

OUTLINE PLAN WINDSOR POINTE NEIGHBOURHOOD

LANDREX



APRIL 2025

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1.0 EXECUTIVE SUMMARY

The Windsor Pointe Outline Plan has been developed to guide residential development that compliments the current and future planned development within the Westpark Area Structure Plan (ASP) and the overall governance of the City of Fort Saskatchewan's Municipal Development Plan 2010 – 2030 (MDP).

The Outline Plan area is located within the western portion of the Westpark ASP area, and is bordered by the Dow Ball Fields to the west, Westpark Drive collector road to the east, Township Road 543 to the south, and the Fort Saskatchewan Interpretive Forest to the north.

The Outline Plan encompasses an area of 25.37 ha (62.69 acres) and will accommodate an estimated 1,426 people (446 dwellings). This forecasted population is based on a projected density of 25 dwellings per net residential hectare, which is compliant with the City's MDP and is grandfathered into the former Capital Region Growth Plan (now Edmonton Metropolitan Region Growth Plan).

The vision for the Windsor Pointe Outline Plan is to create a high-quality community of single detached, semi-detached and multi-attached family dwellings that are connected to the City of Fort Saskatchewan's trails, park and community spaces through the use of multi-use trails and pedestrian-friendly sidewalks throughout the Plan area.

The Outline Plan contains 1.365 ha (3.37 acres) of dedicated area for MR consisting of two neighborhood parks. One will be a 1.107 ha (2.74 acre) park in the southern precinct and the second will be a 0.26 ha (0.64 acre) park in the northern precinct. Both parks will be created through the dedication of Municipal Reserve (MR). The southern park will provide a community focal point featuring trails and opportunities for more substantial park amenities and landscaping. A 0.14 ha (0.35 acres) triangular PUL parcel in the very southeast tip of the Plan area provides additional open space and will serve as a community gateway to the City's walking trails and the river valley. A 0.090 ha. (0.22 acres) linear corridor through the center of the Plan area provides pedestrian access through the area.

Key Elements of the Windsor Pointe Outline Plan include:

- Low Density Residential housing types,
- Interconnected multi-use trail system, connecting the neighborhood to downtown Fort Saskatchewan and the river valley greenbelt,
- Community parks that provide community gathering places and a sense of place, and
- A safe walking environment made up of pedestrian-friendly sidewalks and pathway connections.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the Windsor Pointe Outline Plan is to present the proposed development layout for the last developable area of the Westpark ASP. This Plan provides a development concept for the proposed neighborhood, describes the neighborhood infrastructure and details the built forms that will be present within the Outline Plan area. This Plan also illustrates the approximate phasing of development.

2.2 Theme

Windsor Pointe was selected as the name for the Outline Plan, as it maintains continuity with other Landrex developments within the Westpark Community.

2.3 Definition of Plan Area & Location

The Windsor Pointe Outline Plan occupies 25.37 ha (62.69 acres) within NW/SW 24-54-23-4, SE 24-54-23-4 and Plan 042 6931 Block 25, Lot B. The Plan area is north of Township Road 543 and Strathcona County. The Plan area is bounded by West River's Edge Recreation Area and the North Saskatchewan River to the west, Fort Saskatchewan Interpretation Forest to the north, and residential development and Westpark Drive to the east (*Location Plan 1.0*).



City Scale Location Map

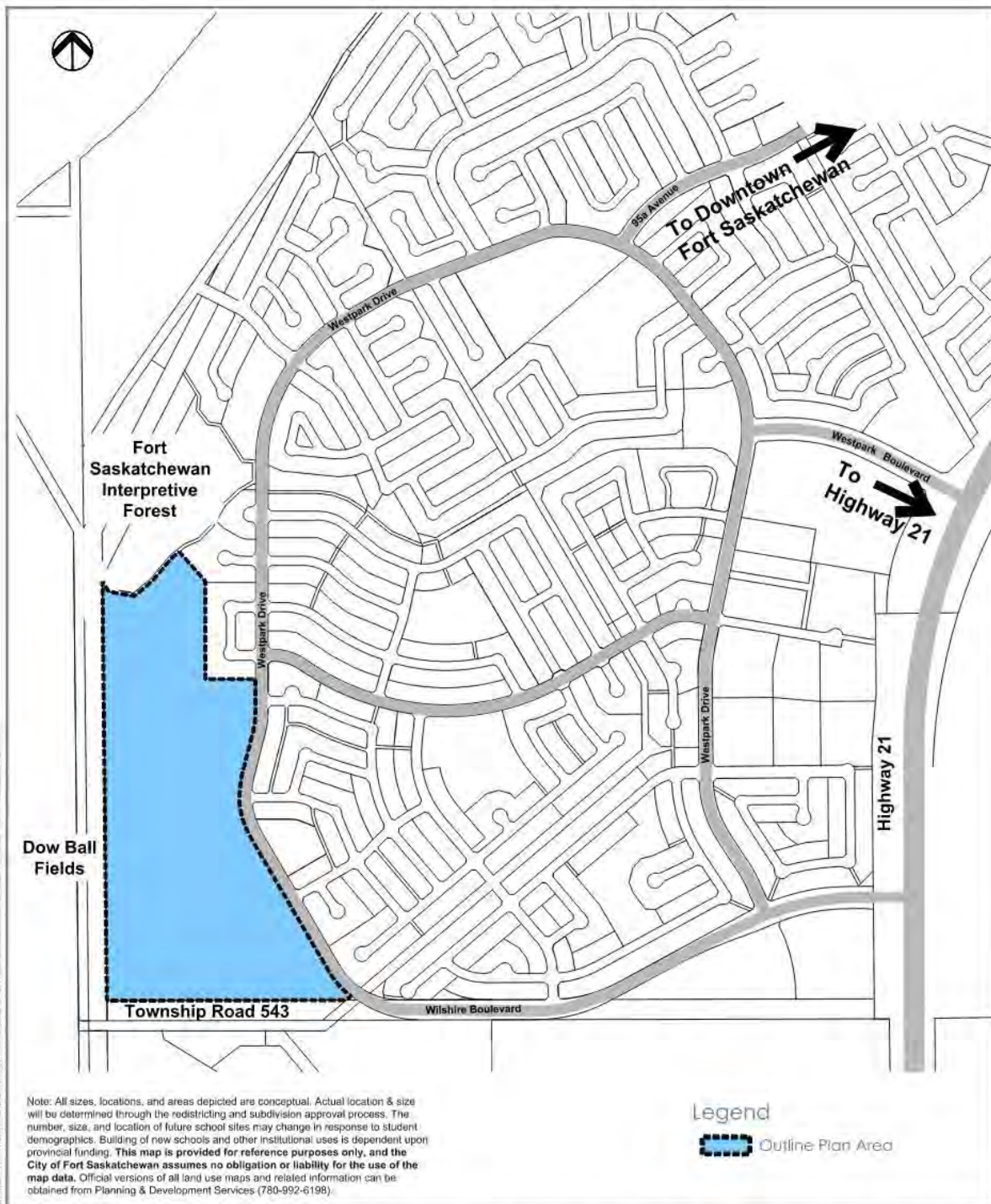
2.4 Land Ownership

The Plan area is presently owned by two private land owners. *Land Ownership Plan 2.0* demonstrates the land ownership for the Plan area, while *Table 1: Land Ownership* identifies the legal description, land owner and area on title.

