

Introduction to the Project

The three Project Partners, the Rural Municipality of Corman Park, the City of Martensville, and the City of Warman have completed a draft of the P4G Regional Node Study.

Through this study, we worked collaboratively to identify a Regional Node – a shared area – to locate amenities that mutually benefit and better connect our communities.

The Regional Node is intended to accommodate a compatible mix of future community service, institutional, recreational, and commercial uses.

What to expect today?

In this second round of engagement, we ask you to:

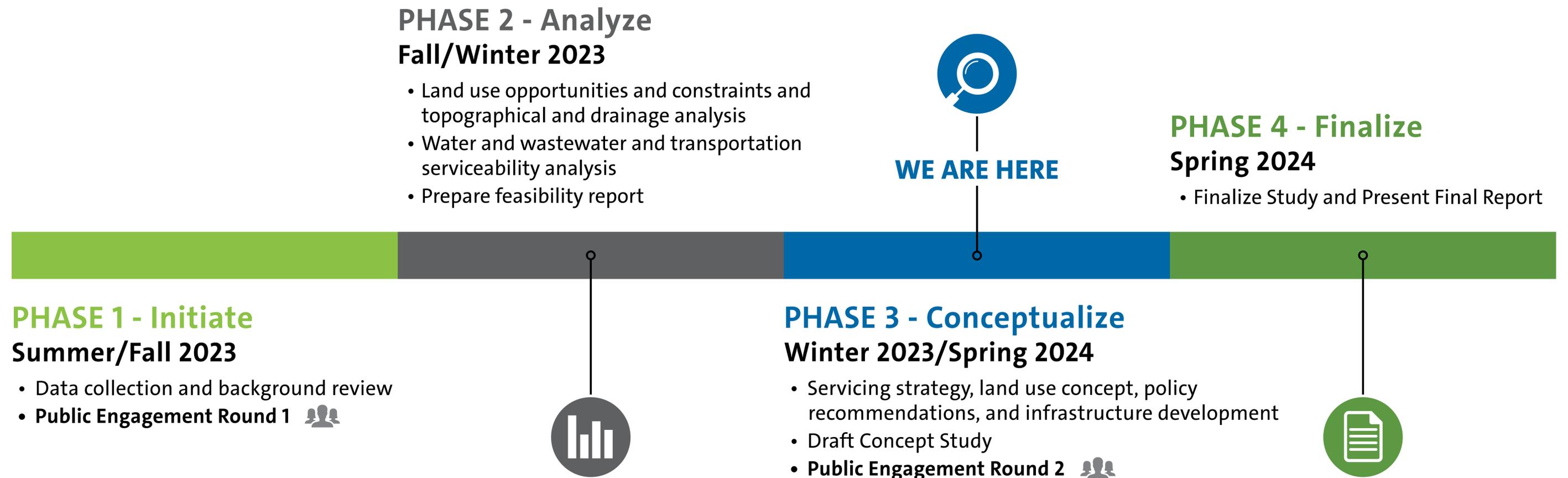
- Learn about the project and view the draft study content
- Ask us questions and provide feedback



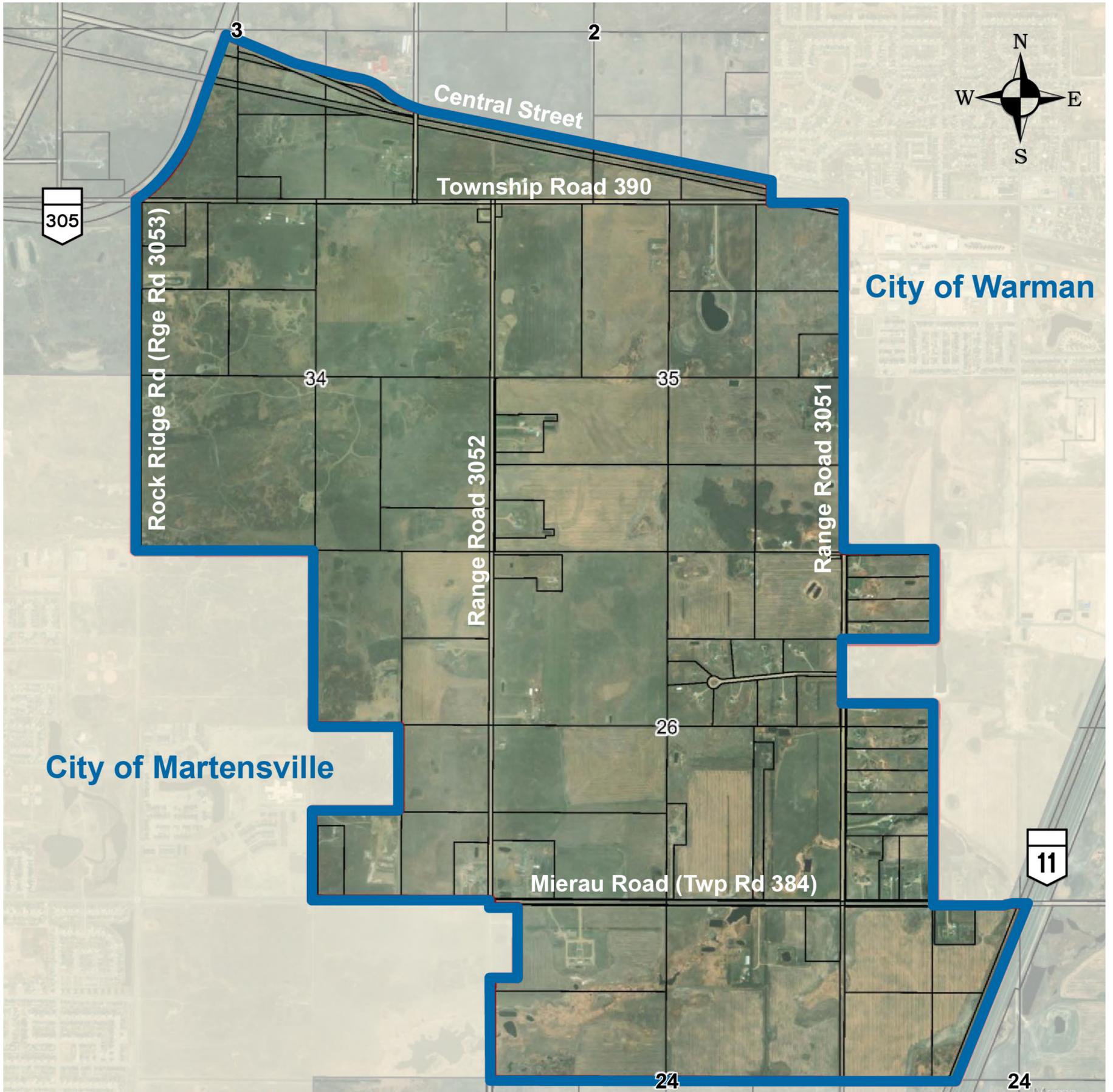
Project Overview and Process

Through engagement, your feedback as well as a technical review, was used by the Project Team to help inform and refine the P4G Regional Node Study.

Project and Engagement Timeline



Study Area



About the Plan

The Project Partners have retained ISL to complete the P4G Regional Node Study.

Considerations and opportunities

We have considered the following elements to develop the P4G Regional Node Study:

-  **Location** - Considering complex drainage and servicing limitations between the municipalities, the Study will identify the most appropriate place for the P4G Regional Node.
-  **Land Use** - The Study will highlight potential land uses that complement and support the Regional Node.
-  **Amenities** - The Study will envision a P4G Regional Node that will facilitate the development of amenities that service the region within the study area, such as religious, education, recreation, emergency response and other public services.
-  **Connectivity** - The Study will identify an optimally situated location. We will consider vehicular and active transportation facilities to maximize connectivity between the three municipalities.



