



West End Concept Plan

Investing in a Sustainable Future

September 15, 2021

SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

CITY OF
Selkirk

**“A little less conversation,
a little more action”**

Prime Minister Erna Solberg of Norway, quoting Elvis Presley

Selkirk's Strategic Plan



The Road to Sustainability



Insight to Action

ENVIRONICS
ANALYTICS



CitizenVoice

Omnibus Survey
Credit Union Central Manitoba

Strategies

- Tactics
 - Land Banking
 - West End Concept Plan

Insight to Action

World Council on City Data (ISO 37120)

Selkirk is Manitoba's only Data for **Canadian Cities Pilot Project** and its **sole community** to pursue and attain ISO 37120 certification

ISO 37120



**WORLD COUNCIL
ON CITY DATA**

Insight to Action

World Council on City Data (ISO 37120)

- Selkirk is a member of the World Council on City Data's global network (100+ cities)
- Supports Infrastructure Investment , Benchmarking (KPI's), Competitiveness, Investment
- Global collaboration and best practices
- Alignment with UN sustainable Development Goals
- Directly supports **Sustainable Development and involves community stakeholder engagement**

Insight to Action

World Council on City Data (ISO 37120)

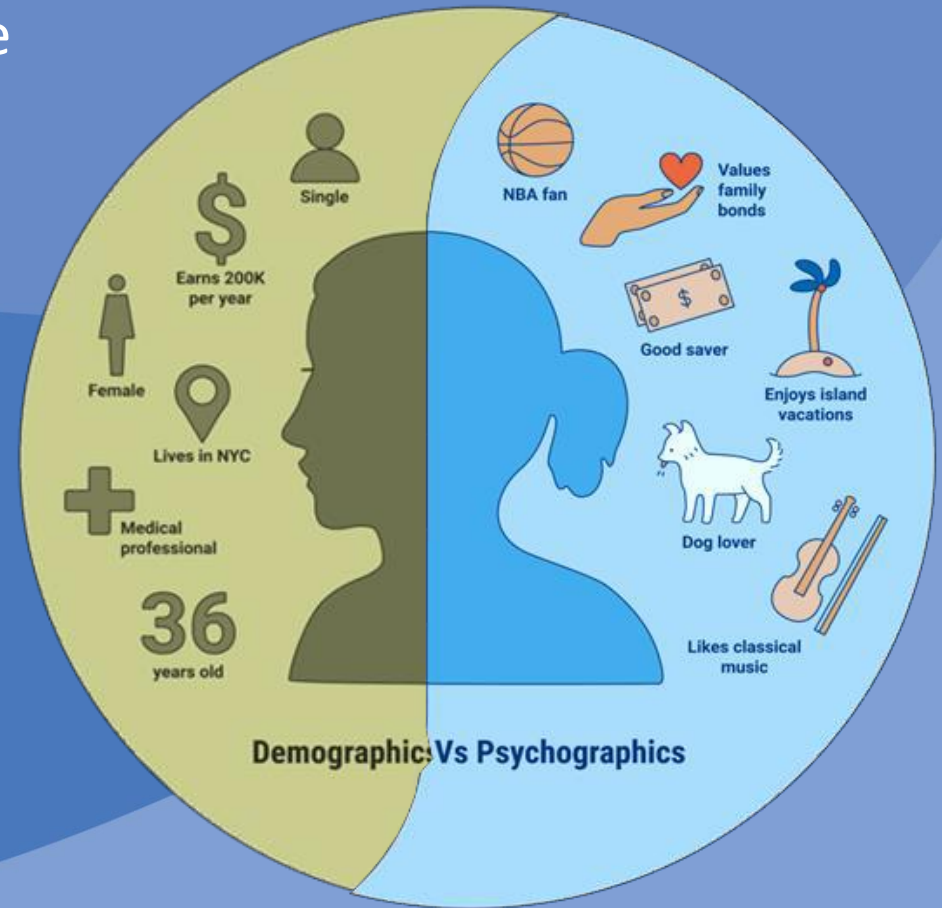


Insight to Action

Environics Analytics

Provides a deeper more accurate understanding of Selkirk:

- Why and how residents perceive City of Selkirk services
- Align and relate to community characteristics and values
- Focus on community aspirations
- Anticipate and address community concerns
- Provides valuable market insights



Insight to Action

Citizen Voice and Omnibus Surveys

CitizenVoice

CitizenVoice is a survey panel of committed citizens/participants representing a variety of demographic, household and income groups and different areas of the city.

