

Trans Canada West Planning District

Part 2: Smart Growth Workshop - Managing Development Virden/ Wallace

WHAT YOU SAID

Lombard North Group (1984) Ltd.

June 15th, 2006

Purpose and Process



Rural - Urban Cooperative Planning Virden and Wallace

1. Options for Smart Growth Strategy
2. Qualifying Quality of Life



- **Process**
 1. Review of first workshop findings **20 minutes**
 2. Each group selects a recorder/spokesperson **1 minute +/-**
 3. Smart Growth Actions **1½ hours**
 4. Qualifying Quality of Life **½ hour**
- **Timeframe** - With rap up at the end and we are done **At 9:30 p.m.**

Part #1 Smart Growth Urban-Rural Issues

Virден

Priority 1: Economic Growth

1. Need to aggressively attract new industry to area and recognize the opportunity to expand economy by seeking industries that support agriculture (e.g. Machinery dealership, flax plants etc);
2. There is a need to designate appropriate lands and provide services to open up more land for industrial and residential uses;
3. To attract residential/commercial/industrial expansion, we need to offer quality municipal services (e.g. water /sewer /refuse pickup/ street cleaning); and
4. Policies/incentives to attract and encourage economic development.

Adjoining Area of Wallace

Priority 1: Cooperative Municipal Development & Management

1. Agreement between Town and Wallace which facilitates joint use of municipal infrastructure and facilities; providing a mechanism for Virден and Wallace to cooperate in the provision of municipal services and sharing in the tax benefits created by new development attracted to areas jointly serviced by the two communities; and
2. Encourage dialogue between Virден and Wallace on the possible future sharing of administrative and municipal responsibilities to improve the level and increase the efficiencies of services provided to ratepayers.

Smart Growth Urban-Rural Issues

Virден

Priority 2: Land Use Planning

1. Define areas suited to industrial and residential development to avoid past conflicts (ad hoc planning placed these uses in close proximity);
2. More structured approach to land use planning with clear direction for community development and designation of most appropriate land use for specific areas;
3. Consistency in decisions, agreement on development objectives and land use designation;
4. Renew key commercial streets (King 7th, 8th Nelson) and revitalize residential areas in decline; and
5. Improve and conserve our natural areas for public use recognize their role in creating an attractive community.

Adjoining Area of Wallace

Priority 2: Increase Fringe Development Flexibility

1. Provide flexibility to permit more rural large lot residential lifestyle developments in designated areas of Wallace outside the boundaries of the town, but in proximity to Town's services;
2. Suitability of fringe development areas to be defined by proximity and availability of:
 - *Infrastructure services;*
 - *Locations which do not compete or conflict with other urban uses in Town or rural uses in the rural area around the Town.*

