

1.0 Reason for Application

The applicant is proposing the development of an Area Structure Plan (ASP) for lands identified in the Municipal Development Plan (MDP) as Future Urban Area. The ASP proposes to develop a Complete Community¹ that is designed to meet the diverse needs of its residents regardless of age, lifestyle, or income. It aims to create a vibrant, inclusive, and enduring environment where people can live, work, and play. To permit this type of development, the applicant has proposed a new ASP.

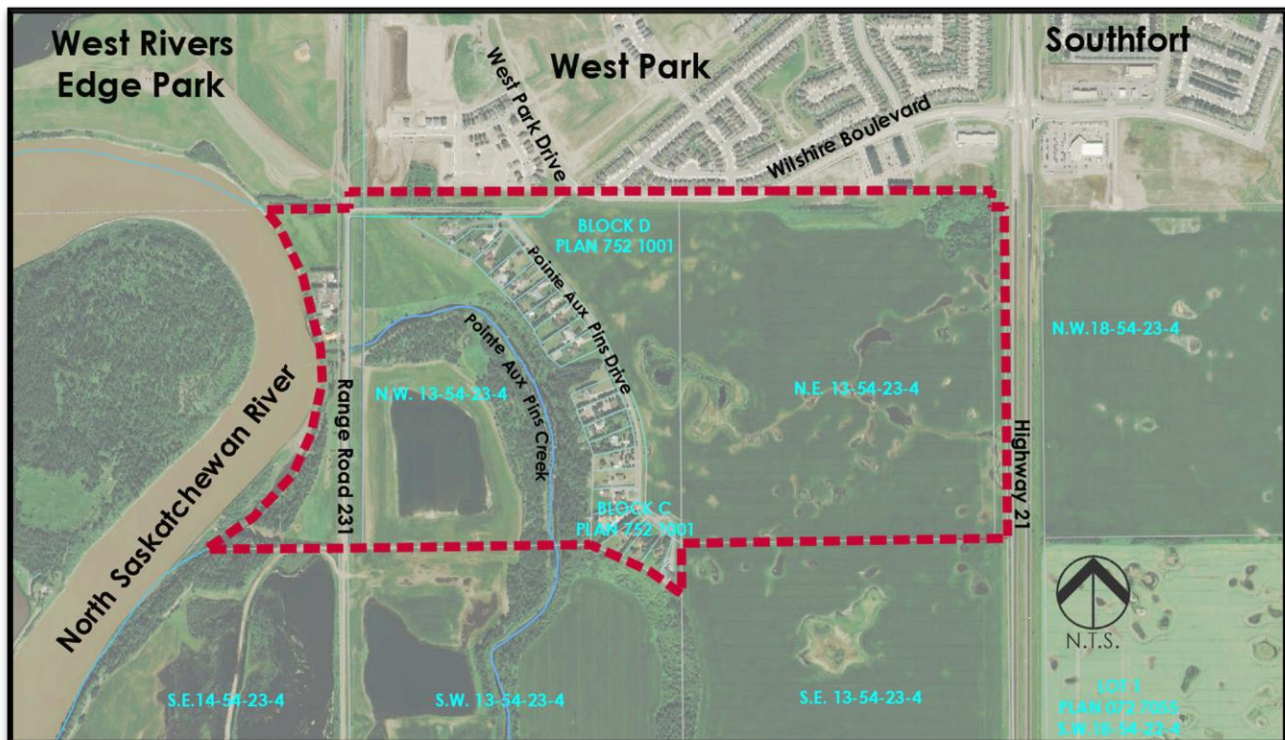


Figure 1. Site and Surrounding Aerial Map

2.0 Site and Surrounding Area

The ASP covers approximately 150 hectares (370 acres) south of Westpark, west of Highway 21, and east of the North Saskatchewan River. The subject area includes agriculture lands, a portion of the Pointe Aux Pins creek and surrounding riparian areas, a former gravel extraction site, and an established country residential subdivision (Pointe Aux Pins Estates).

The Plan Area is proposed to be connected through Wilshire Boulevard to the north and Highway 21 (Veterans Way) to the east. Wilshire Blvd, a collector road, provides excellent connectivity for vehicles to the ASP area as well as to Pointe Aux Pins Drive and Range Road 231. Highway 21 will connect the ASP area with the rest of Fort Saskatchewan. Multi-use trails within the surrounding area provide excellent connectivity for active transportation users.

¹ Complete Community: A well-planned urban or suburban area that provides residents with convenient access to a wide range of essential services, amenities, and opportunities within close proximity.