Table 1: Land Ownership

Location	Owner	Areas
NW/SW 24-54-23-4	Private Owner – Landrex Inc.	± 19.74 ha (48.78 ac)
Plan 042 6931, Block 25, Lot B	Private Owner	± 4.65 ha (11.49 ac)
Road Allowance	Municipal - ROW	±0.98 ha (2.42 ac)
Total Outline Plan Area		25.37 ha (62.69 ac)

The Outline Plan is proposed by Landrex Inc., a major landowner in the Plan area. Lands within Plan 042 6931, Block 25, Lot B owned by a private owner are also included in this Plan to achieve a comprehensive and contiguous land use and servicing strategy. A municipal road allowance is also included for development and will require closure by bylaw prior to subdivision, in accordance with this Outline Plan.





MODIFIED DATE: 2022-07-11
 3: Windsor Pointe Outline Plan Figure - 2.0



WINDSOR POINTE OUTLINE PLAN

Land Ownership Plan Figure - 2.0

3.0 STATUTORY PLAN & POLICY CONTEXT

This section discusses and demonstrates how the Outline Plan is aligned with the relevant statutory and non-statutory Plans as created by the City of Fort Saskatchewan (City).

3.1 Fort Saskatchewan Community Sustainability Plan

The Fort Saskatchewan Community Sustainability Plan (CSP) is a statutory document that provides an overarching strategy for promoting sustainable growth in the community. The framework for the CSP was based on the Alberta Urban Municipalities Association's (AUMA) framework for sustainable planning and follows the five dimensions of culture, economy, environment, governance, and society.

Seven Sustainability Principles were adopted to reflect the City's values. The City holds the responsibility to apply all of the principles to each community decision.

- Principle A: A Welcoming Community
- Principle B: A Community with Spirit
- Principle C: Stewardship of the Environment
- Principle D: Using our Resources Wisely
- Principle E: A Responsive Economy
- Principle F: A Complete Community
- Principle G: A Community Designed for People

The Windsor Pointe Outline Plan is consistent with the directions of the CSP.

3.2 Fort Saskatchewan Municipal Development Plan 2010 - 2030

The Fort Saskatchewan Municipal Development Plan 2010 – 2030 (MDP), adopted by Bylaw C16-10, September 14, 2010, is a statutory document that guides the future growth and development for the City over the next 20 years. The MDP guides the growth of the entire municipality, and provides detailed policy guidance that generally focuses on the physical development of the community. This includes future land use and development within the City, co-ordination with adjacent municipalities, and provision for transportation and infrastructure systems.

The Windsor Pointe Outline Plan conforms to the MDP, with *Table 2: Relevant MDP Policies for the Windsor Pointe Outline Plan* listing the relevant policies. These policies are highlighted due to their relevance and significance to the Outline Plan.

Table 2: Relevant MDP Policies for the Windsor Pointe Outline Plan

6.0 Land Use	
6.2 General Urban Area	
6.2.1	Reinforce the development of complete neighbourhood units by encouraging a range of dwelling unit types and densities, along with supporting services, in each residential neighbourhood within the City.
6.2.2	Within each neighbourhood encourage a mix of dwelling unit types, schools, places of worship, recreational opportunities, and neighbourhood commercial uses.
6.4 Developing Community Area	
6.4.1	Encourage amendments to the Southfort and Westpark ASPs that support the Capital Region Board density targets for Fort Saskatchewan and that provide high quality residential neighbourhoods with a variety of housing types and access to numerous local amenities.
6.4.5	Require that new greenfield development follows an efficient and logical pattern of phasing.
6.10 River Valley Green Belt (RVGB)	
6.10.1	Maintain the River Valley Greenbelt as a natural space and recreation area for the enjoyment of all citizens.
6.10.3	Provide opportunities for safe public access to the river.
6.10.4	Implement the directions set in the Plan of Action for the Capital Region River Valley Park (2007); the City of Fort Saskatchewan River Valley Recreational Study Development Master Plan Report (1997); the River's Edge Recreation Area Development Master Plan Update (2006); and, the West River's Edge Recreation Area Access and Servicing Study Final Report (2007).
7.0 Community Design	
7.1 Urban Structure and Placemaking Policies	
7.1.3	Through implementation of area structure plans, encourage multiple connections to the existing street network and create a permeable network of internal streets.
7.1.4	Recognizing the role that streets and parks play as a key feature of the public realm, encourage building and housing development that face public streets and parks, rather than turning its back on the public realm.
7.1.7	In undeveloped portions of Westpark and Southfort, promote small block sizes, encouraging the development of 60 to 100 metre block widths in order to encourage walking and cycling.
7.1.8	In undeveloped portions of Westpark and Southfort, encourage the use of block shapes that can facilitate changes in future land uses.
7.1.9	For new developments, ensure that site layout and building design considers microclimate and other physical conditions to create neighbourhoods that are sensitive to their site context and that reduce resource needs. Encourage the use of passive design strategies.

8.0 Mobility	
8.1 General Policies	
8.1.1	Promote active transportation and public transportation as a priority over motorized modes. Evaluate infrastructure investments and development proposals based on their ability to support (in priority order): • Walking; • Cycling; • Transit; • Goods movement; and finally, • Private vehicles.
8.1.4	When undertaking transportation planning, ensure that streets are designed for all users, with adequate facilities for pedestrians, cyclists, and users of public transit, as well as consideration for the effective operation of Public Works and Emergency Services.
8.2 Pedestrians and Cyclists	
8.2.1	Ensure the delivery of pedestrian and bicycle facilities throughout the City as an integral part of the transportation system for both recreational and commuting use.
8.2.2	Plan for pedestrian and cyclist facilities as part of development and redevelopment proposals, ensuring the provision of adequate walking and cycling paths and lanes, and adequate cycle facilities such as secure storage, changing rooms, and showers where appropriate/feasible.
8.2.3	Continue to extend the multi-use trail network, including additional connections to the River Valley Greenbelt.
8.4 Roadways	
8.4.1	Use the Transportation Master Plan as a reference to ensure that adequate rights-of-way are preserved and incorporated into future development areas.
8.4.4	Review road standards to ensure that all roads are pedestrian-friendly with features such as parking lanes, street trees, boulevards, and landscaping to enhance the quality of the pedestrian environment and to buffer pedestrians from motorized traffic.
8.4.5	Work to reduce pedestrian barriers and to increase opportunities for safe crossings of major roads and expressways.
9.0 Housing	
9.1 Diverse Housing Options	
9.1.1	Encourage a range of housing types within all areas of Fort Saskatchewan, with close access to neighbourhood services and amenities.
9.1.3	Increase the overall planned densities in the Southfort and Westpark ASP areas to bring these plans into conformance with the density targets for Fort Saskatchewan in the Capital Region Growth Plan.
9.1.6	Develop incentives to support higher density housing and affordable housing. Explore the options available for density bonusing and reduction of the Off-Site Levy fees for affordable housing.
9.2 Affordable Housing	
9.2.1	Implement the Affordable Housing Strategy to encourage the availability of affordable housing options through policies, regulations and incentives.
9.2.3	Achieve neighbourhood targets of 20% of new housing units to be developed as affordable or attainable housing.

