

South St. Clements

Community Open House

October 30, 2012

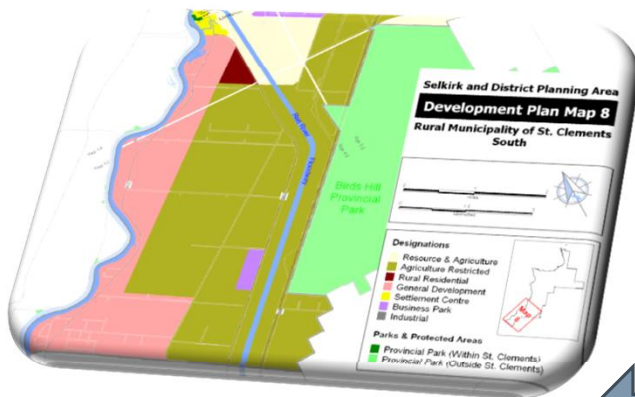


Tonight's Presentation

- Recap of the project to date
- Results of the first community workshop (June 6, 2012)
 - Vision Statement
 - Summary of Issues and Options
- What we heard?
- What are we doing with it?
- Next Steps

The South St. Clements Plan

Development Plan

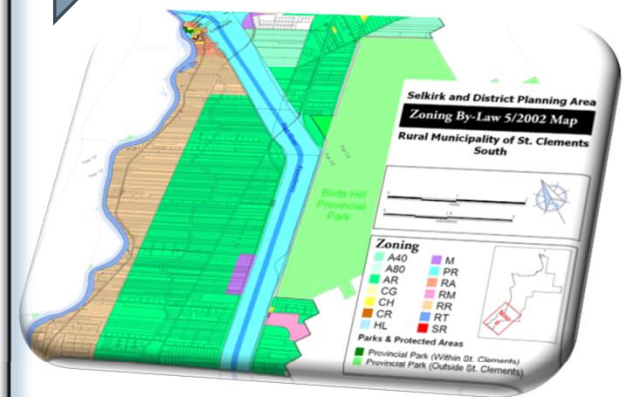


Broad with Few Details

South St. Clements Community Plan



Zoning By-law



Extremely Detailed

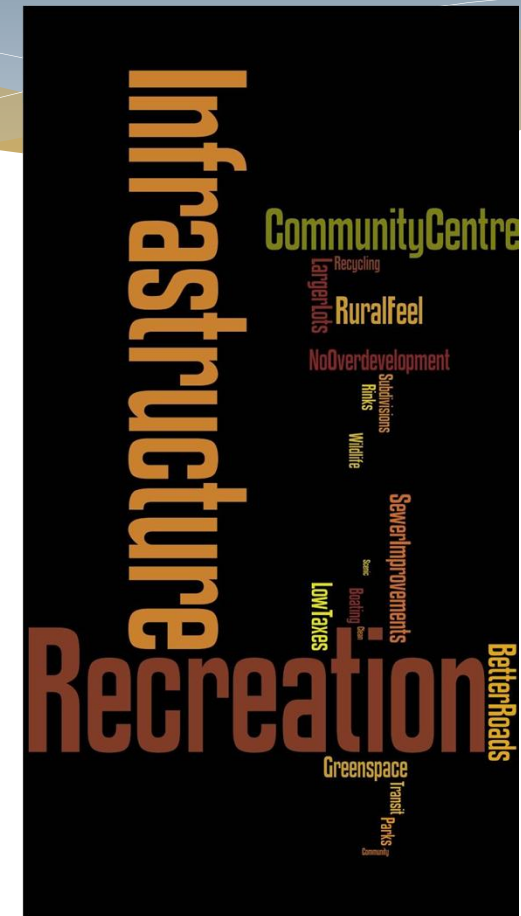


Why are we doing this plan?

- South St. Clements is growing
- Manage Growth
- Create Community

You said your vision includes:

- * Recreation (community centre, seniors' centre, boating).
- * Infrastructure (better roads, sewer, recycling).
- * Development (no overdevelopment, larger lots).
- * Taxes (keep taxes low).
- * Nature (need greenspace, clean air).
- * Rural (keep the rural feel of the community).
- * Public Transportation (need options).