Smart Growth Urban-Rural Issues

Virden

Priority 3: Cooperative Approach to Zoning

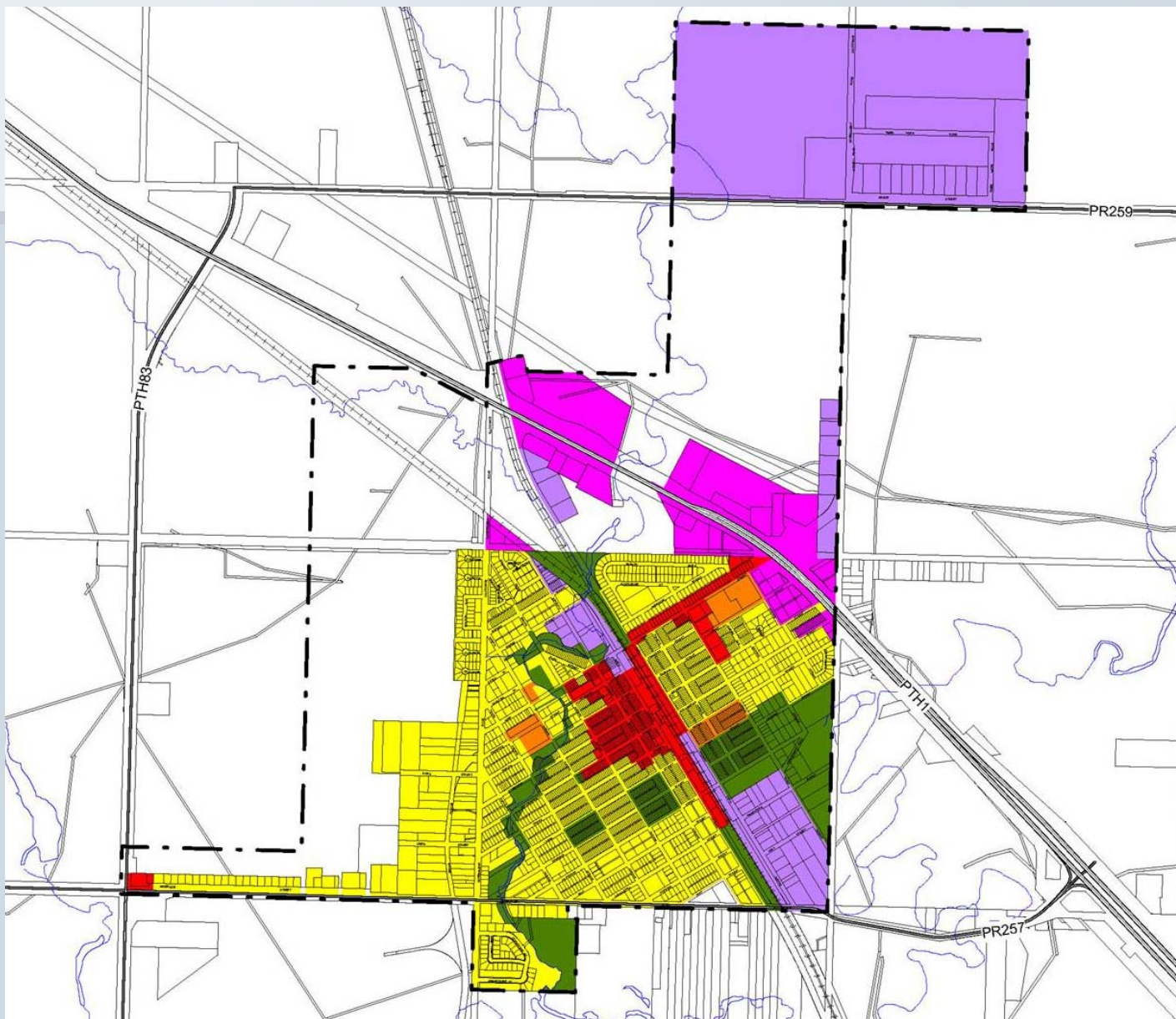
1. A progressive zoning by-law developed jointly by Wallace/Virden for residential/commercial/industrial expansion within and adjacent to the Town's boundaries is required to attract new people and businesses.
2. Encourage/increase development of senior housing under new zoning by-law.
3. Need for condominium zoning in Town of Virden for retirees, younger workers.
4. Identify planning area outside the town boundaries which would involve Virden and Wallace in joint development, servicing and zoning decision-making

