
City of Fort Saskatchewan

Outline Plan for Windsor in Westpark



March 2007

Windsor Outline Plan

Table of Contents

1	INTRODUCTION	1
1.1	PURPOSE	1
1.2	PLAN AREA BOUNDARIES	1
1.3	LAND OWNERSHIP	1
2	STATUTORY PLAN CONTEXT	2
3	SITE CONTEXT	3
3.1	TOPOGRAPHY AND VEGETATION	3
3.2	EXISTING LAND USES	3
3.3	SURROUNDING LAND USES	3
3.4	ENVIRONMENTAL SITE ASSESSMENT	3
4	DEVELOPMENT CONCEPT	4
4.1	NEIGHBOURHOOD OBJECTIVES	4
4.2	LAND USE CONCEPT	5
5	SERVICING	7
5.1	INTRODUCTION	7
5.2	SANITARY SEWER (EXHIBIT 5)	7
5.3	WATER DISTRIBUTION SYSTEM (EXHIBIT 6)	7
5.4	STORM DRAINAGE – MAJOR AND MINOR FLOWS (EXHIBIT 7)	7
5.5	CIRCULATION CONCEPT (EXHIBIT 8)	8
5.6	SHALLOW UTILITIES	8
6	IMPLEMENTATION	9
6.1	STAGING	9
6.2	REZONING AND SUBDIVISION	9

List of Figures and Tables

After Page

EXHIBIT 1: PLAN AREA.....	1
EXHIBIT 2: TOPOGRAPHY.....	3
EXHIBIT 3: SURROUNDING LAND USES.....	3
EXHIBIT 4: LAND USE CONCEPT.....	4
EXHIBIT 5: PROPOSED SANITARY SERVICING	7
EXHIBIT 6: PROPOSED WATERMAIN SERVING	7
EXHIBIT 7: PROPOSED STORM DRAINAGE	7
EXHIBIT 8: CIRCULATION PLAN.....	8
EXHIBIT 9: STAGING	9
EXHIBIT 10: TEMPORARY POINT AUX PINS ROAD.....	9
 TABLE 1: LAND USE BREAKDOWN.....	 PAGE 5
TABLE 2: NUMBER OF UNITS AND PROJECTED POPULATION.....	PAGE 6
TABLE 3: PROPOSED DISTRICTS & NUMBER OF UNITS BY STAGE.....	PAGE 9

1 INTRODUCTION

1.1 Purpose

This Outline Plan has been prepared on behalf of LANDREX Developers Inc. in support of a proposed amendment to the City of Fort Saskatchewan's Land Use Bylaw C16-01 for parts of Parcel A, Plan 374 KS (River Lot 19) and the SE ¼ 24-54-23-4. The purpose of the proposed amendment is to allow for the subdivision, development and marketing of the lands owned by LANDREX.

The Windsor Outline Plan complies with the **Outline Plan Requirements** provided by the City of Fort Saskatchewan.

1.2 Plan Area Boundaries

Exhibit 1 shows the boundaries of the Plan Area. The area is bounded by:

- Highway 21 to the east;
- The LANDREX Stage 9 single family subdivision, Waterford multi-family project and the future Forest Ridge (River Lot 21) as well as the right-of-way for Pointe aux Pins Road to the north and northwest; and
- Road Plan 042 1351 that is owned by Strathcona County.

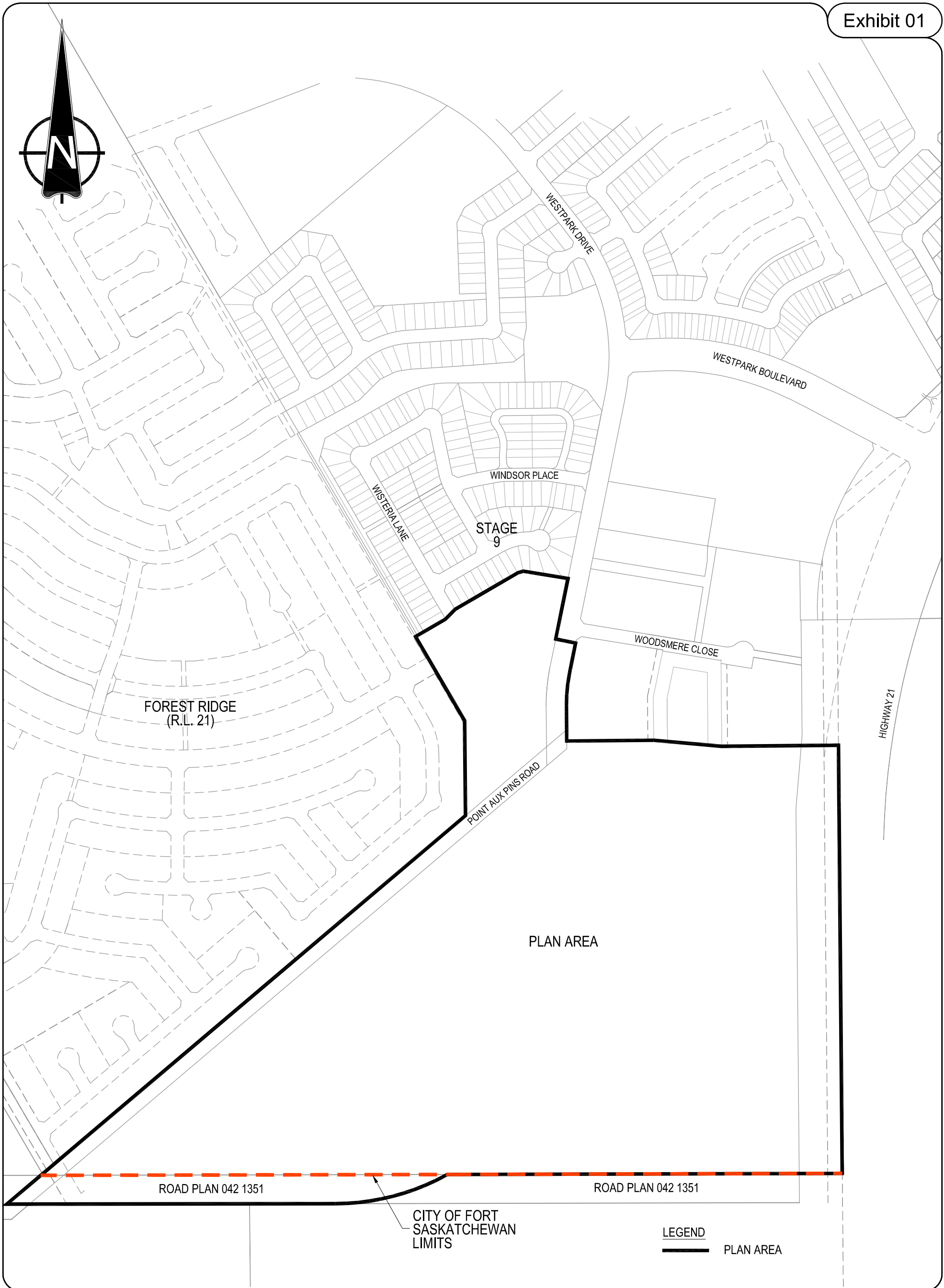
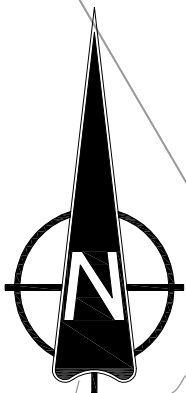
The 40 metre wide road plan that is located in the County is included in the Plan Area because part of this right-of-way plan will be used to construct an access road to the Point aux Pins country residential subdivision and to the North Saskatchewan River Valley. The triangular configuration of the partial ¼ section being the SE ¼ 24-54-23-4 results from the river lot settlement pattern.

