

## REPORT OF JUNE 6, 2012 FUTURE DEVELOPMENT MEETING

### VILLAGE OF KENASTON

#### Meeting Summary

##### **Asset Inventory**

The compilation of the small group session community responses are distributed amongst three categories. The groups discussed asset inventory, needed asset and funding. Most groups did not verbally report on the actual content of their worksheets; this may be linked to the need to conserve time and their comfort in reporting.

In the review of asset inventory, topping the list was the community location. Kenaston will grow as the corridor between Saskatoon and Regina fills in. It is envisioned to become similar to the Calgary-Edmonton and Ottawa-Montreal corridors. Additionally the RM of McCraney presentation referred to preparing for "rural residential" which is strategic to highway development.

In the review of assets, there was strong appreciation for our recreation and community facilities. Our social/recreational assets took priority. In the infrastructure section, the school topped the category. The school is highly valued and the community sees high value in the distance education component.

There was also interest expressed infilling vacant lots, renting the curling rink, marketing current commercial space and noting the 12,000 vehicles that pass by Kenaston daily.

##### **Needed Assets**

In consideration of needed assets, business needs topped the category. There is general interest in a business park and business development along with the recognition that an external developer is critical and that it does not appear that there is a strategy from within at this time. Business opportunities topped the list with a hotel/motel being a priority. As a secondary highlight, there is also recognition of the need for a residential developer with senior condo/housing topping the list.

There is recognition that the community needs to better promote its assets. This appeared consistently in the "needed asset" section as well as the "funding" section. While we are better equipped than many communities in that we have a business plan, community profile and web page, perhaps we can update and enhance what we have and be more strategic.

##### **Funding**

Many groups did not enter the funding discussion. Those who did reflected that outside funding was essential and that "undesignated government grants" could be directed to development rather than keeping taxes low and balancing the budget. Our existing lots could be priced relative to the prices of neighbouring communities and that perhaps we are underselling ourselves and losing an opportunity to build any reserves. In opposition, it was mentioned that lots in other communities are overpriced and not selling. It was generally agreed that increased residential lots will generate more people, more taxes and user fees which will help council to fund the future. It was also noted that user fees could be cost recovery and if services such as garbage, water and recycling were not subsidized more taxes dollars could be reassigned to development. Enhancing the website to list our assets was seen as a funding strategy.

## **Chamber Interpretation**

Kenaston will grow because of our strategic north/south and east/west location; however our leadership has an opportunity to determine whether our growth occurs sooner or later. If we are strategic, we can be a community that will grow sooner. Alternately, without intention we will grow later, once the other communities are at capacity. While our strategic location may attract businesses, the question remains “*where will my employees live?*”. Truly, it all comes back to housing and lots. There was also a comment made that resonated; a young homeowner stated; “*young people are not looking for a forty year old house with new siding*” and we should determine what they are looking for. In this vein, studies from the US and more recently Canada are revealing that many young people are looking for smaller homes or rental type property that does not entail yard work and maintenance.<sup>i</sup> In this instance, our smaller lots may be an asset. Interestingly, the emerging marketplace in Davidson is directed to the duplex construction. These facilities offer: no basement, attached single garage, and roughly 1200 square feet. Perhaps this model could be the future in commuter communities like Kenaston.

To address this priority, council initiatives could include the identification of lots, infrastructure, condo-like opportunities and land for expansion.

The majority of the new homes in our community are located on acreages. It would seem that if our RM’s could act quickly on this option, and given that younger families live on acreages; there may be an opportunity for early growth that can add to our school population and place less stress on the Village infrastructure.

Given the high priority that residents attribute to our recreation and community facilities, the village could interpret the value of ongoing maintenance and curb appeal. One might also conclude that these priorities should focus or direct our initiatives towards a family centered priority. There was mention that Kenaston needs to come to terms with the identification of a target population and the chamber suspects that family/youth would be an appropriate direction. As a community we could focus on families and children and promote our school and recreational facilities as the facilities that are seen as valued are closely linked to the family and children. Clearly seniors enjoy their retirement years in Kenaston due to the friendliness of the community and the outreach of the Adam’s Center; however long term care and seniors homes may not be sustainable given our drawing area, qualified work force and lack of medical services.

There is mixed opinion on the campground. There is no doubt that our campground is highly valued and essential; significantly it is full for weddings and community events. There was some suggestion that the campground could be full service in proximity to the future highway exchange. It was also noted that campgrounds are a draw on public funds and that the current site takes up 10 or more surveyed lots. Once we know where Highway 15 will be located, a strategic plan could be developed. Perhaps we should be looking for a developer that would build a truck stop with additional space for a fully serviced campground. The shower facilities could strategically serve both campers and the truckers. The hotel/motel need could potentially be addressed as an adjunct to the truck stop/campground solution. If this was a direction that Council wished to pursue, the Chamber would assist to develop a presentation.