A Vision for South St. Clements

South St. Clements is a resilient community where everyone can live, work, play...and stay! Our culture, rural history, natural resources, and ecosystems flourish. We are environmentally wise and embrace harmonious development that is appropriately serviced with cost-effective infrastructure.



Opportunities You Identified

Opportunities:

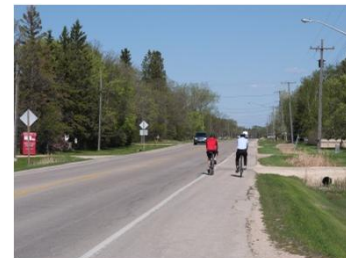
- * Rural living close to the City.
- * Proximity to Birds Hill Park.
- * Lots of recreation potential and outdoor opportunities.
- * More stores and services in the area.
- * Quiet, private, and safe.
- * Trailer park community.



Issues You Identified

Issues:

- * Infrastructure (road maintenance, sewer, planning, financing , Dunning floodway crossing).
- * Highways (congestion and safety for multiple-users).
- * Recreation (lack of activities for kids).
- * Waste (garbage collection, transfer station, burning, recycling).
- * Water (risk of contamination, drainage improvements needed).
- * By-law Enforcement (dirt bikes, ATVs, heavy construction equipment).
- * Taxes and affordability (who will pay, development to pay for itself).
- * Follow-through (implementation, accountability).



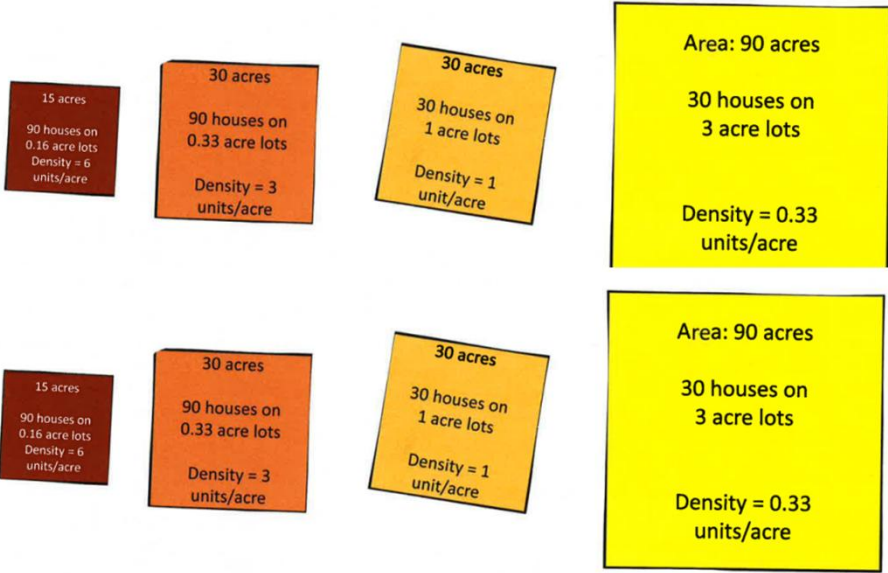
Your Views about Future Development

Comments about development:

- * Want well planned development – not random subdivisions.
- * Large developments allow for economies of scale for higher level of infrastructure.
- * Designate certain areas for different types of densities.
- * Recreation and school needed.
- * Clean and scenic.



Finding Space for 900 New Homes



Finding Space – Group 1



- * Nodes of higher density along Henderson Highway.
- * Smaller rural lots between the railway and Rebeck Road.
- * Larger rural lots between Rebeck Road and Raleigh Street and north area.
- * 1050 homes.

Finding Space – Group 2



- * Higher density node at south end between Christie and Gunn's Creek.
- * Medium development along corridors - Henderson Highway north, Church Road, between Raleigh Street and Rebeck Road.
- * Large lots in agricultural areas.
- * 850 homes.

