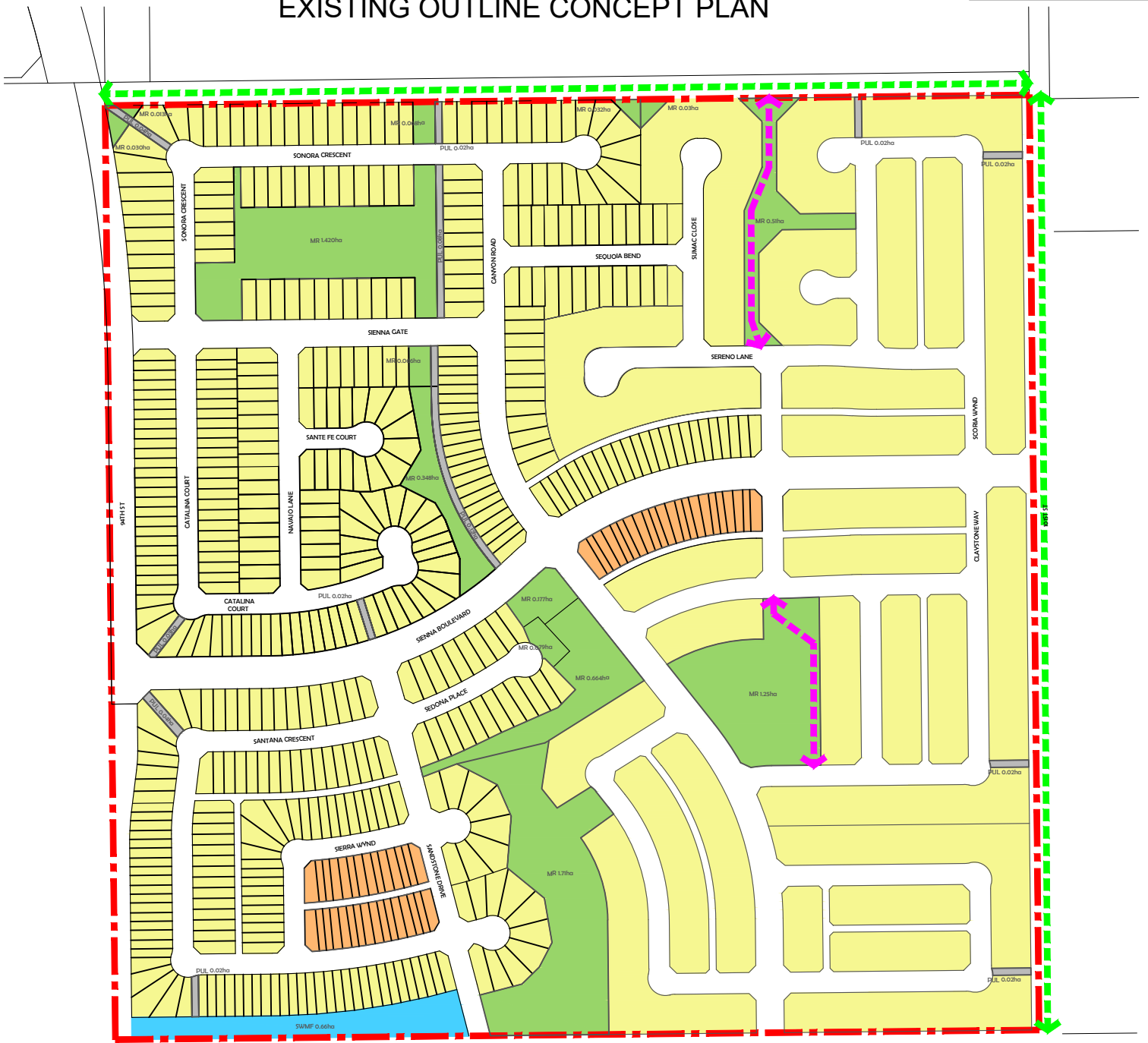
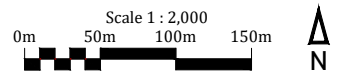