Omnibus Survey

Credit Union Central Manitoba

The City of Selkirk annually engages Credit Union Central of Manitoba's (CUCM) to include few city-focused questions in their annual survey that collects responses/inputs from one thousand Manitobans.

**Effective sustainability practices
compel economic,
environmental, and social
elements to be integrated and
addressed "holistically"**

A-UR Land & City Land Acquisition



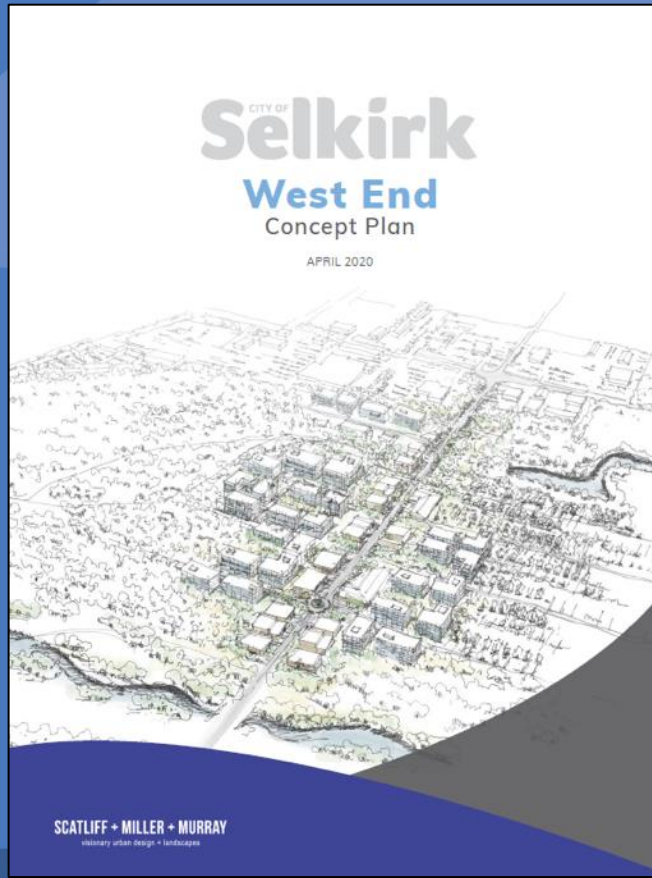
Concept Plan Area

- City Owned Land
- Major Commercial Centres
- Parks and Open Space Hydro
- Right-Of-Way Approved
- Subdivisions CP Rail Line
- Key Amenities

A-UR Land & City Land Acquisition

- What sets the Plan apart from others, is that the City is not just the development authority, but also a major landowner, recently acquiring more than half of the Plan area.
- The acquisition creates an opportunity for the City to direct growth and development – demonstrate leadership and innovation in sustainable urban development and planning.

West End Concept Plan Purpose



- Create a **comprehensive planning framework** – shaping growth for the next 25+ years
- Establish a **logical, intuitive and compelling extension to the City**
- **Showcase innovation** through economically and environmentally sustainable design principles
- Ensure **seamless transitions between land uses**
- Incorporate **pedestrian-friendly design elements**