9.3 Seniors' and Supportive Housing	
9.3.1	Support development opportunities that encourage aging in place. Such opportunities include the provision of smaller units throughout the City, and supportive housing.
9.3.2	Engage in partnerships to promote both market and non-market affordable housing to be developed for a variety of housing situations including seniors, people with special needs, and people experiencing transitional and emergency housing needs.
10.0 Parks and Natural Environment	
10.1 General Policies	
10.1.1	Provide all neighbourhoods with access to passive and active recreational opportunities.
10.2 Municipal, School and Environmental Reserves	
10.2.1	Require municipal and school reserves dedication equal to 10% of the land remaining after any environmental reserve has been dedicated as part of a new subdivision process as per Sections 666-670 of the MGA, as amended. Reserve lands should be the primary option with cash-in lieu taken only when land would not integrate with the Recreation, Culture and Parks Master Plan's Pathway and Parks Network Plan.
10.2.2	Require environmental reserve dedication as per Section 664 of the MGA, as amended. Environmental reserve lands shall remain as natural areas or may be used for trails as long as a trail will not unduly impact the natural environment.
10.2.3	Require that environmental reserve, municipal and school reserves be identified through the ASP and ARP processes, to the satisfaction of the Municipality.
10.2.6	Encourage joint use of municipal reserve lands for recreational, park and school purposes.

3.3 Westpark Area Structure Plan

The Windsor Pointe Outline Plan conforms to the Westpark ASP adopted by Bylaw C8-13, June 11, 2013. There are seven key objectives identified in the Westpark ASP, which are:

- To provide a safe community for people to live, work, and play.
- To provide a consistent vision for landowners and developers to help increase certainty in investment.
- To create a flexible planning concept to stimulate innovative planning and design that is adaptable to area analysis and consumer preferences.
- To allow for sustainable and economical phased development consistent with municipal and regional policies.
- To conserve and optimize the use of land and resources through sensitive integration and development with the natural environment.
- To encourage efficiency wherever possible through strategically planned and traffic networks, amenity provisions and site orientation.
- To consider providing a range of commercial opportunities throughout the community, giving consideration to accessibility, convenience, and potential impact on adjacent residential areas.

Table 3: Relevant ASP Policies for the Windsor Pointe Outline Plan provides a list identifying the relevant policies that the Outline Plan conforms to. Each of the policies below has been considered in the preparation of this Outline Plan.

Table 3: Relevant ASP Policies for the Windsor Pointe Outline Plan

Objectives and Policies	
4.1.2 Overall Policies	
	Prior to acceptance of redistricting applications, an Outline Plan and an Engineering Design Brief for the parcel in its entirety shall be provided by the developer, to demonstrate how the proposed development will integrate with adjacent development and align with the objectives and policies of this Area Structure Plan.
	When determined necessary, the City shall host design forums prior to accepting redistricting and subdivision applications to facilitate a round table discussions between various City Departments and the developer. The developer shall demonstrate how the proposed development will achieve the planning and operations goals of the City.
	Development phasing shall be determined by the efficient and logical extension of services that prevents “leapfrog” development.
	Neighbourhood character and quality shall be enhanced through public realm improvement such as boulevards, entrance features, street furniture, public art, and other landscape features.
	Site orientation and landscape design for residential, commercial, and institutional development shall consider strategies to conserve energy and water.
	With the exception of areas dedicated to wildlife habitat, natural surveillance through approaches such as Crime Prevention Through Environmental Design (CPTED) shall be considered for all site and building design.
4.2.2 Residential Policies	
	Provide a variety of lot sizes and housing forms to provide choice and accommodate all residents in the community.
	Urban design shall be used to create a cohesive neighbourhood with a variety of architectural styles that encourages interaction with the public realm by orienting buildings towards public streets and parks.
	The overall targeted density for undeveloped lands at the time of the 2013 Updates shall be 25-30 dwelling units per net developable residential hectare (du/ndrha), in line with the Municipal Development Plan and the density targets for PGA “G” as established in the Capital Region Growth Plan.
	In support of the City's Market Affordable Housing Strategy, consider strategies to provide market affordable housing options and supportive housing units.
4.4.2 Institutional Policies	
	Support development of complete neighbourhoods by incorporating community uses such as schools, places of worship, and recreational opportunities.
	Support joint use of Municipal Reserve lands for recreational, park and school purposes.
	Continue to support and partner with community organizations to provide community assets.

Objectives and Policies

4.5.2 Green Space

Protect the natural environment and native vegetation, including West River's Edge Area and the Interpretive Forest, and other mature or regenerating tree stands from any damaging activities.
Consider landscaping with natural vegetation (xeriscaping) for parks to reduce water, energy and labour requirements.
Provide neighbourhoods with access to passive and active recreational opportunities.
Ensure all parks and open spaces, schools and recreational sites are connected through trails/or and walkways. Facilitate continued development of community and regional trail systems that provide connectivity for both leisure and commuting purposes.
Trails and Public Utility Lots shall be minimum 6 metres in width to facilitate access for emergency and maintenance vehicles.
Opportunities for trail connections from Westpark to other Fort Saskatchewan neighbourhoods shall be provided through pedestrian crosswalks at arterial and collector road intersections.
Developers shall provide Municipal Reserve land dedication equal to 10% of gross developable area. Cash-in-lieu will only be accepted when land would not integrate with the Recreation, Culture and Parks Master Plan's Pathway and Parks Network Plan.
Park space, school sites, and trails over 6 m in width shall be accepted as Municipal Reserve, unless accommodating buried utilities or storm water management ponds.
Continue to work with community and regional organizations to provide low impact recreational opportunities that increase awareness of the river valley's value.
Work with community leaders to develop neighbourhood assets, such as community gardens and outdoor rinks, if determined feasible.
Wherever possible, existing tree stands and wetlands should be preserved and incorporated into the community.

3.4 Land Use Bylaw

Prior to subdivision, specific land use districts must be approved by Council in accordance with the intent of this Plan. If an application does not conform to the Westpark ASP (and subsequently the Outline Plan) Council may consider a plan amendment. Section 6 describes land use and the development concept.

3.5 Engineering & Servicing Standards

Development within this Plan will comply with the provisions of the City's Engineering and Servicing Standards as they pertain to design considerations, municipal servicing, transportation, and landscaping.

3.6 Edmonton Metropolitan Region Board Policies

The Edmonton Metropolitan Region Growth Plan identifies minimum greenfield densities within the Edmonton metropolitan region to create a more compact regional footprint. The proposed density in the Windsor Pointe Outline Plan is in alignment with the West Park ASP; which was approved under the previous (CRB) 2009 guidelines and no changes to residential densities are contemplated.

4.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

4.1 Site Description

Topographical and geotechnical studies, as well as a vegetation evaluation, were completed to support the preparation of this Outline Plan.

4.1.1 Topography

The Plan area is characterized as a rolling topography with surface drainage trending towards a ditch within the southeast portion of the site, as well as to the west towards the North Saskatchewan River (*Contour Plan 3.0*). The west half of the site has a lower elevation comparative to the east (by approximately 3-5 m) with a steep slope separating the two areas.

4.1.2 Soils

A geotechnical investigation has confirmed that the subject lands and proposed land uses are suitable for the development of various residential types such as single family dwellings, semi-detached dwellings, and duplex's. Native soils and clay tills encountered throughout the site are considered satisfactory for single family dwellings utilizing standard concrete footings. The existing topsoil is not considered suitable for foundation footings and slab-on-grade support. The replacement of loose soils with an engineered fill may be required to allow for normal footing foundations.