Adjoining Area of Wallace

Priority 3: Zoning Guidelines for Fringe Land Uses

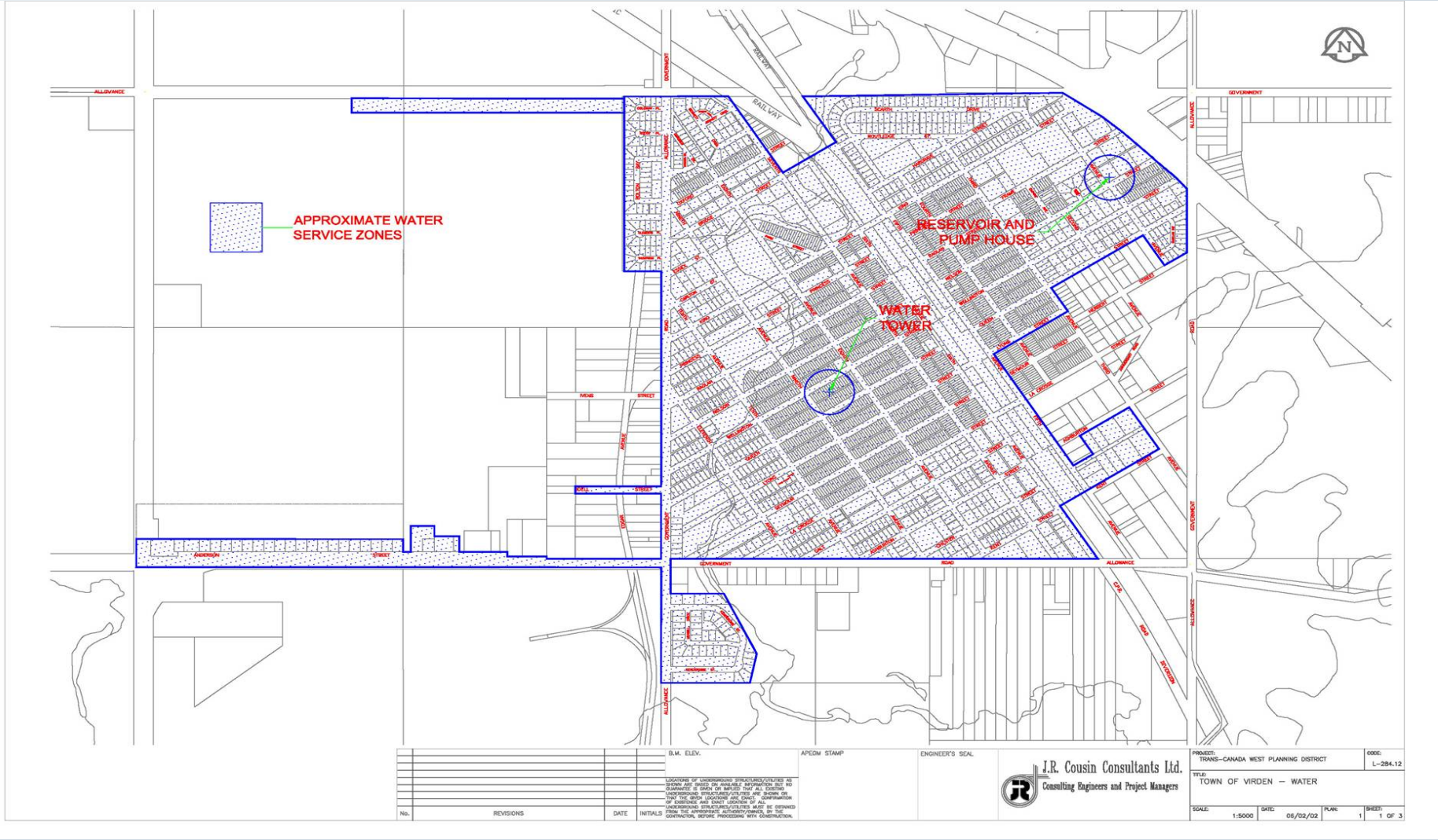
1. Identify a buffer zone around town of Virden as a "no go zone" for intensive livestock operations to minimize potential of urban /farm land use conflicts
2. Provide rationale and cooperatively designate appropriate lands in Wallace for expansion of residential and industrial uses outside Virden's town limits.

LAND USE: The Town of Virden



- Town of Virden Boundary
- Residential
- Parks and Recreation
- Institutional
- Commercial
- Commercial Highway
- Industrial
- Trans Canada Highway
- Provincial Highway
- Railway
- Creek Waterways