3.0 General ASP Details

The Pointe Aux Pins ASP is a thoughtfully designed residential neighborhood that offers a range of housing options. It includes low-density housing such as single-detached, semi-detached, and multi-attached homes, medium-density options such as townhomes and stacked townhomes, and high-density residences including low-rise apartments. The community also features commercial development, integrated within both commercial-mixed use² sites and residential mixed-use³ areas. Parks and open spaces are strategically distributed across the neighborhood, featuring various parks including a central neighborhood park, ensuring optimal access to greenspace for residents. A Neighbourhood Node⁴, which serves as a hub for residential mixed-use developments and community gathering spaces, is strategically positioned within the Plan Area (Figure 2).



Figure 2. Land Use Concept Plan

The proposed Pointe Aux Pins neighbourhood will accommodate approximately 3,900 residents with approximately 1,600 dwelling units. The density for the ASP is 35 dwelling units per net residential hectare (du/nrha), which is the minimum required density for all new ASPs as per the Edmonton Metropolitan Regional Board (EMRB).

The ASP's transportation concept is designed to extend existing connections to the north (from the Westpark neighbourhood) and provide access points to Highway 21. The road network is a modified grid pattern and has been designed to promote efficient movement of users.

² Commercial Mixed-Use: Single-storey commercial buildings integrated with Residential Mixed-Use buildings.

³ Residential Mixed-Use: A building that integrates at-grade commercial uses with above-grade residential dwellings.

⁴ Neighbourhood Node: Accessible and pedestrian friendly destination that will serve as a vibrant, local space and place for the community to gather. The node provides opportunities in the development of diverse housing and small-format commercial, and recreational uses.

One 'Neighbourhood Node' has been located within the Plan Area, as illustrated in Figure 2. In accordance with the City's MDP, this node will serve as a local destination for the Pointe Aux Pins neighbourhood, helping to foster a sense of community belonging and encourage social interactions leading to increased feelings of safety, civic responsibility, and enhanced walkability and pedestrian friendly neighbourhood design.

The Open Space Olan (Figure 3) includes a larger open space area, a variety of smaller parks, varying in size from 0.16 to 0.50 hectares (0.40 to 1.24 acres), and a multi-use pathway system. The larger open space area includes 2.80 hectares (6.92 acres) and is identified as a future school site. Smaller parks have been distributed through the Plan Area to allow all residents to be within proximity to at least one greenspace. The distribution of greenspace was designed to increase accessibility, particularly for younger and older age groups.

4.0 Administration's Position

Administration **SUPPORTS** the application for a new Area Structure Plan for the following reasons:

- Alignment with the MDP and EMRB Growth Plan, ensuring that policies and objectives are met to support long-term, sustainable growth.
- Diverse housing options are integrated to cater to a range of lifestyles and income levels, fostering an inclusive and equitable community.
- Establishment of a vibrant Neighbourhood Node, featuring a mix of housing densities, commercial uses, and shared community spaces, designed to encourage social interaction and support local businesses.
- Pedestrian-friendly design incorporating a modified grid street network and multi-modal trails that enhance walkability and promoting active transportation.
- Well-distributed parks and open spaces, providing accessible green spaces for recreation and community gatherings, contributing to improved mental and physical well-being for all residents.
- Environmental stewardship through the protection of an existing tree stand and the restoration of naturalized wetlands, which play a vital role in stormwater management, biodiversity preservation, and habitat protection for local wildlife.
- Contiguous and phased development, optimizing the efficient use of existing infrastructure and ensuring the cost-effective delivery of new services, utilities, and amenities.
- Integration of mixed-use developments that blend residential, commercial, and community services, creating a dynamic, economically viable neighborhood where residents can access daily needs within walking distance.
- Supports and provides certainty to agricultural operations by providing development sequencing and timeframe. Incorporates responsible soil management and remediation principles.
- Focuses on community well-being, with the inclusion of public amenities such as community gardens that foster a sense of belonging and social cohesion.

5.0 Key Features

These key features are integral to the success of the ASP, demonstrating a comprehensive approach to community planning that prioritizes environmental sustainability, social well-being, efficient mobility, and economic vitality. Administration is addressing these features, as the ASP not only meets the immediate needs of the community but also aligns with the broader goals outlined in the MDP.

5.1 Access to Parks

Incorporating parks throughout the neighborhood fosters an inclusive, healthy, and socially connected community. The layout of the park spaces provides accessible green spaces that cater to residents of all ages and abilities, offering places for recreation, relaxation, and social interaction. The strategically placed parks ensure that green space is near the vast majority of dwelling units, promoting physical activity and mental well-being by encouraging outdoor engagement. Specifically, small-scale green spaces, such as pocket parks and plazas are to be distributed throughout the Plan Area ensures that all residences are located within a five-minute walk shed (or a 400-metre distance) from a greenspace area.