Finding Space – Group 3



- * Nodes of higher density along PR 202 and Church Road.
- * Creative! Node with higher density at Birds Hill Park Entrance.
- * Suburban development between Donald Road and Dunning Road.
- * Large lots in the middle of the area.
- * 980 homes inside St. Clements.
- * 450 home in Provincial Park.

Finding Space – Group 4



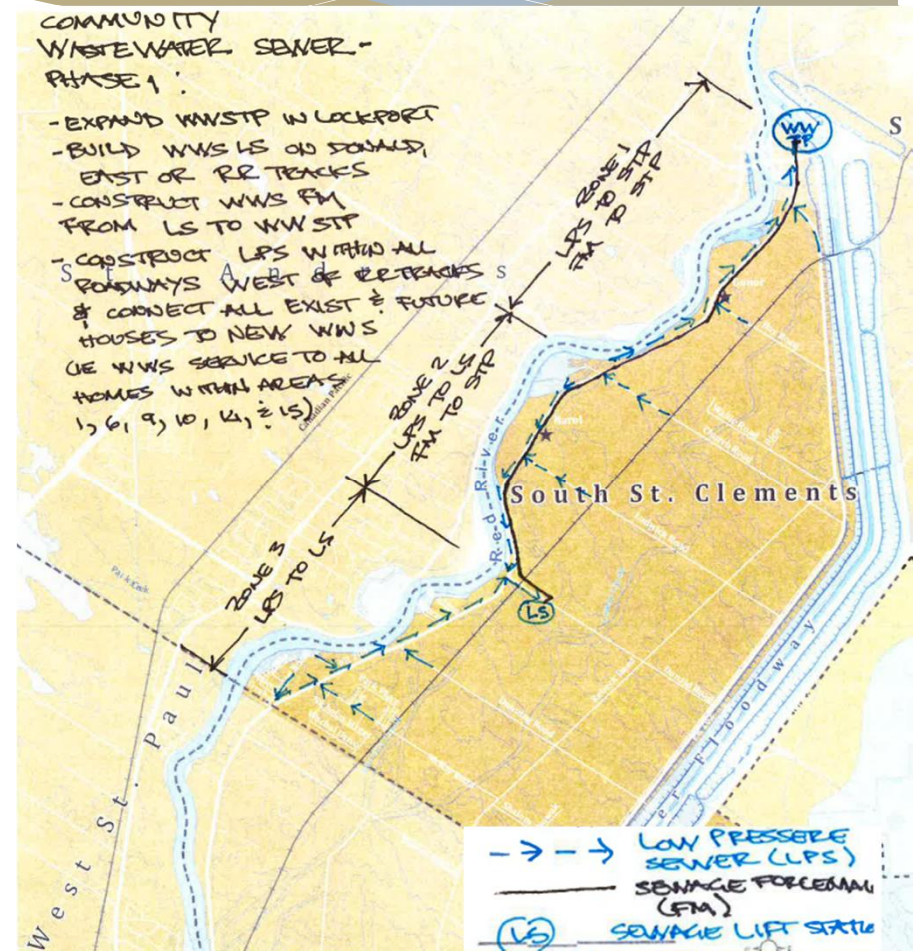
- * “Super Treatment Plant” and “Back-up Treatment Plant”.
- * Stressed that planning and development should follow where infrastructure makes sense.
- * Low density throughout.