Virден's Municipal Water Service Areas



No.	REVISIONS	DATE	INITIALS

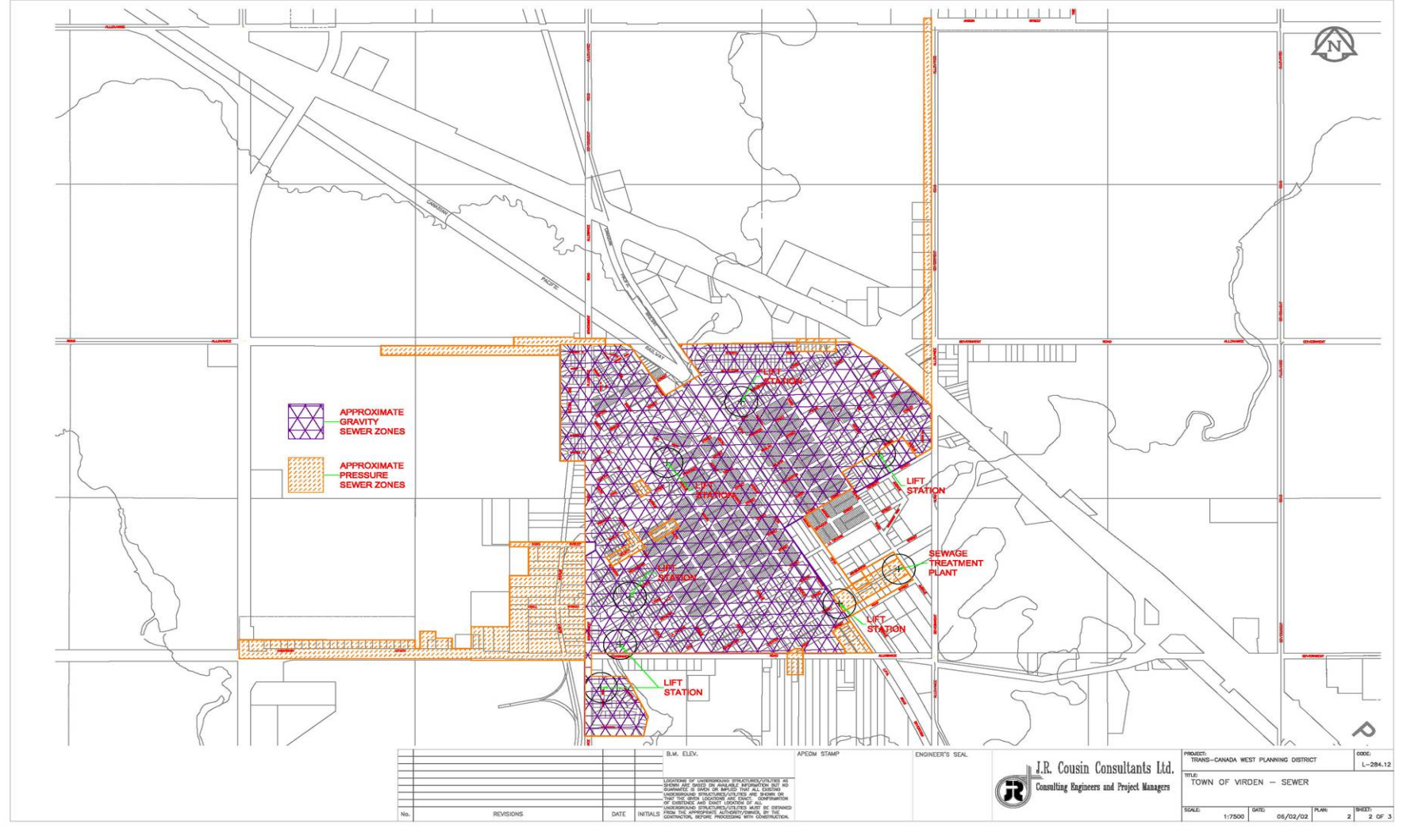
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 ENGINEER'S SEAL _____

LOCATIONS OF UNDERGROUND STRUCTURES/UTILITIES AS SHOWN ARE BASED ON THE AVAILABLE APPROXIMATE DATA. THE INFORMATION IS BASED ON THE BEST AVAILABLE DATA AND IS NOT GUARANTEED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES/OWNERS OF THE UTILITIES PRIOR TO CONSTRUCTION. APPROVE NECESSARY WITH CONSTRUCTION.



PROJECT: TRANS-CANADA WEST PLANNING DISTRICT	CODE: L-284.12
TITLE: TOWN OF VIRDEN - WATER	
SCALE: 1:5000	SHEET: 1 OF 3
DATE: 05/02/02	PLANNING: 1