Detailed soil and geotechnical information are referred to in section 11 and found in the December 2014 report, prepared by J.R. Paine & Associates.

4.1.3 Vegetation

An existing tree stand is located along the northern side of Township Road 543. This tree stand will be preserved where possible, and integrated within the proposed MR parcel in the southern portion of the Plan area. Through the subdivision process, a tree inventory preservation plan may be considered to determine if existing trees or tree stands can be preserved on the site.

The Outline Plan area is in close proximity to the Interpretive Forest. A paved trail provides separation and a setback from the Forest and the Outline Plan area. The Interpretive Forest is an environmentally sensitive area of native grassland. During the subdivision process of the Windsor Point area, appropriate mitigation measures such as temporary fencing and erosion control should be used to protect the prairie from construction activities.

4.1.4 Flood Plain

The Outline Plan area is not within the Floodway or Flood Fringe area of the North Saskatchewan River as identified in *Flood Plain Plan 4.0*, sourced from the Alberta Environment and Parks website.

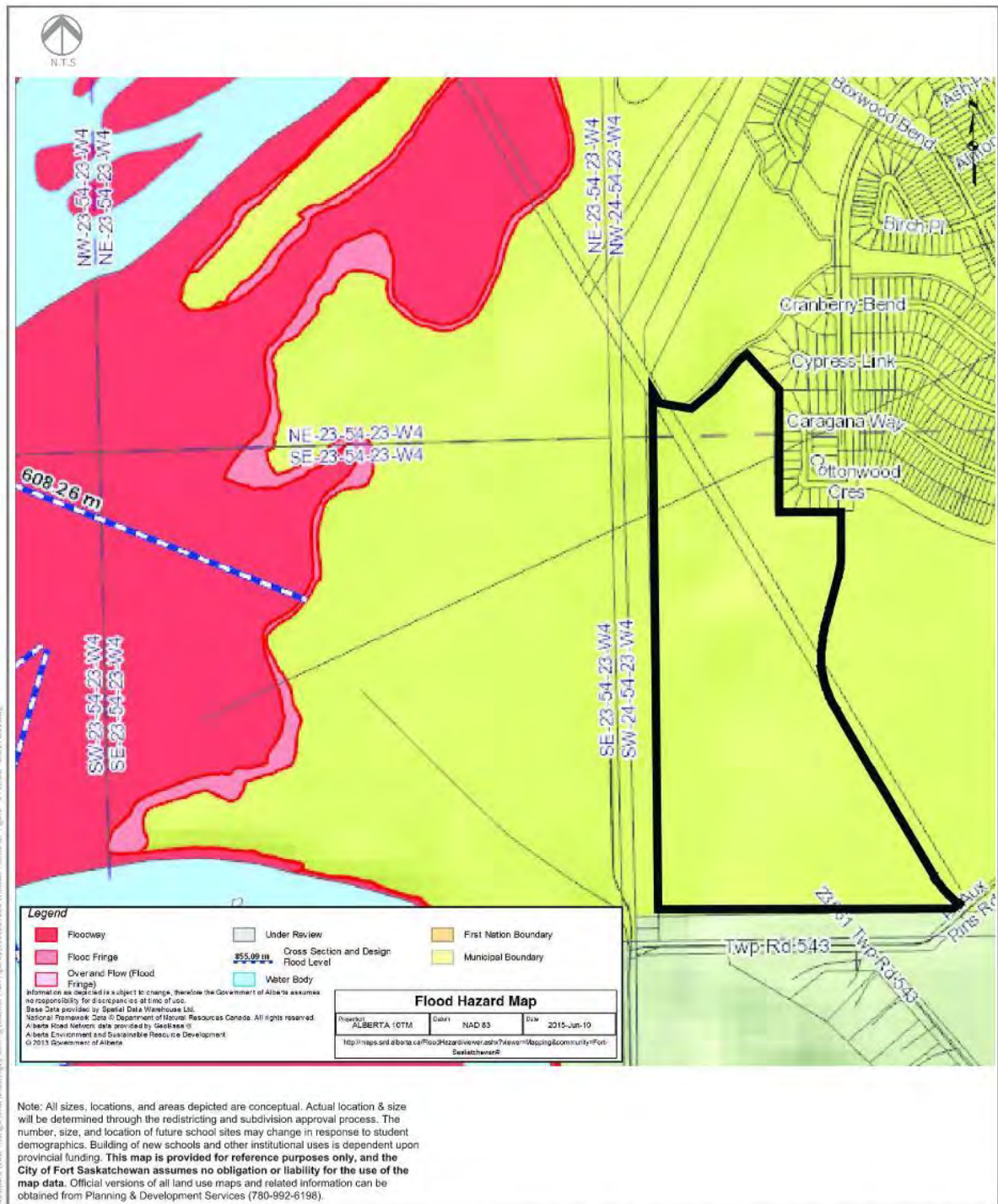


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WINDSOR POINTE OUTLINE PLAN

Contour Plan Figure - 3.0



4.2 Existing Land Uses

The existing land is vacant of buildings and was formerly under agricultural land uses. The Westpark ASP has designated the land use to be Low Density Residential.

Based on a review of historical aerial photographs these lands were (and may continue to be) used for agricultural purposes (Trace Associates, 2014).

4.3 Built Infrastructure

Development in the Plan area has commenced with some infrastructure and homes being constructed. This Outline Plan provides a general overview of how infrastructure will be extended into the Outline Plan area.

4.4 Surrounding Land Uses & Road Network

Lands adjacent to the west and north boundaries of the Outline Plan are designated as Parks and Recreation District (PR). These lands include the Dow Ball Fields (S.E. ¼ Sec 23-54-23-4), the Interpretive Forest, and Lion's Community Fish Pond.

Land uses to the east (Lot B, Block 25, and Plan 0426931) are currently being developed and are intended for Low Density Residential uses.

Land uses to the south (multiple Lots, Block C, and Plan 7521001) are districted Country Residential and located in Strathcona County.

An old landfill site is located in William Casey Park to the northeast of the Westpark ASP area. Provincial policy dictates that no residential development shall be permitted within 500 m of the landfill site. The Outline Plan conforms to this policy as the landfill site is over 1,700 m from the Outline Plan area.

4.4.1 Existing Access

The site is currently surrounded by a number of road networks. The primary access into the Westpark neighbourhood is from Highway 21. There are two arterial roads providing access from Highway 21 into the neighbourhood: Westpark Boulevard and Wilshire Boulevard. There is one collector loop (Westpark Drive) which connects to the arterials roads. The Westpark Drive collector loop provides two local road connections to the Windsor Pointe Outline Plan area. No properties in the Plan area will front on to the Westpark Drive collector roadway. Instead, these properties will back onto the collector roadway to enhance safety and livability.

4.5 Background Studies

A number of background studies were completed to support the Outline Plan and are listed in *Table 5: Relevant Supporting Documents* of Section 11.

4.5.1 Environmental Site Assessment

Trace Associates conducted an on-site investigation of the Windsor Pointe Outline Plan area to examine the site for any actual or potential sources of contamination. The investigation reported that there was no identification of actual or potential sources of contamination found on-site from either on-site or off-site sources.

At the time of investigation, the subject site was covered in snow; therefore, site staining and surface debris observation was limited.

A soil stockpile was located on the south portion of the site area, which was identified as originating from an adjacent Landrex development, with no obvious staining or debris, and does not require any further investigation.

