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RIVERBEND SOUTH SECONDARY PLAN

**PEC PRESENTATION
March 23, 2015**



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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

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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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Secondary Plan Principles

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

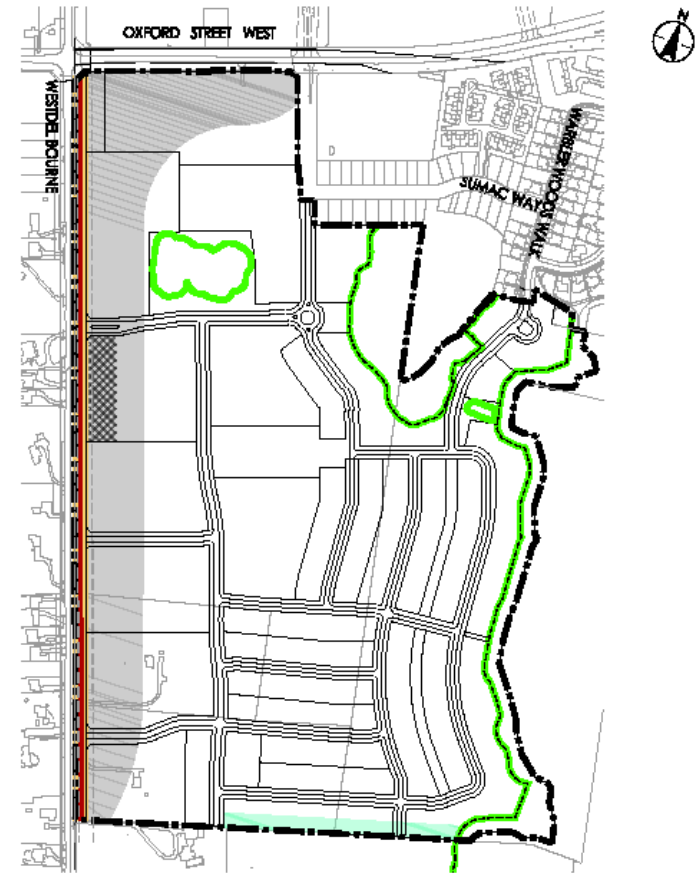


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Secondary Plan Principles

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- Study Area Boundary
- Native Species Buffer/Landings
- Telecommunications Tower Interface Area
- Potential World's Borneo Multi-Use Trail Corridor
- 20m Setback from Gas Pipelines
- Shadow Study Required
- Primary Area for Potential Traffic Noise Impacts



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Secondary Plan Principles

PROVIDE A RANGE OF HOUSING CHOICES

- Mix of housing types
- Encourage compact development
- Make effective use of land, services, community facilities and infrastructure



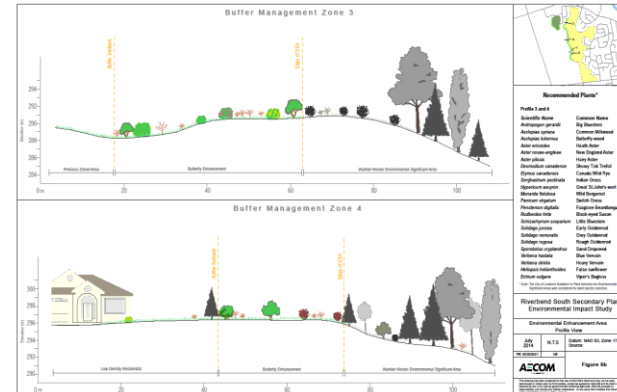
Study Area Boundary	Park/Open Space
Low Density Residential	Potential Wastewater Treatment Plant
Medium Density Residential	Sewer Facility
High Density Residential	Community Commercial Node
School	

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Secondary Plan Principles

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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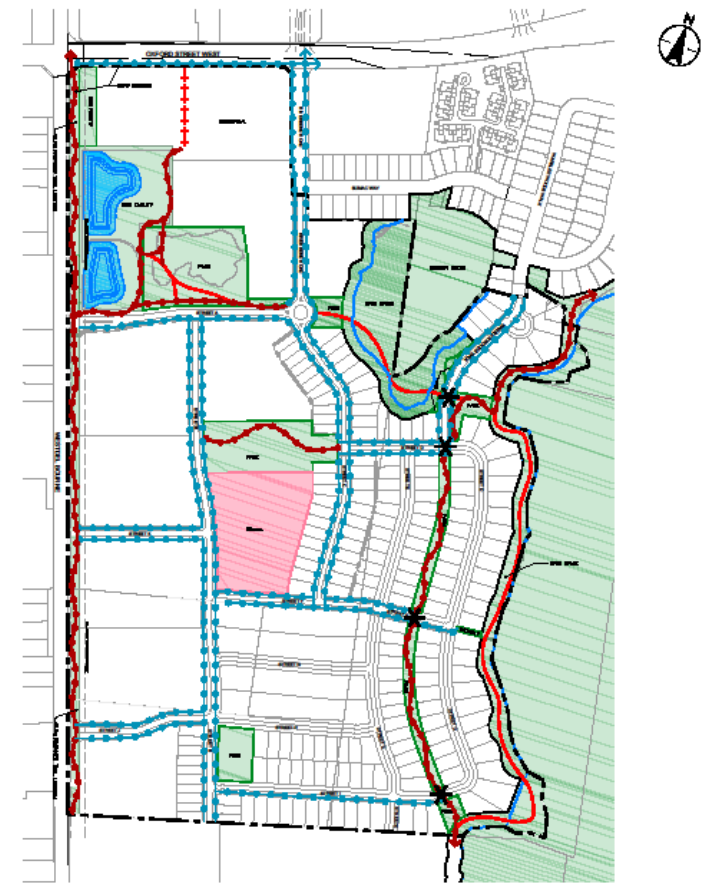
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Secondary Plan Principles

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



Legend
Study Area Boundary
Green Space Connections
Primary On-Street Connections
Future Connections
Proposed Multi-Use Trails
Raised Crossing



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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

