



CITY OF FORT SASKATCHEWAN AGENDA

Regular Council Meeting Tuesday, March 8, 2016 – 6:00 P.M. Council Chambers – City Hall

- 6:00 P.M.**
1. **Call to Order** Mayor Katchur
 2. **Approval of Minutes of February 23, 2016 Regular Council Meeting** (attachment)
 3. **Delegations**
Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Each individual will be allowed a maximum of five (5) minutes.
 4. **Presentations:**
(25 min.)
 - 4.1 River Valley Alliance Update
Chris Sheard,
Chair/Larry Wall,
Executive Director,
River Valley
Alliance
(attachment)
 5. **Unfinished Business**
 - 5.1 Habitat for Humanity Land Selection Project Update
Troy Fleming
(attachment)
 - 5.2 Response to Motion - Redistricting Notification Process
Katie Mahoney
(attachment)
 6. **New Business**
 - 6.1 Heartland Housing Foundation Land Grant Request
Lynn Olenek,
Executive Director,
Heartland Housing
Foundation /
Troy Fleming
(attachment)
 7. **Bylaws**
 8. **Notice of Motion**
 - 8.1 Lease of City Owned Land to the Food Gatherers Society
Coun. Blizzard
(attachment)
 9. **Points of Interest**
 10. **Councillor Inquiries**
 11. **Adjournment**



**CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Tuesday, February 23, 2016 - 6:00 PM
Council Chambers – City Hall**

Present:

Members of Council:

Mayor Gale Katchur
Councillor Birgit Blizzard
Councillor Sheldon Bossert
Councillor Frank Garritsen
Councillor Stew Hennig
Councillor Arjun Randhawa
Councillor Ed Sperling

Administration:

Kelly Kloss, City Manager
Troy Fleming, General Manager, Infrastructure & Community Services
Brenda Rauckman, General Manager, Corporate & Protective Services
Brenda Molter, Director, Legislative Services
Wendy Kinsella, Director, Corporate Communications
Matthew Siddons, Current Planner
Sheryl Exley, Recording Secretary

1. Call to Order

Mayor Katchur called the regular Council Meeting of February 23, 2016 to order at 6:00 p.m.

Amend Agenda

R29-16

MOVED BY Councillor Garritsen that item 4.1 – “River Valley Alliance Update” be removed from the February 23, 2016 Council agenda.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

2. Approval of Minutes of February 9, 2016 Regular Council Meeting

R30-16

MOVED BY Councillor Bossert that the minutes of the February 9, 2016 regular Council Meeting be adopted as presented.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

3. Delegations

Mr. Ken French was in attendance to speak in regard to the multi-family front-load waste collection rate assessment and advised that the condominium associations he is representing are in support of a two-tier waste collection system.

4. Unfinished Business

4.1 Multi-family Front-Load Waste Collection Rate Assessment

Presented by: Troy Fleming, General Manager, Infrastructure & Community Services

At the January 12, 2016 regular Council Meeting, Council was presented with three options to address a request from condominium representatives on the perceived inequities in waste rates. Following discussion, Council Resolution #R3-16 was introduced: *"MOVED BY Councillor Garritsen that Council support the solid waste rates previously approved in the 2015 Fees and Charges Bylaw."*

Prior to voting on the motion, the following referral motion was passed: *"MOVED BY Councillor Hennig that Council refer this item to Administration for additional costs and options to determine what philosophy will be used, and that it be presented on or before the March 8, 2016 regular Council Meeting."*

R3-16

Council Resolution #R3-16 as introduced by Councillor Garritsen was voted on, and

CARRIED

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Birgit Blizzard,
Sheldon Bossert

Against: Arjun Randhawa, Ed Sperling

R31-16

MOVED BY Councillor Hennig that Council agrees to adopt as policy a "two customer class" residential waste fee structure as established in the Fees and Charges Bylaw.