No items of hazardous materials or contamination storage were found within the site. A small scrap material storage was identified and should be removed prior to development.

In an email sent on March 16, 2016 (attached herein as *Appendix A: Alberta Environment Email Re: Infilling Wetlands*), Alberta Environment Confirmed that no Water Act approval is required for the infill of wetlands on site.

The Trace Associates Environmental Site Assessment (December 11, 2014) deems that further investigation or assessment is not required and the lands are suitable for residential development.

4.5.2 Geotechnical Evaluation

J.R. Paine & Associates (December 19, 2014) conducted an on-site investigation of the Windsor Pointe Outline Plan subject site to examine the site conditions and the geotechnical recommendations for the proposed neighbourhood development.

No major issues are anticipated for the construction of residential development. Native soils and clay tills encountered throughout the site are considered satisfactory for single family dwellings utilizing standard concrete footings.

Detailed recommendations for residential development, foundations, service, and infrastructure can be found in in section '7.0 Recommendations' of the geotechnical report attached herein as *Appendix B: Geotechnical Report*.

4.5.3 Historical Resources Overview

On October 31, 2014, a Statement of Justification for Historical Resources investigation was performed by Altamira Consulting Ltd. The report identifies that the subject site is a relatively flat terrain in the south with a slight rise in terrain to the north. The majority of the lands had a history of cultivation with a small portion that has remained forested.

The investigation reported no evidence of any historical structures. Three (3) nearby archaeological sites were identified, of which the closest was 285 m to the east of the proposed development. No archaeological sites will be impacted from the development.

The Windsor Pointe Outline Plan proposed development is in close proximity to the confluences of the North Saskatchewan and the Pointe-Aux-Pins Creek. Confluences of major water bodies are generally ideal locations for archaeological findings. With the locations of the three archaeological sites and potential locations within the confluence, deep surface findings could be a possibility.

Alberta Culture has determined that a Historical Resources Impact Assessment is not required in conjunction with the submission of this Outline Plan.

5.0 GUIDING PRINCIPLES AND OBJECTIVES FOR DEVELOPMENT

5.1 Guiding Principles

Livability

The land use concept for the Windsor Pointe Outline Plan supports livability, which is more easily attained by providing a development that ensures access to recreation and green spaces. Nearby parks are accessible through several walking trails and pathways. Social connectivity is supported by providing spatial opportunity for making community connections. Socializing can occur in the MR park space, along walking trails, the open space in the southeast Plan area, and in well-connected adjacent neighbourhoods. Connections to the rest of Fort Saskatchewan are along Westpark Drive which includes the opportunity for future transit services, and by way of the City's river valley and trail system.

Walkability and Active Lifestyles

The Windsor Pointe Outline Plan will support a high level of walkability, which is supported through the inclusion of numerous walkway connections to surrounding natural areas, parks and trails. Walking paths provide connections throughout the Westpark community and support active lifestyles. Walkability will be ensured by providing sidewalks along at least one side of each street.

Supportive of a Range of Incomes and Family Types

The Windsor Pointe Outline Plan will support the development of a family-oriented community. Housing will support growing families with a range of types and sizes. Housing types will range from single detached, semi-detached and multi-attached family dwellings. The variety of housing options included in the Plan area will ensure the development is attractive and supportive of a variety of incomes and family groups.

Sustainable Development Approaches

The Windsor Pointe Outline Plan achieves sustainable development through:

- The logical extension of the existing Westpark infrastructure.
- Providing a range of housing densities.
- Supporting walkability and active lifestyles.
- Conserving existing site features and tree stands.
- Supporting the achievement of regional density targets.
- Providing density that is supportive of future transit service.

5.2 Guiding Objectives

Flexible Development Concept

To provide a flexible development concept through the identification of Low Density residential land uses across the Plan area, with higher density housing forms to be located in proximity to the entrance of the community. Density decreases as distance from the entrance to the community increases.

To provide a predominantly residential development concept that is complementary to the surrounding portions of the Westpark ASP.

Residential Development

To provide a variety of lot sizes and housing forms that offer choice and accommodate a variety of incomes and family groups.

To provide a development concept that completes the logical residential build-out and completion of the Westpark ASP.

Green Space and Natural Areas

To provide open space and trail connections within the Plan area, and to other areas of the City, in accordance with the Recreation, Culture, and Parks Master Plan.

To best utilize MR dedications and provide passive and active recreational opportunities that benefit Fort Saskatchewan residents.

Transportation

To provide safe and convenient access for anyone travelling into, out of, and within the Plan area, whether by motor vehicle, by bicycle or by foot.

To provide a pedestrian network that will support access to future transit services on Westpark Drive.

Servicing and Utilities

To provide an efficient and sustainable servicing system based on the logical extension of municipal and franchise utilities.

To ensure an efficient, effective, and coordinated utility layout that allows for ease of maintenance and replacement, and limits conflicts.

6.0 LAND USE AND DEVELOPMENT CONCEPT

6.1 Land Use Layout

The land use concept of the Windsor Pointe Outline Plan (*Land Use Concept Plan 5.0*) is a Low Density residential development with MR dedication in the form of parks proposed for both the southern and northern portions of the Plan.

6.2 Dwelling Unit Density Targets

The population density targets will remain in-line with the previous Capital Region Growth Plan target of 25 – 30 units per net residential hectare. This will be achieved by providing a variety of low density housing forms ranging from single detached and semi-detached to multi-attached family dwellings.

6.3 Residential Land Use

The focus of this Outline Plan is residential in nature, with the required MR spaces providing community park spaces.

6.3.1 Low Density Residential

The Windsor Pointe Outline Plan will be a low density residential development made up of some combination of the following Land Uses:

R1 – Single Detached Residential District

R2 – Semi-Detached and Duplex Residential District

RC - Comprehensively Planned Residential District

The housing types may range from single detached and semi-detached to multi-attached family dwellings. Varying housing types will enable the development of a diverse community. The housing density in the Plan area will be in the range of 25 - 30 dwellings per net residential hectare, in conformance with the CRB and the approved Westpark ASP. *Land Use Concept Plan 5.0* illustrates lane product in the south eastern portion of the plan area close to Westpark Drive. Lane product in the remaining portion of the Plan area is limited due to the topographic constraints. However, based on market demand, additional lane product may be considered where feasible.

6.4 Land Use Statistics

Table 4: Land Use Statistics shows the land use statistics for the Windsor Pointe Outline Plan.

