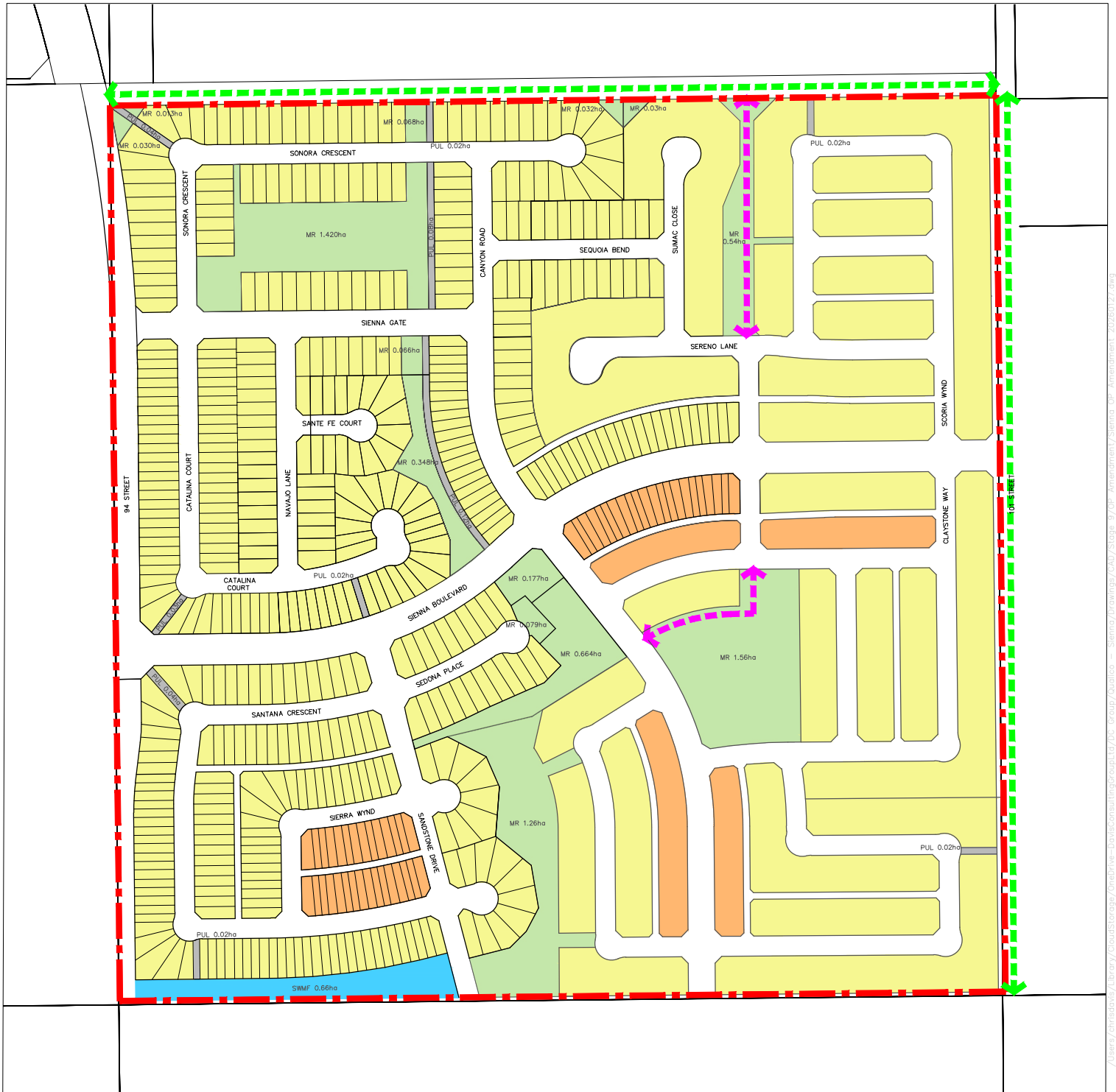


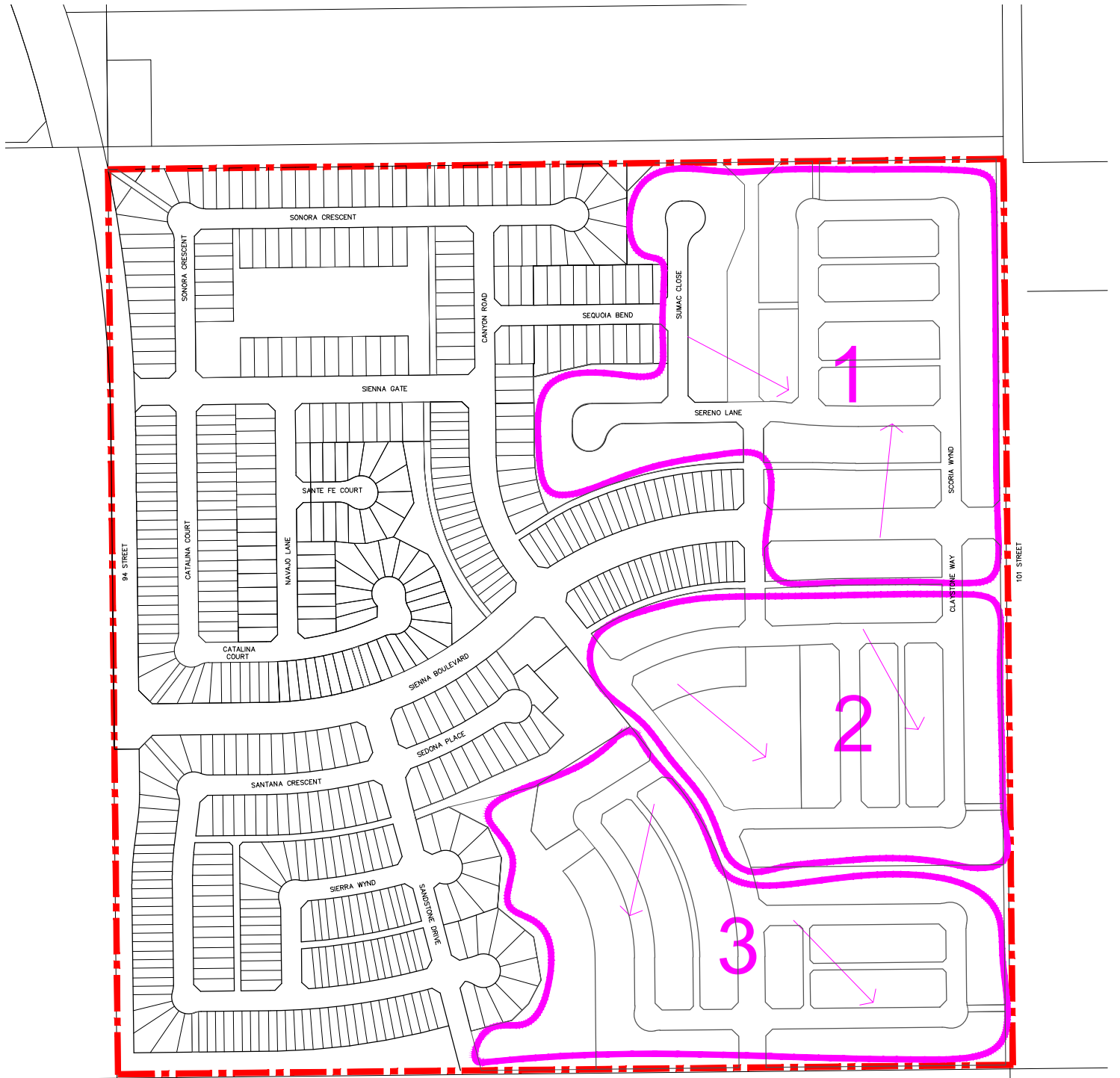


Sienna Outline Plan Amendment January 27, 2026

- Low Density Residential
- Medium Density Residential
- School/Park
- Stormwater Management Facility

- Plan Boundary
- Offsite Trail (existing/future)
- Pedestrian Connection (location TBD at Subdivision)
- PUL





