

WINDSOR
POINTE
OUTLINE
PLAN

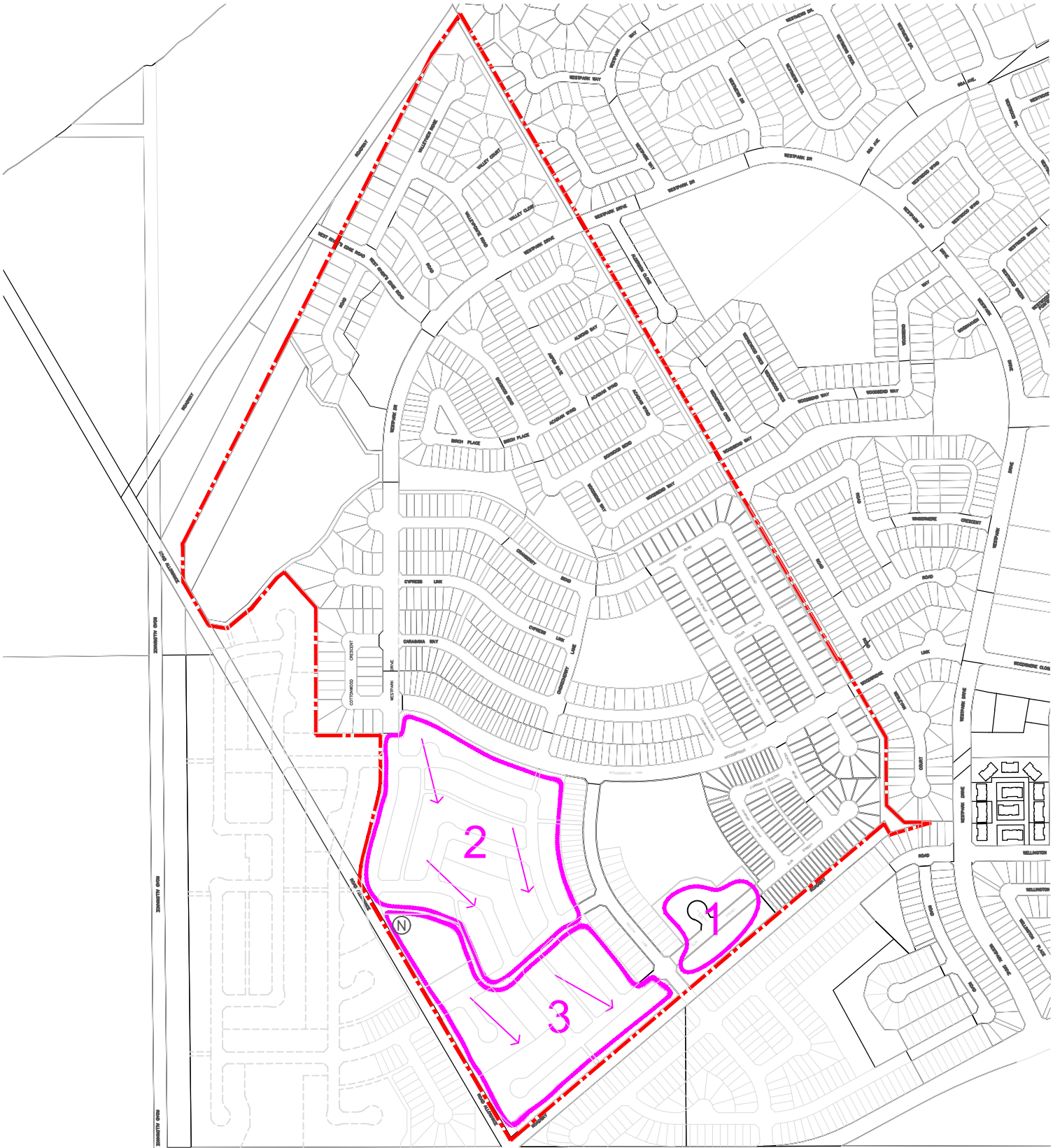


Forest Ridge Outline Plan

April 12, 2021

- - - Plan Boundary
- - - Trail (existing)
- - - Pedestrian Connection (location TBD at Subdivision)
- Neighbourhood Service
- PUL
- Low Density Residential
- Medium Density Residential
- School/Park
- Environmental Reserve
- Stormwater Management Facility