Table 4: Land Use Statistics

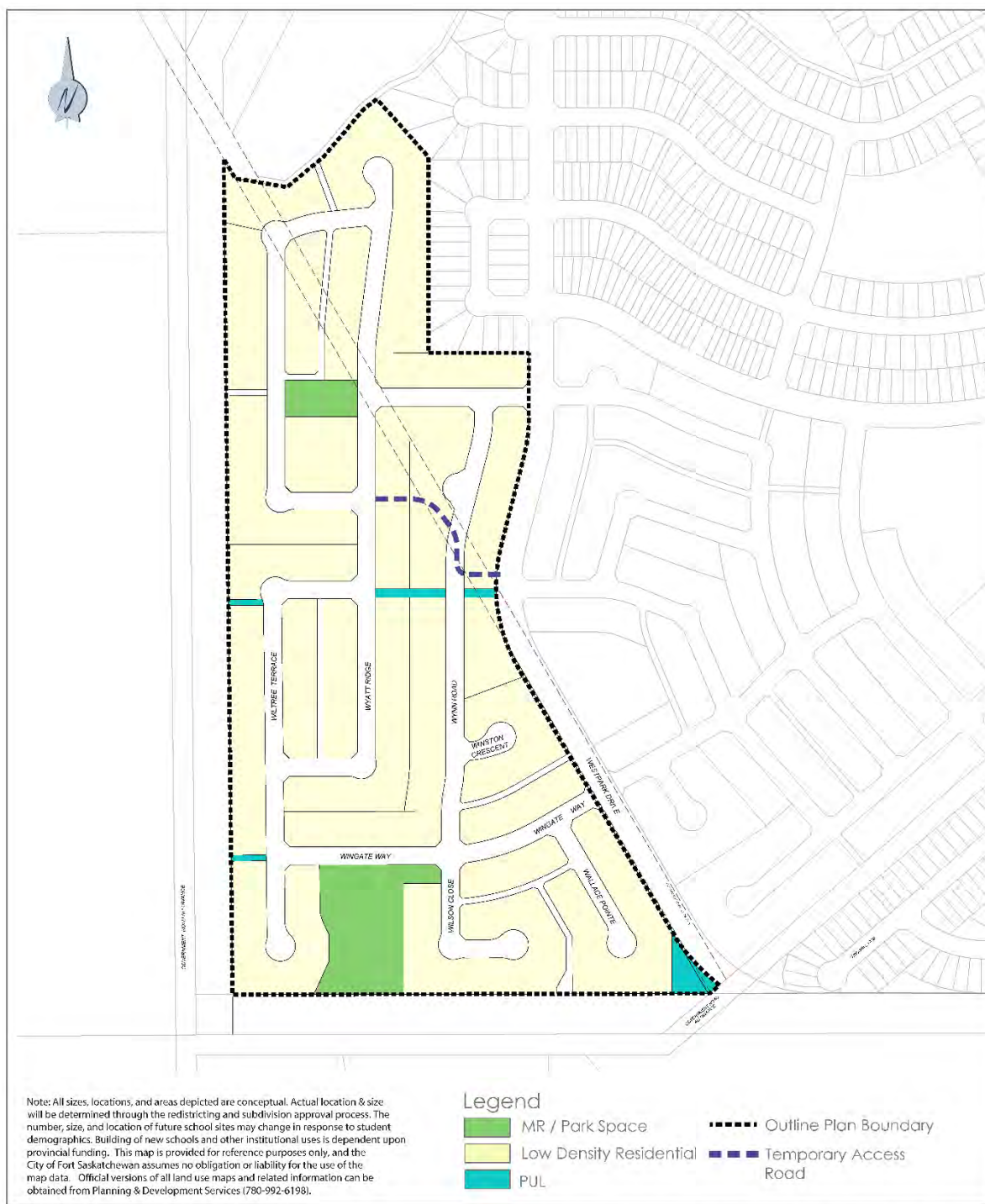
		Area (ha.)	% of GDA
GROSS DEVELOPABLE AREA		25.37	100.0%
Land Uses			
MUNICIPAL RESERVE			
MR Credit		1.365	5.4%
PUL		0.30	1.2%
Transportation			
Roads, Lanes, and Walkways		5.94	23.4%
Residential			
Low Density		17.76	70.0%
TOTAL		25.37	100.0%
Total Residential Units	25 Unit/ha	444	
Total Population	3.2ppu	1421	
Student Generation (0.60 per unit)*		266	
MR Calculation DRC			
		Area (ha)	
MR Ow ing		1.853	
33% of Point Aux Pins Trail (1.48ha)		0.488	
MR Ow ing		1.365	

* Based on single family student generation between ages 5 to 18.

6.5 Population and Demographics

The Outline Plan area will provide a total of 17.76 ha (43.87 acres) of residential development, resulting into a population of 1,421. This total population will provide the community with an overall generation of 266 students. To the east of the Outline Plan, two school sites are proposed to be located within the centre of the Westpark ASP and are accessible through the central trail network.

The local population of this community will have access to several nearby amenities, such as the Dow Ball Fields to the west, and the Interpretive Forest, Wetland Conservation Area, and West River's Edge Pavilion to the North. The Outline Plan area is connected to various amenities by a well-connected trail network. The lands will be serviced by municipal sewer and water services as explained in detail in section 9.0 *Municipal Servicing Concept*.



WINDSOR POINTE OUTLINE PLAN
Land Use Concept Plan Figure - 5.0

7.0 TRAILS, PARKS & OPEN SPACES

7.1 Parks & Open Spaces

The Plan area is nestled in between residential development to the east, the natural areas of the River Valley Greenbelt to the west, and the Interpretive Forest to the north. As a result, it is important for this area to be planned with excellent east-west access to the River Valley and to the Interpretive Forest.

Landrex's certificate of title for the subject area has a deferred reserve caveat registered on it deeming MR owed in the amount of 1.853 ha (4.57 acres). Landrex will receive a MR credit for the Pointe Aux Pins trail in the amount of 0.488 ha (1.206 acres). The non-participating land owner has over-dedicated MR within their development in other parts of Westpark, and therefore are not required to dedicate any additional MR within this area. As a result, the total MR requirement for this Outline Plan is 1.365 ha (3.37 acres).

With the MR land area requirement of 1.365 ha (3.37 acres), there will be a 1.105 ha (3.05 acre) park located in the southern half of the Plan area and a 0.260 ha (0.64 acre) park located in the northern half of the Plan area. Refer to MR and PUL Areas Plan 6.0, for an illustration of the areas.

The two parks totaling 1.365 ha (3.37 acres) will be dedicated as neighborhood parks with contemplated gravel and hard-surface trails, picnic spots and existing vegetation. The parks will be developed as per the City's landscape standards and included at the time of subdivision of adjacent residential development. In addition, both parks will have potential for active and passive activities. Possible uses for the park programming may include a basketball court or outdoor rink in MR Lot 1 and a tot lot in MR Lot 2.

The central utility corridor will be dedicated as Public Utility Lots (PUL) and will provide for pedestrian connectivity between the residential community to the east of the Windsor Pointe Plan area and to the ball diamonds to the west. Additional PUL's are located along the western edge of the Outline Plan area providing access to the ball diamonds and West River's Edge trail. An additional PUL has been included in the northern area as a short connector to the north cul-de-sac primarily for water looping. Finally, a 0.14 ha PUL has been provided in the southeastern portion of the Plan to provide for access to the Pointe Aux Pins trail network to the south in Strathcona County. The total PUL trail connectors area is 0.24 ha (0.59 acres). A future trail will be located within the Township Road 543 road right-of-way south of park site MR1 to be developed by others.

7.2 Trails & Open Space Connectivity

The Windsor Pointe Outline Plan will provide good connectivity to the nearby multi-use trails as shown in *Pedestrian Network Plan 7.0*. Through the use of gravel, hard-surface trails, and pedestrian-friendly streets, residents will be able to access the nearby conservation areas, sports fields, local institutions, commercial centers, and community facilities with ease. The trails will provide access to year-round activities. Trail connections in the Outline Plan are spaced no further apart than 250 m to ensure excellent walking access to the River Valley Greenbelt trails and the Dow Ball Diamonds.

