RIVERBEND SOUTH SECONDARY PLAN

PEC PRESENTATION
March 23, 2015
RIVERBEND SOUTH
Secondary Plan

BACKGROUND STUDIES
• Natural Heritage & Environmental Impact Assessment
• Sanitary Servicing
• Stormwater Management
• Water Servicing
• Transportation
• Geotechnical (Slope Stability)
• Archaeological (Stage 1-2, Stage 3, Stage 4)
• Financial Impact

PUBLIC ENGAGEMENT
• 4 Community Meetings
• Multiple meetings with landowners
• Meetings with School Board
COMMON THEMES FROM PUBLIC MEETINGS

• Maintain existing topography as much as possible
• Preserve woodlots and incorporate parks with woodlots
• Create smaller, interconnected parkettes
• Consider walking and cycling trails for connectivity
• Preference for lower density housing
• Pay attention to design and aesthetics of housing
• Avoid big-box commercial
• Address traffic speed and safety on Westdel Bourne
• Need carefully sited connections to Westdel Bourne
• Protect ESA and significant woodland with buffers/setbacks
• Create natural corridor between Warbler Woods and Hickory Woods
• Control access to natural areas
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COMMUNITY VISION

RiverBend South will encourage an active, healthy lifestyle for residents and visitors where they can live, work, shop and play at all stages of their lives through its provision of a range of housing and commercial development, the protection of significant natural features and the integration and connectivity of diverse parks and open space areas.
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Creation of an attractive, connected and complete community

- Range of land uses
- Connectivity
- Community focal points
- Integrate with surroundings
- High quality urban design & architecture
- Transition and compatibility
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CREATION OF AN ATTRACTIVE, CONNECTED AND COMPLETE COMMUNITY

- Range of land uses
- Connectivity
- Community focal points
- Integrate with surroundings
- High quality urban design & architecture
- Transition and compatibility
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PROVIDE A RANGE OF HOUSING CHOICES

- Mix of housing types
- Encourage compact development
- Make effective use of land, services, community facilities and infrastructure
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INTEGRATE GREEN SPACES AND NATURAL ENVIRONMENT

- Preserve and protect significant natural heritage features
- Provide appropriate buffers
- Appropriately integrate parks and trails with natural environment
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HEALTHY LIVING AND ACTIVE TRANSPORTATION

- Provide highly connected network of pedestrian and cycling routes throughout
- Prioritize pedestrian movement
- Incorporate parks and play equipment to promote activity
- Use the gas pipeline easement for a multi-use trail
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ENVIRONMENTAL SUSTAINABILITY

- Construction of energy efficient buildings
- Tree and native vegetation planting
- Protect species at risk
- Facilitate active transportation
- Incorporate diversity and density
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INCORPORATES:

- Vision
- Principles
- Community Structure Plan
- Land Use Designations & Policies
- Other Policies
  - Natural Heritage
  - Parks and Trails Network
  - Transportation
  - Stormwater Management
  - Noise
  - Edges and Interfaces
- Urban Design Guidelines
- Implementation