Virден's Municipal Sewer Service Area



No.	REVISIONS	DATE	INITIALS

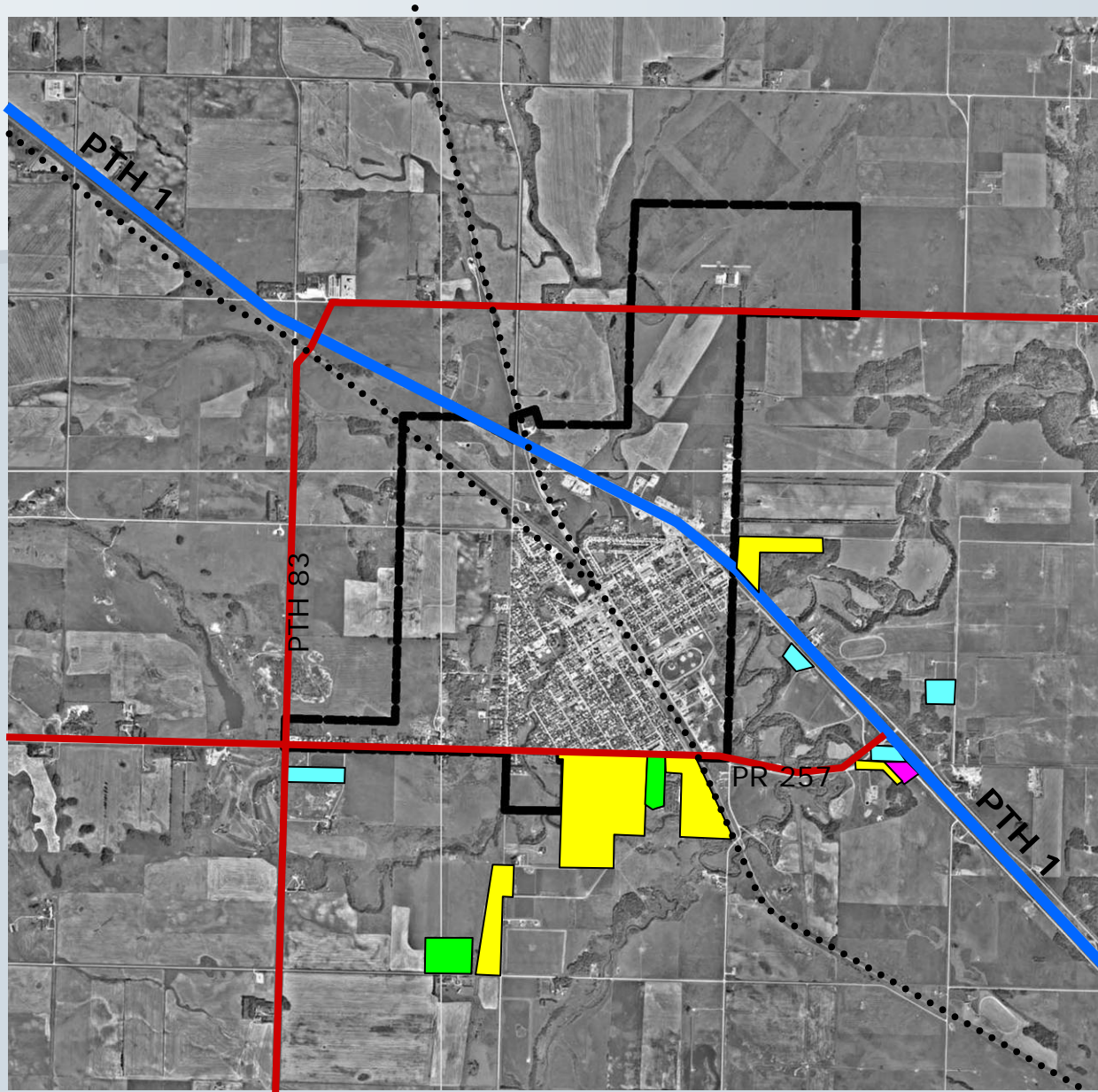
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CONSENT OF UNDERGROUND INSTALLATION TO BE OBTAINED AND BASED ON AVAILABLE INFORMATION AND NO WARRANTY IS MADE OR IMPLIED THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THERE ARE NO OTHER UTILITIES IN THE AREA. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

J.R. Cousin Consultants Ltd.
 Consulting Engineers and Project Managers

PROJECT: TRANS-CANADA WEST PLANNING DISTRICT
 TITLE: TOWN OF VIRDEN - SEWER
 SCALE: 1:7500 DATE: 06/02/02 PLAN: 2 SHEET: 2 OF 3

URBAN-RURAL TRANSITION AREAS Virден and Wallace



- Town of Virден Boundary
- Rural Residential
- Open Space & Recreational
- Commercial Highway
- Industrial
- Trans Canada Highway
- Provincial Highway
- Railway

Proposed Directions for Urban-Rural Smart Growth

Smart Growth Task #1

Workshop Participants equate building successful futures for Virden and Wallace to be reliant upon complementary and cooperative approaches to development.

