

South St. Clements

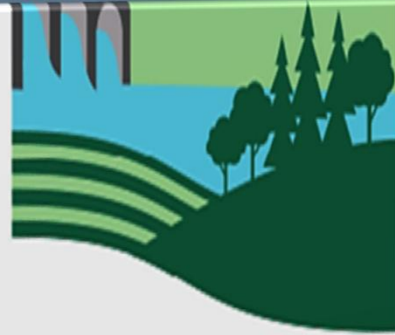
Community Design Workshop

June 6, 2012



Why are we doing this plan?

- Managing Growth
- Creating Community



SDPA

Selkirk and District Planning Area Board

**The Selkirk and District
Development Plan
By-law 190/08**

Development Plan Goals

- Sustainable development
- Region-building
- Selkirk urban centre
- Agriculture principle land use
- Transportation corridors and nodal development
- Harmonious development
- Protected natural resources
- Enhanced recreational, historical, cultural amenities
- Development respects infrastructure

SDPA Development Plan Policy Directions

Part 3 – Sustainable Development

- * Sustainable use of land
- * Soil and water resources
- * Compact residential patterns
- * Engage the public
- * Emissions reductions
- * Alternative energy sources.
- * Composting and waste reduction
- * Centralized sewer service



SDPA Development Plan Policy Directions

Part 3 – Liveable, Inclusive and Affordable Communities

- * Housing options
- * Liveable, inclusive complete communities
- * Affordable housing strategy



SDPA Development Plan Policy Directions

Part 3 – Regional Development and Cooperation

- * Minimize land use conflicts
- * Collaborate on regional strategies
- * Regional services and revenue sharing



SDPA Development Plan Policy Directions

Part 4 – Transportation

- * Transportation system for all modes
- * Access from an all-weather road
- * Preserve PTHs
- * Development avoids impacts from roadways and railways
- * Expansion of trails
- * Street system hierarchy



SDPA Development Plan Policy Directions



Part 4 –Municipal Services and Infrastructure

- * Density for feasible sewer and water
- * Improve drainage systems
- * Onsite stormwater storage
- * Sewer built with roadways
- * Considering infrastructure fees
- * New options for waste management and treatment

SDPA Development Plan Policy Directions

Part 4 – Water, Hazard Lands, Flooding, and Erosion

- * Agriculture and open space on hazard lands.
- * No development on lands with bank instability, landslides, subsidence, substantial erosion, adverse or altered water flow / flow velocity.
- * Consumption cannot exceed yield of an aquifer.