8.0 TRANSPORTATION CONCEPT

8.1 Transportation Concept

The Windsor Pointe Outline Plan connects to the approved alignment of Westpark Drive collector road at two locations: one in the north and one in the south. All roads within the Outline Plan will be local roads. The Transportation Network is illustrated in *Road Network Plan 8.0*.

8.2 Roadway Network

8.2.1 Regional Network Accessibility

The Windsor Pointe Outline Plan connects to the collector road network via Westpark Drive, which ties into the City's approved roadway network, providing nearby connections to Highway 21 and routes to downtown Fort Saskatchewan.

8.2.2 Access & External Road System

The Windsor Pointe Outline Plan is a residential neighbourhood that is interconnected via local roads and cul-de-sacs that are in turn connected to the Westpark Drive collector road and its connections to Highway 21 and downtown Fort Saskatchewan.

8.2.3 Internal Road System

The internal road network consists entirely of local roads which run, for the majority, north to south. Two linear roads running east to west: connect to the Westpark Drive collector road.

8.2.4 Roadway Staging

Roadways within the ASP area will be developed as part of corresponding stages shown in the *Proposed Staging Plan 12.0*. Upgrades to Westpark Drive will be undertaken in two phases. The timing of the upgrades is explained in *section 10 Phasing and Implementation*. During the development of the ASP area, temporary accesses will be provided, as identified in *Section 10*.

8.2.5 Temporary Access Road

The northernmost permanent access road connecting to Westpark Drive crosses two separately titled parcels of land, each controlled by a different landowner. Coordination between developers for the timely progression of development is challenging. As a result, the development time frame of the northern portion of the outline plan is unknown at this time. Therefore, to ensure safe and effective access is achieved, the construction of a provisional and independent access is needed to satisfy City requirements and enable development to continue in the interim.

An acceptable location for the provisional access shall be at the approximate mid-point between the two proposed permanent Windsor Pointe neighborhood access locations as shown in Figure 8.0. The provisional access shall be constructed to the satisfaction of the City and with a 7.5 m wide hard surface crown carriageway with adjacent drainage ditches, and no walkway will be included. Street lighting will be provided in accordance with City standards. Developer shall also provide

signage to clearly indicate temporary vehicular access and pedestrian walkway.

The developer of the southern portion of the Outline Plan shall enter into an agreement that provides, to the satisfaction of the City, safeguards, such as appropriate securities and timelines, among other things, to ensure certainty and quality of the temporary access are achieved.

The City will provide typical responsive maintenance such as snow clearing, and, street sweeping, and surface repairs. The development of the second permanent access is expected within 15 years from the completion of the provisional access road. The developer will be responsible for the roadway's structural integrity.

The life expectancy of the provisional road is no more than 15 years. If a second permanent access is not constructed prior to major structural and/or surface repairs of the provisional road, the Developer of the southern portion shall be responsible for all costs of such repairs. The Development Agreement shall provide further details of securities, and maintenance timelines.

Following the construction of the second permanent access, the Developer will be fully responsible for the removal of the provisional access and developing the subject area in accordance with the Outline Plan.

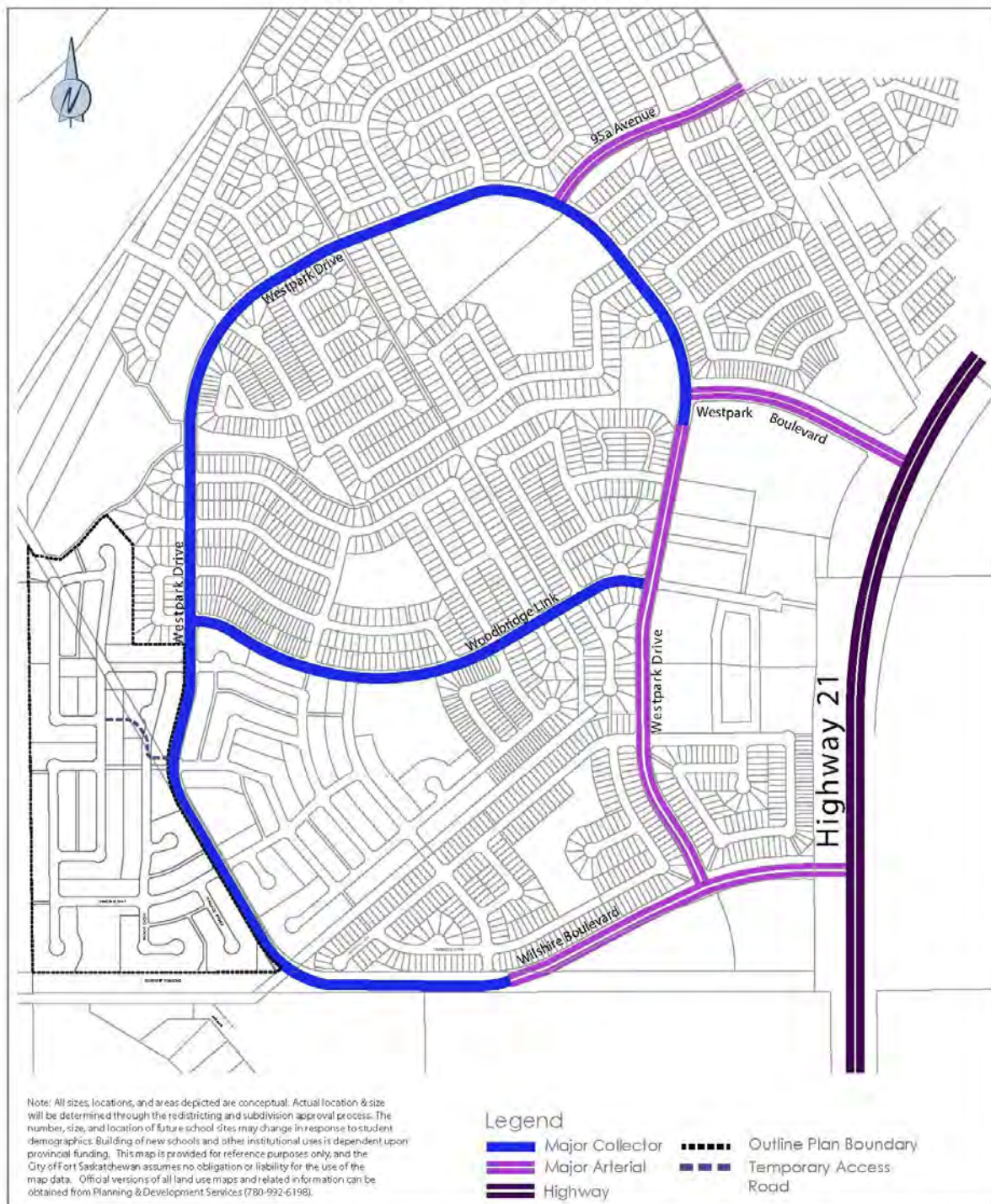
8.3 Public Transportation

Since there are no collector roads within the Windsor Pointe Outline Plan, public transportation operations are not anticipated within the Outline Plan. The development concept is designed to provide short distance walking connections to the main collector road (Westpark Drive) along the east boundary. Future transit stops on Westpark Drive should be located to encourage safe walking routes to and from the neighbourhood.

8.4 Pedestrian & Cycling Circulation

The local street forms will be designed to promote walkability and cycling, for either active recreational use or as a form of commuting to work. Sidewalks will be provided along at least one side of all streets to ensure accessibility for safe pedestrian travel. The trail network within the city allows for residents to look at alternative options to personal motorized vehicles as a form of commuting.