In Favour: Gale Katchur, Stew Hennig, Arjun Randhawa, Birgit Blizzard,
Sheldon Bossert, Ed Sperling

Against: Frank Garritsen

CARRIED

5. Public Hearing

- 5.1 Bylaw C3-16 – Amend Land Use Bylaw C10-13 – Redistrict a Portion of Lot 1, Block 8, Plan 0324058, a Portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a Portion of SW ¼ 2-55-22 W4M from IR - Industrial Reserve District to IL - Light Industrial District – Fort Industrial Estates – Stage 3**
Presented by: Matthew Siddons, Current Planner

Mayor Katchur opened the Public Hearing at 6:18 p.m.

A Public Hearing was held to hear any submissions for or against Bylaw C3-16. Bylaw C3-16 received first reading at the February 9, 2016 regular Council Meeting.

Mayor Katchur asked if anyone wished to speak in favour or against Bylaw C3-16.

Mr. Bob Horton, TAG Developments was in attendance to speak in favour of Bylaw C3-16.

There were no further submissions.

Mayor Katchur closed the Public Hearing at 6:28 p.m.

6. Business Arising from Public Hearing

- 6.1 Bylaw C3-16 – Amend Land Use Bylaw C10-13 – Redistrict a Portion of Lot 1, Block 8, Plan 0324058, a Portion of Lot 2, Block 8, Plan 0324059, Lot 1, Block 1, Plan 0820100, and a Portion of SW ¼ 2-55-22 W4M from IR - Industrial Reserve District to IL - Light Industrial District – Fort Industrial Estates – Stage 3 – 2nd & 3rd Reading**
Presented by: Matthew Siddons, Current Planner

R32-16

MOVED BY Councillor Bossert that second and third reading of Bylaw C3-16 be referred to the March 22, 2016 regular Council Meeting pending additional information from Administration regarding concerns expressed in Dow Chemical Canada's letter dated February 19, 2016.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa, Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

7. New Business

None.

8. Bylaws

None.

9. Notice of Motion

Councillor Blizzard gave notice that she will introduce the following motion at the March 8, 2016 regular Council meeting:

“That Administration be directed to research and provide Council with information for leasing the land at 9901 - 90 Street (Lot 7, Plan 932 3415) in Fort Saskatchewan to the Food Gatherers Society by the end of June 2016.”

10. Points of Interest

Members of Council were given the opportunity to bring forward information that would be of interest to the public.

11. Councillor Inquiries

Members of Council were given the opportunity to ask questions and provide concerns and comments.

12. Adjournment

The regular Council Meeting of February 23, 2016 adjourned at 6:32 p.m.

Mayor

Director, Legislative Services

CITY OF FORT SASKATCHEWAN

River Valley Alliance Update

Purpose:

Mr. Chris Sheard, Chair and Mr. Larry Wall, Executive Director, River Valley Alliance (RVA) will be in attendance to make a presentation and update members of Council and Administration on the RVA, including an introduction to the next phase of its Capital Program (2012 – 2017), park naming plans, and the RVA festival concept.

Action Required:

That Mr. Chris Sheard and Mr. Larry Wall be thanked for their presentation.

Enclosure:

RVA Presentation

File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: February 17, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: February 24, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: February 24, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 24, 2016
Submitted to:	City Council	Date: March 8, 2016

Imagine the entire river valley linked and accessible to all as one of the largest metropolitan river valley parks in the world.