EXISTING OUTLINE CONCEPT PLAN



Sienna Outline Plan
June 23, 2021

- Plan Boundary
- - - Offsite Trail (by Others)
- - - Pedestrian Connection (location TBD at Subdivision)
- Low Density Residential (Single/Semi-Detached)
- Low Density Residential (Multi-Attached)
- Park/MR
- Stormwater Management Facility
- PUL



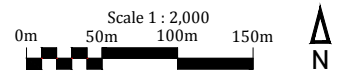
PROPOSED OUTLINE STAGING PLAN

Amendment Area



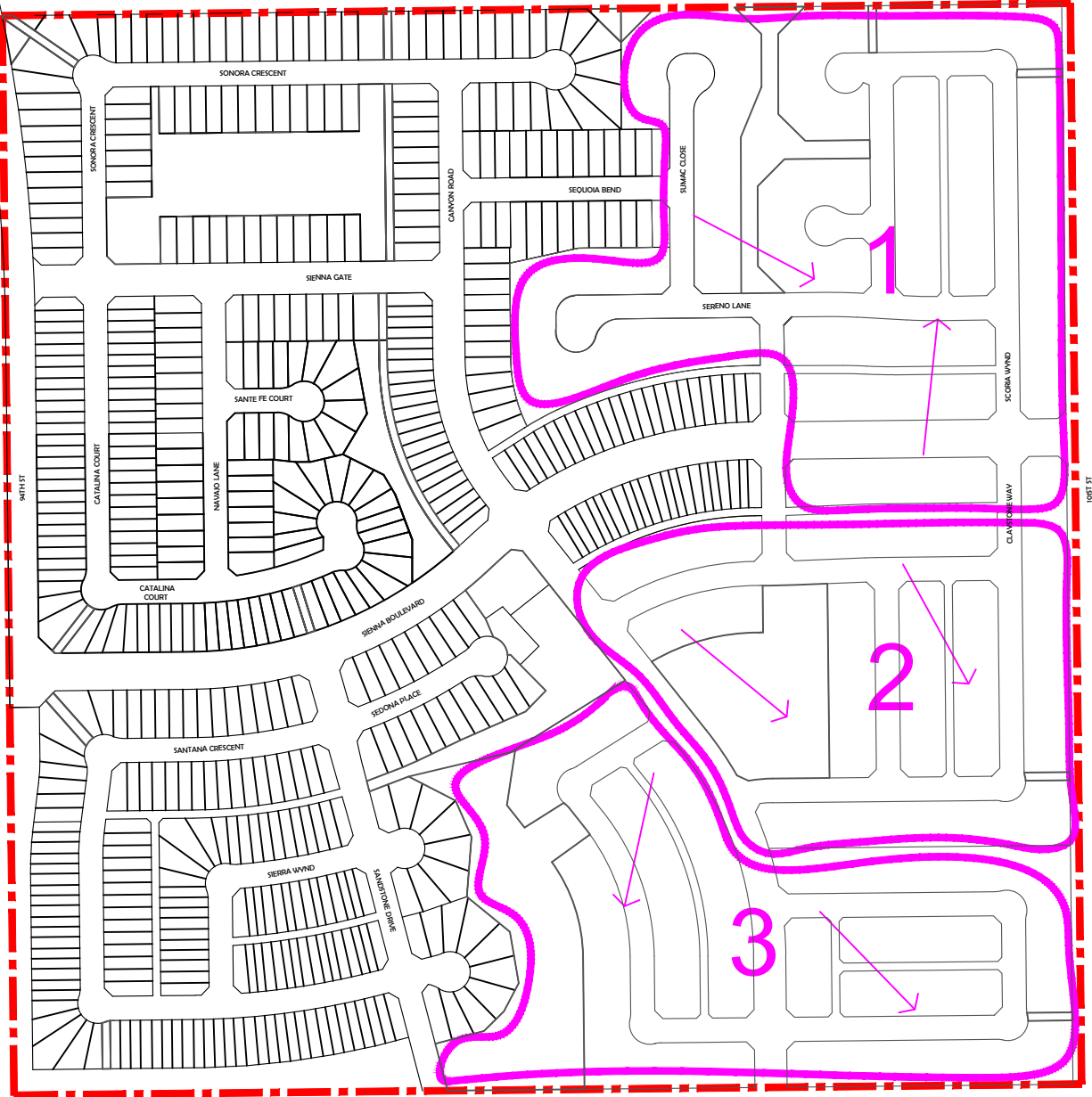
Sienna Outline Plan
January 28, 2025

- Plan Boundary
- - - Offsite Trail (by Others)
- - - Pedestrian Connection (location TBD at Subdivision)
- Low Density Residential (Single/Semi-Detached)
- Low Density Residential (Multi-Attached)
- Park/MR
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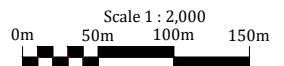
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EXISTING OUTLINE STAGING PLAN



