

Pointe Aux Pins Area Structure Plan

Public Hearing

September 24, 2024



Presentation Contents

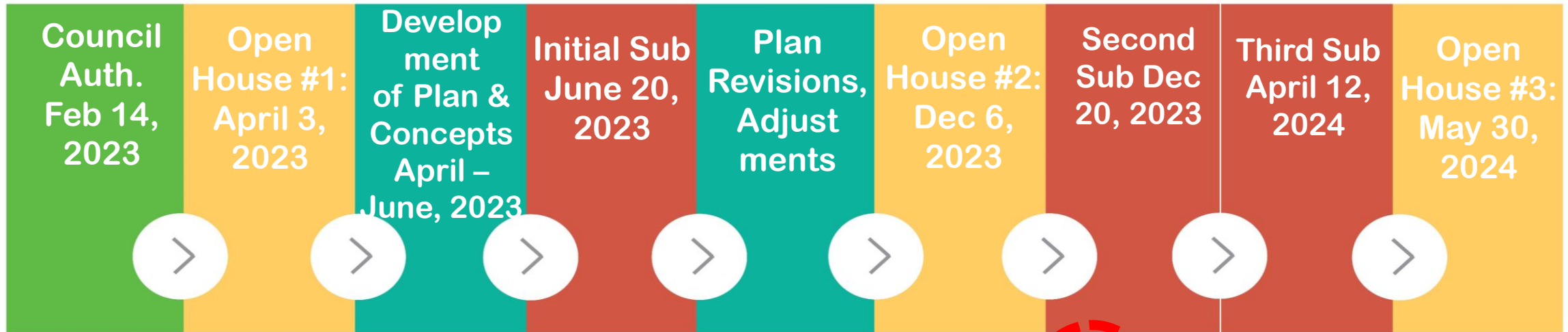
- Purpose and Background
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- Next Steps / Questions



Purpose and Background

- WSP was retained by Landrex to create an ASP for a ~148 ha area of land on Fort Saskatchewan's south end
- MDP designates study area designated as 'Future Urban Area'
- The ASP is intended to:
 - Promote a community development pattern reflecting the intent to grow in a logical and economical manner, compatible with adjacent lands
 - Accommodate a growing population
 - Provide a variety of housing types and tenures
 - Contain pockets of mixed-use, commercial development, parks, and a future school site

Project Timeline



Community Engagement

Open House #1: April 3, 2023	Open House #2: December 6, 2023	Online Engagement: January 2024	Open House #3: May 30, 2024	Online Presentation: July 2024
<ul style="list-style-type: none"> - PAP Drive residents requested the following to mitigate impacts of future development: <ul style="list-style-type: none"> - A buffer and berm; - No through-traffic on PAP Drive; - (New) adjacent homes oriented away from PAP Drive; - A multi-use pathway along the berm. 	<ul style="list-style-type: none"> - Concerns expressed as a result of future development: <ul style="list-style-type: none"> - Visitor parking on PAP Drive; - More garbage and people / density; - Buffer not extending to the southern boundary of the study area. - Some residents want a fence and pathway along the buffer, some did not. 	<ul style="list-style-type: none"> - Feedback indicated that: <ul style="list-style-type: none"> - Larger lot sizes were desired; - Buffer should be wider; - Proposed density is too high; - Increased traffic / safety issues at intersection at Westpark Dr, Wilshire Blvd, and Township Road 543. 	<ul style="list-style-type: none"> - No additional concerns were expressed 	<ul style="list-style-type: none"> - PAP Drive residents requested the buffer's fence not be wood, but vinyl (for longevity).