The Plan Area contains 48.89 hectares (120.81 acres).

1.3 Land Ownership

Excepting the government road allowance that contains Pointe aux Pins Road, the road allowance extending along the west side of Highway 21 and Road Plan 042 1351, the Plan Area is wholly owned by LANDREX Developers Inc. The total land area owned by LANDREX is 43.04 hectares.

The Point aux Pins road right-of-way and the road allowance along the highway are owned by the City of Fort Saskatchewan while Road Plan 042 1351 is owned by Strathcona County.



WESTPARK SOUTH EAST OUTLINE PLAN

PLAN AREA



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2 STATUTORY PLAN CONTEXT

The Windsor Outline Plan complies with the Future Land Use Concept and policy provisions of the City's Municipal Development Plan Bylaw C12-99 Schedule A. The plan also complies with the Future Land Use Concept and policy provisions of the Westpark Area Structure Plan Bylaw C5-03 Schedule A as amended.

Both these statutory plans designate all the lands west of Westpark Drive as low density residential. Limited high density residential is proposed for the lands located east of Westpark Drive. A commercial site is proposed for the southeast corner of the Plan Area adjacent Highway 21

However, recognizing the extent of medium to high density development already approved for the area between Highway 21 and Westpark Drive, the southerly portion of this area that is located north of the access road off Highway 21, and is referred to as Stage 11 on Exhibit 9, is proposed to be developed as a low density residential node. The Municipal Development Plan and the Westpark Area Structure Plan will need to be amended accordingly.

3 SITE CONTEXT

3.1 Topography and Vegetation

The topography of the Plan Area is gently rolling (see Exhibit 2). A low ridge running from southwest to northeast in the centre of the Plan Area directs drainage towards the north, west and southeast.

Excepting the windrow of trees and bush that extends along the south side of Point aux Pins Road, and a small tree stand located in the southeast corner, no vegetation exists within the Plan Area.

3.2 Existing Land Uses

The lands are cleared and being used for crop production so that the predominant existing land use is agriculture.

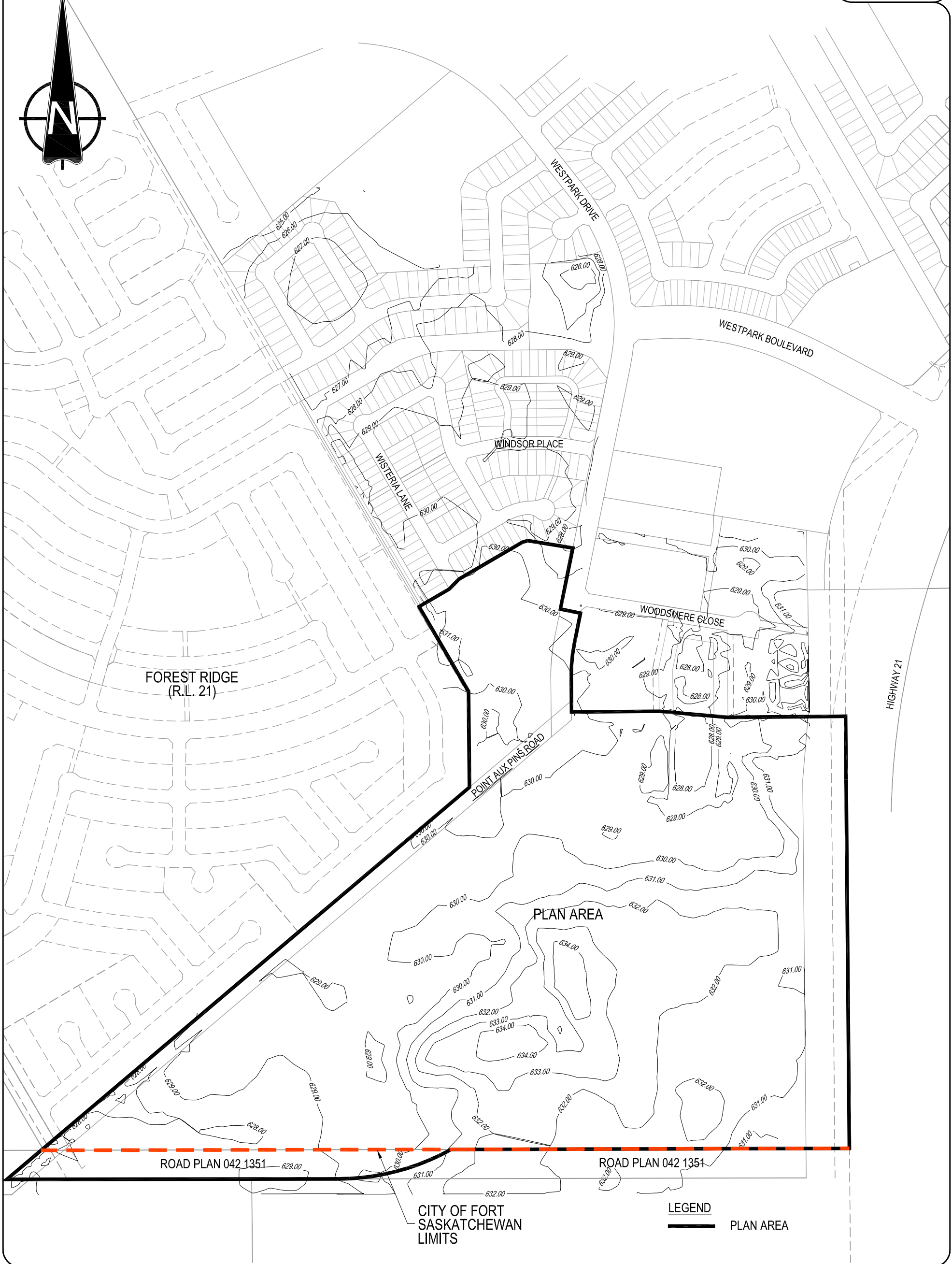
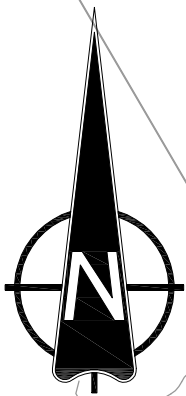
3.3 Surrounding Land Uses

The surrounding land use pattern is also predominantly agriculture as well as residential (see Exhibit 3). However, both the Westpark and Southfort Area Structure Plans contemplate low to medium density residential for most of the surrounding area except to the south. The ¼ section to the south abutting the south side of the Plan Area is located in Strathcona County and is designated as Agricultural by the County's Municipal Development Plan.

3.4 Environmental Site Assessment

A Phase 1 Environmental Site Assessment prepared by Thurber Environmental Consultants in 2003 determined that there are no environmental issues within the Plan Area.

The Geotechnical Investigation prepared by J.R. Paine and Associates in 2003 also determined that the lands are suitable for urban residential development.