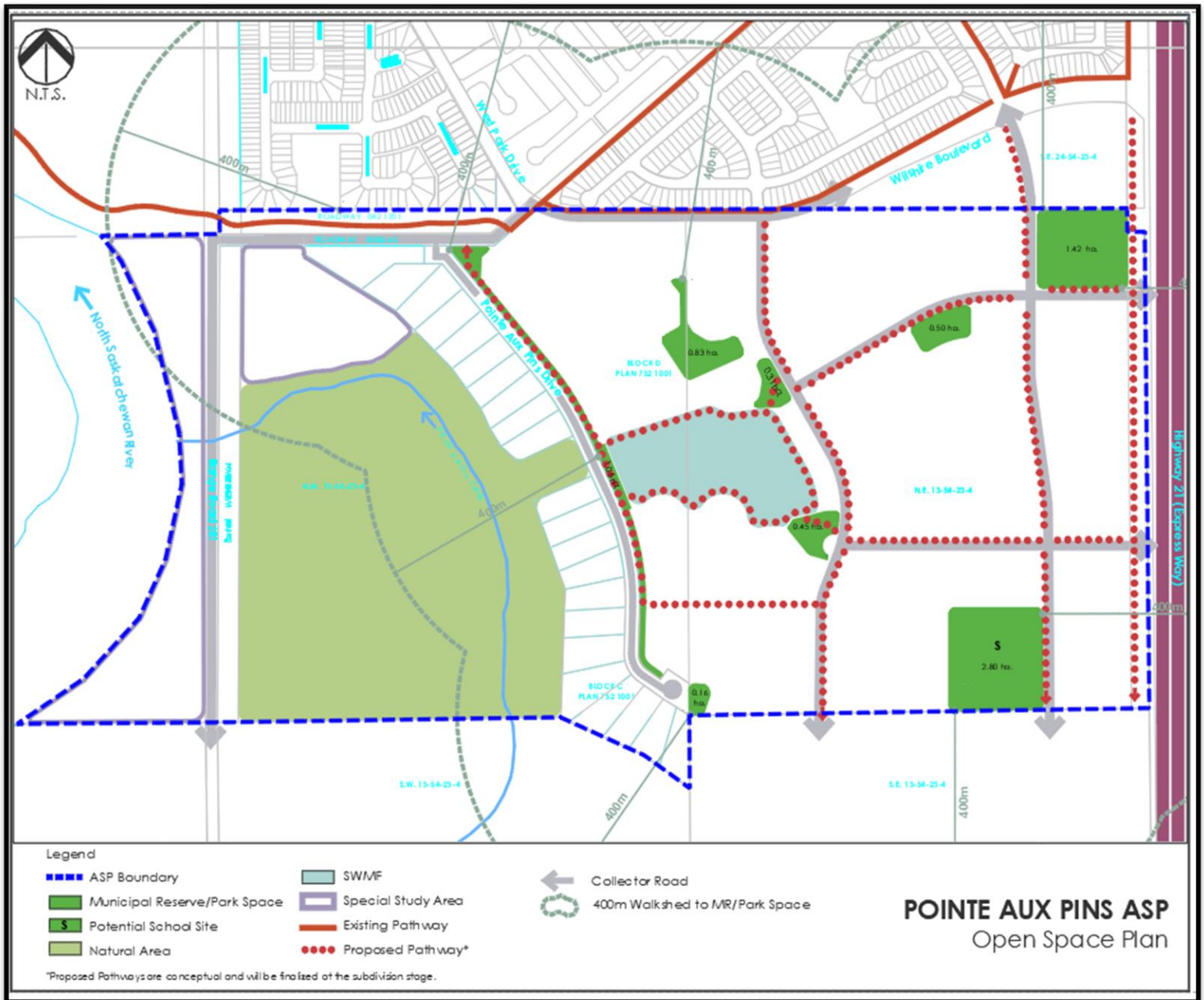


Figure 3. Open Space Plan

The inclusion of maintained greenspace also plays a critical role in enhancing the aesthetic appeal of the neighborhood, breaking up the urban landscape with natural elements that contribute to the overall beauty and livability of the area. The parks serve as gathering spaces that strengthen community ties, where neighbors can meet and interact, fostering a sense of belonging and social cohesion.