Land Use Concept

Special Study Area

10 m buffer & extension to southern boundary

Tree stand

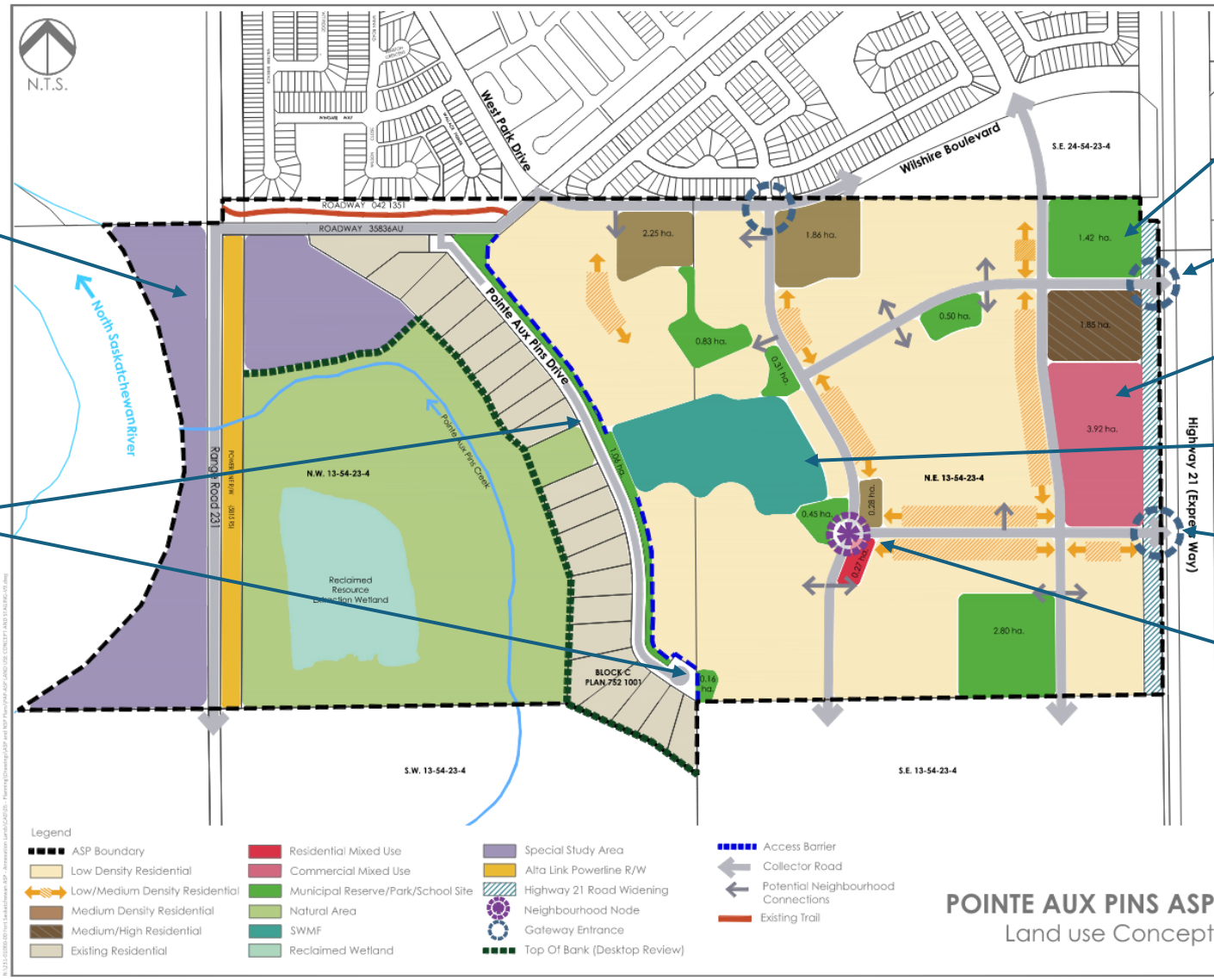
Right-in, right-out

Commercial Site

Stormwater Pond

All turns

Neighbourhood Node



POINTE AUX PINS ASP
Land use Concept



Concept Plan: Net Development Stats

ASP Stats	ASP TOTALS	
	Area (ha.)	%
GROSS AREA	148.0	
Government Roadway 0421351	1.8	
Government Roadway 35836AU	1.1	
Highway 21 Road Widening	2.5	
Powerline RW	3.1	
Natural Area	31.0	
Pointe Aux Pins Estate Lots (Existing)	13.6	
Special Study Area	13.6	
GROSS DEVELOPABLE AREA	81.5	
Land Uses		
Municipal Reserve- Tree Stand	2.04	2.5%
Municipal Reserve	6.12	7.5%
Park Sites		
Schools Site		
SWMF - PUL		
Storm Pond/PUL	4.92	6.0%
Transportation		
Collector Roads	7.69	9.4%
Residential Roads, Lanes and Walkways	11.52	14.1%
Government Road Allowance	1.92	2.4%
TOTAL DEDICATION	34.2	42.0%
NET DEVELOPABLE AREA	47.3	58.0%