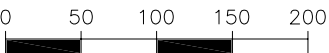


LEGEND
PLAN AREA



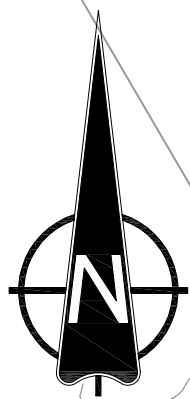
WESTPARK SOUTH EAST OUTLINE PLAN

TOPOGRAPHY



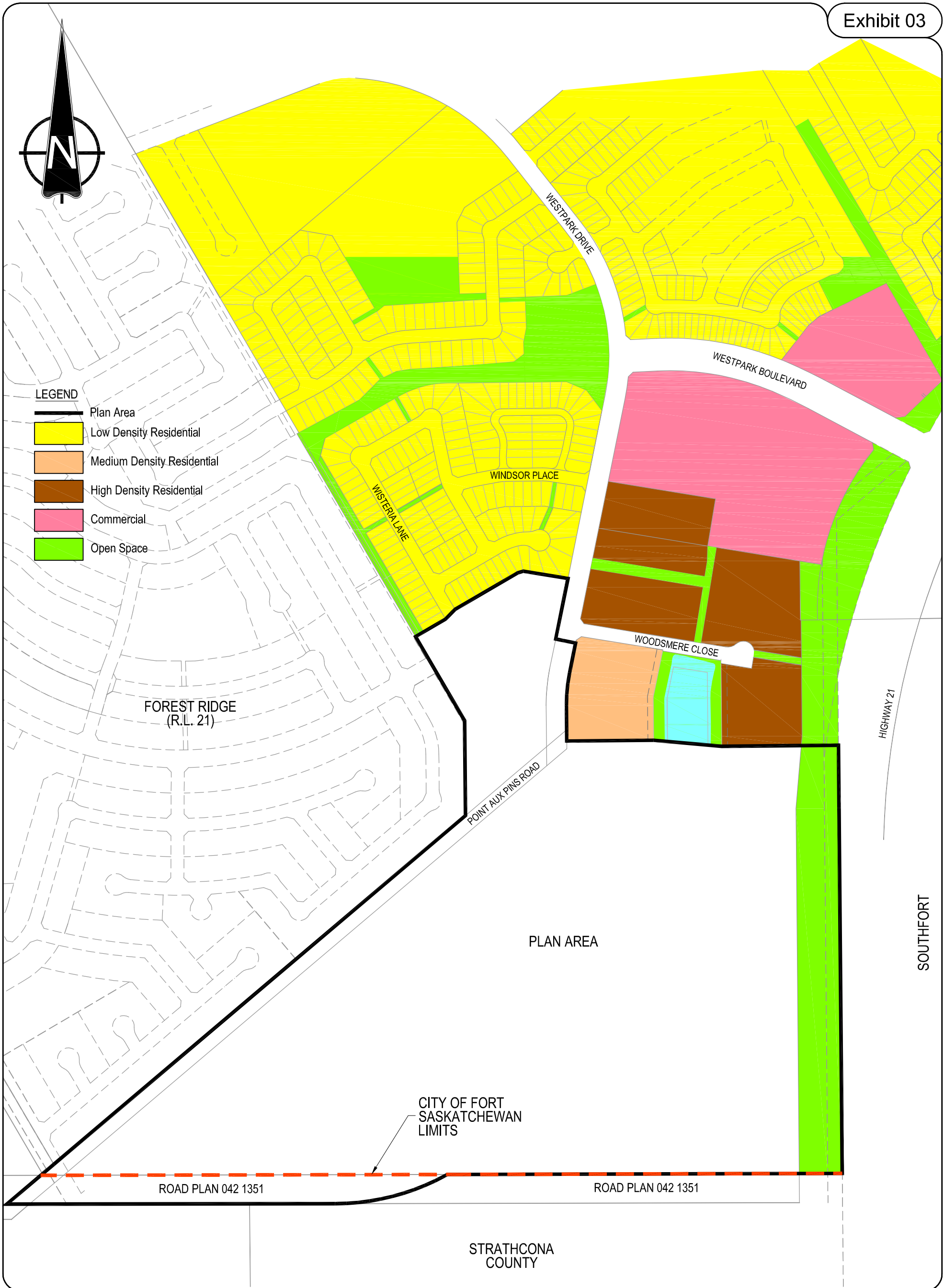
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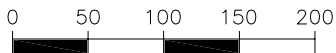
LEGEND

- Plan Area
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Open Space



WESTPARK SOUTH EAST
OUTLINE PLAN

SURROUNDING LAND USES



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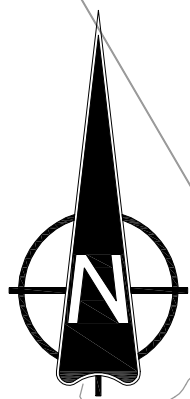
4 DEVELOPMENT CONCEPT

4.1 Neighbourhood Objectives

The **primary** neighbourhood development objective for the Windsor Outline Plan Area is to create a viable, comprehensively designed residential community that results in a distinct identity focussed on a park and an integrated trail system, while still allowing for a seamless transition with existing approved subdivisions. The Land Use Concept proposed for the Windsor community also provides for a proper interface with the Forest Ridge community proposed for River Lot 21 thereby ensuring that the residential development objectives of the Westpark Area Structure Plan are met.

