirk - Reduce size of industrial area - Fine as is

4.5 HOUSING

Should consideration be given to encourage other housing options? Rank each in order of priority: (1) = High; (2) = Medium; and (3) = Low.

Housing Option	Ranked 1st	Ranked 2nd	Ranked 3rd
Seniors Housing	17	8	11
Multi-family Condos	7	5	23
Affordable Housing	13	7	15
First-time Homebuyers	14	12	8
Rental Accommodations	5	8	18
Other	Quality neighbourhoods integrated with existing homes - 1 Retirement communities - 2		

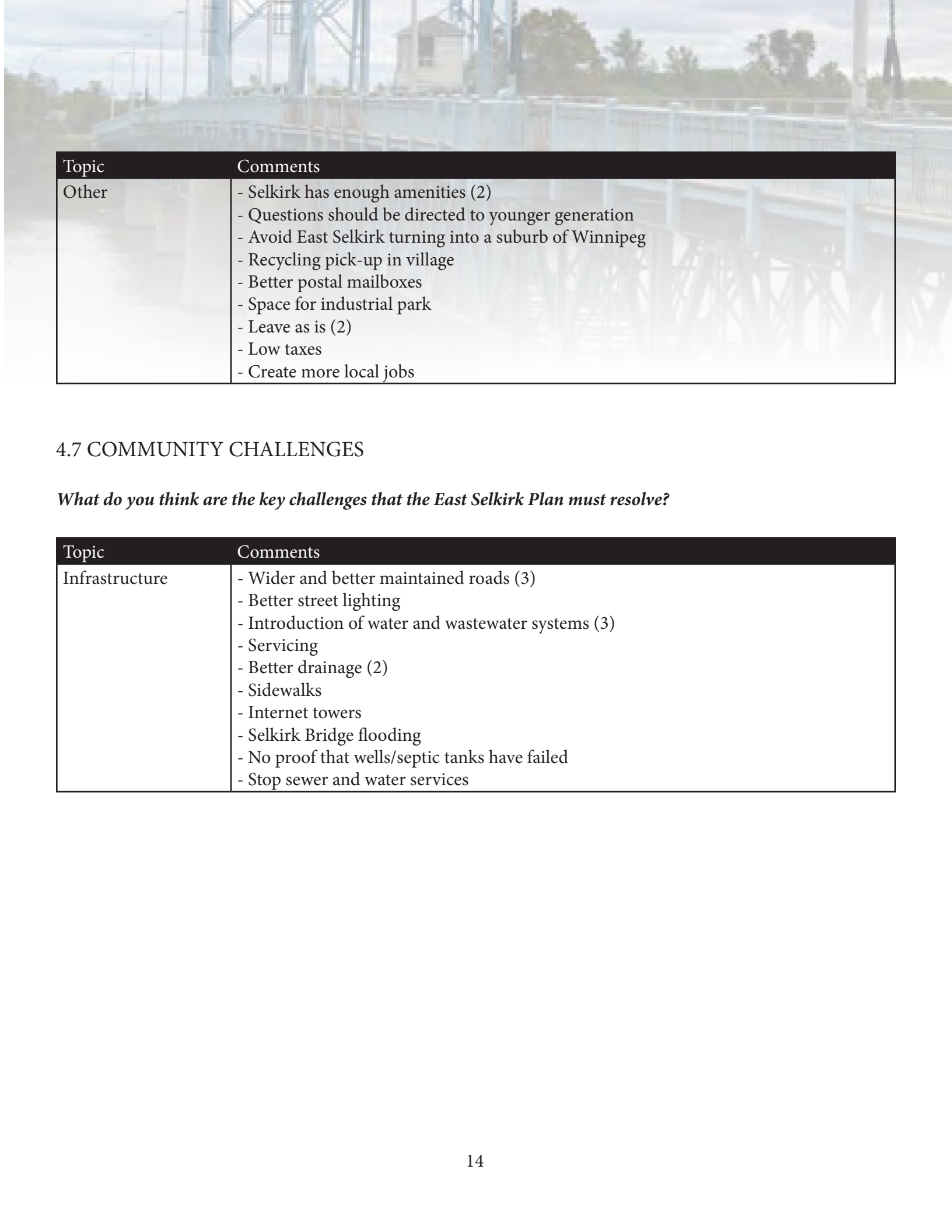
The results suggest that seniors housing is a high priority with 17 respondents ranking this housing option first. However, it is interesting to note that common housing options that accommodate seniors, including multi-family condos and rental accommodations, were given lowest priority with 23 and 18 respondents ranking these housing types third. Housing for first-time homebuyers is also a high priority with 14 respondents ranking this option first; followed by affordable housing with 13 first priority ranks.