It is apparent that meetings of this nature are essential and the Chamber of Commerce is more than willing to pull together the resources to host a successful meeting on behalf of the Village Council.

Key: The number represents the number of times the item was mentioned by the discussion groups.

<b>ASSET INVENTORY</b>	
<b>ASSET INVENTORY - TRANSPORTATION</b>	
Central location/Primary Divided Highway/ Highway 15/Proximity to Saskatoon	10
<b>ASSET INVENTORY - FACILITIES &amp; RECREATION</b>	
Pool	5
Kenaston Place	5
Rink	4
Campground	3
Proximity to Parks	1
Proximity to Golf	1
<b>ASSET INVENTORY - COMMUNITY ATTRACTIONS</b>	
Snowman	2
Veteran's Centennial Park	2
Attractive Community	2
Elevators (Prairie Sentinels)	1
<b>ASSET INVENTORY - INFRASTRUCTURE</b>	
School	3
Distance Education	2
Fire Hall/Department	2
Post office	2
Wellness Clinic	1
Water	1
Lagoon capacity	1
Website	1
<b>ASSET INVENTORY - COMMUNITY LIFESTYLE &amp; VALUE</b>	
Churches (three active)	2
Super Draft	2
Volunteer Mentality	2
People	1
Safe Environment	2
Lions Club	1
Seniors Club	1

ASSET INVENTORY - BUSINESSES	
Co-Op	2
Garage	1
Credit Union	1
Insurance	1
Restaurant	1
Tree Farm	1
Gas Station	1
Bed & Breakfast	1
Business Diversity	1
Quality businesses	1
ASSET INVENTORY - OPPORTUNITIES	
Available Lots	2
Curling Rink - rental	1
Available Commercial space	1
12,000 vehicles/day	1
Low Income Housing	1
ASSET INVENTORY - STRATEGY	
Target out of province	1
Business Potential	1
Need Service mentality	1
Better advertising	1
Encourage Local support	1

<b>NEEDED ASSETS</b>	
<b>NEEDED ASSETS - BUSINESSES</b>	
Motel/Hotel	5
Commercial Leased Property	2
Look for industry	2
Find a developer	2
Truck Stop on Highway	2
Develop business park	1
More stores	1
Restaurants	1
Tim Hortons	1
Laundry service	1
Need employment opportunities	1
<b>NEEDED ASSETS - RESIDENTIAL</b>	
Senior Housing/Condos	3
Infill existing serviced lots	1
Sub-division developer	1
<b>NEEDED ASSETS - FACILITIES &amp; RECREATION</b>	
Promotion of our existing facilities	2
Museum	1
Year round pool	1
<b>NEEDED ASSETS - INFRASTRUCTURE</b>	
Health Care	1
Daycare	1
Serviced Lots	1
Upgrade to Infrastructure	1
Full service campground	1
Locate campground in proximity to highway	1
Promote School	1
Paved Streets	1
Expanded water treatment plant	1
Develop Legion lots	1
<b>NEEDED ASSETS - COMMUNITY LIFESTYLE &amp; VALUE</b>	
Promotion Community	2
Community attitude – need to welcome visitors/potential newcomers	1
Determine if we are going to focus on being retirement or youth (pick one)	1
Attract rotational workers	1
Attract younger families	1
<b>NEEDED ASSETS - TRANSPORTATION</b>	
Highway 15 improvement	1

<b>FUNDING</b>	
<b>FUNDING - INVESTMENT</b>	
Private Investor	3
Government Grants	3
Raise Taxes	2
Public/Community Investors	1
Encourage Bequests/Donors	1
Local Casino grants	1
<b>FUNDING - USER FEES</b>	
User Fees (stop subsidizing services such as garbage, recycling)	2
Increased residential lots will generate more people = More taxes/fees	1
Price lots in alignment with communities on the highway	1
<b>FUNDING - COUNCIL DIRECTIVES</b>	
Incentive for Business	1
Undesignated government grants should be directed to development	1
<b>FUNDING - TOOLS</b>	
Enhance website (list assets)	2
Utilize WaterWolf Planners	1
Develop Community Profile	1
Develop Marketing Plan	1
Advertise at Home Shows	1
<b>FUNDING - MARKETING</b>	
Encourage acreages	1
Encourage smaller, mixed farms	1

<sup>i</sup> <http://www.utsandiego.com/news/2012/feb/02/us-overbuilt-big-houses-planners-find/>

[http://www.mckinsey.com/insights/mgi/research/urbanization/urban\\_world](http://www.mckinsey.com/insights/mgi/research/urbanization/urban_world) Search for “Urban world: Mapping the economic power of cities”