West End Concept Plan Vision



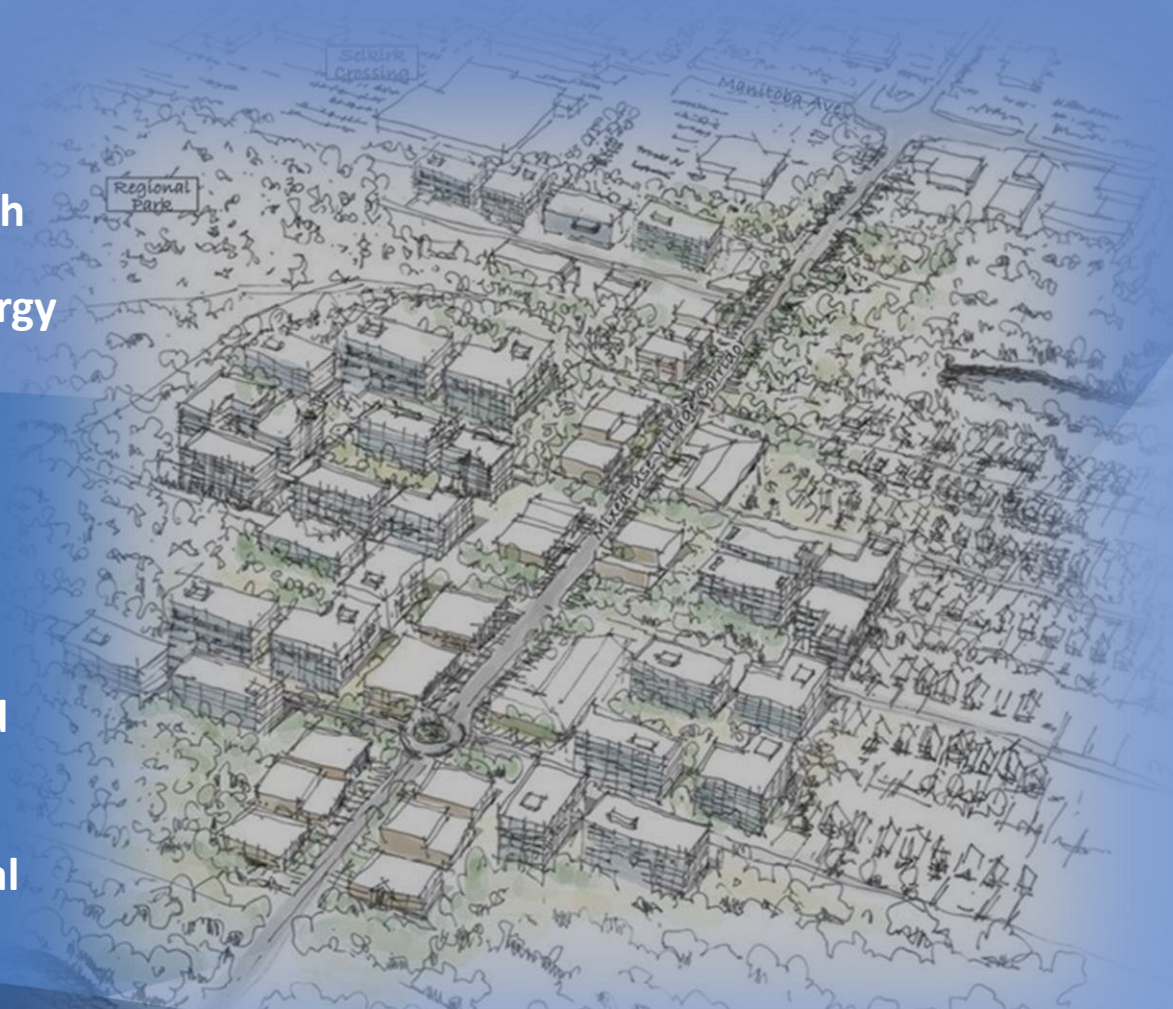
To signal the future direction of Selkirk's urban development, through the creation of a new mixed-use village, surrounding neighbourhoods, and connected open space system.