Your first task is to consider the priority urban and rural issues identified in Workshop #1 and as a working group propose “**smart growth options**” for consideration by the District Board planning team.

Note- You may use the airphotos of the Virden planning area to illustrate your ideas and record your action proposals on the forms provided



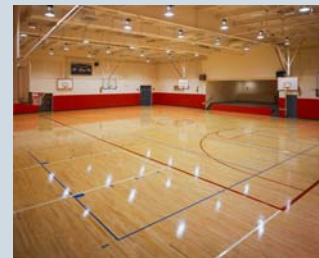
Part #2 Shaping Quality of Life- Virден & Adjoining Area of Wallace

Ranking - Key Attributes:

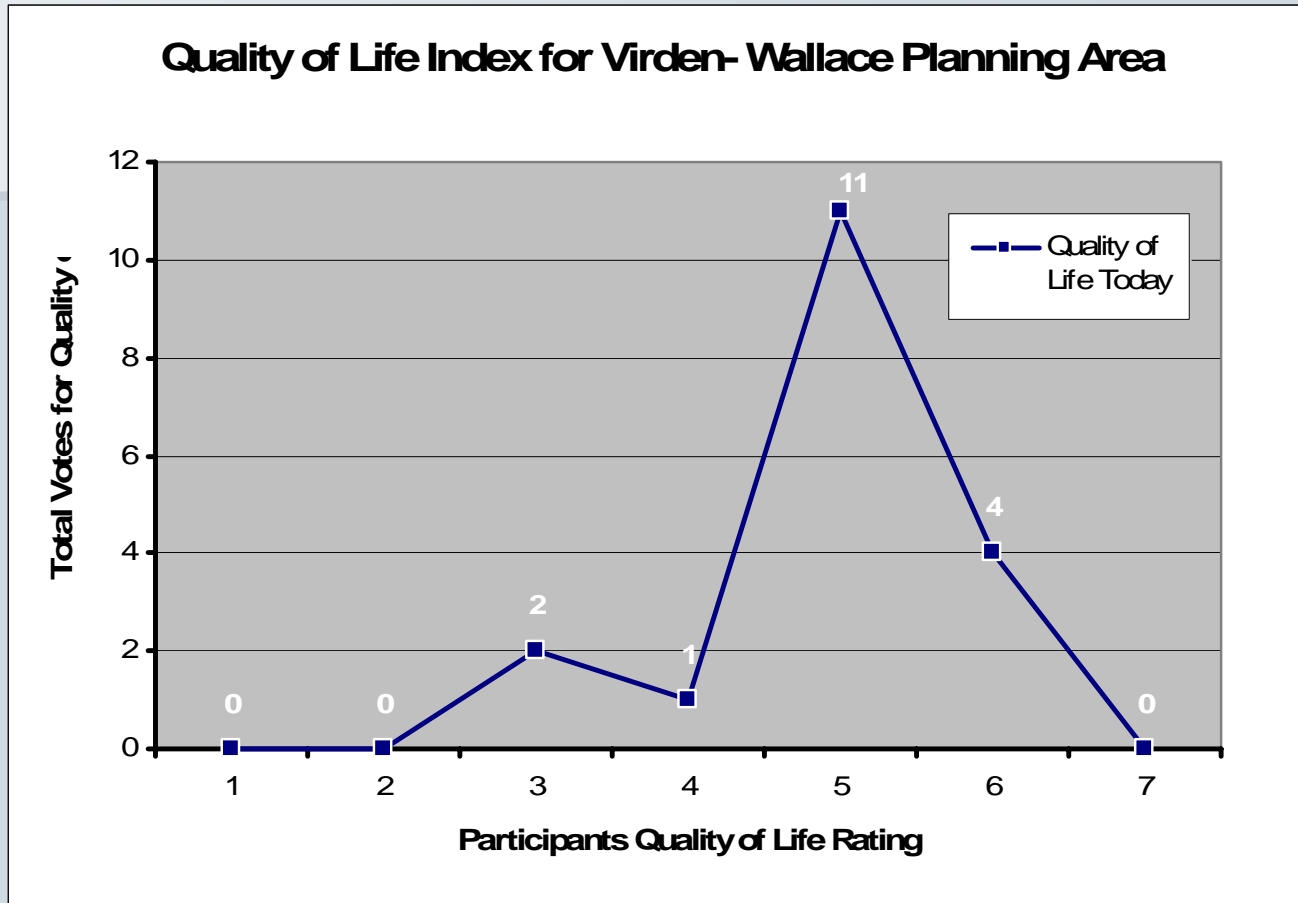
1. Sense of Community
2. Public Facilities
3. Business Services & Facilities
4. Economy
5. Location and Access