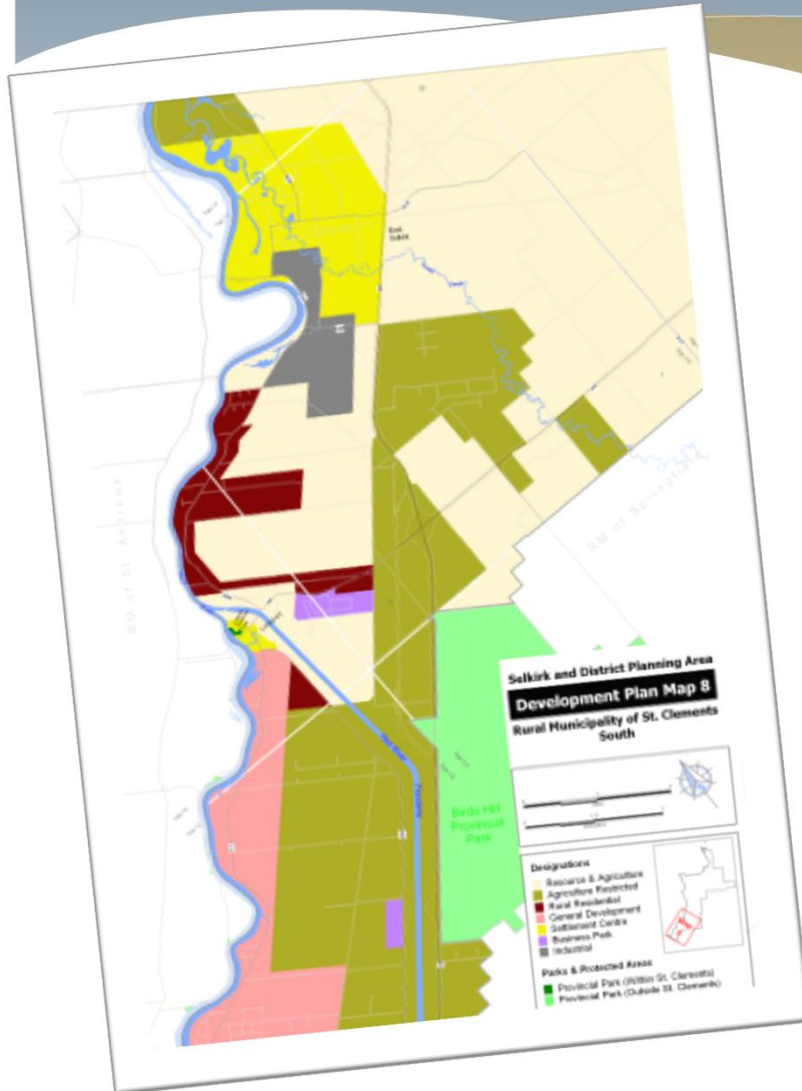
SDPA Development Plan Policy Directions



Part 4 – Natural and Human Heritage Resources and Habitat

- * Protect and rehabilitate fish habitat
- * Protect significant wetlands
- * Retain native vegetation and contiguous woodlands.
- * Access to natural areas and wildlife and fisheries habitat.
- * Identify, preserve and protect heritage resources.

SDPA Development Plan Policy Directions



Part 5 – Designations

- * Resource and Agriculture (RA)