Finding Space – Summary

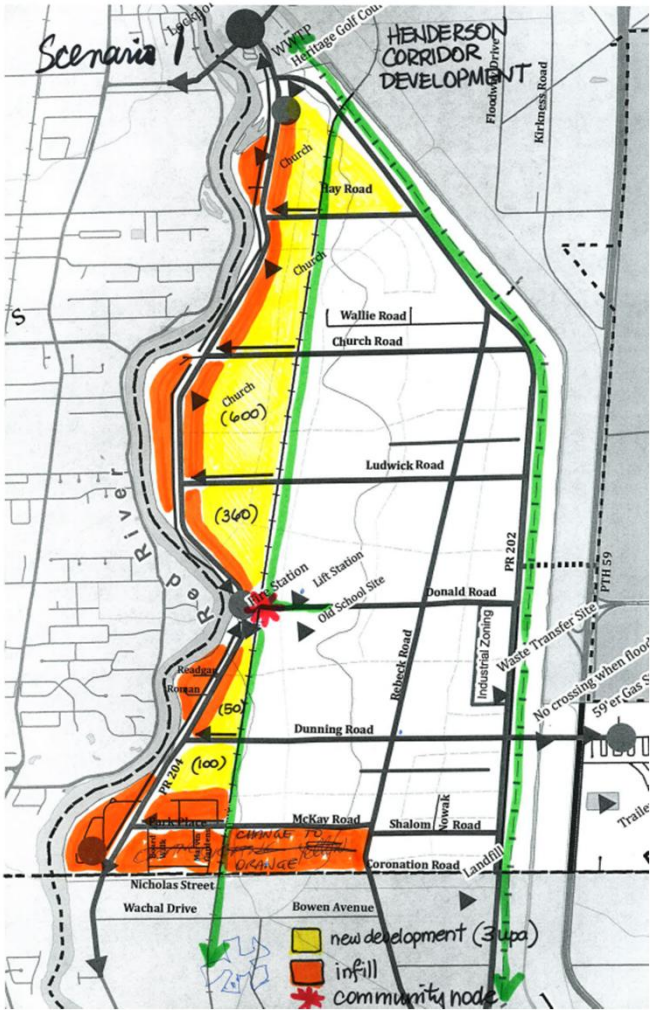
- * Good exercise.
- * Needed more time and detail to design community.
- * Implications for cost of infrastructure and improvements.
- * Great to involve the community.

Future Municipal Servicing- Knowns

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



Future Development Scenario #1



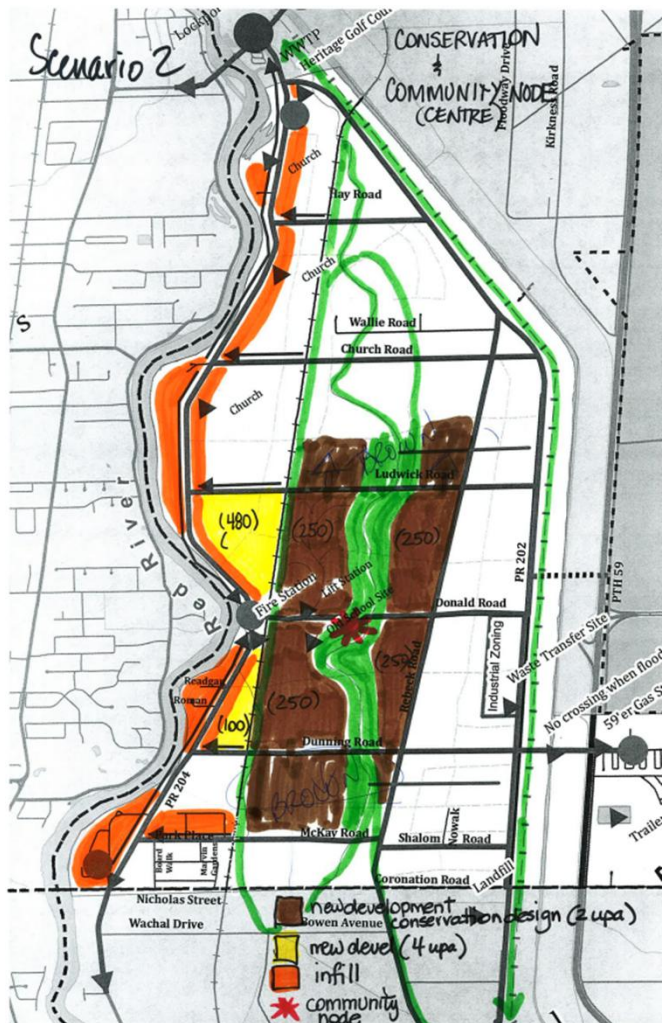
Rationale:

- Contains density and traffic to Henderson Highway corridor.
- Maximizes opportunity of Henderson Highway infrastructure.
- Preserves agricultural lands.