LAND USE STATISTICS AND POPULATION CALCULATIONS

	Area (ha)	%
GROSS AREA	64.02	
Environmental Reserve	0.00	
Pipeline & Utility Right-of-Way	0.00	
GROSS DEVELOPABLE AREA	64.02	100.0
Municipal Reserve - Schools and Parks	6.29	9.8
Stormwater Management Facilities & PULs	1.07	1.7
Roads		
Arterial Roads	1.55	2.4
Local Roads / Collector Roads / Lanes	17.54	27.4
NET DEVELOPABLE AREA	37.57	58.7

LAND USES

Residential Land Uses ²	Area (ha)	Units/ha	Units	People/Unit	Population	% GDA
Low Density Residential – Existing (SFD/Duplex)	20.98		555	2.80	1554	32.8
Low Density Residential – Existing (Townhouse)	1.35		52	2.80	146	2.1
Low Density Residential – Future (SFD/Duplex)	13.54	30	406	2.80	1137	21.1
Low Density Residential – Future (Townhouse)	1.70	70	119	2.30	274	2.7
Total	37.57		1132		3143	58.7

30.1 upnrha

STUDENT GENERATIONS¹

Public School Board	566
Elementary School	294
Junior High School	125
Senior High School	147
Separate School Board	159
Elementary School	91
Junior High School	45
Senior High School	23
TOTAL STUDENTS	725

Note:

1 Student Generation Factors:

Public School Board (Elementary 0.26/unit, Junior High 0.11/unit, Senior High 0.13/unit)

Separate School Board (Elementary 0.08/unit, Junior High 0.04/unit, Senior High 0.02/unit)

2 Sienna unit total is based on a count of existing units and 30upnrha for future blocks as shown in this Outline Plan

SIENNA OUTLINE PLAN

1. PURPOSE

The purpose of the Sienna Outline Plan is to provide localized context and detail respecting the intended development concept of the subject area within the Southfort ASP. This Plan provides a development concept for the existing and proposed areas of the neighborhood and details the housing types that will apply. An approximation of the intended phasing is also included in this Plan.

2. LOCATIONAL CONTEXT

Sienna is located in the southeastern portion of Southfort, south of the Fort Saskatchewan Correction Centre, east of 94 Street and west of 101 Street. Sienna is wholly contained within the NE 20-54-22-4, with a gross area of approximately 64 hectares.

Since 2007, and as of the date of this Plan, approximately three-quarters of Sienna has been developed.

3. OWNERSHIP

Sienna is being marketed and developed by Qualico Communities on behalf of the partnership that owns the land, Fort Saskatchewan Developments North Ltd.

4. STATORY PLAN AND POLICY CONTEXT

Sienna has been planned and developed under the policies and provisions of the, the Municipal Development Plan, the Southfort Area Structure Plan and the Community Sustainability Plan.

5. LAND USE AND HOUSING

Sienna's land use composition is a neighbourhood with mix of residential, parks and open space.

Park areas are dispersed throughout Sienna to ensure residents have close proximity for passive and active recreational use. A comprehensive network of trails and walkways link Sienna's parks and open space areas to each other. Sienna's trail and walkway system is designed to integrate with the existing and future pedestrian network within Southfort and the broader city. An offsite trail may occur on 101 Street, in the future, with the design, alignment, and timing subject to the results of the City's Transportation Master Plan.

The residential land uses within Sienna are considered Low and Medium Density Residential. The mix of housing types include front-drive and rear-alley single detached housing (traditional and zero lot line) semi-detached housing and multi-attached housing within the following land use districts:

- R1 – Single Detached Residential District
- R2 – Semi-Detached and Duplex Residential District
- RC – Comprehensively Planned Residential District
- DC(A)-05 Direct Control – Multi-Attached Residential (Sienna)
- DC(A)-13 Direct Control – Urban Character Small Lot Residential District
- SSDH – Sienna Single Detached Housing District
- SAR – Sienna Attached Residential District

The earlier stages of Sienna consisted predominantly of front-drive housing; however, the current and future stages of Sienna include a higher ratio of housing serviced by a rear alley.

Innovative housing forms providing a range of affordability and improved housing efficiencies could also be considered through discussions with City Administration and an amendment to the Land Use Bylaw and the Sienna Outline Plan, over time.