- * Agricultural Restricted (AR)
- * Rural Residential (RR)
- * General Development (GD)

SDPA Development Plan Policy Directions

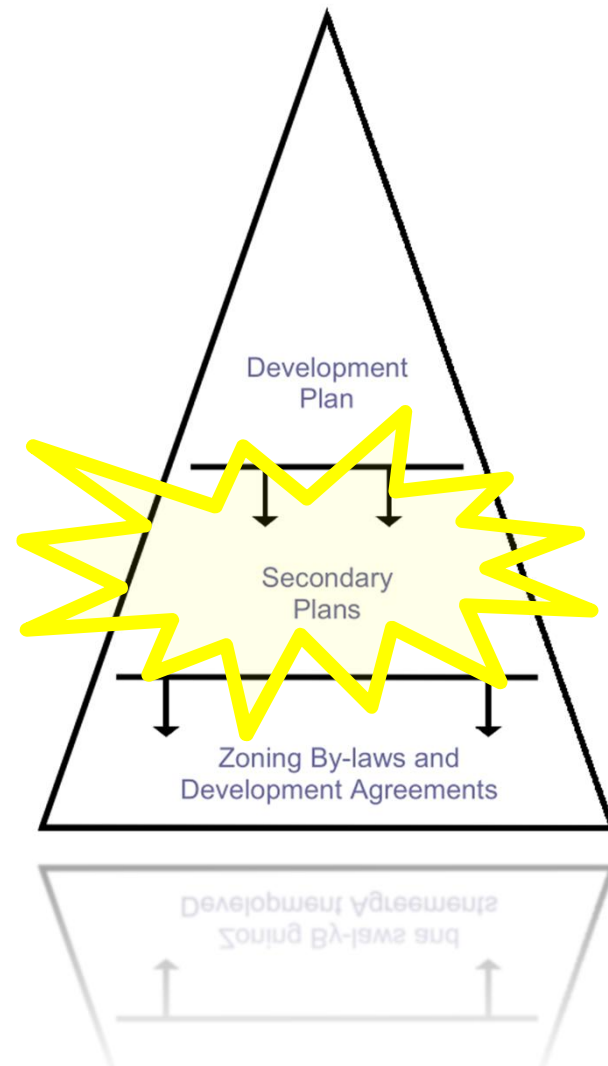
The question is ...

How do we do all
of this in South St.
Clements?



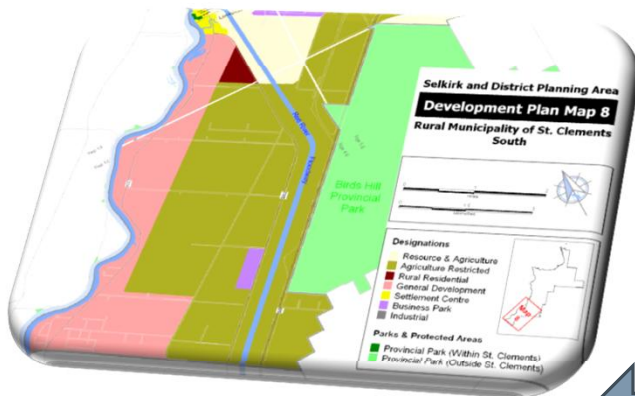
Development Plan calls for local Planning

RM of St. Clements and Selkirk and District Planning Area Board hired Dillon to complete a “secondary plan” for the future development of the South St Clements area.