How we got here:

In Phase 1 (summer/fall 2023), we engaged with community members to build awareness about the project and hear public feedback, such as concerns or suggestions, that could potentially inform the Project Team's development of the draft concept for the P4G Regional Node.

Highlights of What We Heard in Round 1:

Community Strengths – youthful, great infrastructure, dog park, friendly, snow removal, greenspace, business hub, safety, municipal employees, schools, collaborative community projects, forward thinking Councils.

Benefits and Opportunities – schools, policing, church, green space, bike paths, pool, road maintenance, recreation facility, land, volunteer opportunities, community growth, sports/recreation coordination, P4G project as a catalyst for collaboration.

Connectivity – bike and walking paths, dust control, large trucks on road, vehicle focus, connecting places and natural areas.

Challenges – transit, urban vs. rural, vehicle access/focus, community consensus, Martensville arena, increased traffic, servicing constraints, commute constraints, growth, land costs, governance issues, sharing infrastructure, highways, flooding, facility location.



What we considered:

Servicing – Considering complex drainage and servicing limitations between the municipalities, the Study has identified the most appropriate location for the Regional Node.

Connectivity – The Study identified an optimally situated location. We considered existing and future vehicular and active transportation corridors to maximize connectivity between the three municipalities and the Regional Node.

Land Use and Amenities – The Study has highlighted potential land uses that complement and support the Regional Node. It also facilitates the development of amenities that service the region within the overall study area.

Interested Party and Public Feedback – The Study considered feedback received from interested parties and the public in Phase 1 Engagement (summer/fall 2023). See the highlights of what we heard on the previous board.



Policy Update

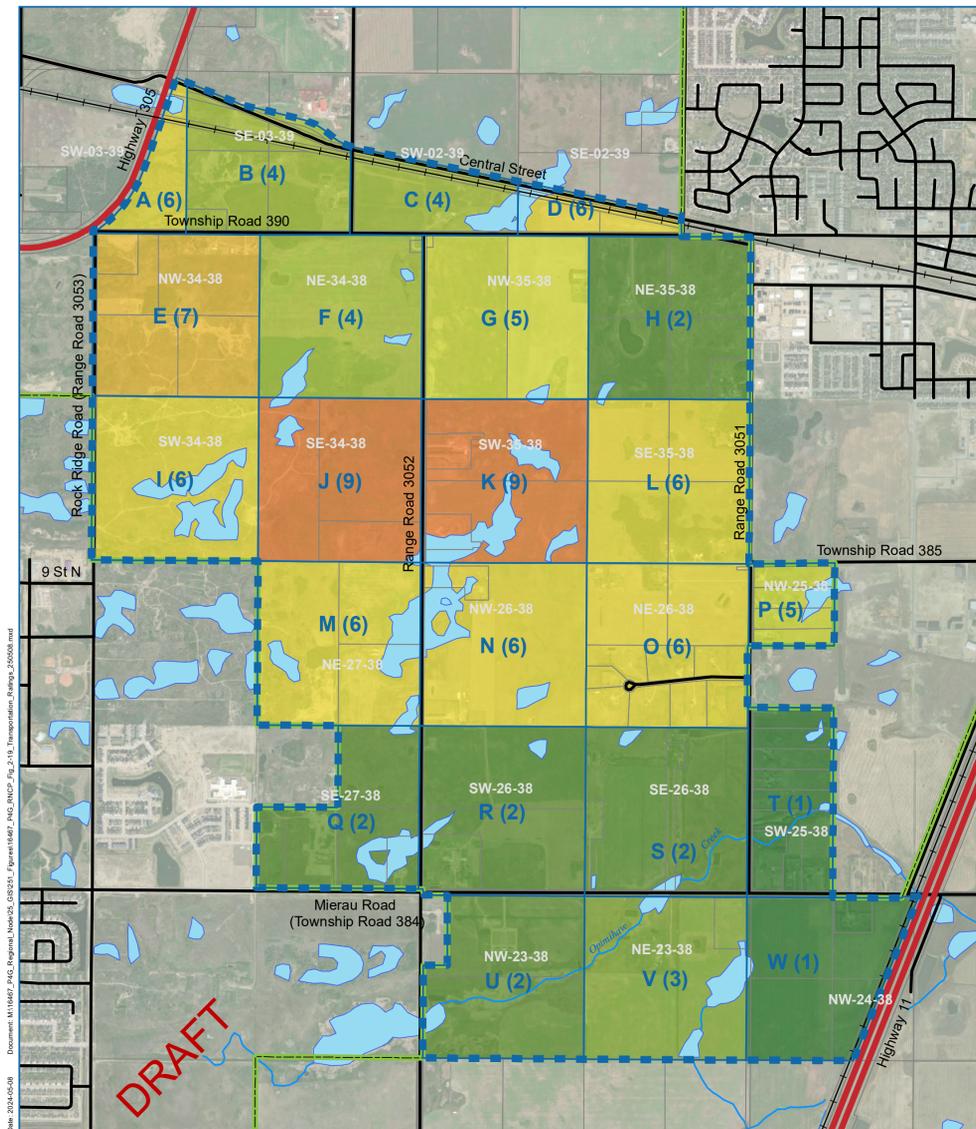
One component of this work included reviewing overarching policy documents to understand any changes that would be required to successfully implement the proposed Regional Node Study. The primary document that would be impacted by any proposed changes is the P4G District Official Community Plan (DOCP), which addresses future land use, development, and servicing within the District to provide a coordinated approach among the Project Partners.

To effectively guide future development of the Regional Community Services Node, the following amendments are recommended to the P4G DOCP:

- Identify the Regional Community Services Node as a Special Policy Area, Location, and Node; and
- Add a new section for the Regional Community Services Node that introduces its purpose and the future land uses it is intended to accommodate, overarching objectives, and policies to guide future development.



Study Area Serviceability Ratings



ISL

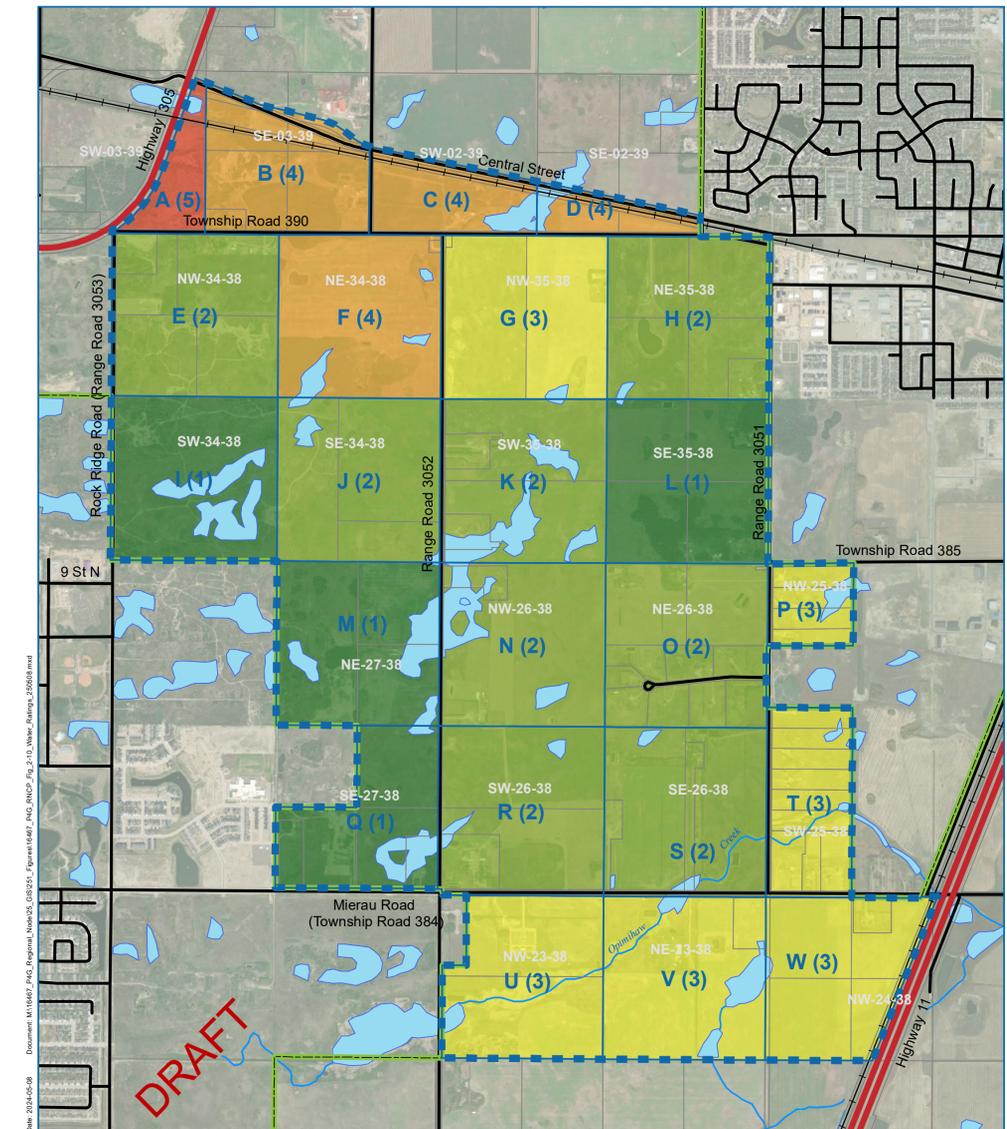
0 125 250 500 750 1,000 m
NAD 1983 UTM Zone 13N 1:25,000