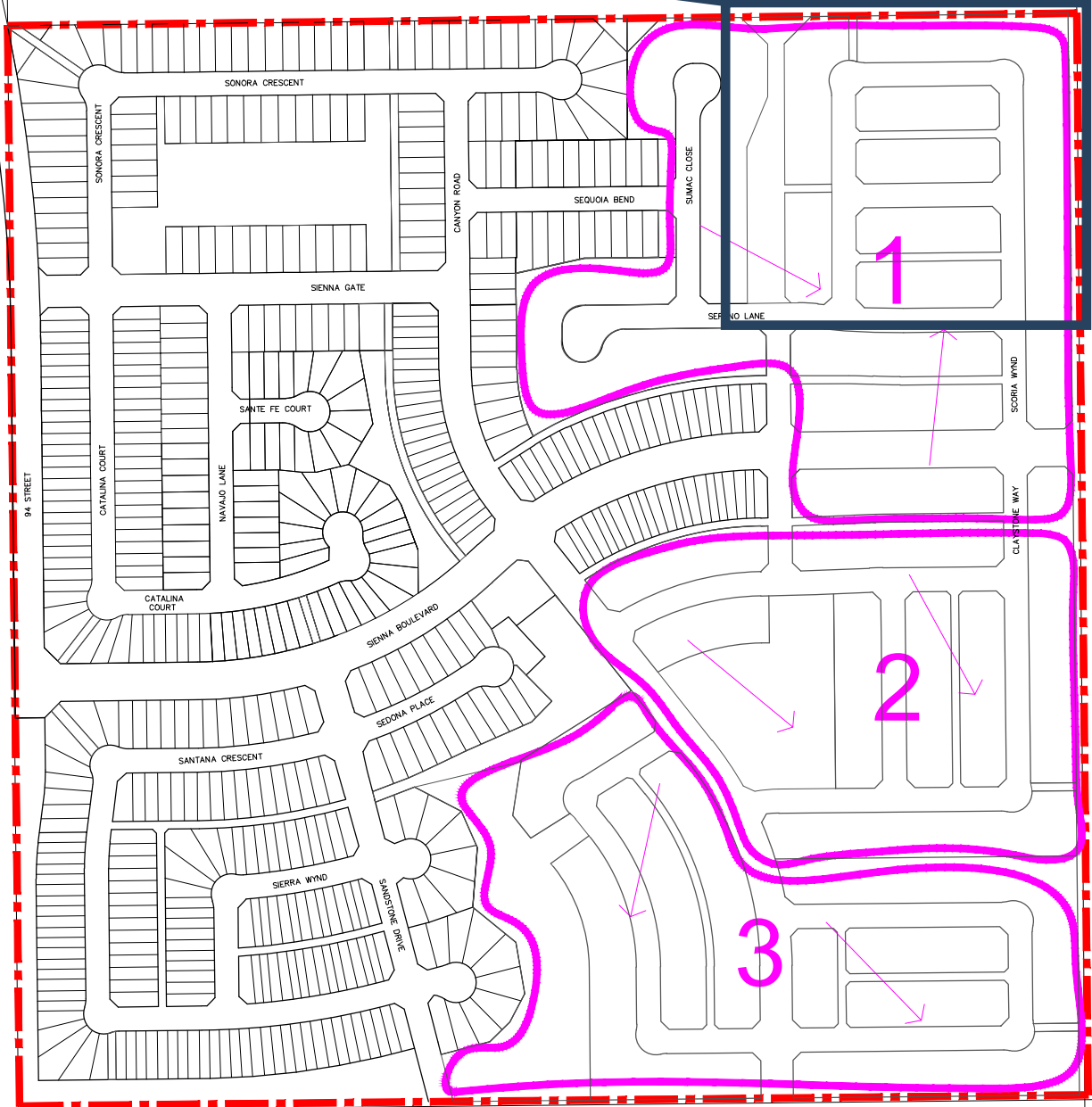
Sienna Staging
June 23, 2021

- Plan Boundary
- Approximate Staging Boundary



PROPOSED OUTLINE STAGING PLAN

Amendment Area



EXISTING STATISTICS

Sienna Outline Plan

June 2, 2021

LAND USE STATISTICS AND POPULATION CALCULATIONS

	Area (ha)	%
GROSS AREA	64.02	
Environmental Reserve	0.00	
Pipeline & Utility Right-of-Way	0.00	
GROSS DEVELOPABLE AREA	64.02	100.0
Municipal Reserve - Schools and Parks	6.40	10.0
Stormwater Management Facilities & PULs	1.03	1.6
Roads		
Arterial Roads	1.55	2.4
Local Roads / Collector Roads / Lanes	18.24	28.5
NET DEVELOPABLE AREA	36.80	57.5

LAND USES

	Area (ha)	Units/ha	Units	People/Unit	Population	% GDA
Residential Land Uses ²						
Low Density Residential – Existing (SFD/Duplex)	18.61		484	2.80	1356	29.1
Low Density Residential – Existing (Townhouse)	1.35		52	2.80	146	2.1
Low Density Residential - Future	16.84		508	2.80	1423	26.3
Total	36.80		1044		2925	57.5

28.4 upnrha

STUDENT GENERATIONS¹

Public School Board	523
Elementary School	272
Junior High School	115
Senior High School	136
 Separate School Board	 147
Elementary School	84
Junior High School	42
Senior High School	21
TOTAL STUDENTS	670

Note:

- 1 Student Generation Factors:
 - Public School Board (Elementary 0.26/unit, Junior High 0.11/unit, Senior High 0.13/unit)
 - Separate School Board (Elementary 0.08/unit, Junior High 0.04/unit, Senior High 0.02/unit)
- 2 Sienna unit total is based on a count of existing units, and frontage estimate of 9.7m wide lots for future areas

LAND USE STATISTICS AND POPULATION CALCULATIONS

	Area (ha)	%
GROSS AREA	64.02	
Environmental Reserve	0.00	
Pipeline & Utility Right-of-Way	0.00	
GROSS DEVELOPABLE AREA	64.02	100.0
Municipal Reserve - Schools and Parks	6.40	10.0
Stormwater Management Facilities & PULs	1.09	1.7
Roads		
Arterial Roads	1.55	2.4
Local Roads / Collector Roads / Lanes	17.54	27.4
NET DEVELOPABLE AREA	37.44	58.5