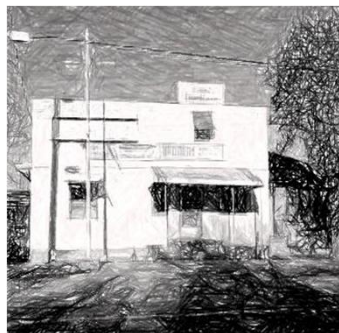
The South St. Clements Plan

Development Plan

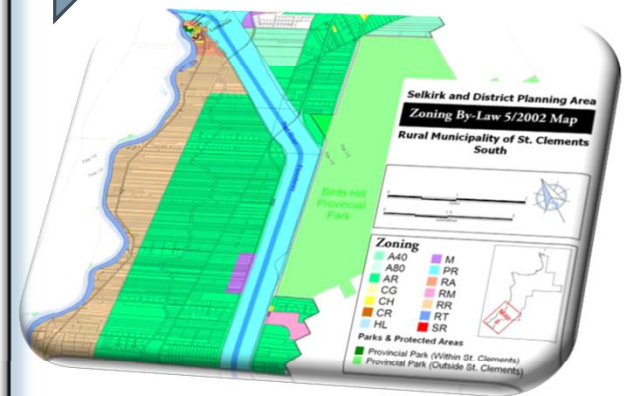


Broad with Few Details

South St. Clements Community Plan

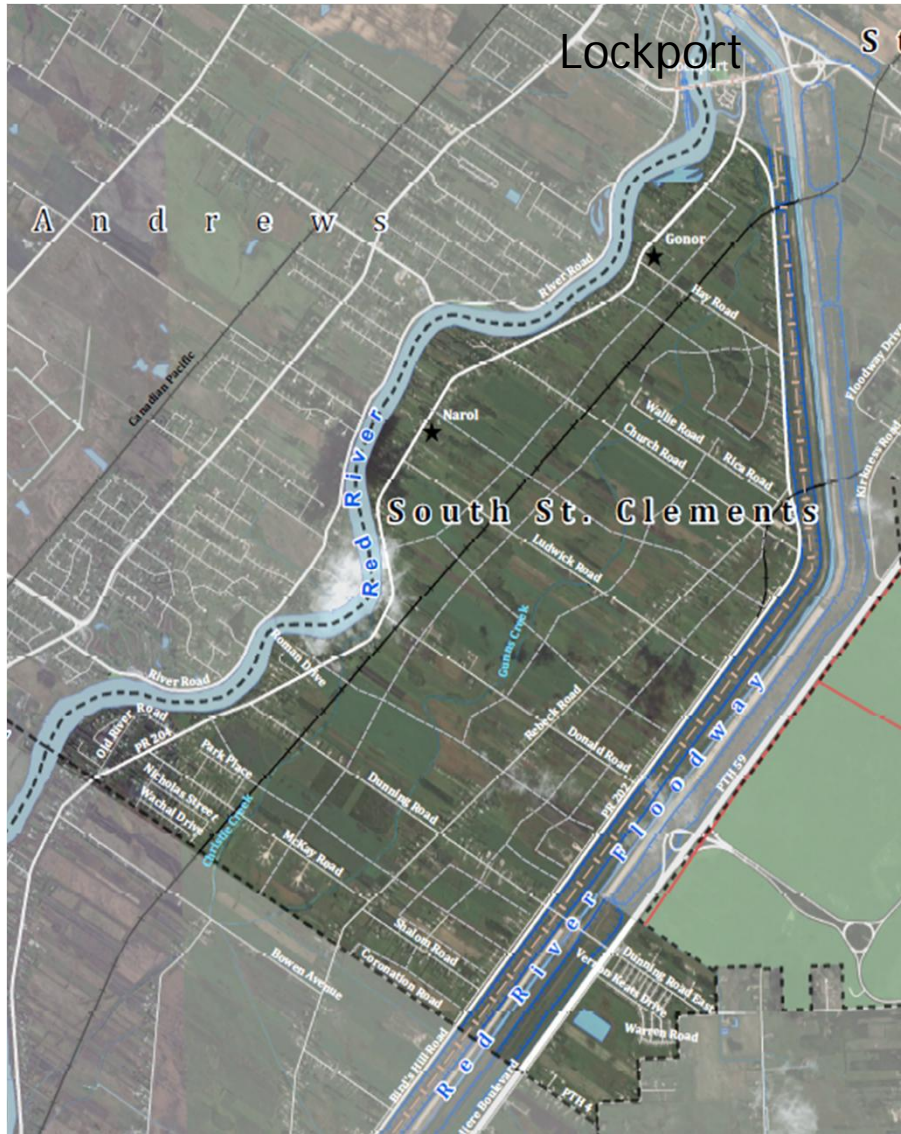


Zoning By-law



Extremely Detailed





Your Community: South St. Clements

“Our challenge is how to best manage growth. We need to ensure future subdivisions are well thought, do not overtax our existing roads, improve drainage patterns and encourage more density.”

~ St. Clements Council



What is your vision for your community?



A Vision for South St Clements?

- ❑ South St. Clements is a resilient community where families live, work, and play.
- ❑ Our culture, history, natural resources, and ecosystems flourish.
- ❑ We are environmentally wise and appropriately serviced with cost-effective infrastructure.
- ❑ We contribute to region-building and we embrace harmonious development.