- Study Area
- Planning Unit
- Municipal Boundary
- Parcel
- Railway
- Highway
- Roadway
- Watercourse
- Water Body

Ratings

1	6
2	7
3	8
4	9
5	10

SASKATOON NORTH PARTNERSHIP FOR GROWTH: REGIONAL NODE STUDY
FIGURE 2.19: TRANSPORTATION RATINGS BY PLANNING UNIT



ISL

0 125 250 500 750 1,000 m
NAD 1983 UTM Zone 13N 1:25,000

- Study Area
- Planning Unit
- Municipal Boundary
- Parcel
- Railway
- Highway
- Roadway
- Watercourse
- Water Body

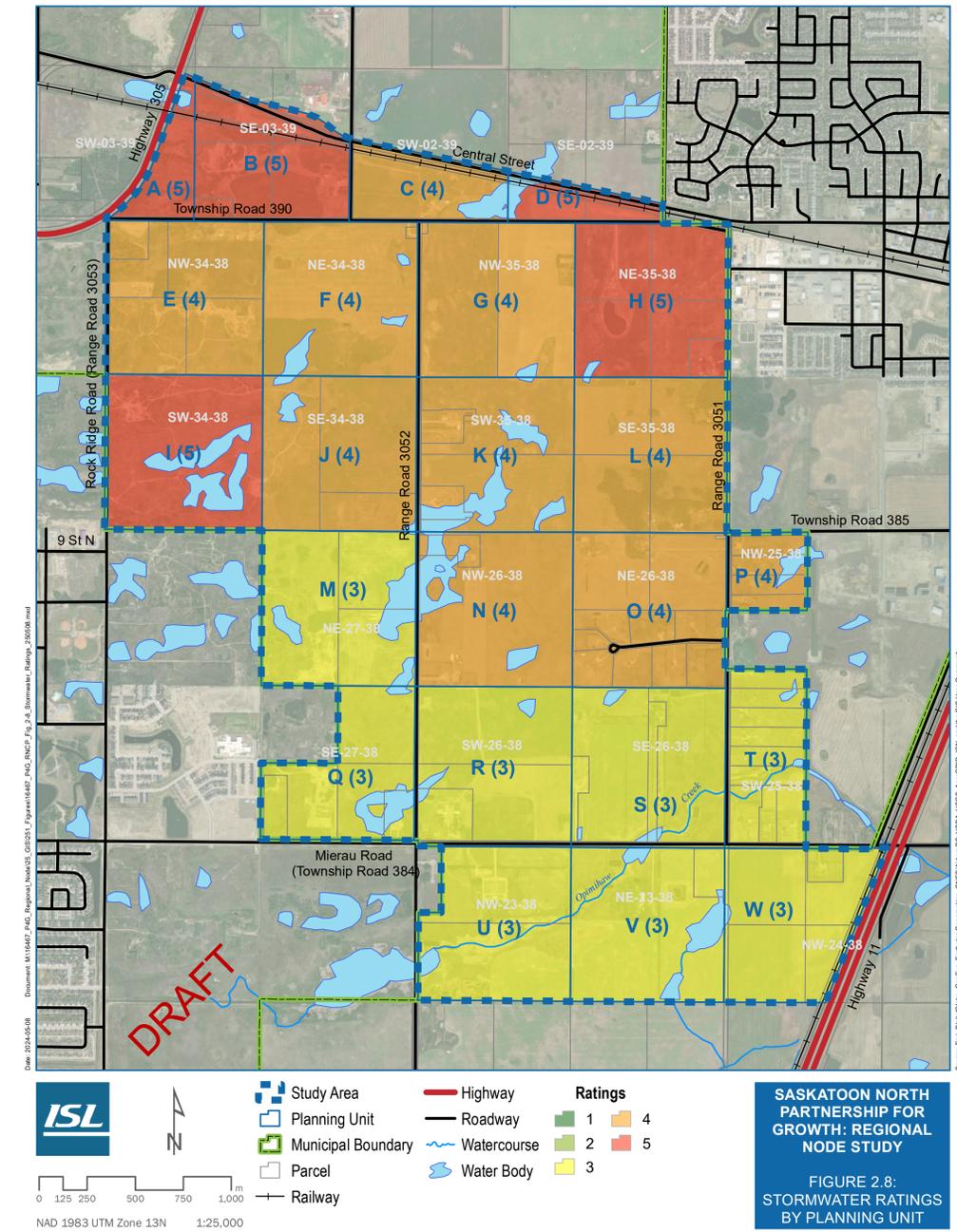
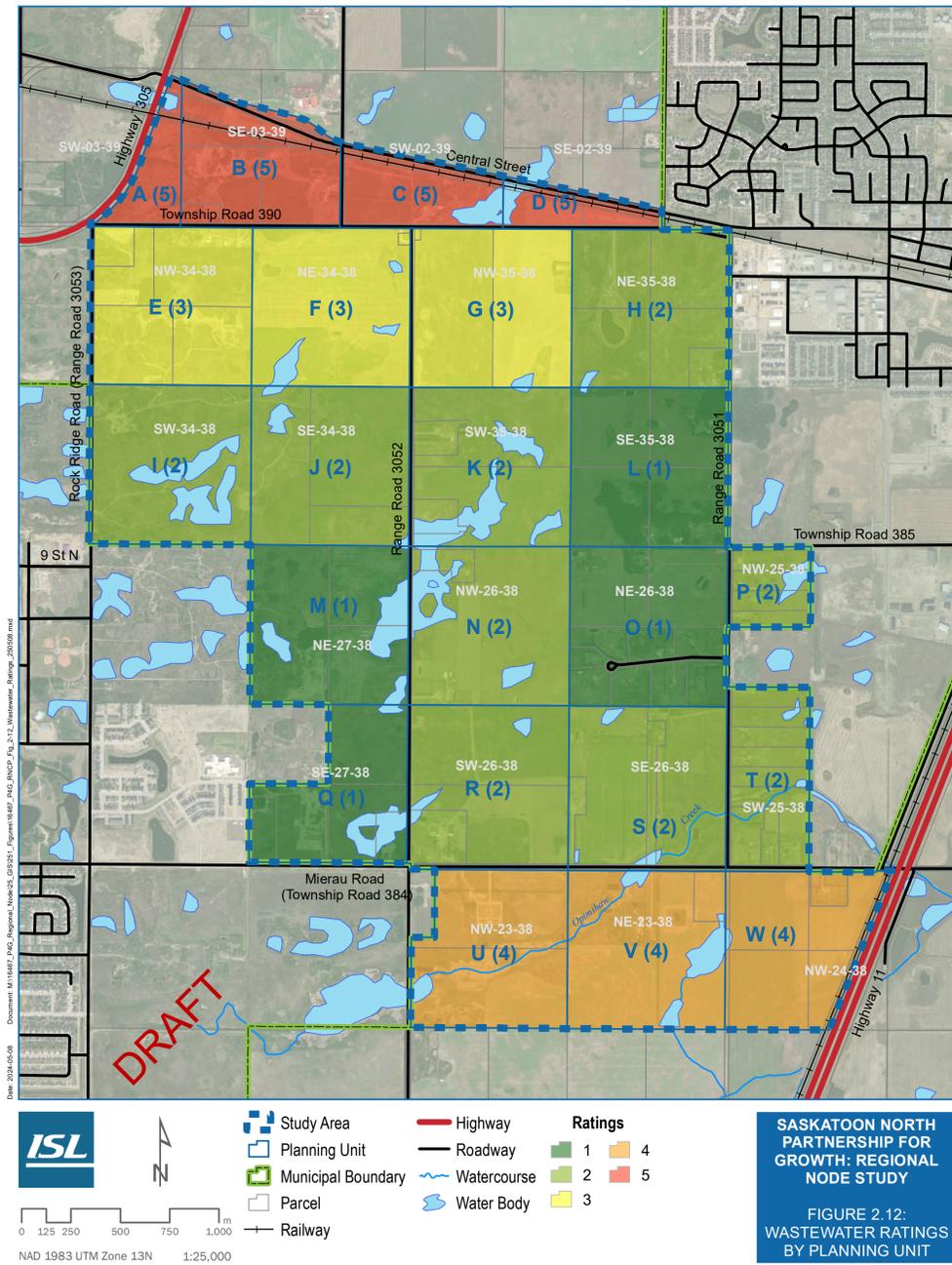
Ratings