Additionally, the parks support environmental sustainability by introducing green space into urban areas, which helps in mitigating the urban heat island effect⁵, improving air quality, and supporting local biodiversity. These parks can also help with absorption of stormwater runoff, reducing the strain on municipal infrastructure and contributing to the neighborhood's resilience.

By integrating parks throughout the neighborhood, the development not only meets the immediate recreational needs of its residents but also aligns with broader urban planning goals, ensuring the creation of a vibrant, sustainable, walkable, and socially cohesive community.

⁵ Urban Heat Island Effect: Urban areas typically experience higher temperatures than outlying areas. This is largely due to structures such as buildings, roads, and other infrastructure absorbing and re-emitting the sun's heat more than natural landscapes.

5.2 Distribution of Municipal Reserve (MR)

The strategic distribution of MR land within the Plan Area is essential for fostering a well-planned, equitable community. Municipal Reserves are public assets dedicated to school board purposes, public parks, or recreational uses, including playgrounds, sports fields, and other recreational areas. They also serve to separate areas of land used for different purposes, such as buffers. These spaces provide residents with opportunities for physical activity, social interaction, and connection with nature.

In a well-designed community, MR land is thoughtfully distributed throughout the neighborhood to ensure all residents have convenient access to these public amenities, while ensuring programmable MR spaces are provided to meet the community's needs. This approach prevents certain areas from becoming underserved and promotes inclusivity by ensuring that green spaces and recreational opportunities are accessible to everyone, regardless of where they live within the neighborhood.

In addition to its primary function of managing stormwater, the Stormwater Management Facility (SWMF) within the Plan Area will serve as a valuable space for passive recreation. Passive recreation refers to activities that require minimal infrastructure and allow for more informal, relaxed use of natural spaces. The stormwater facility's design will incorporate features such as walking paths, seating areas, and landscaped surroundings, creating an inviting environment for residents to enjoy the outdoors.

Further details regarding programming for the MR lands will be defined through the Neighbourhood Structure Plan (NSP).

5.4 Neighbourhood Node

The Neighbourhood Node are designed to serve as a vibrant gathering place where the community can come together. Gathering spaces can foster a sense of community belonging by facilitating social interactions, chance encounters between neighbours, and opportunities to develop friendships. A sense of community is associated with improved wellbeing, increased feelings of safety and security and civic responsibility.

A well-designed Neighbourhood Node typically includes a mix of housing options, such as apartments or townhomes. The inclusion of diverse housing options within nodes is crucial for supporting a range of housing needs in the Plan Area. Alongside retail shops, cafes, restaurants, and essential services like grocery stores, pharmacies, and community centers, housing within these areas can be highly desirable because of the vibrancy and convenience associated with the neighbourhood. The Neighbourhood Node also provides public spaces such as plazas, parks, or community gardens, where residents can gather, relax, and engage in community events. These spaces are crucial for building social ties, fostering a sense of community, and enhancing the overall quality of life in the neighborhood.

In alignment with the MDP, nodes should be developed with a focus on street-oriented design. This approach emphasizes architectural and landscaping standards that ensure new developments not only integrate seamlessly with the surrounding neighborhood character but also enhance it. Street-oriented design prioritizes transparency and an active interface with the street, fostering a pedestrian-friendly environment that encourages natural surveillance or "eyes on the street"⁶. Key design elements that contribute to a positive pedestrian experience include minimal building setbacks from the street, thoughtful landscaping and building features such as lighting, massing, articulation, and awnings.

5.3 Traffic Circulation and Roundabouts

Effective traffic circulation is a cornerstone of a well-functioning and safe neighborhood. A thoughtfully designed traffic circulation plan ensures that residents, visitors, and service providers can move efficiently and safely throughout the community. This ASP incorporates a modified grid road network that efficiently moves traffic, minimizing bottle neck situations by creating alternative routes for vehicular traffic.

⁶ Eyes on the Street: A community watch where citizens observe (“eyes on the street”) street activities, promoting safety and positive behavior.



Figure 4. Example of a modified grid pattern (red) compared to a curvilinear loop pattern.

Roundabouts are also included in the road network to enhance traffic flow by reducing the need for stop-and-go driving, which is common at signalized intersections. This not only improves fuel efficiency and reduces vehicle emissions but also shortens travel times within the neighborhood. By keeping traffic moving at a consistent pace, roundabouts can handle higher volumes of traffic with fewer delays, making them ideal for busy residential areas.