Guiding Principles



Creating a Sustainable Community

- Promote development that enhances community health and wellbeing – minimize environmental impact, energy use and reliance on non-renewables
- Cultivate innovation and stimulate economic development
- Nurture social cohesion and cultural inclusion
- Protect and enhance natural heritage features



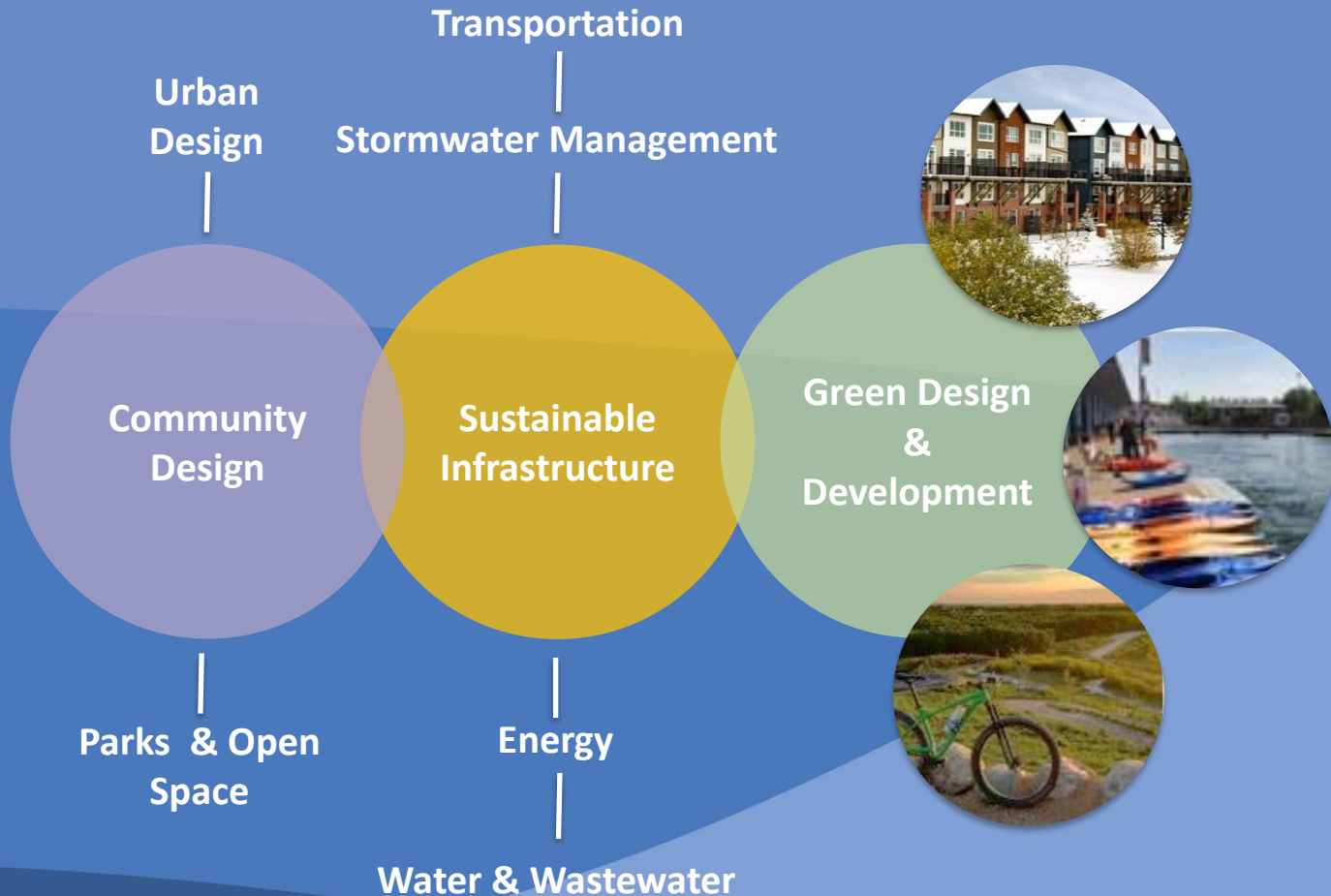
Development Potential

When fully developed, the West End lands can accommodate

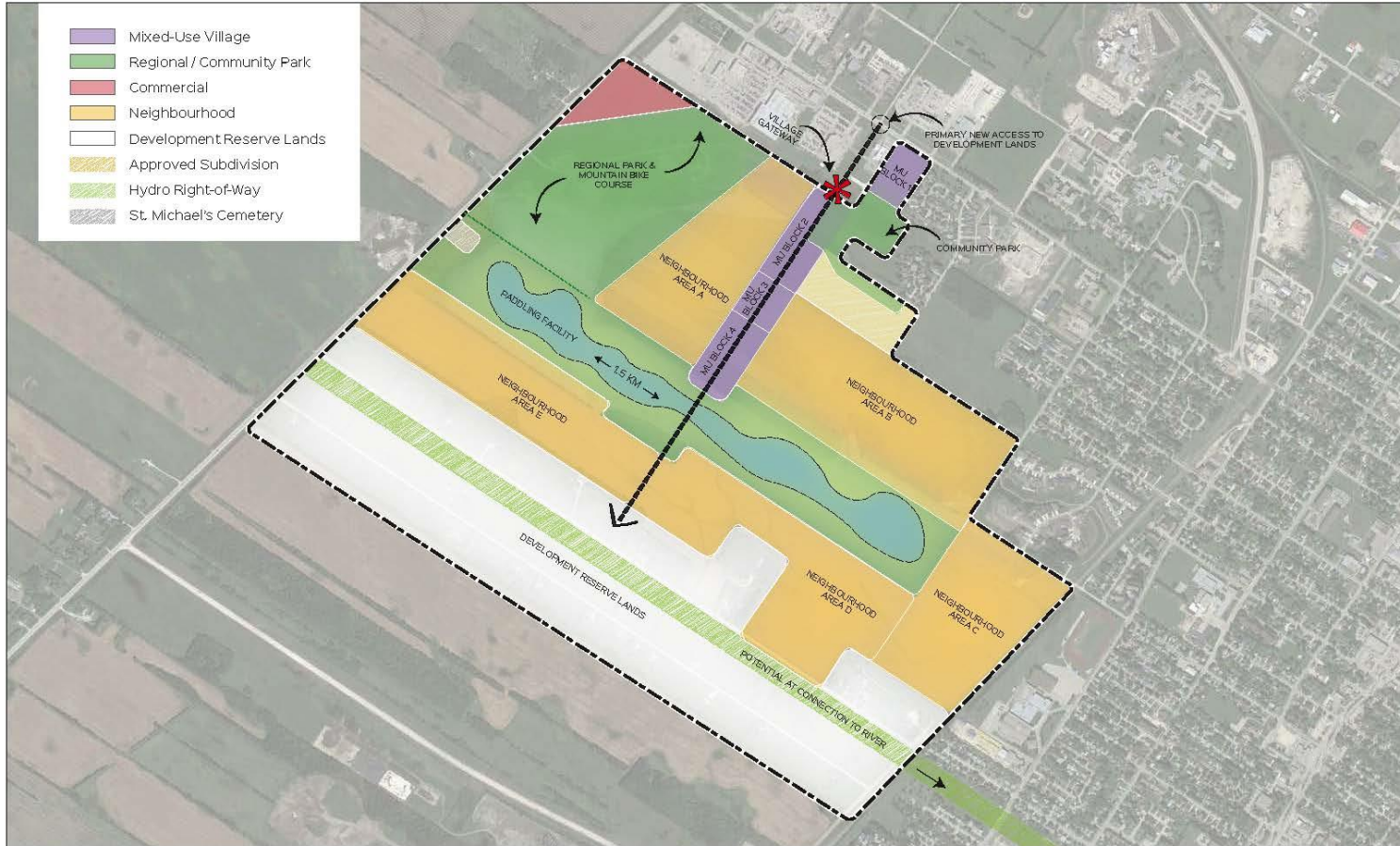
- 5,000 dwelling units
- Over 90 acres of new parks and open spaces, including a new regional park
- 200,000 plus square feet of local retail/service commercial space
- 10,000+ new residents