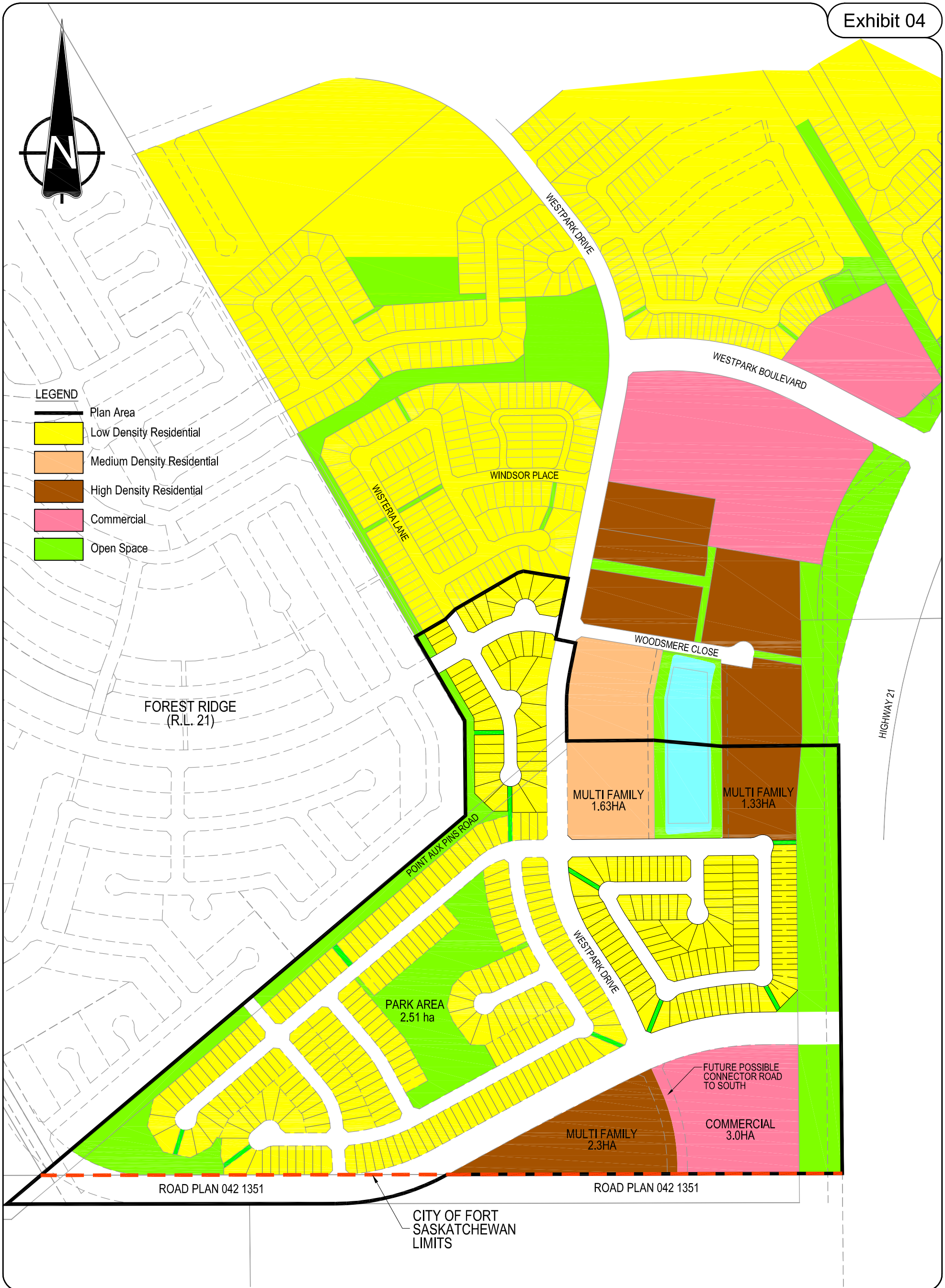
Specific neighbourhood objectives are as follows:

1. To create opportunities for a *sustainable* residential neighbourhood that displays an individual identity, but that is linked to the balance of the City to allow for community interaction.
2. To conform to neighbourhood planning requirements utilizing quality urban design principles.
3. To comply with the density provisions of the Westpark Area Structure Plan
4. To provide a *meaningful* choice of housing options that cater to a range of income, age and social groups as well as types of tenure.
5. To provide for a high standard of amenities and community services, which include provision for a 2.51 hectare park that is linked by a trail system to all of Windsor that, in turn, is linked to the City's comprehensive trail system.
6. To provide a strategically located and potentially viable commercial site that is easily accessed and highly visible to serve residents of Windsor as well as the City as a whole.
7. To provide for a functional and safe internal circulation system.
8. To provide for safe and efficient linkages to Highway 21 and Westpark Drive.
9. To provide for a seamless transition between the subdivided developed lands adjacent the Plan Area and future development.
10. To consider an appropriate interface with the future Forest Ridge community.
11. To provide for safe and efficient linkages to the Town's arterial road system.



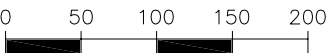
LEGEND

- Plan Area
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Open Space



WESTPARK SOUTH EAST
OUTLINE PLAN

LAND USE CONCEPT



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4.2 Land Use Concept

The Land Use Concept proposed for Windsor is shown on Exhibit 4. Most of the Plan Area is proposed to be subdivided and developed for low density single detached type housing with a row of duplexes backing onto Highway 21. A medium density residential site as well as a high density residential site also is proposed. The balance of the Plan Area comprises park and open space.

The area land use breakdown proposed by the concept is shown on Table 1. Areas will be confirmed by way of plan of survey at the time of subdivision.

Table 1: Land Use Breakdown

Land Use		Hectares	Acres	Percent
Residential	Low Density	19.22	47.49	40
	Medium Density	1.63	4.03	3
	High Density	3.63	8.97	8
Parks and Open Space	Landrex ¹	4.34	10.72	9
	City ²	3.78	9.34	8
Commercial		3.0	7.40	6
PUL/SWMF		0.62	1.53	1
Roads	Arterial	1.06	2.62	
	Arterial/Major Collector	2.93	7.24	
	Major Collector	1.17	2.89	
	Minor Collector	1.22	3.01	
	Local	6.29	15.54	
	Sub-total Roads	12.39	30.62	25
Total		48.89	120.81	100

Notes: 1. The 4.34 ha of parks and open space will be dedicated by LANDREX as MR at the time of subdivision and comprise 10% of the lands owned by LANDREX.
2. The 3.78 ha of parks and open space lands owned by the City comprise the Point Aux Pins road right-of-way and the right-of-way located along the west side of Highway 21 that will contain the berm.

Table 2 summarizes the proposed zoning, number of units by land use district and the resulting projected population. It is important to note that the number of RS-5 units will be confirmed at the time of detailed design and subdivision.

Table 2: Number of Units and Projected Population

District	Hectares	Acres	Number of Units	Population
RM-3	3.63	8.97	327	588
RM-2	1.63	4.03	60	162
RM-1	0.72	1.78	26	83
RS-5	19.05	47.07	390	1,248
Total	25.03	61.85	803	2,081

- Notes:**
1. For RM-3, number of units assumes 90 units/net ha. Population projections assume 1.8 persons/unit.
 2. For RM-2, number of units assumes 37 units/net ha. This density is based on the density approved for the Waterford project. The project proposed for the Windsor RM-2 site will be similar to Waterford. Population projections assume 2.7 persons/unit.
 3. For RM-2 and RS-5, population projection assume 3.2 persons/unit.

5 SERVICING

5.1 Introduction

Servicing opportunities for the South east Outline Plan are essentially divided into two distinct areas.

1. The area to the east – the **East Catchment Area** - which takes advantage of existing infrastructure in Westpark Drive and Wisteria Lane; and
2. The areas to the west – the **West Catchment Area** - can generally only be developed once infrastructure is extended from River Lot 21.

Exhibits 5, 6, 7, 8 and 9 illustrate the general division between the distinct servicing areas.