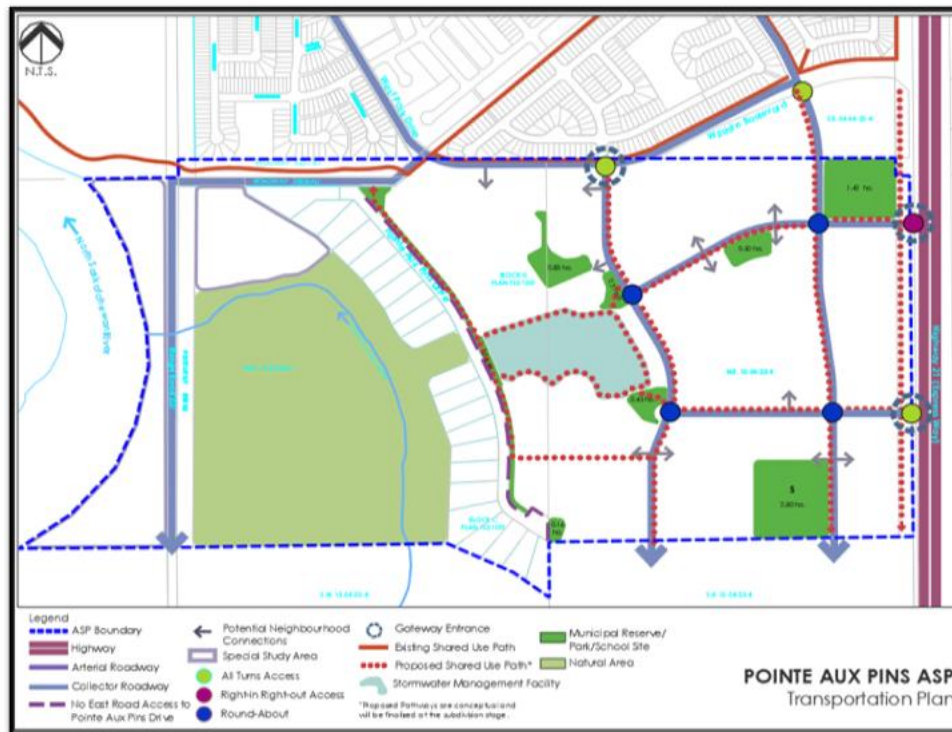


Figure 5. Transportation Plan

Safety is another major benefit of roundabouts, as they reduce the severity of accidents by ensuring vehicles travel at lower speeds. The design of roundabouts also eliminates the possibility of T-bone or head-on collisions, which are more common at traditional intersections. For pedestrians, roundabouts provide safer crossing points since traffic is slower and more predictable. Roundabouts also offer opportunities for aesthetic enhancements. The central island can be landscaped with greenery, flowers, or public art, contributing to the visual appeal of the neighborhood. These landscaped areas can serve as attractive focal points that enhance the community's character and sense of place.

Further details regarding the design and feasibility of roundabouts for traffic calming will be provided in the NSP.

5.5 Commercial Mixed-Use

The Commercial Mixed-Use area is located along the highway at the intersection of the southern east/west Collector Road and Highway 21, adjacent to a High-Density Residential Site. Integrating Commercial Mixed-Use within the Plan Area combines residential areas with commercial and retail spaces, creating a dynamic and self-sufficient community where residents can live, work, shop, and access services within close proximity.

The Commercial Mixed-Use area is particularly beneficial for creating a neighborhood that is both vibrant and convenient for residents. The commercial component provides services for both residents and highway commuters, with retail services benefiting from highway exposure. Residents in the Commercial Mixed-Use area can meet their daily needs within the neighborhood, enhancing quality of life and reducing traffic congestion.

The residential component ensures a steady population to support the commercial activities. This creates a symbiotic relationship, where commercial businesses benefit from a built-in customer base, while residents enjoy the convenience of nearby shops and services. This mixed-use development also supports local economic growth by creating jobs within the community. It fosters a vibrant local economy that can attract investment and stimulate further growth, enhancing the neighborhood's long-term sustainability.

By integrating different land uses, the development supports a multi-modal transportation network that can accommodate safe walking, cycling, and public transit use, reducing car dependency and supporting a healthier, more active lifestyle. This approach not only reduces traffic congestion but also fosters a more inclusive, accessible community where alternative modes of transportation are convenient and safe for all.

In addition to its economic and social benefits, this mix of uses aligns with planning principles that advocate for compact, mixed-use developments. These principles aim to reduce sprawl, conserve land, and create more livable communities⁷.

5.6 Ecological Balance

The ASP emphasizes the integration of natural features and wildlife habitats within the Plan Area. The Plan retains an established tree stand, building upon existing natural assets within the area. The tree stand includes healthy tree growth, consisting of Trembling Aspen, Manitoba Maple, and Caragana trees. The stand provides a protected habitat for wildlife, serving as a crucial midpoint for animals moving across the prairie towards the river.