1	4
2	5
3	

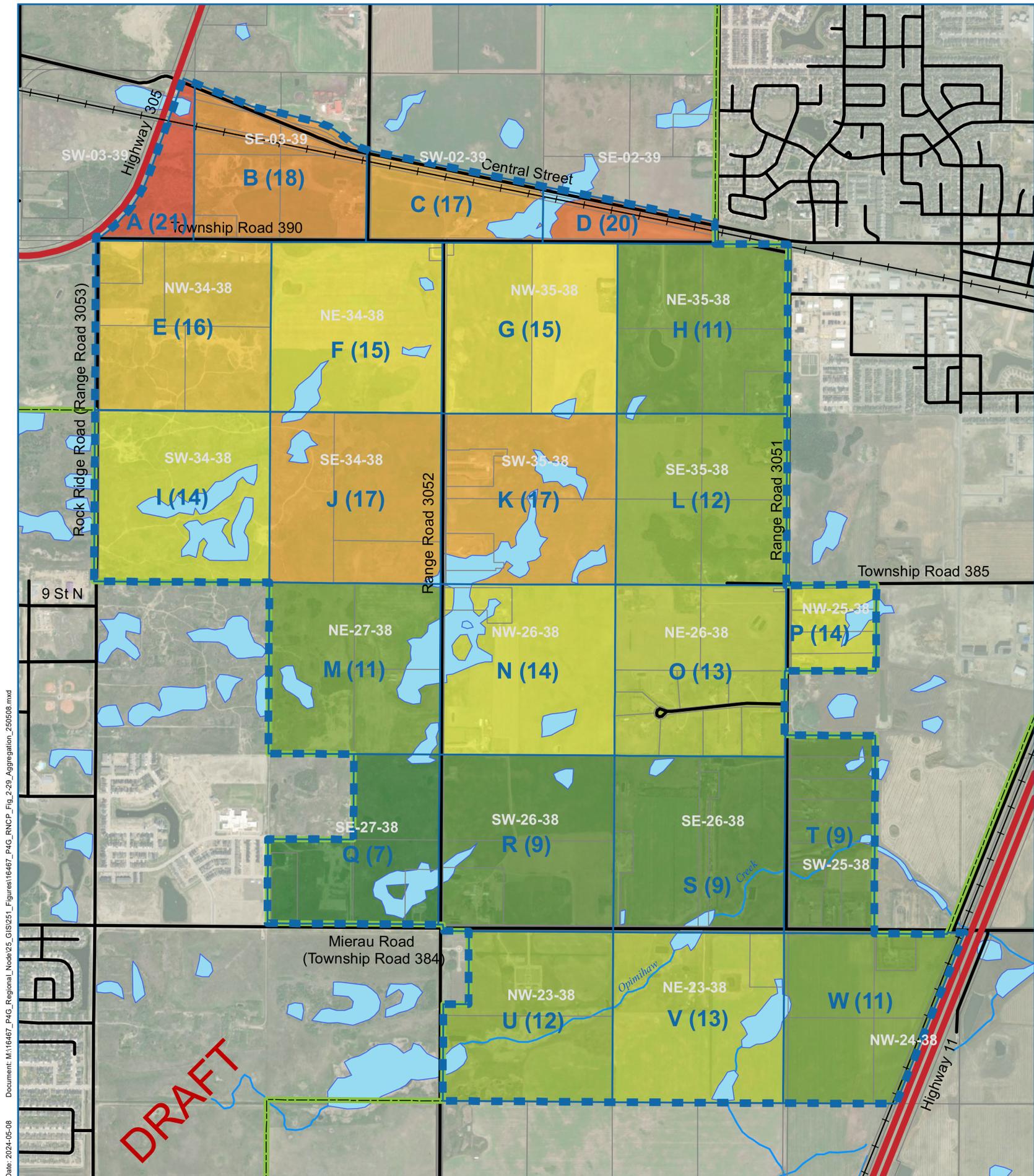
SASKATOON NORTH PARTNERSHIP FOR GROWTH: REGIONAL NODE STUDY
FIGURE 2.10: WATER RATINGS BY PLANNING UNIT