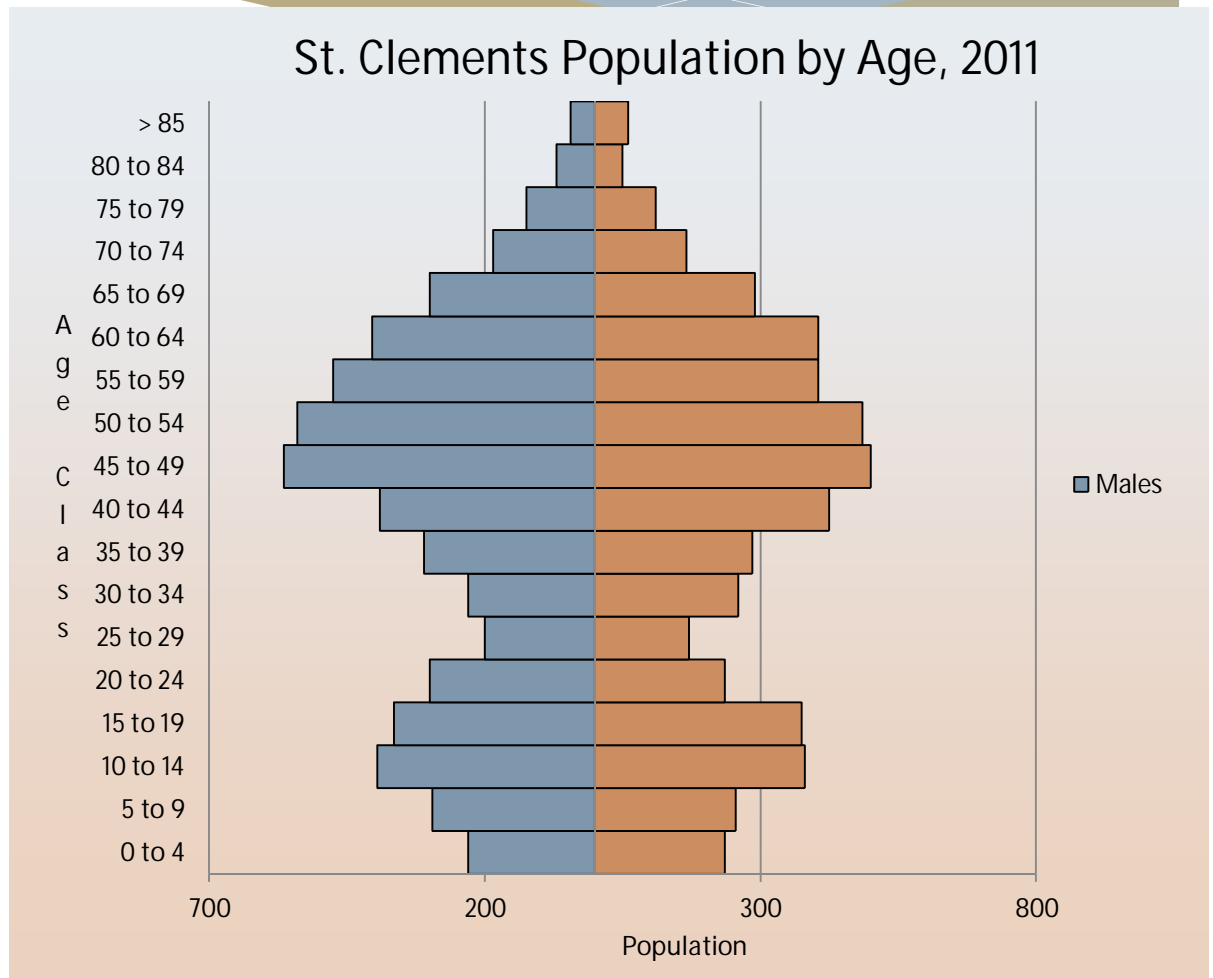
Population Growth

- * Over 3800 people live in the South St. Clements Area now in over 1400 homes.
- * The Development Plan anticipates population growth of 4151 in the commutershed of St. Clements by the year 2030.
- * The new Secondary Plan needs to accommodate more than 2,300 more people, or almost 900 new homes in South St. Clements in the next 15 years.



Who are the people in your neighbourhood?

- * You are aging in place
- * New families continue to settle here
- * Fewer young families
- * Higher income, but more modest than WStP and StAndrews



Opportunities

- * What are the best things about living in St. Clements?
- * What is here that should be promoted or invested in to make it better?



Issues

- * What is holding the community back from becoming what you dream of?
- * What are your concerns?



Issues/Opportunities Analysis

- * Policy options to respond to issues
- * Policy options to advance opportunities
- * Council workshop in August
- * Draft policies for the new Plan



Refresh for five!