Alberta's Capital Region River Valley

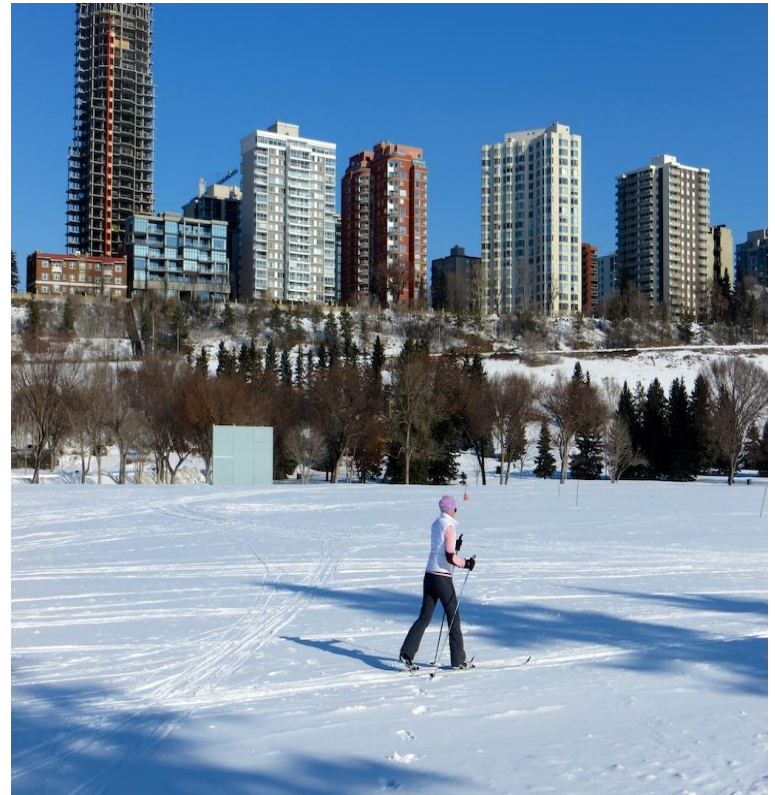
9825 – 103 street
Rossdale House
Edmonton, AB T5K
2M3

River Valley Alliance

Vision: To create a continuous, world class metropolitan river valley park.

Mission: To preserve, protect and enhance the river valley becoming recognized as one of the largest and best river valley parks in the world.

RVA is: Not-for-profit corporation, charitable status, governed by a board, with representation from seven municipalities: Devon, Parkland County, Leduc County, Edmonton, Strathcona County, Sturgeon County and Fort Saskatchewan.



Context

Fast Facts:

- 88 km
- Over 7,000 ha
18,000 acres
- 10M+
visits/year
- Devon to Fort
Saskatchewan
- Largest urban
park in Canada



River Valley Alliance

Desired outcomes:

1. Pride – To create a source of unparalleled pride in the Capital region and throughout Alberta
2. Legacy – To preserve an outstanding legacy for all Albertans
3. Quality of Life – To improve the quality of life for people in the Capital Region