5.2 Sanitary Sewer (Exhibit 5)

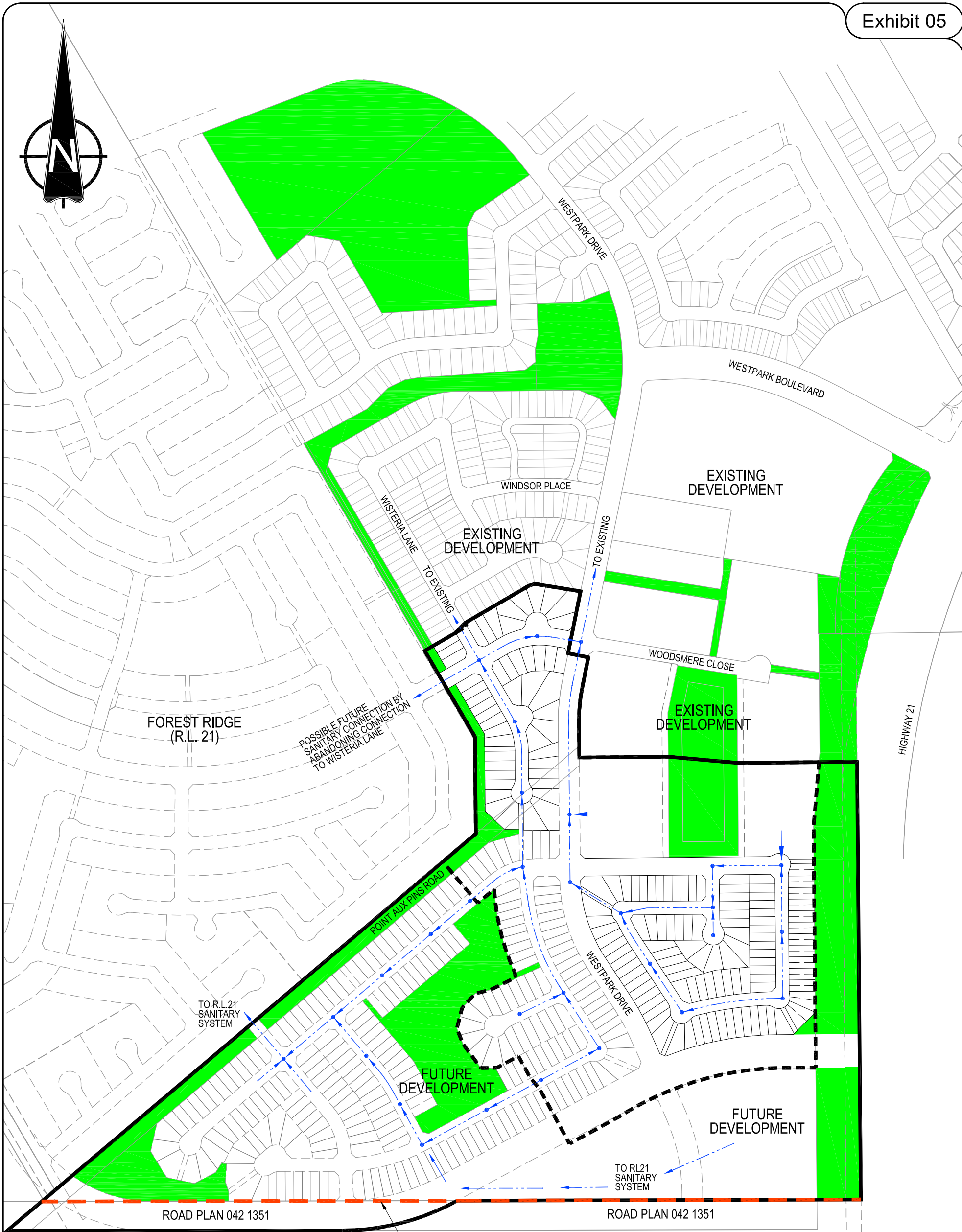
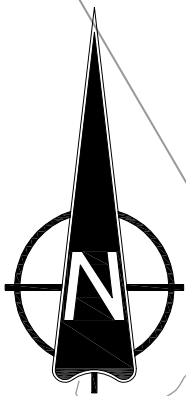
1. **East Catchment Area** - Sanitary sewers exist within Wisteria Lane and Westpark Drive that have the capacity to accommodate lands contained within the east part of the Outline Plan area. Some downstream improvements in Pineview may be required to accommodate this catchment area.
2. **West Catchment Area** - Sanitary drainage from these areas will ultimately connect to a sanitary sub-trunk within River Lot 21 which will be oversized accordingly.

5.3 Water Distribution System (Exhibit 6)

1. **East Catchment Area** - Extension of existing watermains along Wisteria Lane, Westpark Drive and a 200mm main already installed to the east of the Woodsmere Close storm pond will provide adequate domestic flows and fire protection for the East Catchment.
2. **West Catchment Area** - Mains from the East Catchment Area will be extended to the west and ultimately through to River Lot 21 development to provide an efficient looped water network throughout the Westpark Neighbourhood.

5.4 Storm Drainage – Major and Minor Flows (Exhibit 7)

1. **East Catchment Area** - The stormwater management facility (SWMF) located immediately south of Woodsmere Close has been designed to accommodate flows essentially from the East Catchment. The SWMF is a dry pond and is partially constructed to the north of the East Catchment. Major and minor flows will be directed to this SWMF and provisions will be made to accommodate the necessary water quality control.



NOTE:
PIPE SIZES AND ALIGNMENTS TO BE VERIFIED AT TIME OF SUBDIVISION

- LEGEND**
- PLAN AREA
 - - - PROPOSED SANITARY SEWER
 - PROPOSED POINT OF SERVICE, MF SITES



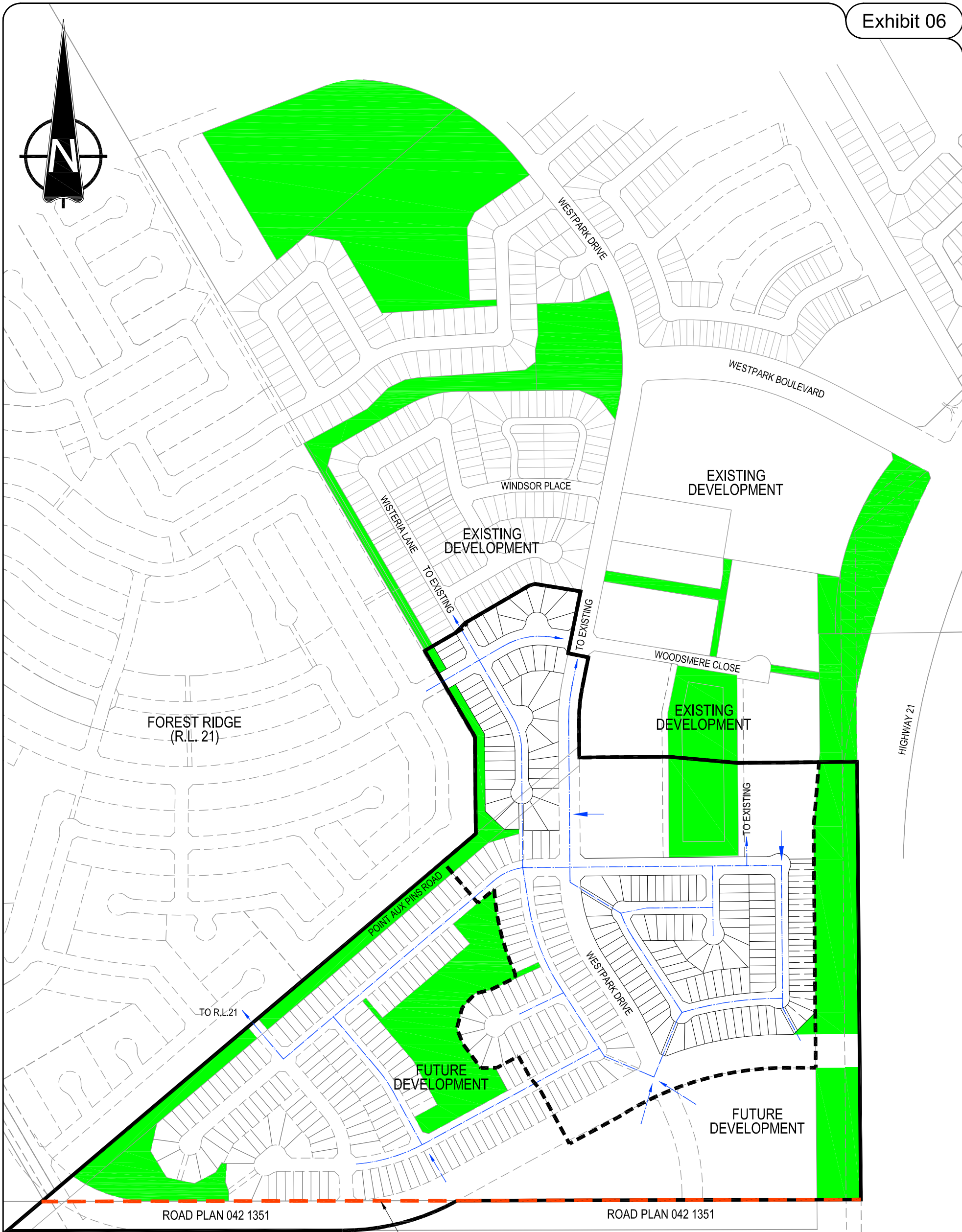
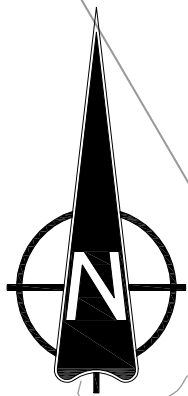
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PROPOSED SANITARY SERVICING