Figure 6. Established Tree Stand

Retention of the stand aligns with the Urban Forest Protection and Enhancement Plan. Section 2.1 states:

⁷ **Livable Communities:** Accessibility to essential services, green spaces, efficient transportation options, social cohesion, safety, environmentally sustainability, and opportunities for economic growth, fostering a healthy and balanced lifestyle.

“Native trees and plants in the city’s natural areas provide an important community asset and essential habitat for our fauna and flora. Urban trees create wildlife corridors linking pockets of natural habitat across the city’s urban areas and provide important benefits to residents and visitors.”

A Stormwater Management Facility (SWMF) will be located where the area’s only wetland currently exists (shown as Seasonal Graminoid Marsh in Figure 7). The SWMF will incorporate Low Impact Development (LID) principles, such as varying water depths, native vegetation, and vegetated swales, to create a sustainable habitat for wildlife while also improving water quality. This naturalized design will not only preserve the site's natural hydrology and topography but will also create enhanced wildlife habitat. Buffers will be included around these wet areas to prevent contamination and to further protect the ecosystem.

The ASP also provides direction for integrating wildlife corridors throughout the development, connecting key animal habitats. These corridors will link habitat areas within the Plan Area to the nearby North Saskatchewan River, supporting wildlife movement and biodiversity. The tree stand and SWMF will serve as an anchor for these wildlife corridors, ensuring safe passage for various species as they move through the urban landscape toward the river.