Study Area Serviceability Ratings



Study Area Overall Serviceability Ratings



0 125 250 500 750 1,000 m
 NAD 1983 UTM Zone 13N 1:25,000

- Study Area
- Planning Unit
- Municipal Boundary
- Parcel
- Railway

- Highway
- Roadway
- Watercourse
- Water Body

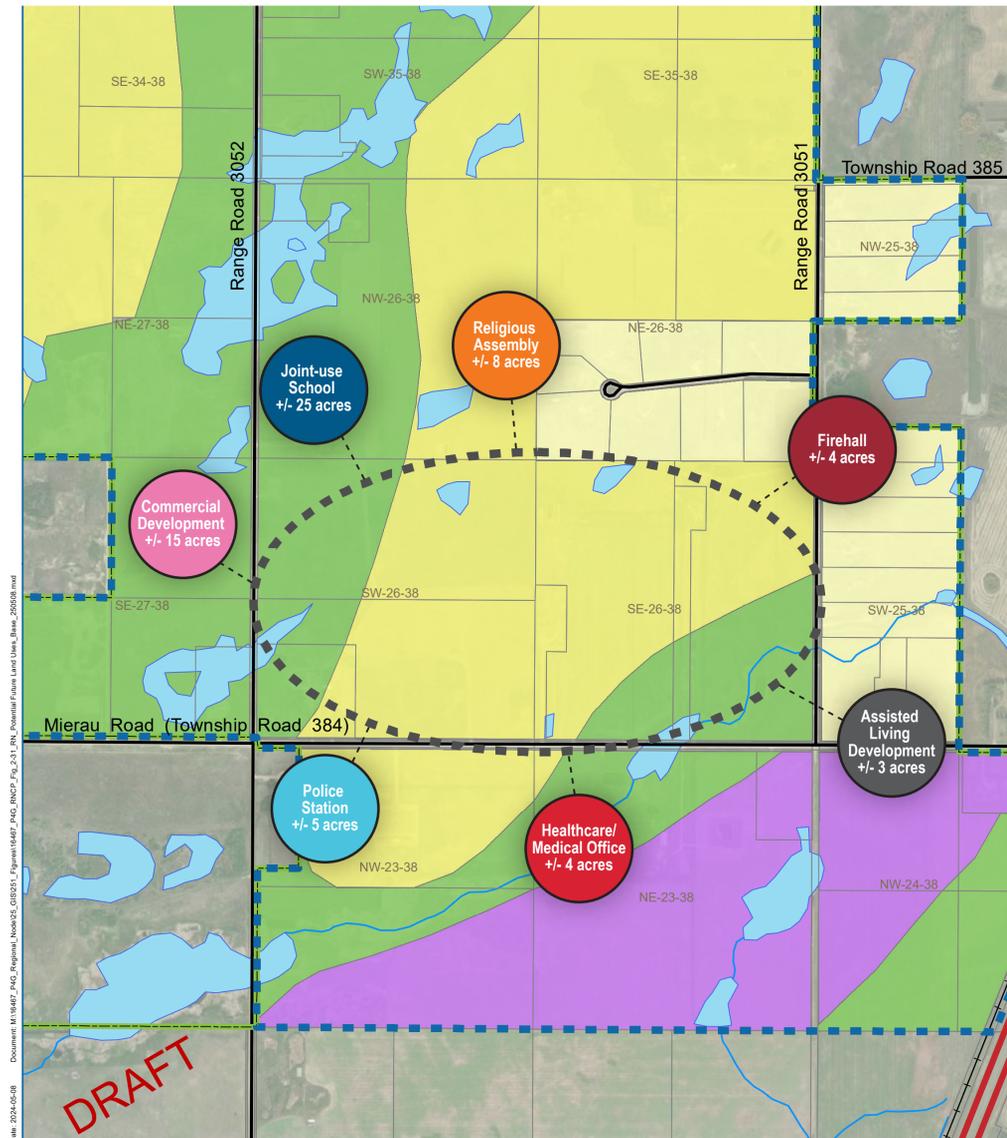
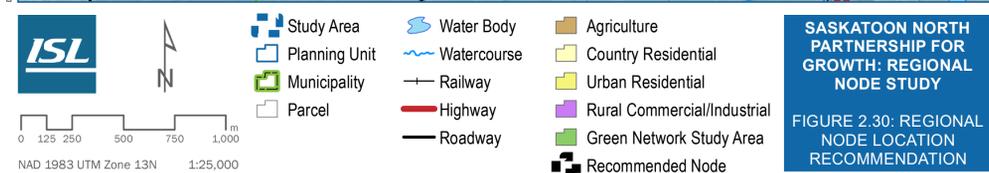
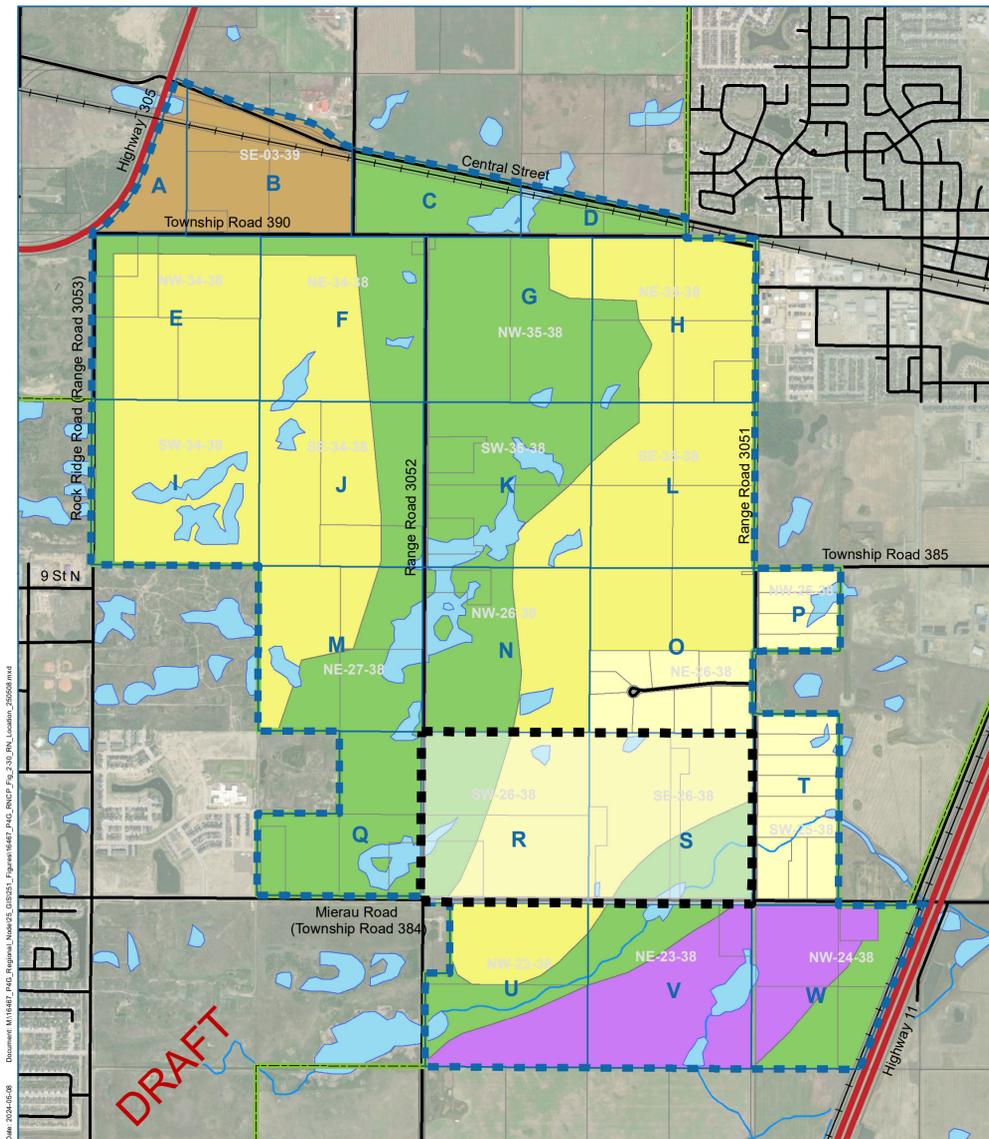
Ratings		
	7	
	9	
	11	
	12	
	17	
	20	