Concerns:

- Overloading traffic on Henderson.
- Limiting land with access to piped service.
- Limited opportunity for diverse living options.

Future Development Scenario #2



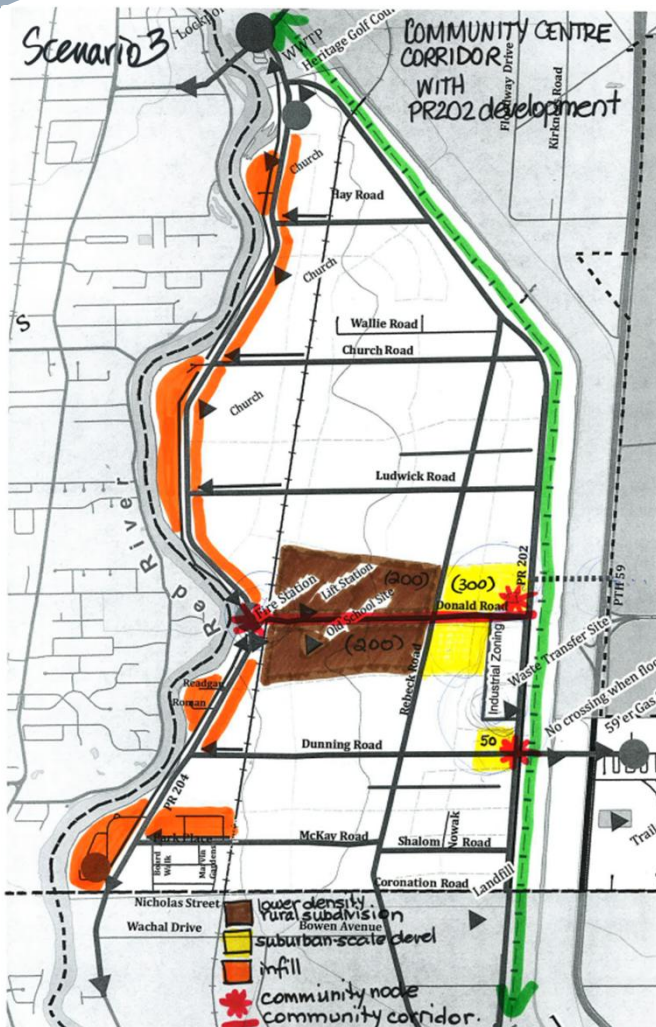
Rationale:

- Conservation design development north and south of Donald fosters evolution of a community node at the old school site.
- Conservation design supports horticulture and mixed agricultural activities.
- Somewhat lessens traffic via Henderson by allowing some low impact development (LID) east of the tracks that could use PR 202 instead.

Concerns:

- Would require piped service extensions down Donald in the future.

Future Development Scenario #3



Rationale:

- Promotes only infill opportunities along Henderson and minimizes addition traffic on Henderson.
- Focuses alternate development node near Birds Hill and traffic on PR 202.
- Builds Donald as a corridor /linkage to Birds Hill Park.

Concerns:

- Residential near industrial area.
- Dunning connection to PTH 59.

Creating Place

3 houses per acre (0.33 acre lots)



Dallas, TX 3.2 units / acre



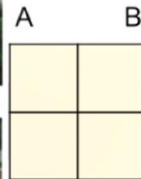
Kansas City, MO 3.5 units / acre



Palos Verdes, CA 3.6 units / acre



Hollister, CA 2.9 units / acre



Excerpt from *Visualizing Density* by Julie Campoli and Alex S. MacLean.
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Aerial photographs © 2007 Alex S. MacLean.



- * Objective to help visualize what lots and housing could look like.
- * Various densities and types of development.
- * Rank from 1 to 4.



Creating Place

- * Preferred larger yards with lots of space.
- * Grid pattern for streets with well defined yards.
- * Modified grid pattern for streets.
- * Homes fronting onto cul-de-sacs preferred with linear parks and trails.
- * Preference for cul-de-sacs with clustered houses.
- * Minimizes road and infrastructure.