River Valley Alliance

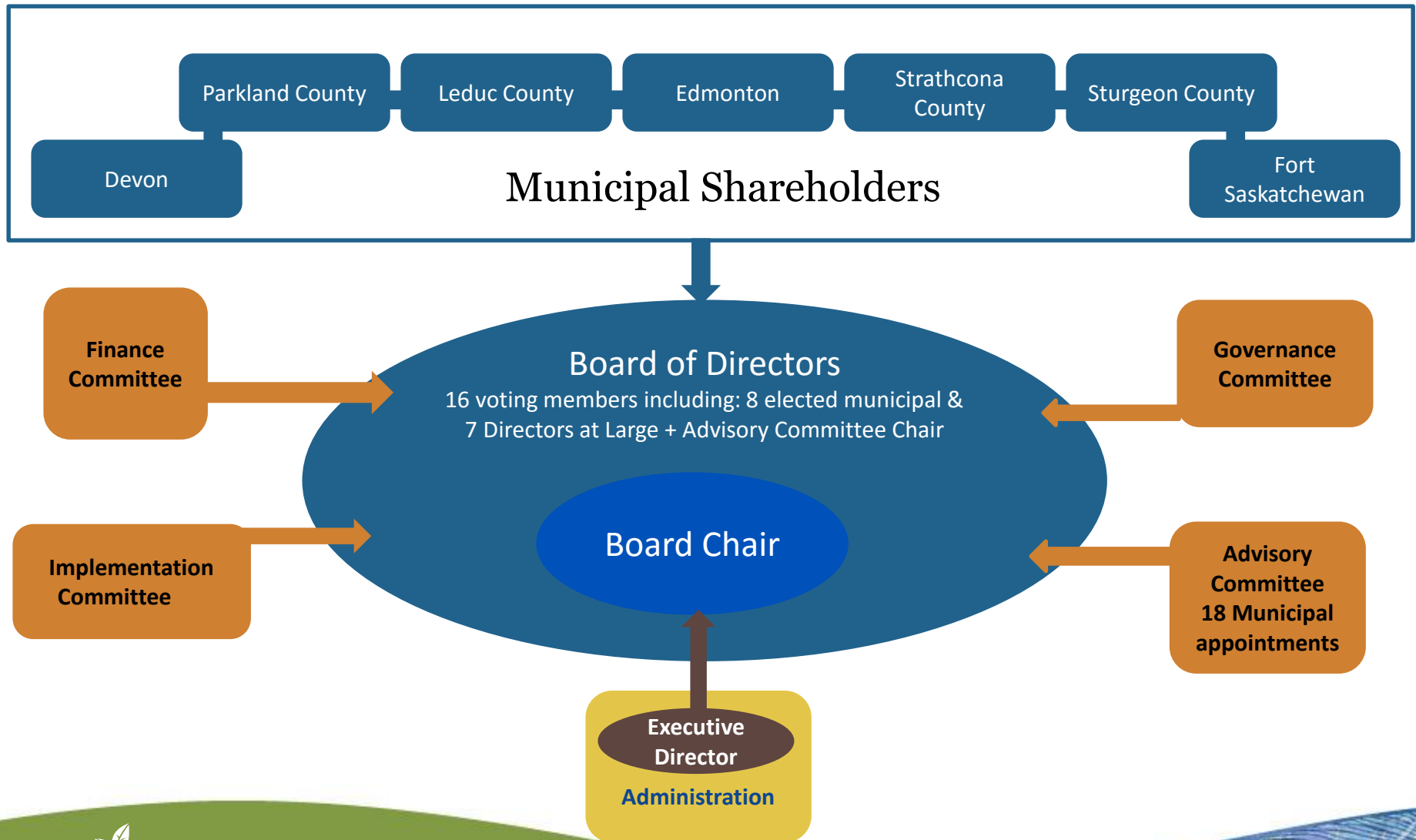
Desired outcomes:

4. Attraction – To attract businesses and residents to the Capital Region

5. Tourism – To enhance tourism in the Capital Region and the province



Governance Model



River Valley Alliance

Environmental Objectives:

To balance the need to preserve the natural quality and wildlife of the river valley, while accommodating a variety of uses in the valley



River Valley Alliance

Social Objectives:

To ensure a variety of experiences in the river valley for people from all walks of life



River Valley Alliance

Economic Objectives:

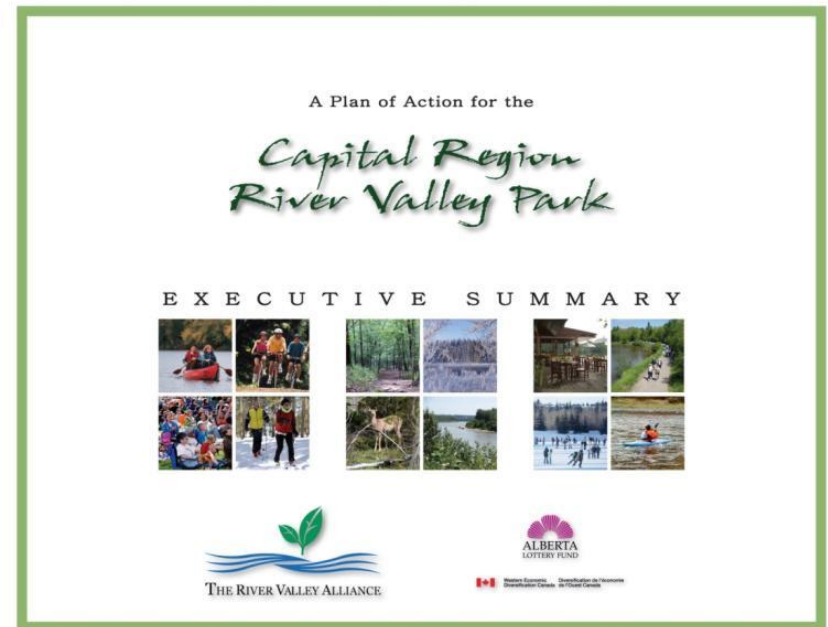
To provide lasting benefits to the regional economy by enhancing the reputation and quality of life in the Capital Region