Scale: NTS



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LAND USE STATISTICS AND POPULATION CALCULATIONS

	Area (ha)	%
GROSS AREA	92.42	
Environmental Reserve	1.56	1.69
Pipeline & Utility Right-of-Way	0.00	
Arterial Road Right-of-Way	0.00	
GROSS DEVELOPABLE AREA	90.86	100.0
Municipal Reserve - Schools and Parks	10.50	11.5
Stormwater Management Facilities & PULs	5.01	5.5
Roads		
Local Roads / Collector Roads / Lanes	21.79	23.4
NET DEVELOPABLE AREA	53.56	58.9

LAND USES

Residential Land Uses ²	Area (ha)	Units/ha	Units	People/Unit	Population	% GDA
Low Density Residential – Existing (SFD/Duplex)	41.83		807	2.80	2260	46.1
Low Density Residential – Future	10.79		340	2.80	952	11.9
Medium Density Residential - Future	0.94	40	38	1.80	69	1.0
Total	53.56		1185		3279	59.0

22.1 upnrha

STUDENT GENERATIONS¹

Public School Board	592
Elementary School	308
Junior High School	130
Senior High School	154
Separate School Board	166
Elementary School	95
Junior High School	47
Senior High School	24
TOTAL STUDENTS	758

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 Forest Ridge unit total is based on a count of existing units, and frontage estimate of 9.7m wide lots for future areas

FOREST RIDGE OUTLINE PLAN

1. PURPOSE

The purpose of the Forest Ridge Outline Plan is to provide localized context and detail, respecting the intended development concept of the subject area within the Westpark 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

Forest Ridge is located in the western portion of Westpark, south of West River's Edge and east of the Windsor Pointe Outline Plan area. Forest Ridge is wholly contained within original River Lot 21, with a gross area of approximately 92.42 hectares.

Since 2004 and as of the date of this Plan, approximately 82.5% of Forest Ridge has been developed.

3. OWNERSHIP

Forest Ridge is being marketed and developed by Qualico Communities on behalf of the partnership that owns the land, Westpark Land Company Ltd.

4. STATORY PLAN AND POLICY CONTEXT

Forest Ridge has been planned and developed under the policies and provisions of the Edmonton Metropolitan Region Growth Plan, the Municipal Development Plan, the Westpark Area Structure Plan and the Community Sustainability Plan.

Specific Westpark Area Structure Plan policies applicable to this area include Section 4.3.2:

- o Consider development of complete neighbourhoods with a range of neighbourhood level services throughout Westpark.
- o Ensure neighbourhood services consider complementary interaction with common spaces and surrounding residential uses.
- o A neighbourhood service level node shall be located in the south medium density site along Westpark Drive. Depending upon market conditions, the developer may wish to engage in a Pilot Project with the City to create a node specifically designed for home based businesses.

5. LAND USE AND HOUSING

Forest Ridge's land use composition is a mix of residential with supporting parks and open space.

Park and open space areas are dispersed throughout Forest Ridge to ensure residents have close proximity for passive and active recreational use. A comprehensive network of trails and walkways link Forest Ridge's parks and open space areas to each other. Forest Ridge's trail and walkway system has also been designed to integrate with the broader network within Westpark and the city as a whole.

The residential land uses within Forest Ridge are mostly Low Density Residential with a single Medium Density Residential site located in the Southwest portion of the Plan area. The mix of housing types included in the Low Density Residential Area includes single detached housing (traditional and zero lot line) semi-detached housing and multi-attached housing that will employ the following land use districts:

R1 – Single Detached Residential District

R2 – Semi-Detached and Duplex Residential District

RC – Comprehensively Planned Residential District

RML - Low Density Multiple Residential

The proposed medium density site may be developed using a site-specific land use district in order to incorporate the neighbourhood level service node.

The existing stages of Forest Ridge predominantly consist of front-drive housing; however, the future stages of Forest Ridge include a higher ratio of housing serviced by a rear lane.

A Low Density Residential section has been included with lots fronting onto Westpark Drive. Lots fronting onto Westpark Drive will add to the appeal of the neighbourhood and bring a higher priority to pedestrians and community interaction in this area.

Associated on-street parking is anticipated in front of the homes that front onto Westpark Drive in this area. Accordingly, traffic calming measures shall be included in the detailed engineering design of Westpark Drive, in this area.

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.

6. STAGING

Westpark Drive will be completed prior to, or in conjunction with, the first stage of development within the Stage 2 area shown on the Forest Ridge Staging plan.