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NOTE:
PIPE SIZES AND ALIGNMENTS TO BE VERIFIED AT TIME OF SUBDIVISION

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SASKATCHEWAN
LIMITS

- LEGEND**
- PLAN AREA
 - PROPOSED WATERMAIN ALIGNMENT
 - POSSIBLE POINT OF SERVICE, MF SITES



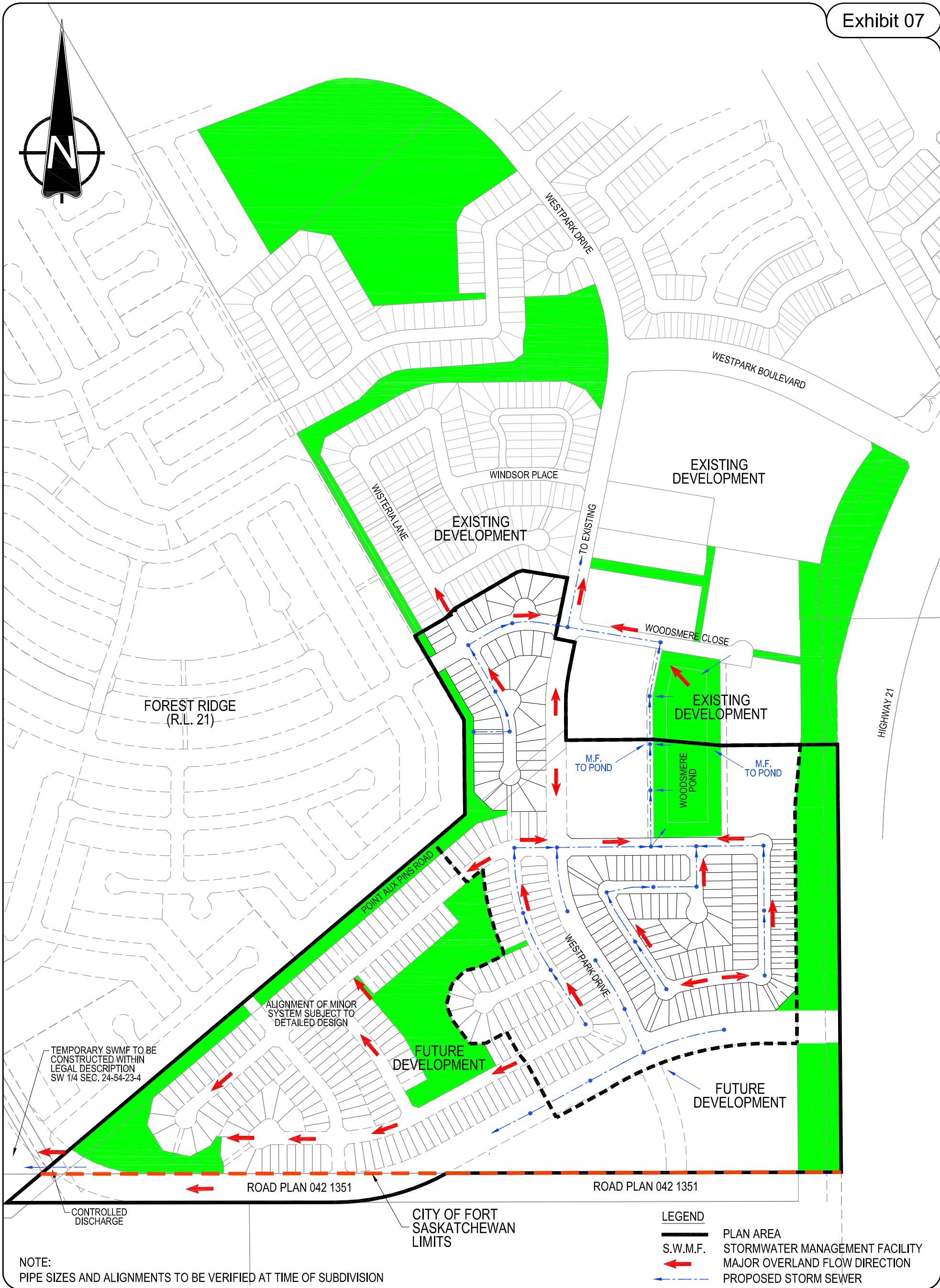
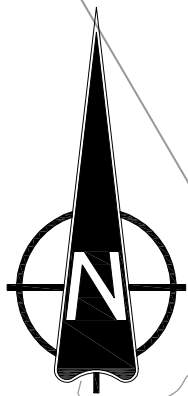
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PROPOSED WATERMAIN SERVICING



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WESTPARK SOUTH EAST OUTLINE PLAN

PROPOSED STORM DRAINAGE



0 50 100 150 200

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2. **West Catchment Area** – Although lands contained within this area naturally drain into River Lot 21, major and minor systems within River Lot 21 have not been sized to accommodate these flows. Accordingly, it is proposed that the storm discharge from the West Catchment may ultimately be directed towards the North Saskatchewan River where it could supplement existing recreational ponds in that region. Such ponds would also provide the necessary quality controls to the run-off prior to discharge to the River.

In the interim, a SWMF is proposed immediately west of the Outline Plan area. This facility may be temporary only until such time as detailed planning of these lands takes place.

