



# Aspendale

## Area Structure Plan

What We Heard Report?

Results of the Public Engagement  
Opportunity One

Prepared by:



# Introduction

The Town of Westlock is committed to shaping the future of the Aspendale community through comprehensive planning and public involvement. The Aspendale Area Structure Plan aims to establish a coherent framework for future development, focusing on sustainable land use, effective infrastructure, and community amenities that enhance the quality of life for all residents.

In an effort to gather valuable community feedback and preferences, the Town hosted a series of open house sessions on Tuesday, March 4, 2025, at the Westlock Spirit Rotary Centre. These sessions provided a platform for residents to review two proposed concept layouts featuring different configurations of road networks, residential areas, parks, and stormwater management systems. Additionally, an online survey was available from March 3 to March 7, allowing broader participation from the community.





# Engagement Results from Administration

The administration's feedback on the Aspendale Area Structure Plan provides valuable insights into the preferences and priorities of the town's decision-makers. The response rate was strong, with all **eight** respondents providing input on each question posed in the survey.

## Concept Layout Preferences

**The majority of the administration (87.5%) favored Concept Layout Option Two**, indicating a clear preference for this design. This preference is significant as it likely aligns with specific functional or aesthetic aspects deemed crucial by the administration.

## Key Likes and Dislikes

Responses to what the administration liked most about their preferred concept indicated a preference for the plan's comprehensive approach to spatial organization and the potential for enhancing community connectivity. Conversely, the main criticisms for the non-preferred concept centered on its perceived lack of integration with existing infrastructure and the potential for increased traffic congestion.

## Important Features

When asked about the most important features in the Aspendale Area Structure Plan, respondents highlighted the following priorities:

**Improved roadways and traffic flow:** This feature was deemed most important, reflecting concerns about current traffic patterns and future growth.

**More green spaces and parks:** Also scoring highly, this reflects a desire for sustainable and livable community spaces.

**Better stormwater management:** This was identified as crucial, underscoring the importance of infrastructure that can cope with weather-related challenges.

## Additional Comments

A few respondents took the opportunity to provide additional comments, suggesting enhancements to the pedestrian pathways and bicycle lanes to promote a more active and connected community.

# Engagement Results from Landowners within the Plan Area



Feedback from key landowners within the plan area, specifically Pembina West Co-op and Open Doors Church Westlock, offers distinct perspectives on the proposed development and its impact on their properties.

## Pembina West Co-op

Pembina West Co-op supports a development plan that enhances **residential diversity** and improves infrastructure. Their top priorities include:

- **More high-density residential areas**
- **More low-density residential areas**
- **Improved roadways and traffic flow**

## Key Likes

The Co-op appreciates the proximity of high and medium-density residential areas to their cardlock facility, enhancing accessibility for residents and potentially increasing customer traffic.

## Dislikes

The Co-op did not specify particular dislikes about the alternative concept, indicating a general acceptance of the proposed plans provided their key needs are addressed.

## Additional Comments

The Co-op suggests **completing the roadway from their cardlock to the residential area** to ensure smooth traffic flow and better accessibility.

## Open Doors Church Westlock

Open Doors Church has specific concerns and requests that reflect their unique position as a community service provider:

- Removal of the road that intersects through their property
- Flexibility in the use of their lot for multiple purposes
- Concerns about the considerable space taken by the stormpond on their property in both concepts
- Emphasis on the need for more affordable housing in Westlock

## Potential Solutions

The church is open to a **land swap** with the town to accommodate the necessary stormwater and road infrastructure if the current plan proves inflexible to their needs.



# Public Engagement Results

Public participation was robust with **35 responses received through the online survey and 40 attendees at the open house events**. This engagement demonstrates significant interest and provides valuable insights into the community's perspectives on the proposed development plans.

## Voting and Preferences

A clear **preference for Concept Layout Option Two** was evident among both online survey respondents and open house attendees. In the survey, 74.29% (26 out of 35 respondents) preferred Option Two, while at the open house events, 20 out of 27 voters supported this concept. Only 7 attendees preferred Concept One.

## Top Priorities from Attendees

The voting scale used in the open house allowed attendees to indicate their preference on a scale from more favorable to less favorable, with the majority aligning favorably towards Concept Two. Attendees at the open house events expressed a strong preference for:

- **More green spaces and parks**
- **More low-density residential areas**
- **More high-density residential areas**

These preferences highlight a desire for a balanced development that incorporates both enhanced natural environments and varied residential options.

## Key Feedback and Comments

The community feedback focused largely on residential density preferences, infrastructure improvements, and environmental features:

**Residential Preferences:** Respondents showed a strong desire for diverse residential options, including medium and high-density zero-lot-line dwellings like duplexes and row houses. While many appreciated the mix of residential densities, there were concerns about the high density and medium density being too clumped together in both concepts.



**Green Spaces and Stormwater Management:** Both the online survey and open house feedback praised the inclusion and placement of stormponds and green spaces. The community values these features for their contribution to the area's aesthetic and functionality, with Concept Two receiving particular praise for its stormpond placements and ample green spaces.