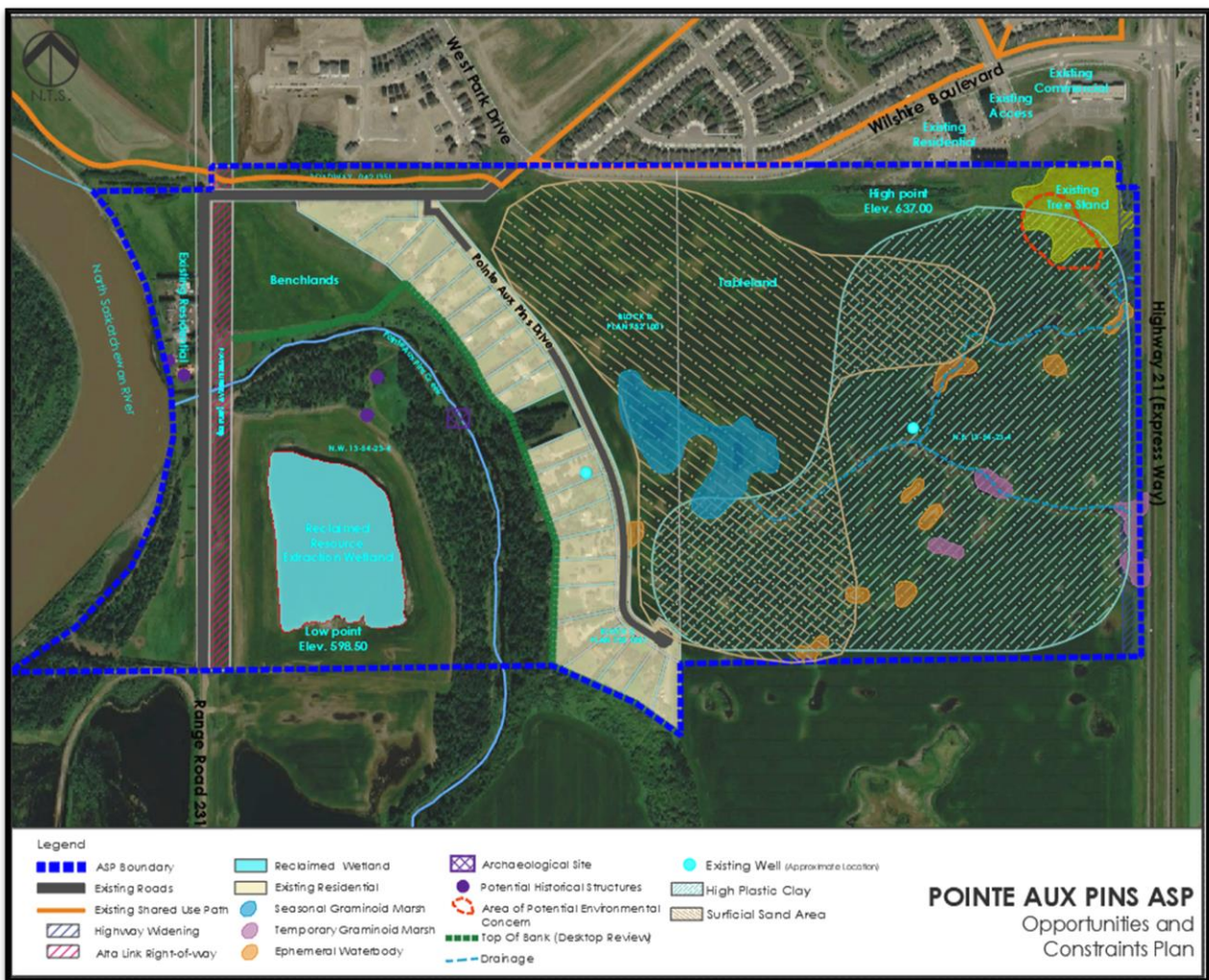


Figure 7. Opportunities and Constraints Plan

5.7 Agriculture

The Proposed Staging Plan outlined in the ASP provides a structured approach to development, ensuring that growth occurs in a phased and orderly manner. This approach offers certainty for the continued use of adjacent agricultural lands for as long as feasible, particularly along the southern boundary, where development is not to take place in Stages 2 and 3 over the next 10 to 15 years. By delaying development in these areas, the ASP supports ongoing agricultural operations, allowing them to continue without disruption for an extended period.

The ASP incorporates various mitigation measures to limit adverse impacts on nearby agricultural lands. These measures incorporate a development setback and buffer from the agriculture land to the south minimizing potential disruptions such as dust, noise, and litter during construction. Additionally, future residents will be provided with a "What to Expect" guide, informing them of occasional, but limited, impacts from nearby agricultural activities, which are expected to occur only five to 10 days per year.

The ASP also addresses soil management through the requirement for a Topsoil Management Plan, to be prepared by the developer during the planning of subsequent NSPs. This plan will outline procedures for removing, stockpiling, repurposing, or disposing of topsoil in accordance with Provincial and Municipal standards. It will incorporate soil conservation techniques identified in the Agricultural Impact Assessment to ensure that valuable topsoil is managed and preserved throughout the development process. These best practices will maintain soil quality and usability, ensuring that agricultural lands remain productive for as long as possible.

The ASP promotes contiguous development, minimizing the fragmentation of agricultural operations and ensuring that agricultural land can be utilized efficiently until it is incorporated into the urban framework. The combination of strategic staging, mitigation measures, and soil management policies ensures that agricultural lands are respected and preserved during the transition to urban development.

6.0 Policy Overview – Municipal Development Plan (Our Fort, Our Future)

The MDP is the City’s highest level statutory planning document, that provides a regulatory framework focused on the quality of life within our neighbourhoods where everyone can grow, age, and stay.

The MDP designates the Pointe Aux Pins area as a “Future Urban Area”. Future Urban Areas are to be guided by Area Structure Plans and Neighbourhood Structure Plans that are cohesively planned to extend the city and to embed best practices established in the MDP. Future Urban Area neighbourhoods focus on a well-designed, healthy, well-connected and walkable neighbourhoods that offer a distinct character with a diversity of housing options, safe and efficient transportation options, multi-functional open spaces, and neighbourhood services that are easy to access.

The design of a neighborhood plays a crucial role in shaping how residents engage with the space. For instance, a pedestrian-oriented layout encourages walking and fosters a more active lifestyle, while a vehicle-centric design may limit such opportunities. It is essential to create neighborhoods that offer affordable, inclusive, and multi-generational housing options, ensuring that all residents have access to a variety of housing choices that meet their needs and preferences throughout different stages of life.

In alignment with the MDP, neighborhood design must prioritize the efficient use of land and services, increase frontage to parks and open spaces, and ensure that transit is conveniently located along collector roads. The following selected policies are fundamental to the creation of a well-designed, equitable, and enduring neighborhood.

Table 1. MDP Policies Related to Neighbourhood Design

<i>Policies</i>	<i>Descriptions</i>
6.2.1	Nodes located within Future Urban Areas shall develop at or above 70 du/nrha to support business, services, and amenities.
6.2.2	Nodes shall transition to lower densities at their periphery to integrate with adjacent neighbourhoods.
6.2.4	Nodes should include medium-density or high-density developments and are encouraged to include a mix of both.
6.2.6	Developments shall be street-oriented with transparent active interfaces and provide multiple pedestrian connections, to promote pedestrian oriented development and ‘eyes on the street’.
6.2.15	Create scale-appropriate and optimally located gathering spaces, pocket parks, plazas and / or community gardens to increase interaction between neighbours.
6.2.24	Encourage sustainability, excellence, creativity, and innovation in architectural, landscape, site, and neighbourhood design.
6.2.25	Developments shall incorporate high quality urban, landscape, and architectural design to ensure development builds upon and adds value to the neighbourhood’s established character.
6.2.26	Developments shall be street-oriented with transparent active interfaces and provide multiple pedestrian connections to promote ‘eyes on the street’ and pedestrian oriented development.