Concept Plan: Net Development Stats

Overall Stats	Area (ha)	Minimum Unit/ha	Units	People/Unit	Population	% of NRA
Residential						
Low Density Residential	32.8	25	821	2.8	2,297	72.5%
Low / Medium Density Residential	5.6	45	250	2.8	699	12.3%
Medium Density Residential	3.4	65	221	1.8	398	7.5%
Medium / High Density	1.9	100	185	1.5	278	4.1%
Residential Mixed-Use (Residential Portion full site)	0.3	50	14	1.5	20	0.6%
Commercial Mixed-Use (Residential Portion 40%)	1.4	75	103	1.8	185	3.0%
Total	45.3		1,593		3,877	100.0%

** Please Note: Commercial Mixed Use is calculated at 60% Commercial and 40% Residential

Population Per Net Hectare (ppnha)

86

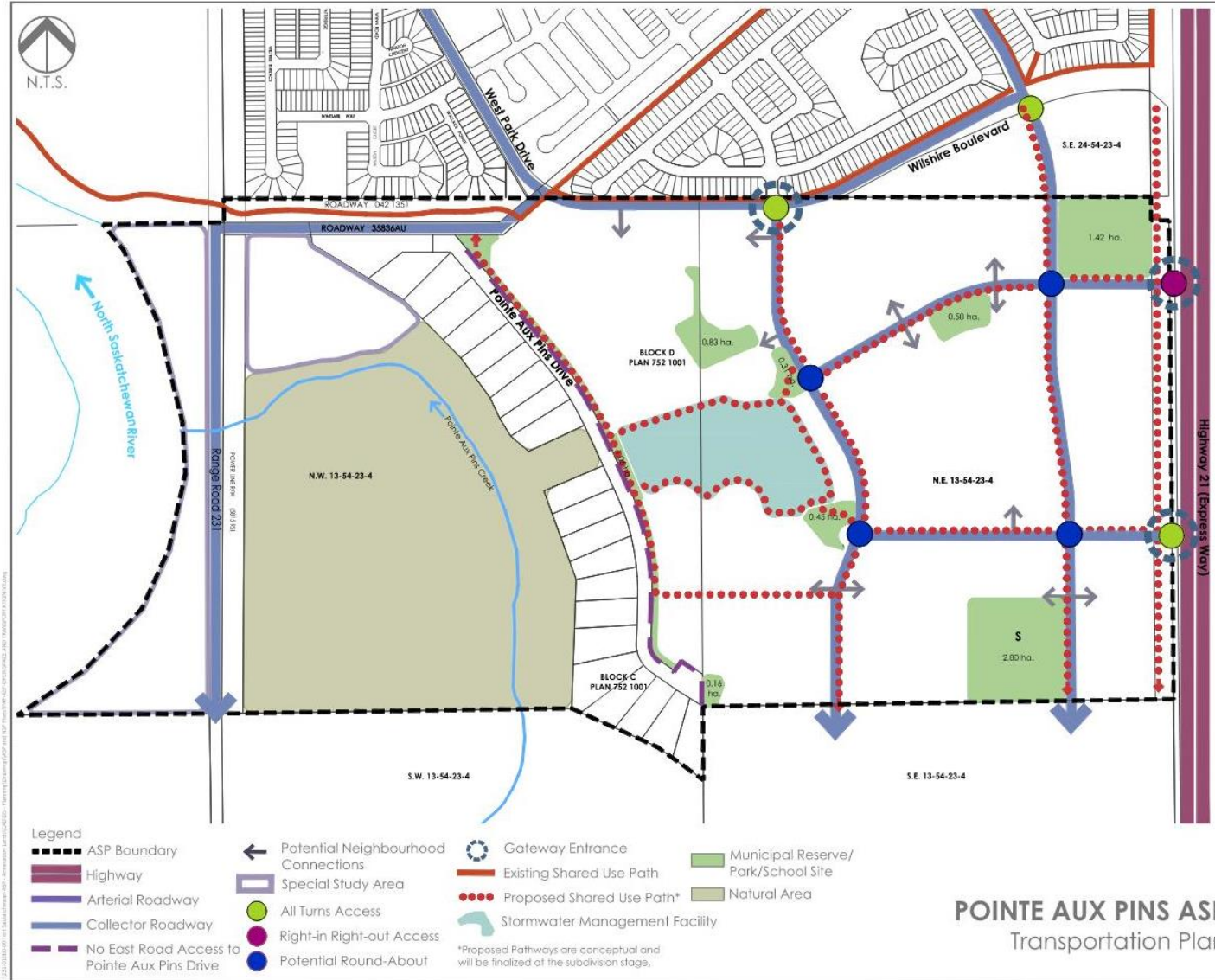
Units Per Net Residential Hectare (uprha)