5.5 Circulation Concept (Exhibit 8)

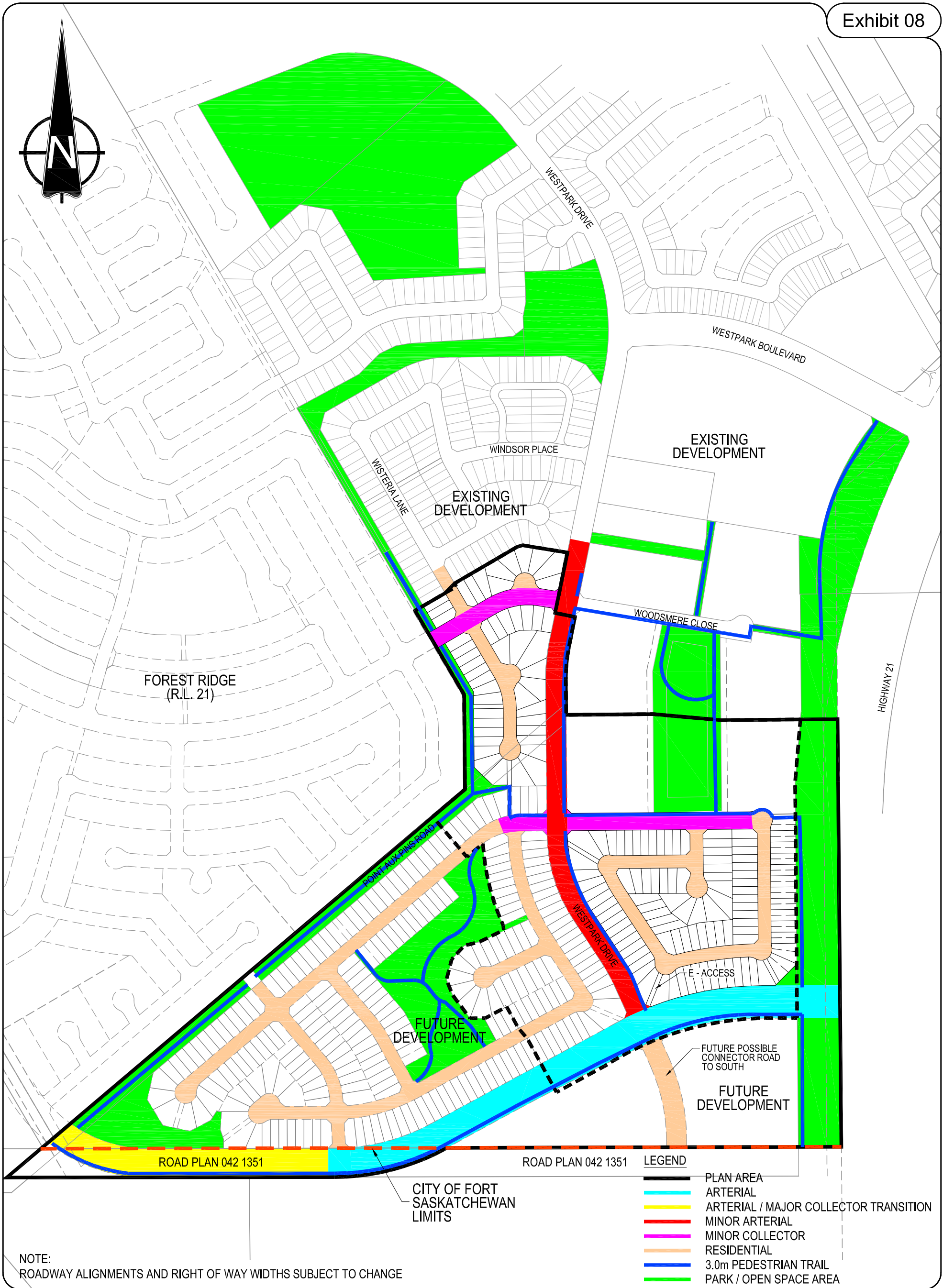
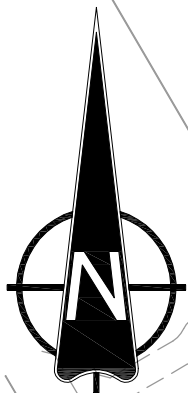
1. **East Catchment Area** - Exhibit 8 illustrates the proposed circulation pattern for the east Catchment Area. Access will ultimately be from Highway 21 by the construction of a new intersection similar to the existing access to Westpark Neighbourhood at Westpark Boulevard, and extension into the area of an arterial road up to Westpark Drive. Westpark Drive provides a spine road linking the major access points, whilst minor collectors will connect to Westpark Drive west of Woodsmere Close, and the future (unnamed) intersection south of Woodsmere Close.

A series of public utility lots located through the east catchment will provide not only routing for underground utilities but will also improve pedestrian circulation within the area. Pedestrian circulation is further enhanced by the extension of the existing 3.0 metre multi-use trail throughout the area.

2. **West Catchment Area** - It is envisioned that the extension of the main access from Highway 21 into the West Catchment will be initially a continuation of the arterial road, transitioning immediately west of the first intersection. The multi-use trail and connecting walkways will feature throughout this area.

5.6 Shallow Utilities

Power telephone cable TV and gas will be provided to the area by the extension of existing facilities.



NOTE:
ROADWAY ALIGNMENTS AND RIGHT OF WAY WIDTHS SUBJECT TO CHANGE

- LEGEND**
- PLAN AREA
 - ARTERIAL
 - ARTERIAL / MAJOR COLLECTOR TRANSITION
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - RESIDENTIAL
 - 3.0m PEDESTRIAN TRAIL
 - PARK / OPEN SPACE AREA



WESTPARK SOUTH EAST OUTLINE PLAN

CIRCULATION PLAN



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6 IMPLEMENTATION

6.1 Staging

Exhibit 9 shows the proposed staging for the East Catchment Area. Stages 10 and 11 will see the extension of Westpark Drive. The construction of this extension and adjacent subdivisions will be coordinated to ensure that access to Point aux Pins is open at all times, and inconvenience to the residents of that community is minimized. This will entail the construction of temporary roads skirting the development activity, and details will be in agreement with the City officials, considering safety aspects of such diversions. Stage 12 will involve the completion of the East Catchment Area.

Table 3 shows the district and number of units proposed for Stages 10, 11 and 12.