<i>Policies</i>	<i>Descriptions</i>
6.2.27	Developments shall address adjacent street and/or public space through incorporating quality architecture, appropriate setbacks, scale, and massing, building features such as balconies, windows, canopies and terraces, and landscaping and fencing that contributes to the street appeal.
6.2.33	Neighbourhoods shall have a diversity of housing types to enhance character along block frontages, and within neighbourhoods meeting the various financial, lifestyle, and cultural needs of our diverse population.
6.2.39	All neighbourhoods shall have a diversity of housing types, such as single and semi-detached, duplexes, townhomes, rowhouses, stacked townhomes, multi-attached residential, and accessory dwelling units to meet the various financial, lifestyle, and cultural needs of the city's diverse population and to achieve municipal and regional housing targets.
6.2.40	Support the provision of market-affordable and nonmarket-affordable housing in all neighbourhoods.
6.2.42	Encourage the inclusion of barrier free and adaptive units in multi-unit residential developments.
7.3.19	Encourage implementation of Low Impact Development (LID) principles and green infrastructure alternatives in new development or redevelopment areas.
7.3.24	Small scale green spaces, such as pocket parks and plazas, should be distributed throughout neighbourhoods in order to be within 5-minute walking distance of residences.
7.3.25	Parks smaller than 1000m ² in area at minimum shall have direct access from one public road with a minimum 25% road frontage.
8.3.34	Ensure new collector and arterial roads within new subdivisions and developments are designed to accommodate future public transit routes and stops.
10.2.1	Encourage and support increased density, efficient growth, and contiguous development patterns that optimize existing infrastructure investments and minimize the impact on the natural environment.

As per the MGA, an ASP must be consistent with the MDP. The MDP designates the area in the ASP boundary as Future Urban Area. According to the MDP, a Future Urban Area comprises of lands that currently accommodate agricultural uses and residential acreages and that have been identified for future urban development. Table 2 includes policies related to development in Future Urban Area.

Table 2. MDP Policies Related to the Future Urban Area

<i>Policies</i>	<i>Descriptions</i>
6.6.2	All new Area Structure Plans shall: <ul style="list-style-type: none"> a) be in accordance with the Terms of Reference for asps, and shall include but not be limited to innovative and diverse built forms and architectural style, pedestrian-oriented design, a high-quality public realm, multimodal transportation, work-play-shop opportunities, and low impact development; b) preserve, enhance and feature important elements of significant topographical, scenic, ecological, or historical interest; c) include one Node per neighbourhood area of approximately 160 acres (65 hectares) or within a 5-minute walkshed (400m radius); and d) provide phasing and development timeframes to provide certainty for the long-term viability of agricultural uses and prevent premature fragmentation of lands. e) Demonstrate how it fulfills objective 6.6.a.
6.6.4	To meet a broad range of housing needs, new Area Structure Plans should consider: <ul style="list-style-type: none"> a) Locating higher density residential uses near: <ul style="list-style-type: none"> i. Neighbourhood Nodes, to promote vibrancy and increased usage of the activity centre; ii. Main neighbourhood corridors, to promote the use of public and active transportation; and iii. In proximity to large parks and open spaces. b) Locating a diversity of residential uses throughout low density neighbourhoods to promote gentle densification, including: <ul style="list-style-type: none"> i. Secondary suites, attached; ii. Secondary suites, detached (such as backyard suites, garage suites, garden suites, etc); and

<i>Policies</i>	<i>Descriptions</i>
	iii. Innovative single-family or community style residential uses, (such as tiny homes, cluster housing, etc).
6.6.5	Area Structure Plans and Area Redevelopment Plans shall include design guidelines for neighbourhoods and their nodes to promote permeability, pedestrian oriented design, and enhance the built and public realm.

7.0 Conclusion

The Pointe Aux Pins ASP represents a comprehensive approach to community planning, prioritizing social well-being, economic vitality, and retention of existing natural assets. The development’s alignment with the MDP ensures that this area will contribute to the city’s long-term goals, creating a neighborhood that is adaptable, inclusive, and vibrant for future generations.