SASKATOON NORTH PARTNERSHIP FOR GROWTH: REGIONAL NODE STUDY

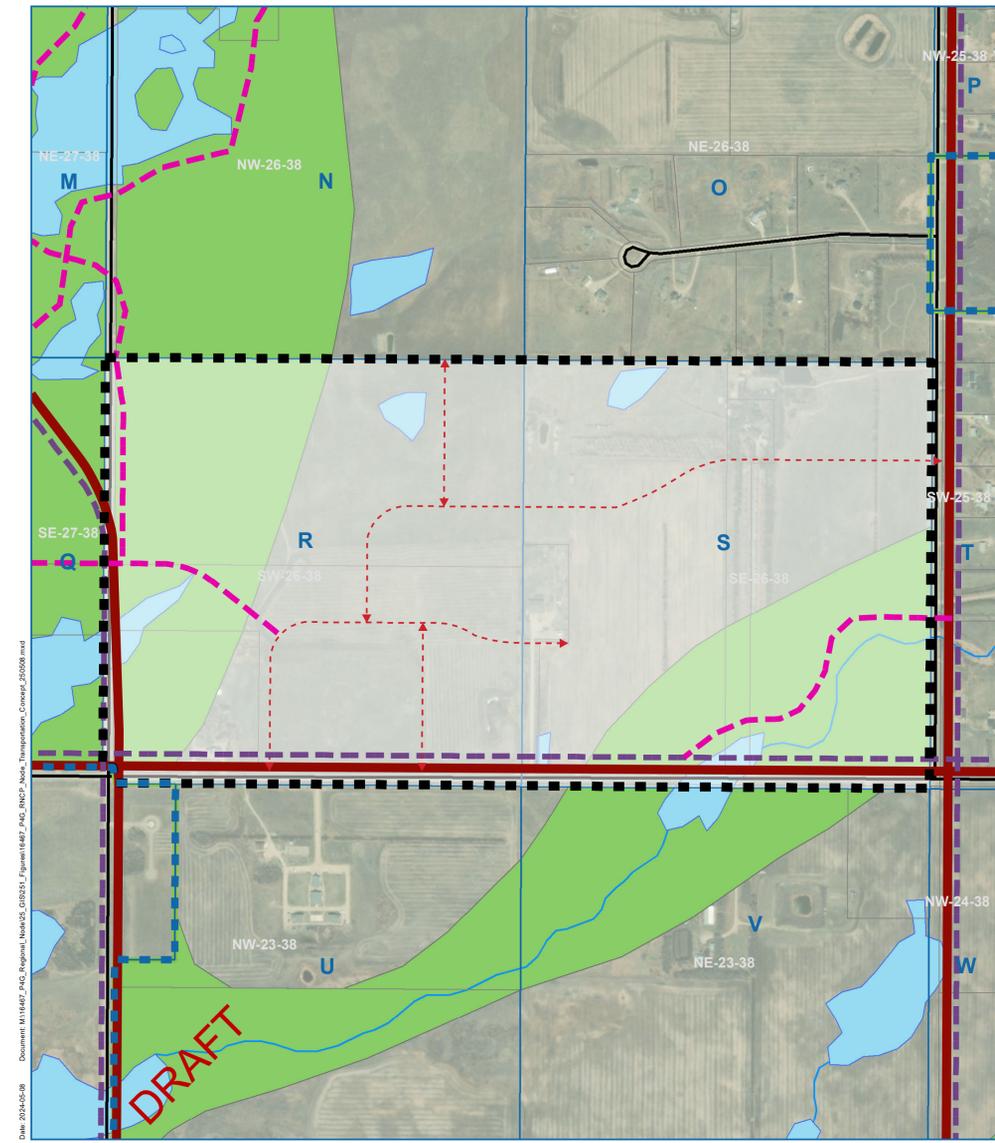
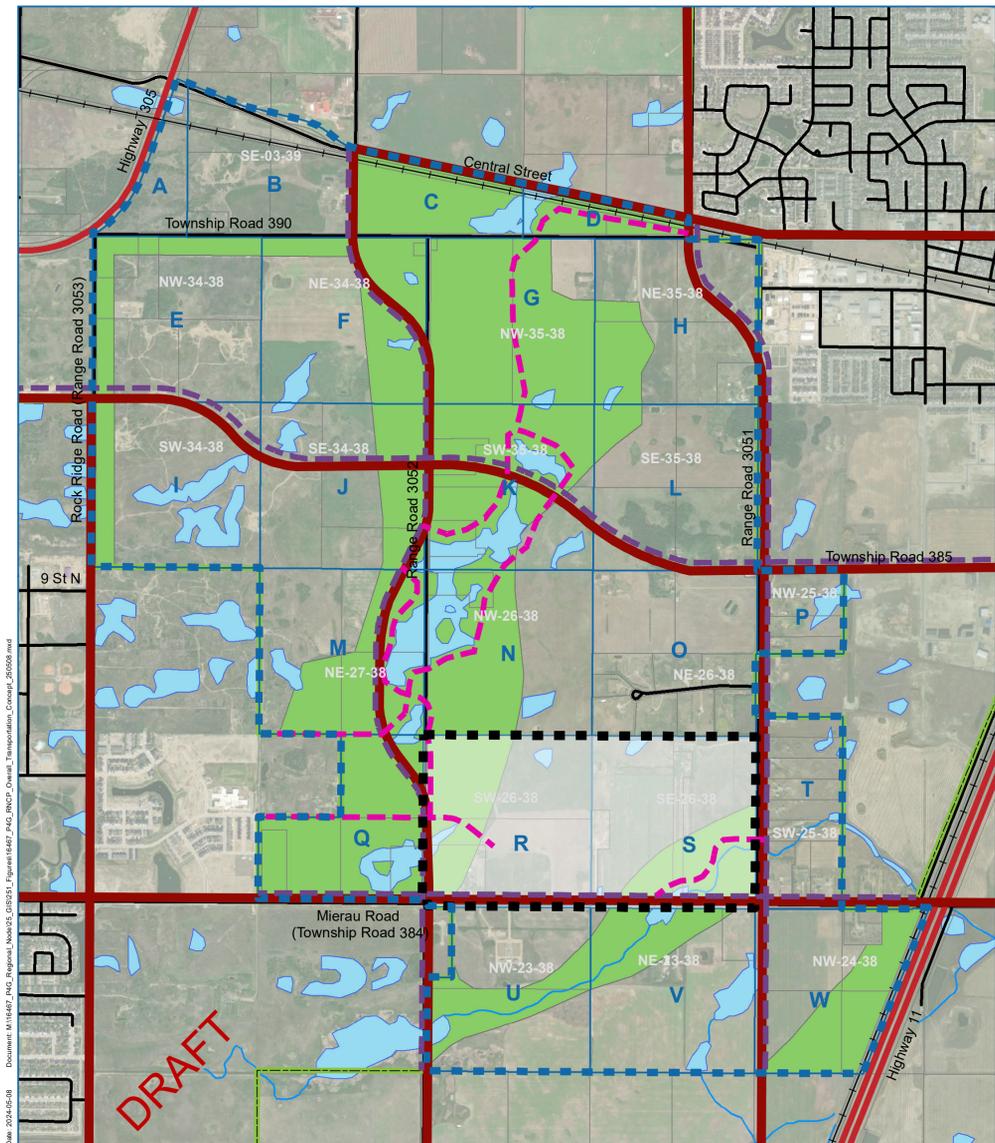
FIGURE 2.29: AGGREGATED RATINGS BY PLANNING UNIT