Ranking - Key Challenges

1. Investment and Labor
2. Support for Local Services
3. Improve Competitiveness
4. Infrastructure
5. Image & Presentation
6. Recreation
7. Aging Population
8. Up-scale Housing



Virден and Area - Quality of Life Index



Virден & Adjoining Area of Wallace QOL

83 % or 15 out of 18 as positive

17% or 3 out of 18 as neutral to negative

Quality of Life Priorities-Virden and Area

Attribute #1 Sense of Community

1. Safe, clean and welcoming community;
2. Reflects qualities of a small community, security and small town friendly feel;
3. Safe environment - crime free
4. Clean environment (Virden/Wallace);
5. Environmental conscientious citizens, air quality, recycling and refuse pick-up and disposal;
6. Consolidation and public awareness of recreational opportunities, volunteer services; and
7. Well kept neighbourhoods displaying shared sense of community pride in town.

Challenge #1 Investment/Labour

1. Create incentives to attract clean job opportunities (high tech) which in turn will expand demand for quality housing;
2. Develop a cooperative campaign to attract new industry and business investment;
3. Aggressively grow our population through industry and employment and tourism attractions; and
4. Provide training to increase our skilled/technically trained labor pool and develop a job placement strategy to expand and retain skilled and unskilled workers.

Quality of Life Priorities- Virден and Area

Attribute #2 Public Facilities

1. Availability of quality health care facilities and services within Town;
2. Potential to expand services provide by Virден Airport
3. Outstanding arts and cultural scene, protection and re-use of heritage buildings (museum, and theater, CP station);
4. Essential services including k to 12 education facilities, police, fire protection, sports facilities and cultural facilities; and
5. Social-recreational programs are economical and accessible to all.

Challenge #2 Quality Services

1. Quality of life in our community is dependent upon our ability to retain quality services (including medical, educational, business, retail and service sectors); and
2. Our role in providing progressive and expanding health services i.e. walk in clinic, obstetrics, and surgery important to retaining and attracting population.

Quality of Life Priorities- Virden and Area

Attribute#3 Business Facilities

1. Good variety of shops and services;
2. Good visitor services and facilities including hotels, service stations, etc;
3. Good retail mix and relatively healthy business environment and mix of commercial uses in the downtown; and
4. Good mix of sports and entertainment facilities.

Challenge#3 Competitiveness

1. Necessary for our community to learn how to compete with larger centers;
2. Need to define specific actions to encourage and support of local businesses;
3. Work with and continue to enhance rural economic development; and
4. Lead by creating and maintaining a positive attitude toward our ability to be a successful competitive community.

Qualifying Quality of Life (QOL)

Task # 2 - Defining Importance and Truth

1. Creating Plans that work require communities to measure the results of their efforts to achieve quality of life vision.
2. Assessing success requires indicators to determine where we are now to aid in setting policy and taking actions to reach targets.