The walking routes and trails in the Windsor Pointe Outline Plan will connect to the City's trail systems with four connections along the west side adjacent to the Altalink ROW: MR 1 (via Twp. Rd 543), PUL 2, PUL 3 and PUL 6. There is one walkway connection in the north to the Interpretive Forest and one connection to the future Westpark Drive: PUL 5. There is also trail access to the local roads on the east side of Windsor Pointe, which runs through the center of the community to Westpark Drive.



WINDSOR POINTE OUTLINE PLAN
Road Network Plan Figure - 8.0

9.0 MUNICIPAL SERVICING CONCEPT

9.1 Water Servicing

The water distribution system will be designed appropriately following the City's engineering standards. In order to provide water servicing, the water main will need to be brought from the north in the existing Forest Ridge development and extend south within the future Westpark Drive road right of way. From there, water servicing will be constructed based on development phasing and market needs. See *Water Distribution Plan 9.0* for additional information.

9.2 Sanitary Servicing

The sanitary system will consist of both a gravity system and a pressure system and will be designed in accordance with the City's engineering standards. The site will be serviced via a gravity system flowing to either the existing Westpark Drive sanitary system or to a future lift station to be located adjacent to the ball diamonds to the west. Stage 1 has 38 lots that drain by gravity to the sanitary main in Westpark Drive and will not connect to the temporary lift station. The temporary interim lift station has capacity to service a total of 117 lots as shown shaded in blue on Figure 10. Stage 2 has 51 lots that are currently serviced by a temporary lift station. Therefore, a maximum additional 66 lots may be developed beyond Stage 2 before a permanent lift station will be required.

9.3 Storm Water Management

The storm sewer system will be designed in accordance with the City's engineering standards, with storm flows collected and conveyed to a gravity pipe system (minor system) via catch basins along the road curbs and foundation drains for each dwelling. The overland drainage (major system) will be designed to direct flows to the aforementioned catch basins while providing overland outlets to the west. Both the major and minor systems will ultimately discharge to the ditch system leading to the storm water management facility located approximately 900 m to the west. See *Storm Water Plan Figure 11.0* for additional information.

The Developer shall enter into a servicing agreement with the City of Fort Saskatchewan in regard to the development of a storm water management facility servicing the Windsor and Windsor Pointe development area. (Please see *Appendix C: Addendum 5, Schedule G-5 and Addendum 6a* for further reference.)

9.4 Shallow Utilities

All shallow utilities (gas, power and communications) will be designed as per their respective standard. These utilities will be brought on-site at the same time Westpark Drive is extended to the Windsor Pointe Outline Plan area. In design, all alignments will reference the City standards.

9.5 Solid Waste Collection

The road network and laneway in the Plan area will be designed following the City's engineering standards, and therefore will accommodate the movement of solid waste collection vehicles and provide for the solid waste collection in the neighbourhood.

9.6 Undeveloped Areas

The development of the Windsor Pointe neighborhood will take several years to complete. During the various construction cycles, weeds, dust and dirt are natural and expected consequences. These nuisance factors will be controlled by the respective land owners independently of each other, as the needs arise. Any excavations, stockpiling, screening, or similar activities shall be subject to applicable approvals.



WINDSOR POINTE OUTLINE PLAN
Water Distribution Plan Figure - 9.0



WINDSOR POINTE OUTLINE PLAN
Sanitary Plan Figure - 10.0



WINDSOR POINTE OUTLINE PLAN
Storm Water Plan Figure - 11.0

10.0 PHASING & IMPLEMENTATION

10.1 Development Phasing

Development within the Outline Plan area will occur in a phased manner. Development will begin in the southeast corner and will gradually move westward and northwards, in accordance with the *Proposed Staging Plan Figure 12.0*. The overall completion of the development is expected to take up to 10 years, depending on market demands. Undeveloped lands will generate minor nuisance factors such as weeds, dust and an over-abundance of dirt. It will be the land owners' responsibility to control these effects as development proceeds.

Westpark Drive will be extended from the south at Wilshire Boulevard and TWP Rd 543, north to Woodbridge Link. Westpark Drive will be built to the City's urban standards in two phases as shown in the *Proposed Staging Plan 12.0* and consist of an 11.50 m carriageway within a 23.5 m right-of-way corresponding with a collector road standard. The first phase will occur early in the development stage - Stage 1. The second phase of the Westpark Drive extension will occur at a build out of 150 lots, in accordance with the *Proposed Staging Plan 12.0*. In addition, a permanent emergency access will be required at a build out threshold of 200 lots, also as shown on Figure 12. This phased approach to the residential development and Westpark Drive will facilitate efficiencies in grading the site, address market demands, and allow Landrex to co-ordinate the development and infrastructure upgrades with the neighbouring developer.

The Windsor Pointe neighbourhood encompasses lands owned by two separate developers plus the City of Fort Saskatchewan (original Government road allowance). As such, development timing may not be exactly coordinated between all land parcels. It is therefore anticipated that an interim temporary access may be necessary, prior to the ultimate accesses being available. The temporary access as proposed and shown on Figure 12 will be constructed with Stage 4 and is expected to remain in place until the northern permanent access to Westpark Drive is completed and operational. The temporary access will service the Windsor Pointe neighbourhood and will be constructed to function as an all-weather access for the foreseeable future.

10.2 Redistricting & Subdivision

The land use district within the Outline Plan is currently designated Urban Reserve District (UR). The existing ASP Land Use Concept has the land designated as Low Density Residential. Prior to the subdivision application, redistricting the subject lands from UR to one (or multiple) of the following land uses would be required:

- R1 – Single Detached Residential District
- R2 – Semi-Detached and Duplex Residential District
- RC – Comprehensively Planned Residential District

The R1, R2, and RC land use districts are presently anticipated to be applied in the initial stages of development, in the southern portion of the Plan area and closer to the Westpark Drive. The larger dwellings will be located in the northern portion of the Plan area and back onto the open spaces. Subdivision and development plans will conform to the Municipal Statutory Plans and the Land Use Bylaw.



WINDSOR POINTE OUTLINE PLAN
Staging Plan Figure - 12.0

11.0 SUPPORTING DOCUMENTATION

Table 5: Relevant Supporting Documents

Document Author	Document Name	Document Date
Trace and Associates	Environmental Overview and Wetland Assessment	December 11, 2014
Altamira Consulting Ltd.	Statement of Justification for Historical Resources	October 31, 2014
J.R. Paine & Associates	Geotechnical Investigation	December 19, 2014

Table 6: Relevant Municipal and Regional Documents

Document Author	Document Name	Document Date
Alberta Environment and Parks	Flood Hazard Map	June 10, 2015
City of Fort Saskatchewan	Community Sustainability Plan (Resolution R241-09)	December 8, 2009
City of Fort Saskatchewan	Municipal Development Plan 2010-2030 (Bylaw C16 -10)	September 14, 2010
City of Fort Saskatchewan	Westpark Area Structure Plan (Bylaw C8-13)	June 11, 2013
City of Fort Saskatchewan	Land Use Bylaw (C10-13)	May 28, 2013
City of Fort Saskatchewan	Engineering and Servicing Standards	November 2013
Edmonton Metropolitan Region Board	The Edmonton Metropolitan Region Growth Plan	October 26, 2017