Development Framework



Land Use Plan



SCHEDULE A LAND USE PLAN
City of Selkirk West End Concept Plan DRAFT

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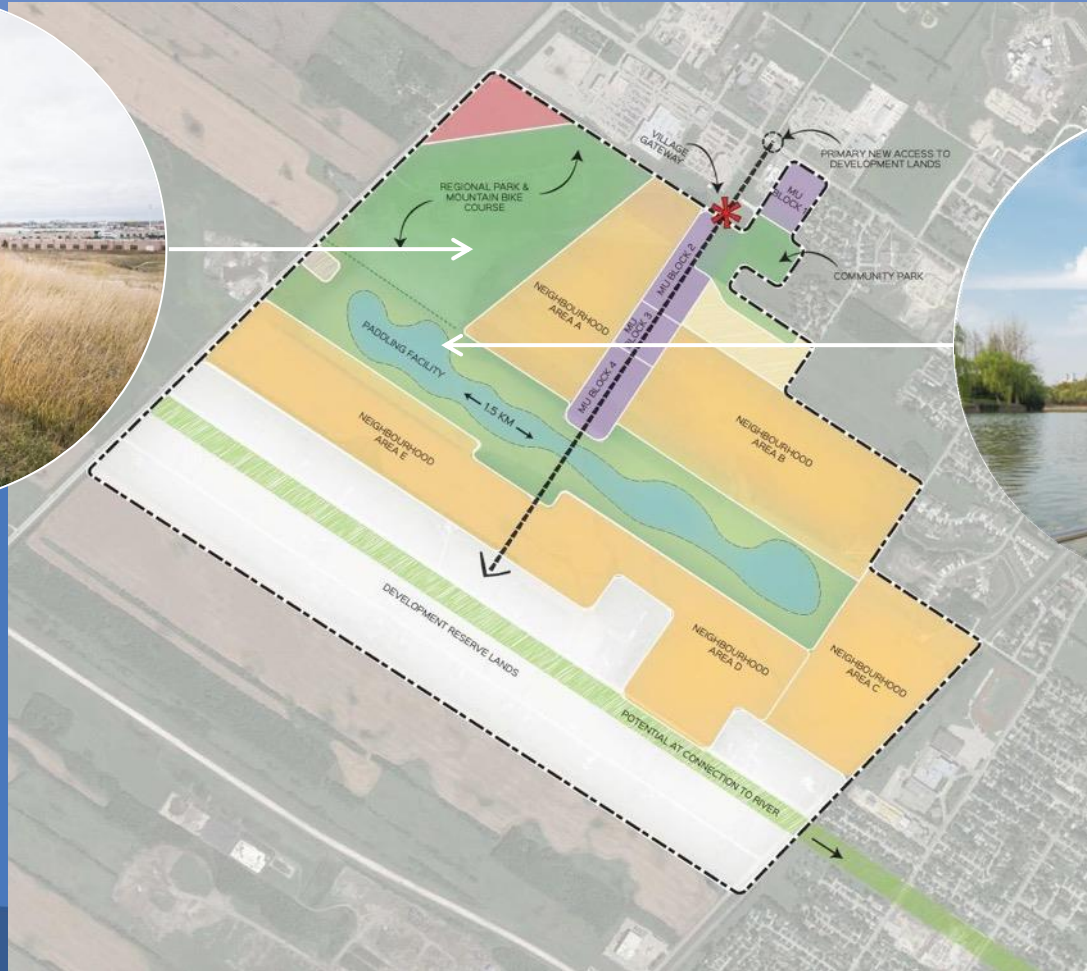
Natural Heritage Features



SCHEDULE C NATURAL HERITAGE FEATURES
City of Selkirk West End Concept Plan DRAFT

1:10,000
0 125 250 500M

Creating New Regional Recreation Amenities



Lake Selkirk

A Four-Season Regional Recreation Destination



- Competitive/Recreational Paddling
- Swimming & Beach
- Picnic Facilities
- Playgrounds
- Dog park
- AT & biking trails
- Event Stage
- Open fields
- Wetlands
- Warming huts
- Fire Pits
- Cross country ski trails
- Skating
- Tobogganing...

Lake Selkirk

Sustainability and Healthy Living

Future Regional Park +
Mountain Bike Trail

Shelter + Picnic Area

Administration Buildings

Future Mixed-Use
Village

Village Gateway

Marionette Av.