LAND USES

Residential Land Uses ²	Area (ha)	Units/ha	Units	People/Unit	Population	% GDA
Low Density Residential – Existing (SFD/Duplex)	20.98		555	2.80	1554	32.8
Low Density Residential – Existing (Townhouse)	1.35		52	2.80	146	2.1
Low Density Residential - Future	15.11		453	2.80	1269	23.6
Total	37.44		1060		2969	58.5

28.3 upnrha

STUDENT GENERATIONS¹

Public School Board	531
Elementary School	276
Junior High School	117
Senior High School	138
Separate School Board	150
Elementary School	85
Junior High School	43
Senior High School	22
TOTAL STUDENTS	681

* Circled in green - number increased

*Circled in black - number decreased

Note:

1 Student Generation Factors:

 Public School Board (Elementary 0.26/unit, Junior High 0.11/unit, Senior High 0.13/unit)

 Separate School Board (Elementary 0.08/unit, Junior High 0.04/unit, Senior High 0.02/unit)

2 Sienna unit total is based on a count of existing units and 30upnrha for future blocks as shown in this Outline Plan

SIENNA OUTLINE PLAN

EXISTING OUTLINE PLAN

1. PURPOSE

The purpose of the Sienna Outline Plan is to provide localized context and detail, respecting the intended development concept of the subject area within the Southfort ASP. This Plan provides a development concept for the existing and proposed areas of the neighborhood and details the housing types that will apply. An approximation of the intended phasing is also included in this Plan.

2. LOCATIONAL CONTEXT

Sienna is located in the southeastern portion of Southfort, south of the Fort Saskatchewan Correction Centre and east of 94 Street and west of 101 Street. Sienna is wholly contained within the NE 20-54-22-4, with a gross area of approximately 64 hectares.

Since 2007 and as of the date of this Plan, approximately half of Sienna has been developed.

3. OWNERSHIP

Sienna is being marketed and developed by Qualico Communities on behalf of the partnership that owns the land, Fort Saskatchewan Developments North Ltd.

Since 2007, and as of the date of this Plan, approximately half of Sienna has been developed.

4. STATORY PLAN AND POLICY CONTEXT

Sienna has been planned and developed under the policies and provisions of the Capital Region Growth Plan, the Municipal Development Plan, the Southfort Area Structure Plan and the Community Sustainability Plan.

5. LAND USE AND HOUSING

Sienna’s land use composition is a mix of residential with supporting parks and open space.

Park areas are dispersed throughout Sienna to ensure residents have close proximity for passive and active recreational use. A comprehensive network of trails and walkways link Sienna’s parks and open space areas to each other. Sienna’s trail and walkway system is designed to integrate with the existing and future pedestrian network within Southfort and the broader city. A future offsite trail may occur on 101 Street, with the design, alignment, and timing subject to the results of the City’s Transportation Master Plan.

The residential land uses within Sienna are considered Low Density Residential. The mix of housing types include single detached housing (traditional and zero lot line) semi-detached housing and multi-attached housing within the following land use districts:

- R1 – Single Detached Residential District
- R2 – Semi-Detached and Duplex Residential District
- RC – Comprehensively Planned Residential District
- DC(A)-05 Direct Control - Multi-Attached Residential (Sienna)
- DC(A)-13 Direct Control - Urban Character Small Lot Residential District

The earlier stages of Sienna predominantly consisted of front-drive housing; however, the current and future stages of Sienna include a higher ratio of housing serviced by a rear alley.

Innovative housing forms providing a range of affordability and improved housing efficiencies could also be considered through discussions with City Administration and an amendment to the Land Use Bylaw.

SIENNA OUTLINE PLAN

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- DC(A)-13 Direct Control – Urban Character Small Lot Residential District
- SSDH – Sienna Single Detached Housing District

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Innovative housing forms providing a range of affordability and improved housing efficiencies could also be considered through discussions with City Administration and an amendment to the Land Use Bylaw and the Sienna Outline Plan, over time.