4.6 COMMUNITY ASSETS

Identify the assets you believe most important to the future of East Selkirk, which should be enhanced by the community plan.

Topic	Comments
Residential Development	<ul style="list-style-type: none">- Stop wasting land with development of large lot subdivisions- Residential development is a priority- Redirect new development traffic away from existing residential areas- Retain village appeal and appearance as town grows and reflect in the architecture of buildings- More housing- Planned and well-designed residential development- Affordable housing

Topic	Comments
Community Facilities and Character	<ul style="list-style-type: none"> - Quiet community - Recreation Centre - Schools (2) - Hall - Church - Rural feel (3) - Small town charm - Farm community (2) - Large yards (2)
Planning Process	<ul style="list-style-type: none"> - Cooperation with Council and Planning Board - Have Council do what people want, not what they want
Environment and Open Space	<ul style="list-style-type: none"> - Green space (6) - Tree preservation should be an important part of subdivision design - Preservice open space and public access by developing park area along Cooks Creek - Clean air - Ability to use passive solar or geothermal advances - Protect waterways - Preserve scenic expanses - Protect natural wildlife, birds, flowers - Expand recreation space (2)
Safety	<ul style="list-style-type: none"> - Low crime - More policing/enforcement (2) - Fire hall - Local traffic signs only - Provide a safe environment for children and grandchildren - More lighting along roadway (2)
Commercial	<ul style="list-style-type: none"> - General store - Commercial development - Strategically located commercial properties - Shopping - Groceries - Encourage the start-up of small businesses
Infrastructure	<ul style="list-style-type: none"> - Drainage (2) - Good roads (6)
Farmland	<ul style="list-style-type: none"> - Protect farms from dirtbikers/quad riders
Connectivity	<ul style="list-style-type: none"> - Bike paths - Transform East Selkirk rail line to rapid transit going to Winnipeg



Topic	Comments
Other	<ul style="list-style-type: none"> - Selkirk has enough amenities (2) - Questions should be directed to younger generation - Avoid East Selkirk turning into a suburb of Winnipeg - Recycling pick-up in village - Better postal mailboxes - Space for industrial park - Leave as is (2) - Low taxes - Create more local jobs

4.7 COMMUNITY CHALLENGES

What do you think are the key challenges that the East Selkirk Plan must resolve?

Topic	Comments
Infrastructure	<ul style="list-style-type: none"> - Wider and better maintained roads (3) - Better street lighting - Introduction of water and wastewater systems (3) - Servicing - Better drainage (2) - Sidewalks - Internet towers - Selkirk Bridge flooding - No proof that wells/septic tanks have failed - Stop sewer and water services

Topic	Comments
Residential	<ul style="list-style-type: none"> - Facilitate future development of land without harming existing community, septic fields, drainage, and water; or creating pollution - Improve accessibility within existing neighbourhoods - Keep subdivisions North of village and West of St. Peter's and 2 mile road away from farmland (2) - Bring in population to fill in lots - Do not support growth - Organized growth - Good planning to develop residential community within township - Efficient use of available lands
Planning Process	<ul style="list-style-type: none"> - Co-operate with residents - Encourage aging population to embrace change (2) - Councillors listening to the community - Openness, honesty and fairness within the RM of St. Clements and Planning Board - Access to Selkirk in all seasons including flood (need to upgrade bridge) - Ensure adherence to the "vision"
Environment	<ul style="list-style-type: none"> - Cooks Creek and Red River flooding - Preserve green spaces (2) - Protect wildlife (2)
Services	<ul style="list-style-type: none"> - Garbage and recycling pick-up - Rehabilitate old garbage dump - More facilities
Commercial	<ul style="list-style-type: none"> - Bring in businesses to develop
Character	<ul style="list-style-type: none"> - Preservation of "village" and "small town" feel (2) - Respect rights and privacy of people who choose to live in the country
Safety	<ul style="list-style-type: none"> - Better policing
Recreation	<ul style="list-style-type: none"> - Establish snowmobile trails
Other	<ul style="list-style-type: none"> - Keep tax low - Help people (seniors) who cannot afford new developments and infrastructure (water and wastewater)