Green Policy Options

- * Development that respects natural features is often more cost effective to build, creates memorable spaces, and adds value to private land.
- * Partner with Native Plant Solutions to naturalize and enhance drainage channels.
- * Require 100 foot public land dedication along Gunn's Creek.
- * Create a master drainage plan to determine where retention lakes are needed for development.
- * Protect existing tree stands for parks with links to green spines.
- * Others...



Recreation Policy Options

- * Create a rails to trails plan with active transportation infrastructure.
- * Railway, Gunn's Creek, and TransCanada Trail become spines for the area
- * Naturalize and enhance drainage channels for nature trail opportunity.
- * Joint use agreements with schools and church infrastructure.
- * Complete a recreation strategy.
- * Others...

Infrastructure Policy Options

- * Phase and focus development in strategic locations to support efficient infrastructure investments.
- * Create guidelines for local private on-site wastewater disposal.
- * Implement policy for street and road hierarchy with development standards.
- * Fully serviced development west of the tracks (water and wastewater).
- * Create a regional master drainage plan with East St. Paul.
- * Others...

Transportation Policy Options

- * Designate active transportation and ATV routes.
- * Require infill development along Henderson Highway to share access wherever possible.
- * Consolidate and remove residential approaches along Henderson Highway where possible.
- * Make sure new development along Henderson Highway is set back far enough to allow for future road widening.
- * Plan a multi-use pathway along Henderson Highway along sewer line.
- * Connect to Mowat Road in ESP and create several other north south arterial streets to reduce traffic and pressure on PR 202 and 204.
- * Protect the intersection of Donald Road and Henderson Highway for future intersection improvements or signal.
- * Encourage more traffic to use PR 202 by accommodating development on the east side of South St. Clements.
- * Others...

Community Development Policy Options

- * Identify the former school site on Donald Road as a mixed use node and plan for recreation, school, day care, park and ride at that location.
- * Develop the mixed use node at Henderson Highway and Old River Road.
- * Create new nodes along Henderson Highway at Ludwick and Church Roads.
- * Ensure bicycle, ATV trails, connect whole community to centre node on Donald Road.
- * Others...

Commercial Policy Options

- * Allow commercial uses at a scale that is compatible with the neighbourhood and neighbouring uses.
- * Evolve the industrial zoning area at Donald Road and Raleigh Street into a commercial/industrial mixed use site.
- * Locate commercial development only at higher density nodes.
- * Revise Zoning By-law to allow a mix of commercial and residential and recreational development in the same zone.
- * Discourage Big Box retail in South St. Clements.
- * Preserve some agricultural land for market gardens.
- * Others...

Municipal Services Policy Options

- * Review existing nuisance by-laws and create a “Neighbourhood Livability” By-law.
- * Provide curbside pickup and recycling for all new master planned communities that have lots with sewer service.
- * Improve look and hours of Dunning Road Waste Transfer station.
- * Review levies for new lots yearly so new development is paying for existing and future infrastructure costs.

Subdivision Policy Options

- * Allow two acres lots east of the floodway around the trailer park.
- * Change four acre lot minimums to two acre in unserviced areas.
- * Allow small lots in areas with sewer service.
- * Ensure septic tanks are installed in the front of properties to make future sewer hook-ups more cost-effective.
- * Create a maximum lot size in serviced areas.
- * Develop only on one side of the property to allow for future subdivision.
- * Others...

Replotting Policy Option

- * Provincial Legislation that allows property lines to be “redrawn” in areas with highly fragmented ownership.
- * Not approved in Manitoba yet.
- * Land within a boundary is grouped together.
- * The Land needed for public utilities and infrastructure determined.
- * Land owners get compensated for public lands required.
- * Remainder of land is planned, subdivided and distributed amongst the owners based on amount of land owner held previously.
- * Result is a master planned community that maximizes development potential.

Where to from here?

- * Compile and analyze the feedback from this Open House.
- * Refine the policies to make them more detailed and outline actions based on the preferred concept.
- * Meet with Provincial agencies and departments for their input to draft policies.
- * Present the draft plan at the third Open House in the new year.

Thank you for
participating!