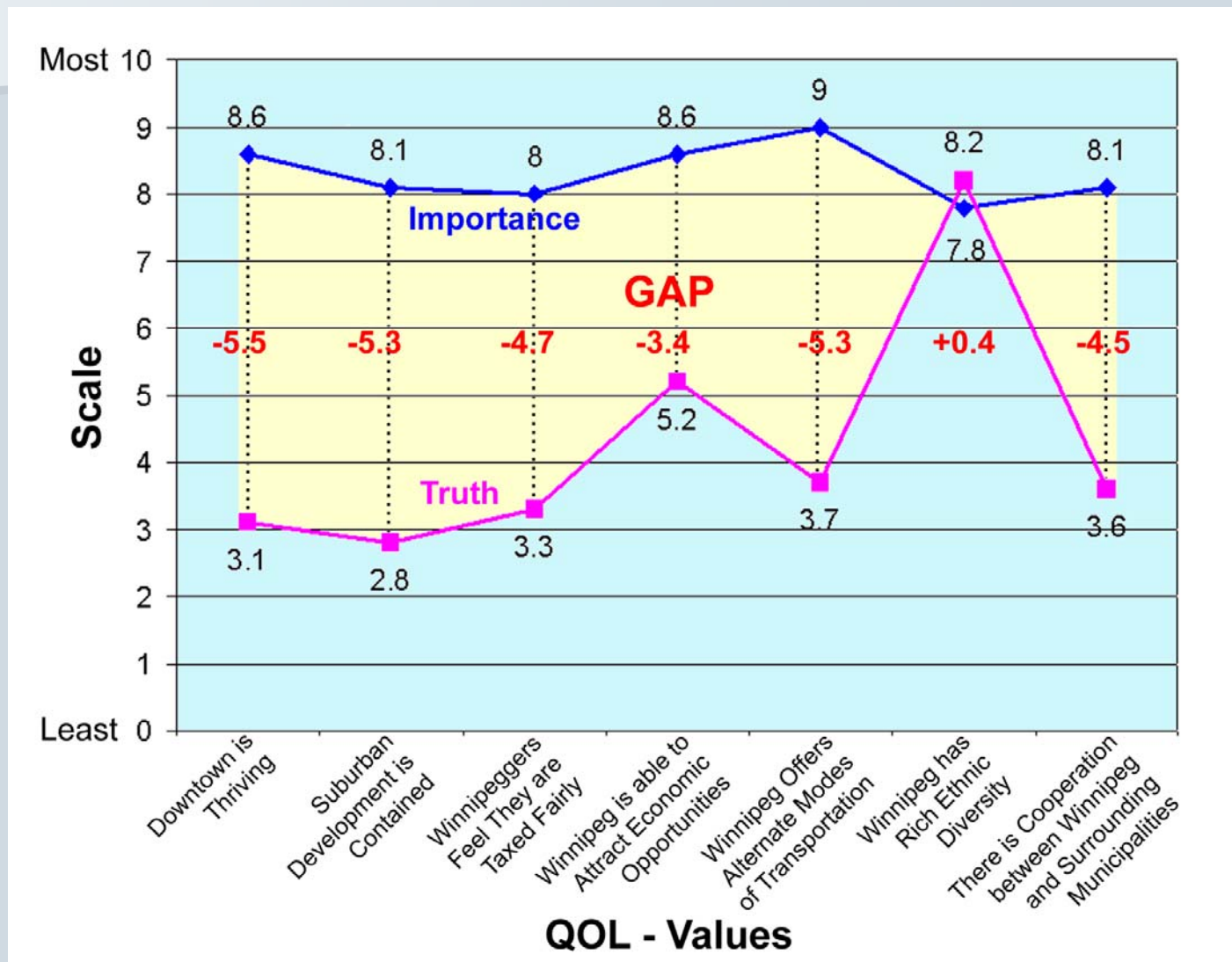
Your Second Task has two parts;

First for each QOL attribute and challenge vision statement grouped under the various themes decide individually how important each is on a scale of 1 to 10 (1 not >10 most).

Second for each QOL vision statement decide individually how true the QOL vision statement is today (1 not >10 very true)

Plan Winnipeg 2020 Vision: Selected Quality of Life Values Gap Assessment - Importance & Truth

Presentation by D. Palubeski to CIP National Conference Calgary, June 20, 2005 "How QOL Indicators Lead To Action"



Now its your turn!

1. The work booklet is the copy of the Presentation of the first Workshop Findings.
2. Please select your recorder/spokesperson and begin.

Thank you!

David Palubeski, MCIP

Lombard North Group Ltd

505-93 Lombard Ave

Winnipeg, Manitoba, R3B3B1

Phone 204-943-3896 e-mail dave@lombardnorth.com