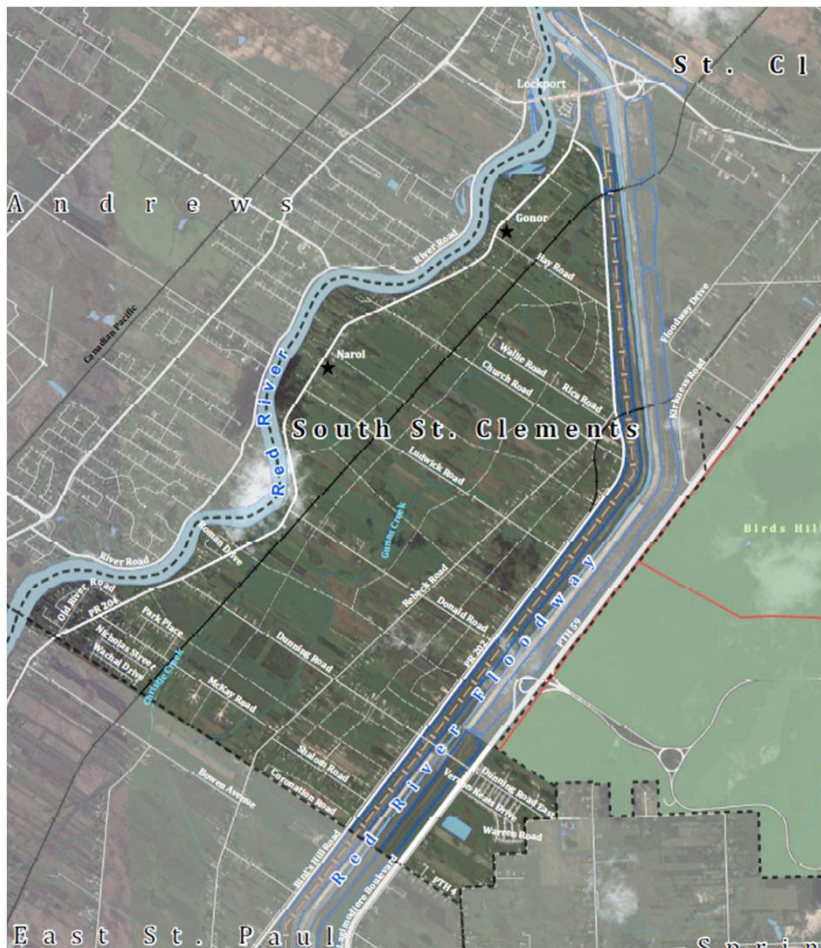


St. Clements
The place to be


DILLON
CONSULTING


SDPA

Finding Space and Creating Place in South St. Clements



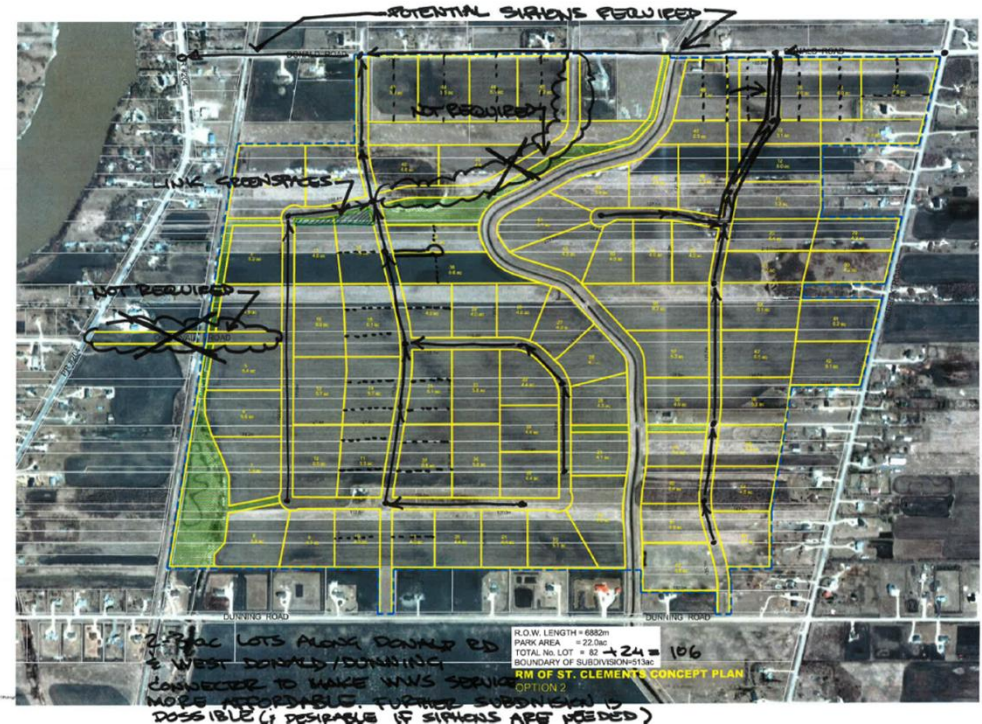
- 1) Where will 2300+ new residents live in 900 new homes?
- 2) What type of homes and properties make sense?



Development: Finding Space

Potential Development Concepts & Servicing Schemes

- 1) Overall density
- 2) Transportation linkages
- 3) Type of development
- 4) Greenspace/Recreation
- 5) Overall drainage strategy