35

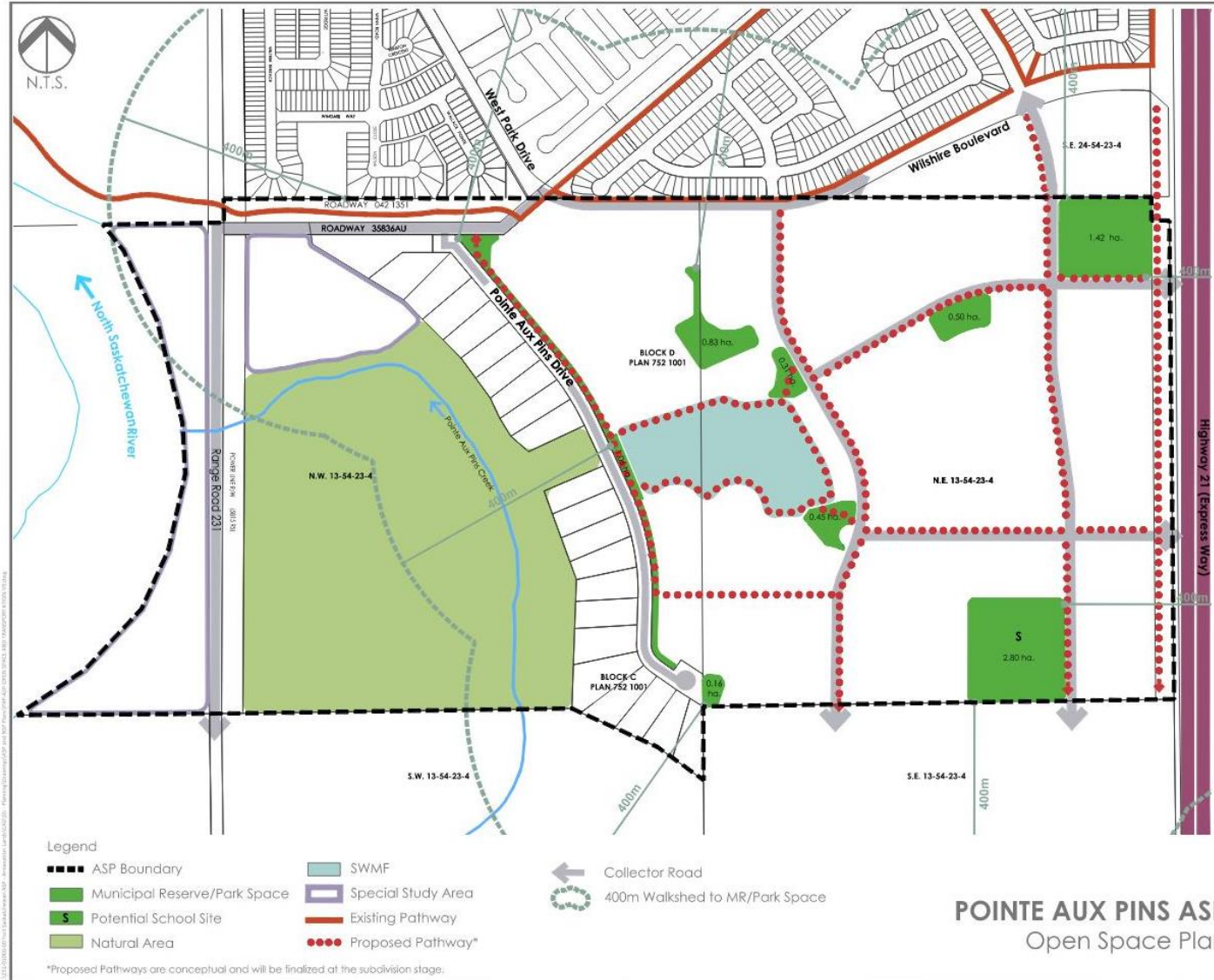
Density Targets:

- EMRB Growth Plan: Minimum Greenfield Residential Density: 35 du / nrha
- City of Fort Saskatchewan MDP: Future Urban Area Density: 35 du / nrha

Transportation Plan



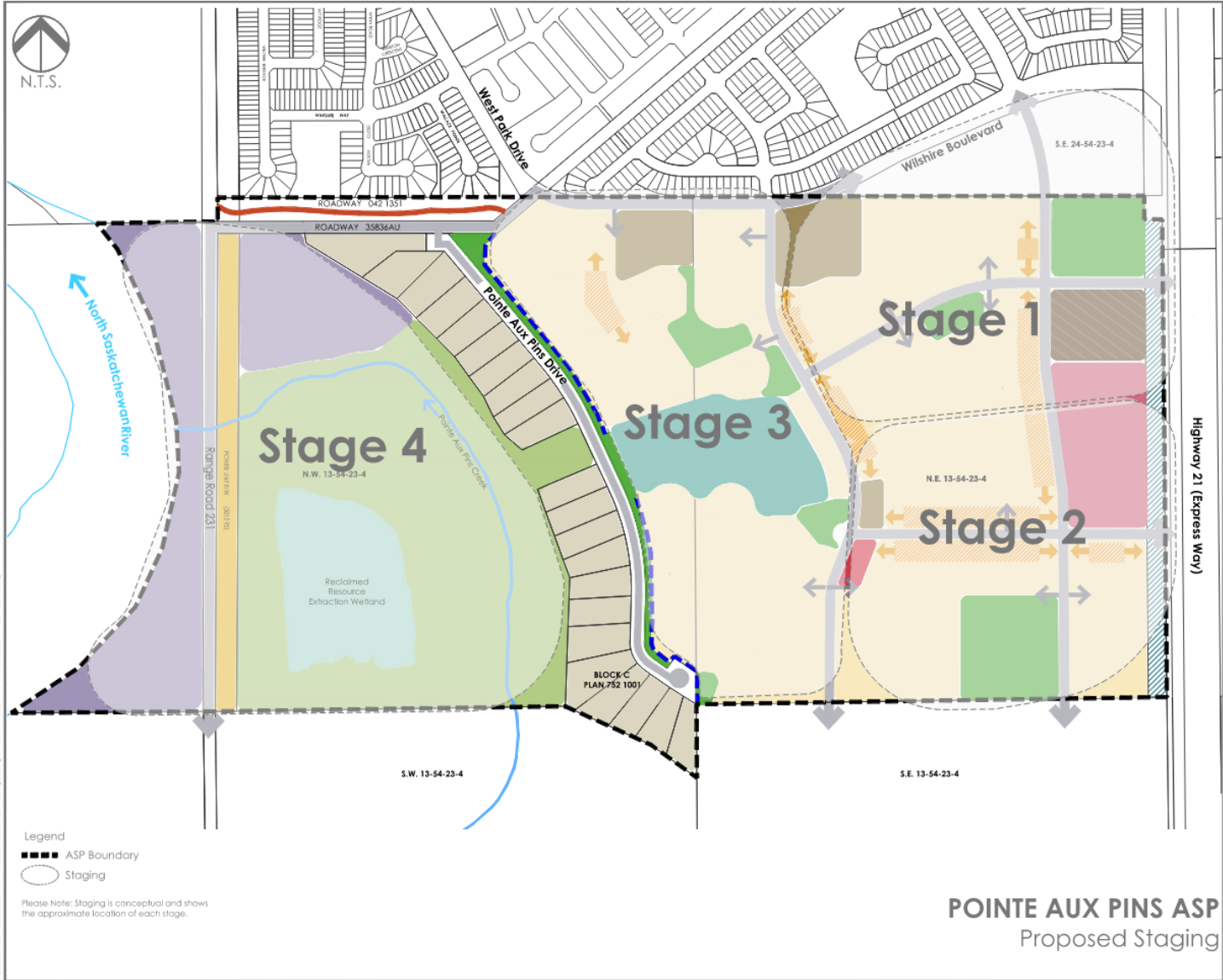
Open Space Plan



POINTE AUX PINS ASP
Open Space Plan



Phasing Plan



POINTE AUX PINS ASP
Proposed Staging



Next Steps

- EMRB Review
- Second / Third Reading, Formal Adoption



**Thank you!
Questions ?**