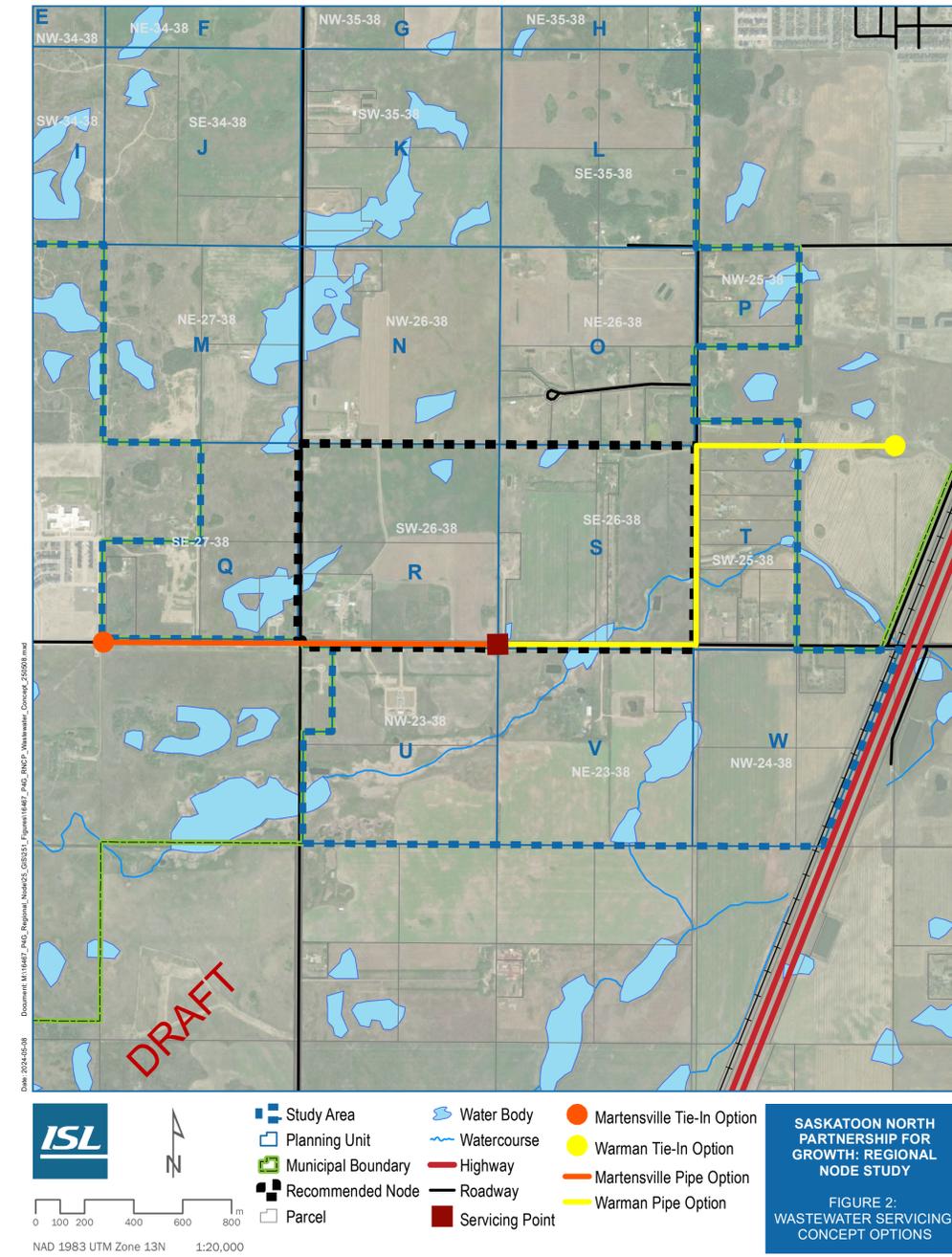
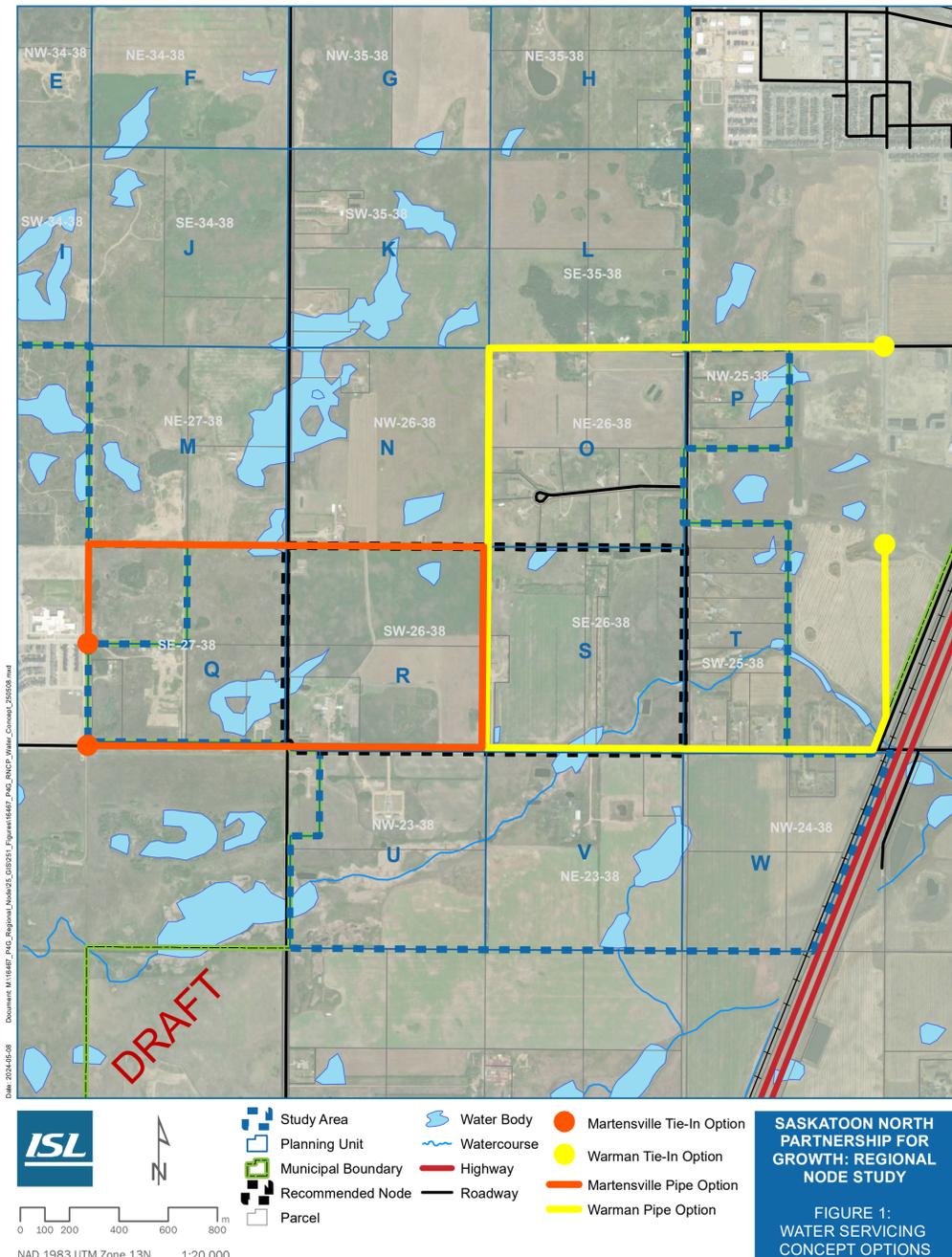
Recommended Node Location and Land Uses