Development: Finding Space

for multi-modal transportation connections



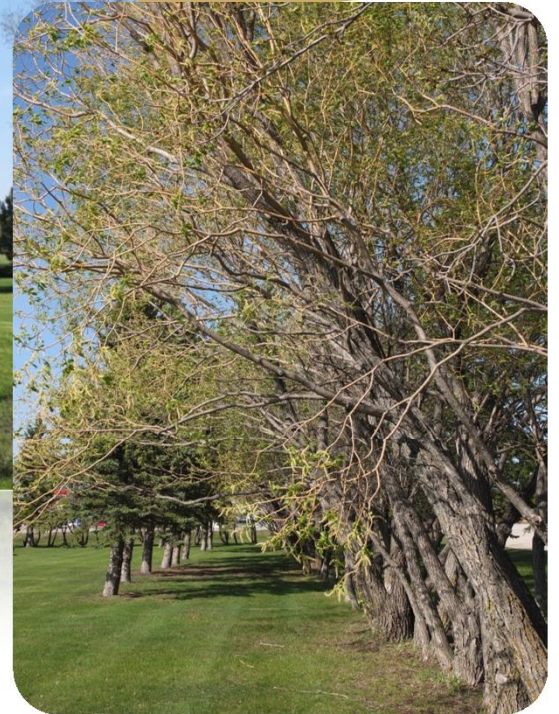
Development: Finding Space

for business and industry



Development: Finding Space

for greenspace and recreation



Development: Finding Space

for agriculture



Development: Finding Space

for community gathering



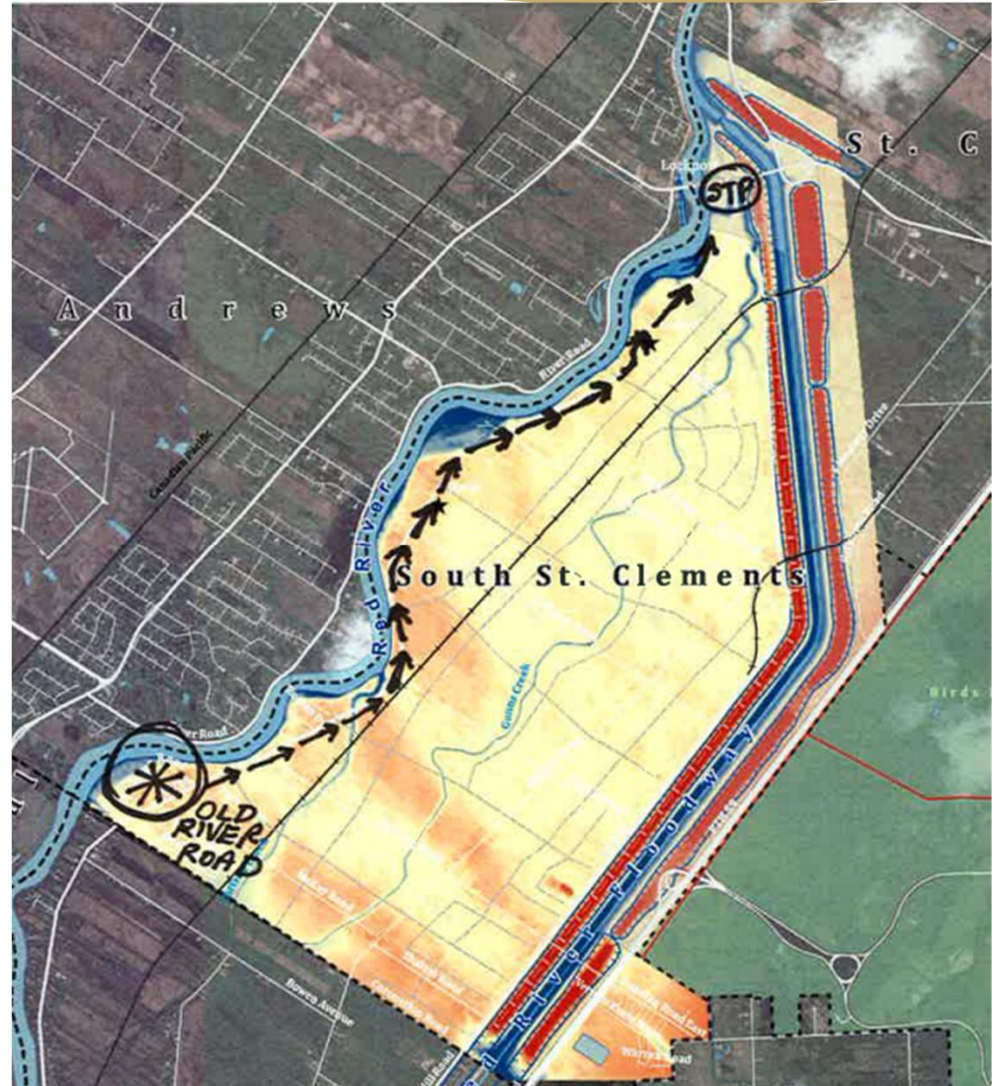
Development: Finding Space

for housing



Municipal Servicing "Knowns"

- 1) Old River Road provincial health order
- 2) Solution includes sewer line to Sewage Treatment Plant
- 3) Pine Ridge Village has piped sewer and lagoon
- 4) Mostly septic fields and some tanks
- 5) Province has banned fields west of tracks
- 6) Area's clay soils bad for fields
- 7) Not enough north/south road connections
- 8) Drinking water from wells



Develop your community: Finding Space

- * At your table please feel free to develop your community with your group.

