

## Town of Martensville East Master Plan

### East Master Plan: Explanation and Calculations

#### **Brief Explanation**

The study area for the East Master Plan is comprised of four main components:

1. North Residential Neighbourhood
2. South Residential Neighbourhood
3. Community Core
4. East Development Area

#### **1. North Residential Neighbourhood:**

The gross residential area includes all lands north of Main Street to 9<sup>th</sup> Street North extension and from 10<sup>th</sup> Avenue to Industrial Road. The neighbourhood includes the CBR property excluding a portion of the south-west corner that will now form part of the Community Core Area.

The Master Plan takes into account the CBR concept layout; only impacting a small portion of the north-east corner with an amended landuse as it now forms part of the North Neighbourhood Center. The CBR road design will remain as shown on the existing concept.

The East Master Plan highlights collector and major local road networks. From the structured road system, internal streets will establish the majority of the neighbourhood modules.

The planned neighbourhood open-space system embeds a linear park system to accommodate a proposed community Trail (Primary Path System). The Primary Path System originates from the intersection of 10<sup>th</sup> Ave. and Reddekopp Drive, it continues east to provide a connection for future development areas. At the east end of the neighbourhood area, the community trail will follow a north-south connection to the Opimihaw Creek Wetlands Corridor (OCWC) traversing through the North and South Neighbourhoods. The Secondary Path System utilizes street networks and core, linear and pocket parks to provide connectivity to the whole study area and existing community.

A number of neighbourhood amenities are illustrated to represent localized landmarks/nodes. i.e. pocket park, storm retention pond, play structure, etc.

The neighbourhood includes a Core Park and a Neighbourhood Centre. The core park accommodates a community center facility, elementary school(s) and programmable park space. The neighbourhood centre includes neighbourhood commercial, mixed-use, town-homes and a village square park.

Residential neighbourhood modules vary in size and unit density. Each module will primarily consist of Single Family Detached, Single Family Attached and Multi-Family Housing.

The Residential Specialty Modules are located north of the east-west linear park to 9<sup>th</sup> Street North. Landuses within the modules could accommodate various housing types. i.e. RTM units, Mobile Homes, Narrow lot or modular homes.

## **2. South Residential Neighbourhood:**

Many of the same principles from the North area apply to the South Neighbourhood. Unique to the South Neighbourhood is the OCWC and the south-west corner.

The OCWC will be a constructed/developed amenity. It will provide storm water drainage management and also, accommodate portion of the Primary Path System trail. The storm water management plan may require detention ponds to be located throughout the park system. The constructed park system will tie-in to the existing drainage corridor to the west at 10<sup>th</sup> Ave. and follow topography in an easterly direction to the natural drainage run.

The south-west portion of the area is limited by the future lagoon expansion setback (600 metres). This area will be used for a large open-space park amenity that will buffer landuses between residential and an area planned for industrial development.

## **3. Community Centre Core:**

This area allows for a number of different landuses. Within the entire area there is potential for: Commercial, Institutional, Community Service or high density dwellings.

Various Mixed-Use locations are identified on the Master Plan to allow permitted uses defined in the Official Community Plan and Zoning Bylaw.

## **4. East Development Area:**

This area is comprised of two primary modules; one north and one south of Main Street. These areas are proposed to accommodate low density housing. Large lots could potentially range from 1 ac. to 2.5 ac.

The south module accommodates the easterly extent of the OCWC and retains the Ranch Ehrlo facility site. The area between Industrial Road and the Ranch Ehrlo facility could be planned to include a potential location for a Municipal Cemetery.

**Development Calculations:**

North Neighbourhood:

Total Area = 238.17ha (588.54 ac)  
Total Units = 2943.7 based on 5.0 units/gross acre  
Projected Population = 8828.1 based on 3 people per household  
Projected Student Population (included in total) = 1471.85

South Neighbourhood:

Total Area = 206.8ha (510.95 ac)  
Units per Gross Acre = 2044 based on 4.0 units/gross acre  
Projected Population = 6132 based on 3 people per household  
Projected Student Population (included in total) = 1022 based on 0.5 student per household

Core Commercial:

Total Area = 36.87ha (91.1ac)

East Development Area:

Total Area: 593ha (240ac)

North Module = 64.75ha (160ac)

Potential lot combinations between 64 lots-160 lots, based on 1 acre min. and 2.5 acre max. lot size.

South Module = 32.4ha (80 ac)

Potential lot combinations between 32 lots-80 lots, based on 1 acre min and 2.5 acre max. lot size.