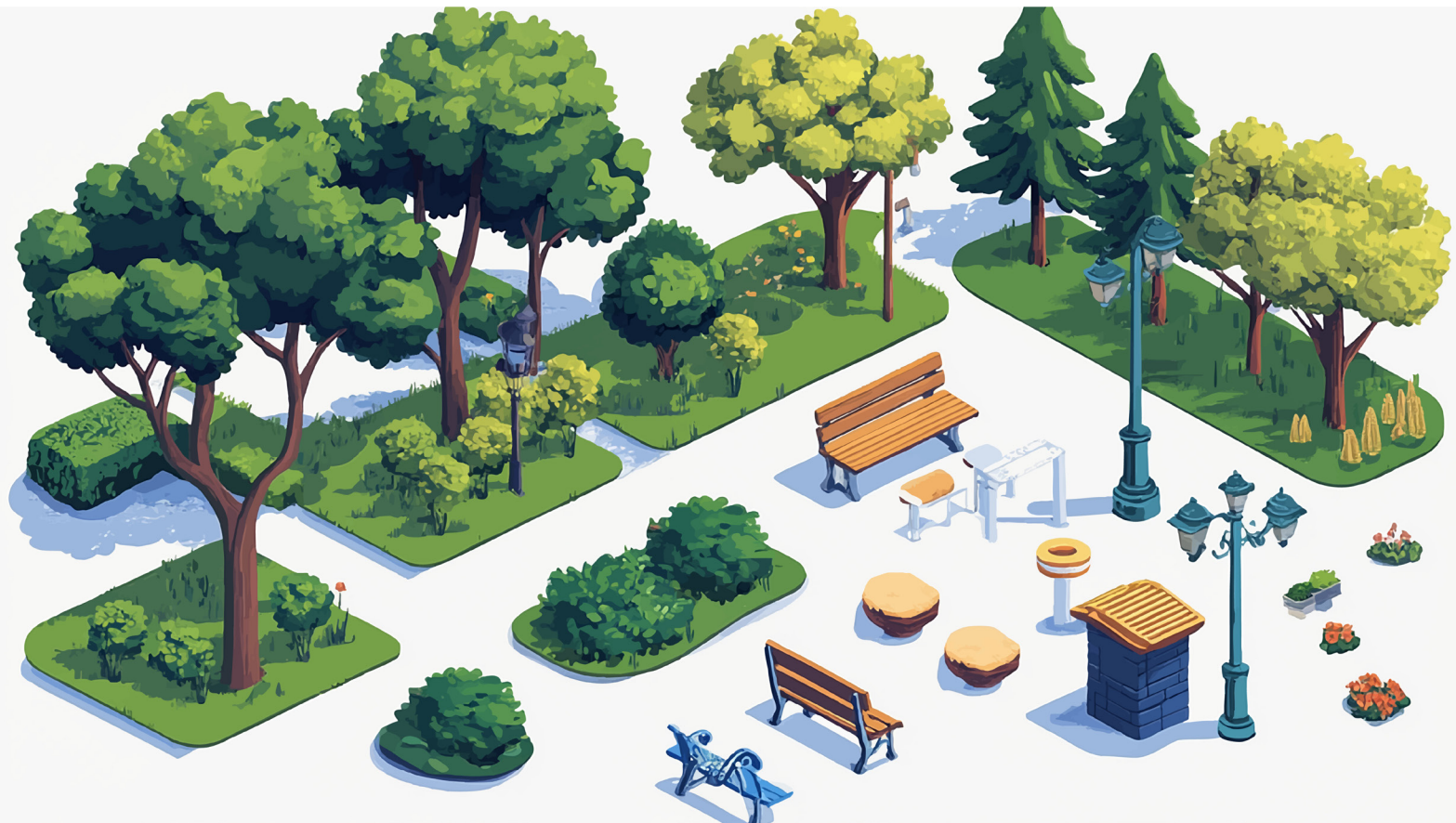
**Infrastructure and Safety:** Improved roadways and traffic flow were frequently mentioned, with suggestions for better connectivity and safety measures. The inclusion of a roundabout in Concept Two was noted for promoting smoother traffic flow, and there were calls for the integration of more comprehensive trail systems to enhance community connectivity and recreational opportunities.

**Specific Suggestions:** Feedback included concerns about too many alleys in both concepts, which might complicate the neighborhood layout. Additionally, several specific suggestions were made, such as the potential for estate lots backing onto ponds and addressing the safety concerns of ponds near residential areas with young children.

### Additional Considerations

Some residents provided additional feedback on the overall development strategy:

- Concerns were raised about increasing density without adequate employment opportunities in the area.
- Comments suggested that development should prioritize unfinished areas of the town before expanding new ones.
- There was a call for more affordable housing options to accommodate a broader range of residents.



## Conclusion

The public engagement process for the Aspendale Area Structure Plan garnered considerable community input, which is instrumental in guiding the future development of the area. Both the open house sessions and the online survey revealed **a strong preference for Concept Layout Option Two**, emphasizing more integrated green spaces, diverse residential options, and better traffic management solutions.

### Key points from the community feedback included:

- A preference for more green spaces and parks.
- A desire for a balanced mix of high and low-density residential areas.
- The strategic placement of stormwater ponds to enhance aesthetic and functional aspects of the community.
- Concerns regarding high-density clustering and the need for better traffic flow solutions, such as roundabouts.

The community's involvement has provided essential insights that will help refine the ASP to ensure it aligns with the needs and visions of Aspendale residents. Going forward, the Town will consider these preferences and concerns as it finalizes the planning documents, aiming to create a sustainable and thriving community in Aspendale.