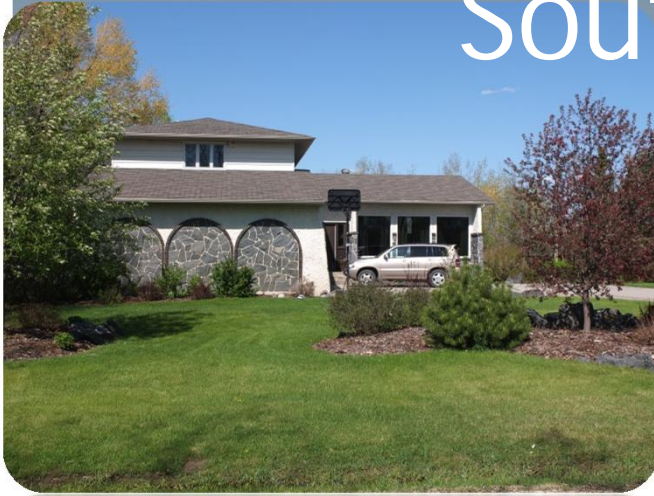


Design Your Community: Creating Space

- * Community takes many forms.
- * What makes sense in St Clements?



Community Design in South St. Clements



McKay Road West of Rail
= 1.3 – 2 acre lots



Pine Ridge
= 6 Trailers per acre



Raleigh Road = 4 acres for a house



3 acre lots

1



Broomfield, CO 0.3 units / acre

2



Hollister, CA 0.3 units / acre

Excerpt from *Visualizing Density* by Julie Campoli and Alex S. MacLean.
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3 acre lots

3



Hollister, CA 0.3 units / acre

4



Golden Valley, AZ 0.3 units / acre

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1 acre lots

1



Tysons Corners, VA 0.9 units / acre

2



Glendale, AZ 1.0 units / acre

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1 acre lots

3

4



Edinburg, NJ 1.1 units / acre



Grosse Pointe, MI 1.6 units / acre

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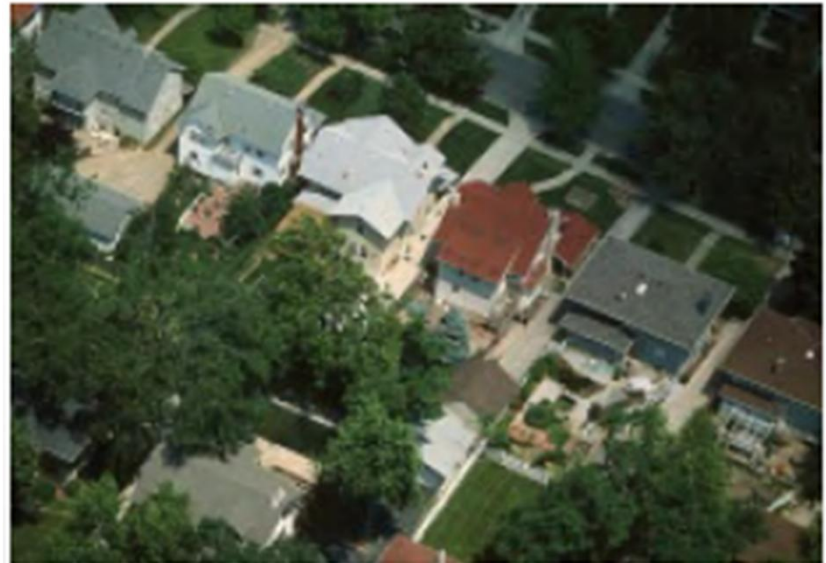
3 houses on 1 acre (1/3 acre lot)

1



Dallas, TX 3.2 units / acre

2



Kansas City, MO 3.5 units / acre

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3 houses on 1 acre (1/3 acre lot)

3

4



Palos Verdes, CA 3.6 units / acre



Hollister, CA 2.9 units / acre

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0.166 acre lots

1



Portland, OR 7.0 units / acre

2



Fairview, OR 6.3 units / acre

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0.166 acre lots

3

4



Ogden, UT 5.5 units / acre



Radburn, NJ 5.7 units / acre

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Please rank your preferences on the worksheets.

3 acre lots

Broomfield, CO 0.3 units / acre

A	B
4	1
2	3

Hollister, CA 0.3 units / acre

Hollister, CA 0.3 units / acre

Golden Valley, AZ 0.3 units / acre

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Where to from here?

- * Dillon will use the results of the Community Design Workshop to draft the South St. Clements Plan over the summer.
- * There will be an open house/workshop in the fall to receive input on the draft plan.
- * The plan will go forward to Council for them to approve and adopt by By-law.
- * Any changes to the plan from that point require an amendment to the By-law.

Thank you for participating!

Round Table Review

Questions??