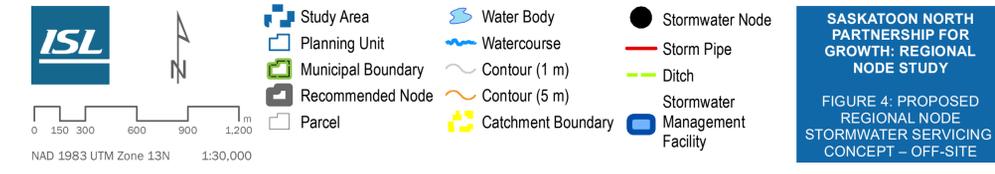
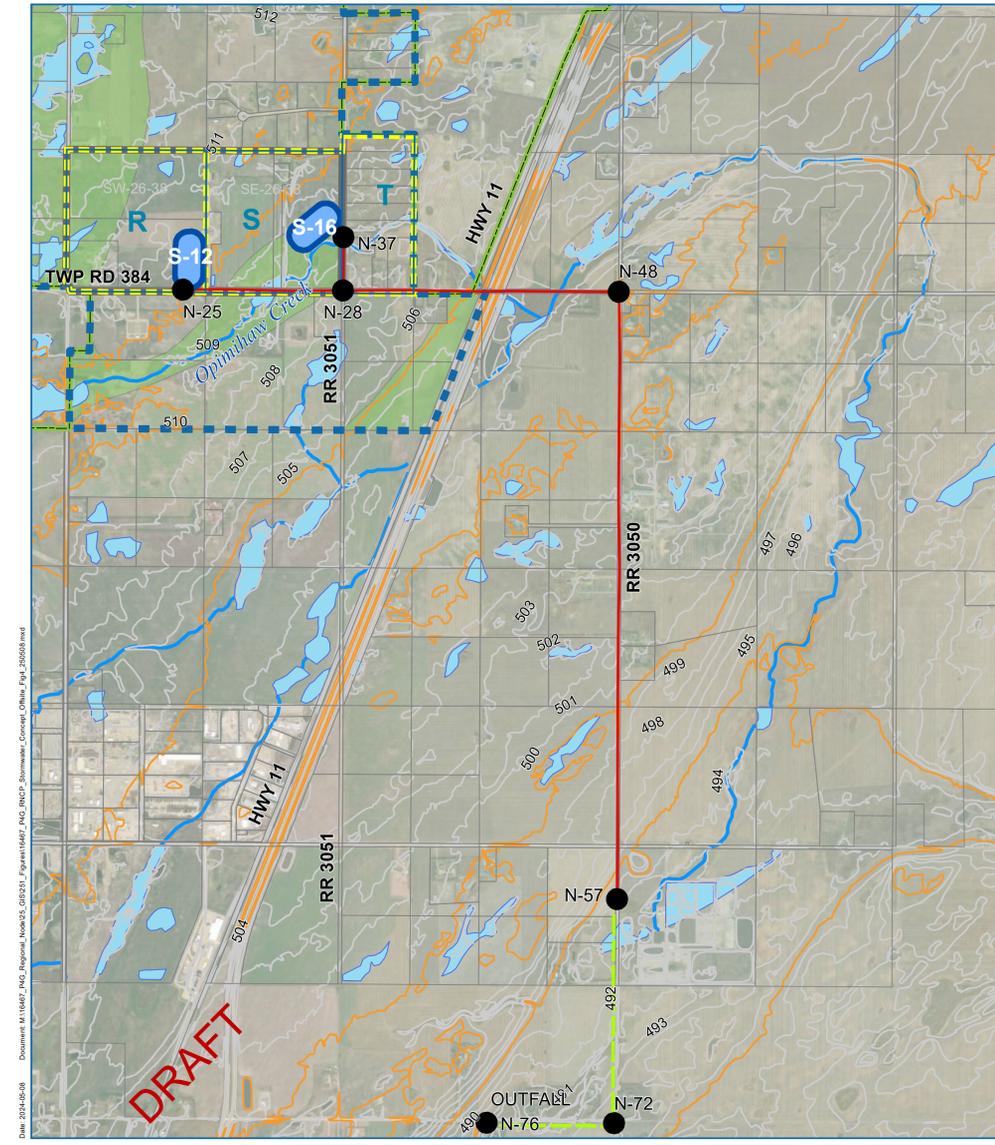
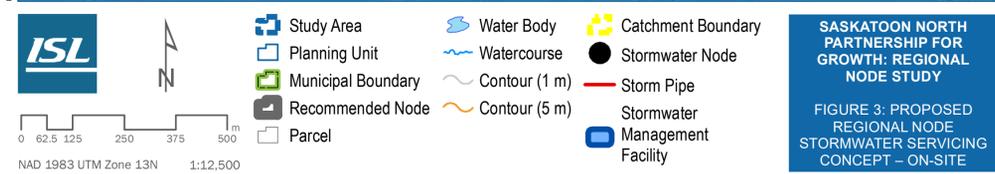
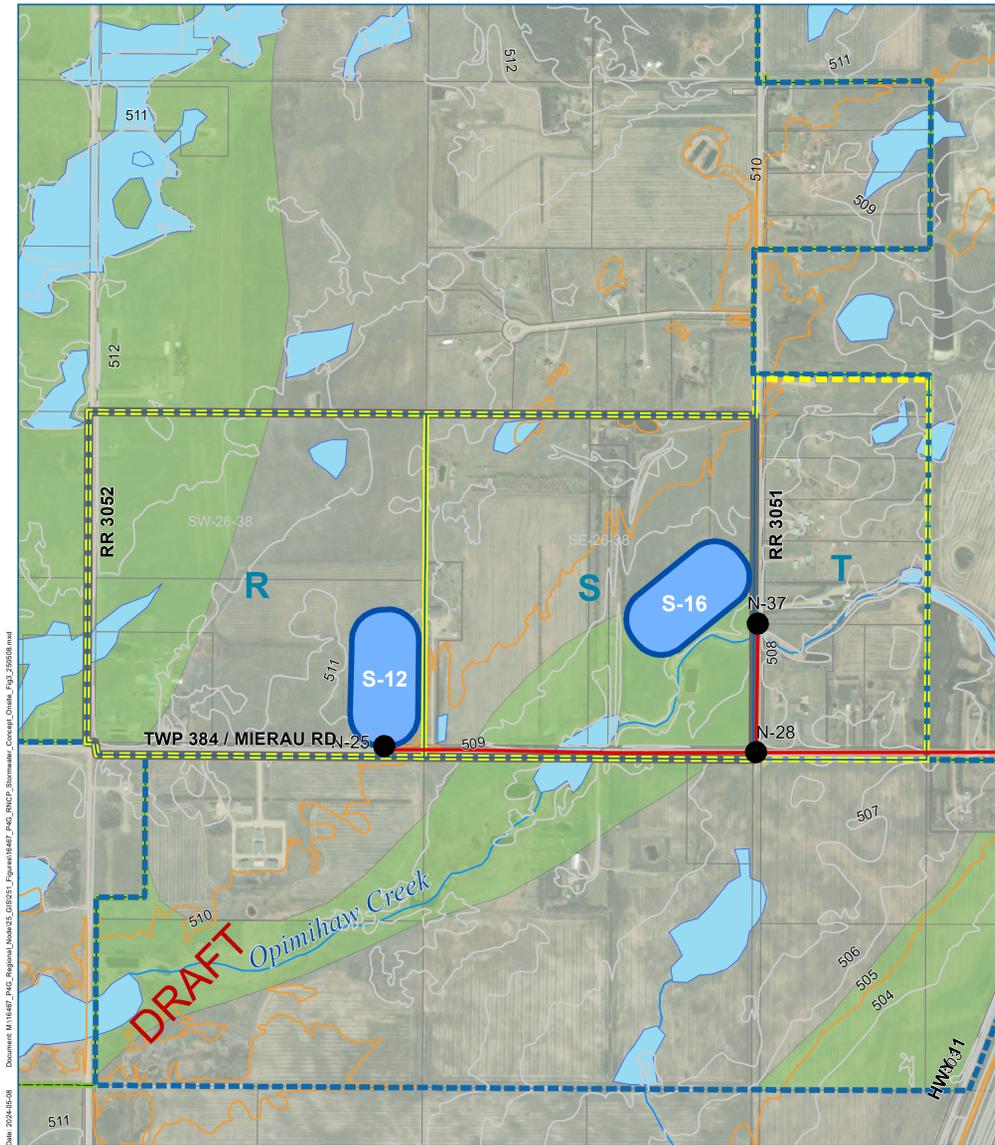
Transportation Servicing Concept



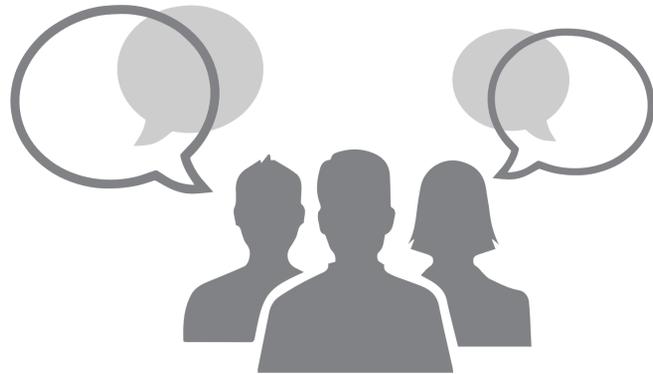
Water and Wastewater Servicing Options



Stormwater Servicing Concept



Thank you and Next Steps!



The Project Team will use the feedback received tonight to:

- Refine the P4G Regional Node Study and those amenities that may develop within the Regional Node.
- Final Report Submission/Endorsement