Community Park

Future Neighborhood

Lookout Area

Selkirk Lake

Lookout Area

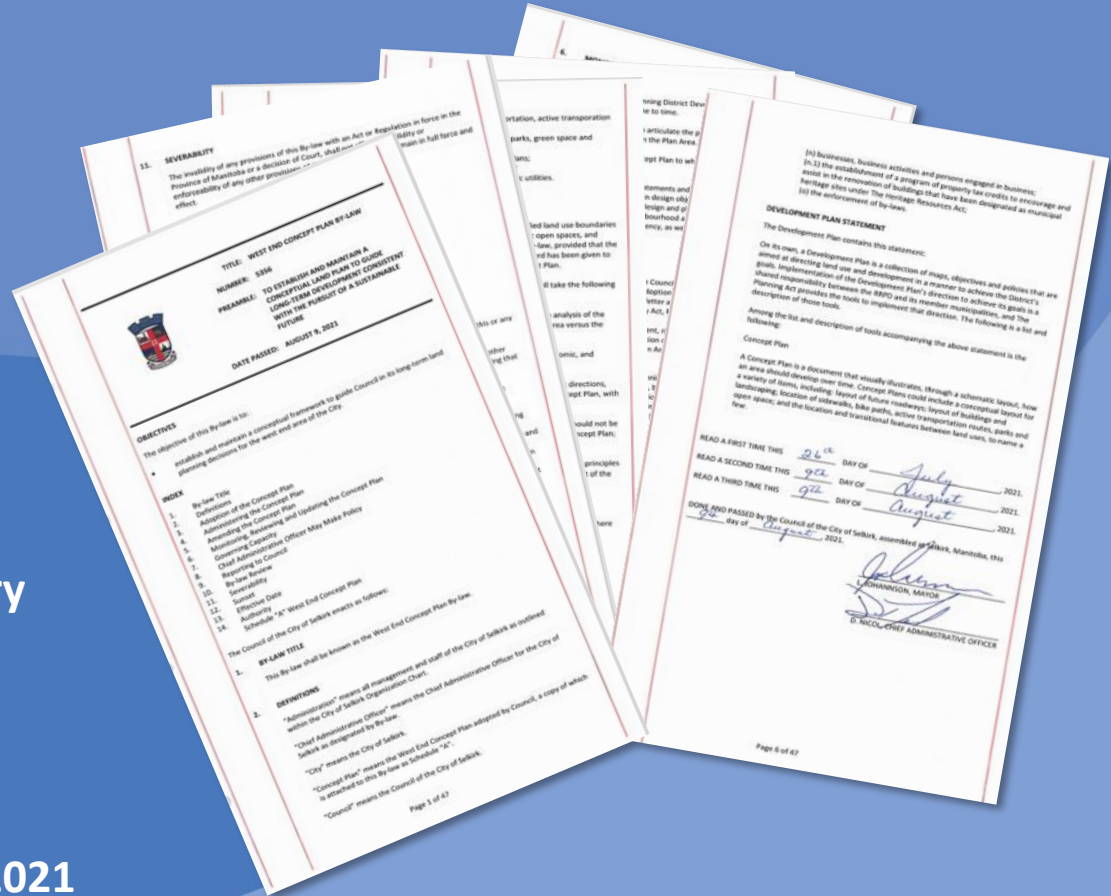
Toboggan Hill

- Flood Mitigation & Management
- Infrastructure reductions: less storm water pipe
- Water quality: nutrient reduction through wetlands & bioswales
- Energy conservation: potential geothermal heating & cooling
- Carbon reduction: Proximate access to recreation facilities
- Healthy lifestyles: active transportation, & year-round outdoor recreation & social activity

West End Concept Plan By-Law

A planning first

- Based on a suite of guiding principles
- Ongoing legal consultations
- Authority derived from the Municipal Act
- Robust, predictable and progressive development framework
- More flexible than a secondary plan
- Accommodates market adjustments
- City of Selkirk's jurisdiction
- Approved by Council August 2021