Plan of Action

A Plan of Action for the Capital Region River Valley Park (2007)

- Adopted unanimously
- 88% public support
- Integrates municipal plans
- Blueprint for development
- Major project funding
- Estimated costs
 - \$605 million cost to complete
 - \$290 million for connectivity & access



Completed Capital Projects



Lamoureux Historic Trail
Signage, Sturgeon County



Louise McKinney River
Front Park, Edmonton



Strachan's Landing,
Fort Saskatchewan

Completed Capital Projects



Access trails to Fort Edmonton
Footbridge, Edmonton

West River's Edge Pavilion,
Fort Saskatchewan

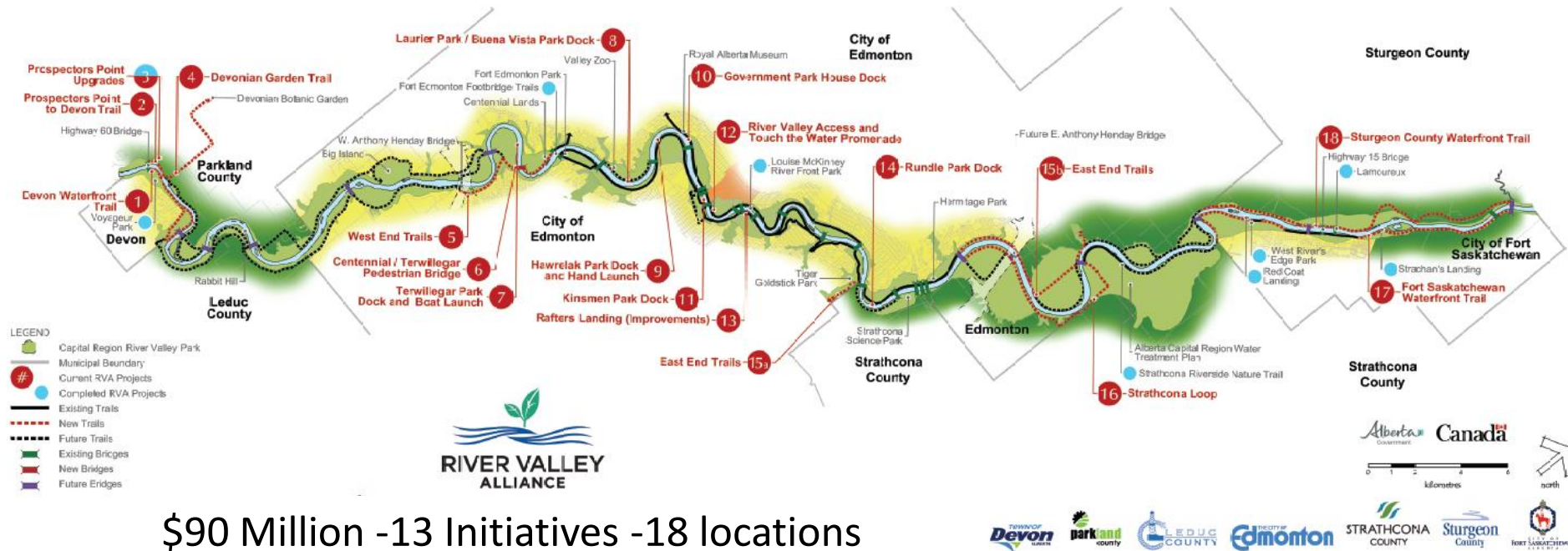


Community Outreach Activities

- Meetings, Open Houses
- Presentations
- Displays at River Day and other events
- Website, Facebook ,Twitter
- Instagram, eNewsletter, Blog
- Contests
- Mobile trail app
- Annual reports, brochures, trail maps



2012 to 2017 Capital Project



\$90 Million -13 Initiatives -18 locations

2012 to 2017 Capital Program Update

- Devon
 - Riverfront Trails (substantially complete)
- Parkland County
 - Prospectors Point (complete)
 - Devonian Garden trail (design and tender)
- Leduc County
 - “South Trail” from Devon to Rabbit Hill (land access)

2012 to 2017 Capital Program Update

- Edmonton
 - Terwillegar Pedestrian Bridge (under construction)
 - West Trails
 - Terwillegar Bridge to SW Anthony Henday Bridge (SC)
 - Terwillegar Bridge to Fort Edmonton Bridge (C)
 - River Valley Mechanized Access (D&T)
 - Touch the Water Promenade (D)
 - East Trails
 - Gold Bar Park (complete)
 - Hermitage to Quarry Ridge (D&T)
 - NE Anthony Henday Bridge to east Cloverdale (D&T)
 - Boat docks and launches (D)

2012 to 2017 Capital Program Update

- Strathcona County
 - River Valley Nature Trail to Fort Saskatchewan (land access)
- Fort Saskatchewan (~\$3,500,000 RVA funding)
 - West River's Edge (complete)
 - Riverside trails (complete)
 - Riverside Trail enhancement (approval pending)
- Sturgeon County
 - Lamoureaux Trail (D&T)

NEXT PHASE

Capital Program 2017-2022

NEXT PHASE

Capital Program 2017-2022