Table 3: Proposed Districts and Number of Units by Stage

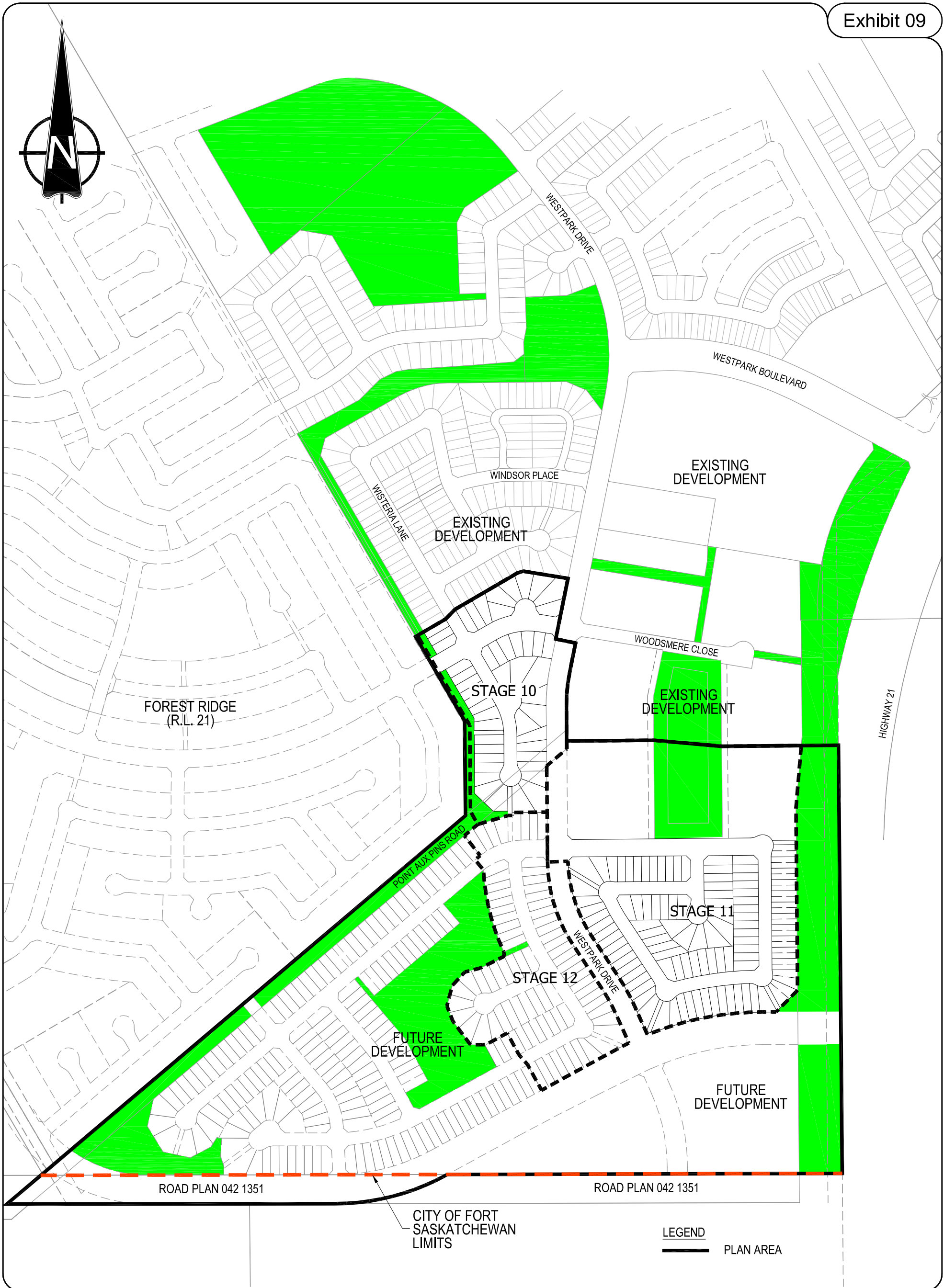
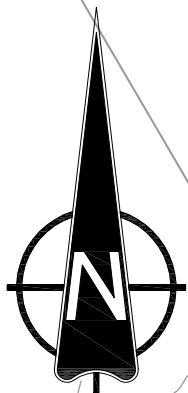
Stage	District	Number of Units	Total
10	RS-5	48	48
11	RS-5 RM-1 RM-2 RM-3	86 26 60 120	292
12	RS-5	71	71

The staging of the West Catchment Area will be determined closer to the time of subdivision and development.

6.2 Rezoning and Subdivision

An application to redistrict stages 10 and 11 will be submitted by Pals Surveys and Associates concurrently with this Outline Plan. The application to subdivide these two stages will also be concurrently submitted by Pals.

The alignment for temporary accommodation of Point Aux Pins Road is shown on Exhibit 10. This temporary accommodation will ensure that road access to the west is maintained as development progresses.



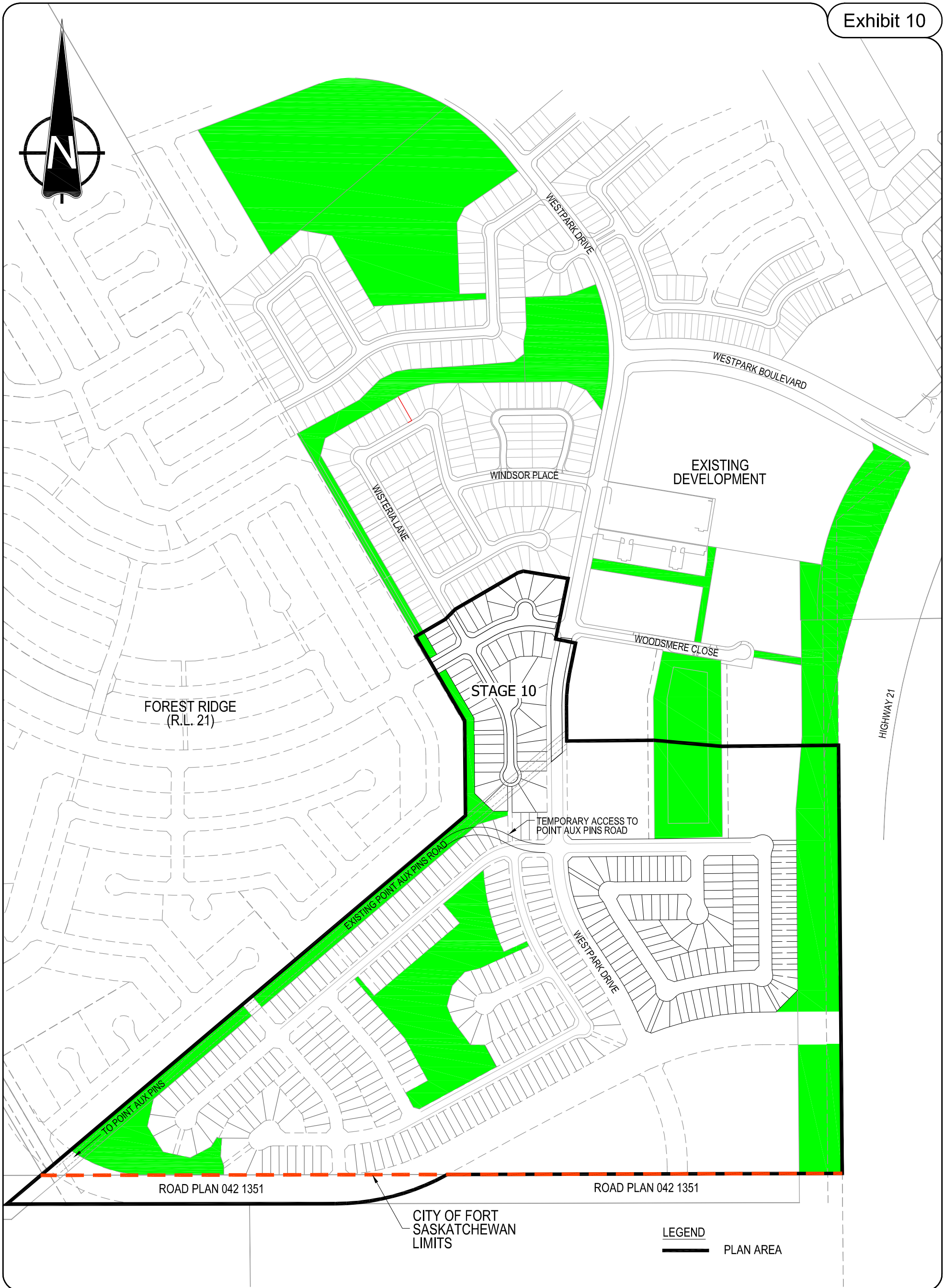
**WESTPARK SOUTH EAST
OUTLINE PLAN**

STAGING PLAN



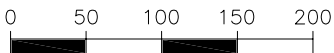
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WESTPARK SOUTH EAST OUTLINE PLAN

TEMPORARY ACCOMMODATION
OF POINT AUX PINS ROAD



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