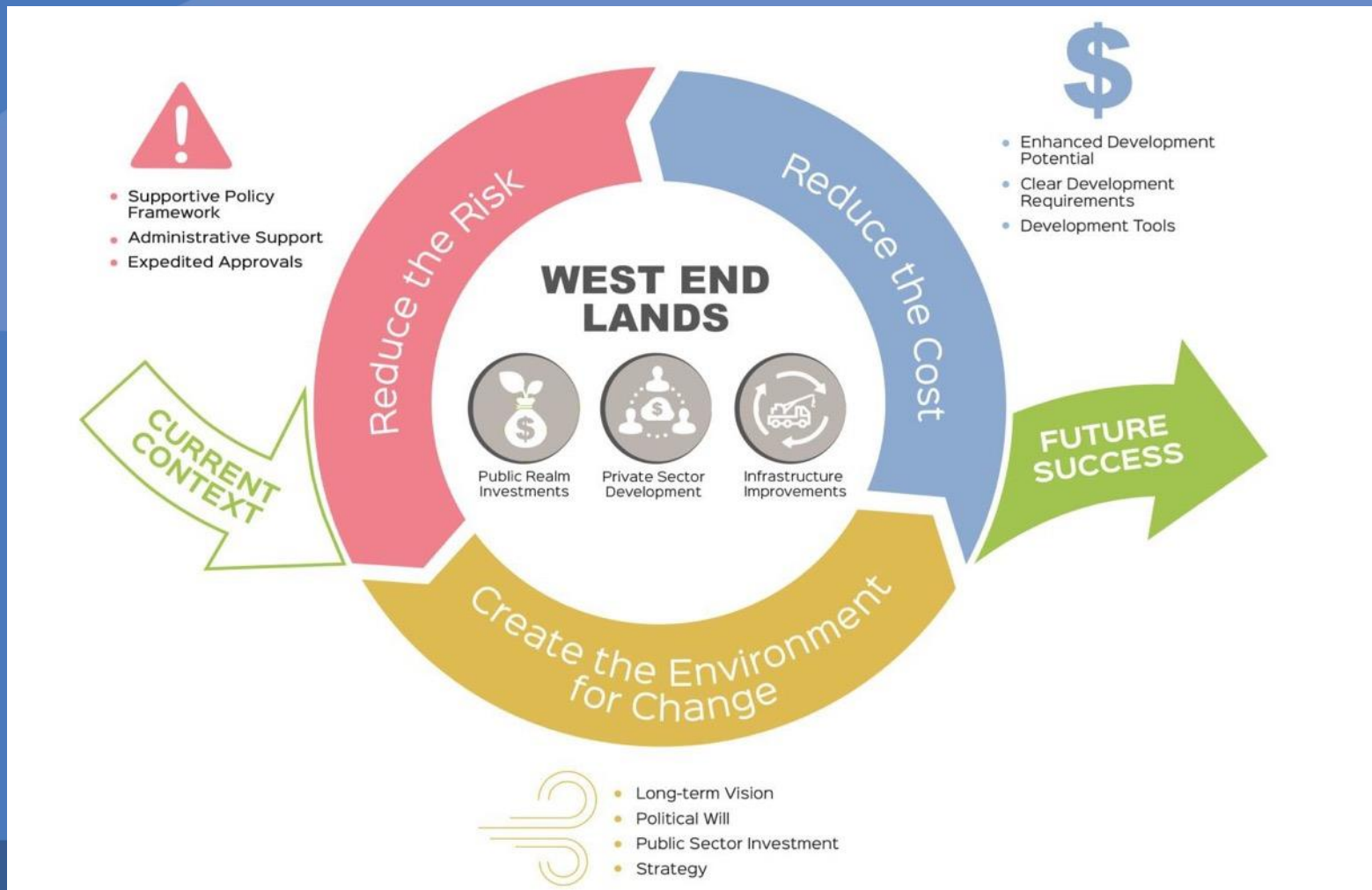


West End Concept Plan Implementation Plan to action

- 'Shadow' Planning
- Regional Park Plan
- Phase 1 Subdivision and Zoning
- Developer Outreach Phase 1 Servicing Plan



The Road to Sustainability



CITY OF
Selkirk

Where it all comes together

SCATLIFF + MILLER + MURRAY

visionary urban design + landscapes