Near Term Regional Connectivity

- Secondary trails that can complete connectivity at lower cost
- Priority bridges

Primary trail completion

- Land acquisition or land access
- Trails connecting bridges

NEXT PHASE – Projects

- Project list developed with collective input from RVA municipal administrative representatives.
Does your municipality support the identified projects?
- Cost shared funding.
Will your municipality support cost sharing in future projects?
- Project management and ongoing maintenance.
Will your municipality support project management and maintenance of identified projects?

Naming and Branding the Alberta Capital Region River Valley Park

Naming and Branding the Alberta Capital Region River Valley Park

- A distinct identity that coalesces regional collaboration in river valley park development and management.
- To brand that identity within the minds and hearts of the citizens of the Alberta Capital Region.
- To promote the brand to visitors, tourists, and prospective residents.

Benefits of Naming the Park?

- Features inter-municipal collaboration in establishing the park, which facilitates applications for future funding for the connecting infrastructure.
- A distinct name becomes part of the brand of individual municipalities and the region.
 - Stanley Park (Vancouver), Meewasin Park (Saskatoon), Gatineau Park (Ottawa/Hull), Rideau Canal (Ottawa), Central Park (New York),
- A distinct name enhances promotional efforts to reflect this world class resource to the provincial, national and international audiences.

Process Steps in Naming the Park

- Explore Public and Stakeholder Perceptions (complete)
- Guidelines and Criteria for Park name selection (complete)
- Stakeholder Awareness and Support
- Process for Public Engagement
- Screening and Selection of Park name

Aspirational RVA Programming

- RiverFest – Fall River Festival
 - Planning Symposium
- GeoTour and Passport Program
 - Promotes and rewards visitation throughout park
- Volunteer Leadership Program
 - Friends and Ambassadors
- Virtual Aerial Tour (Video)

Fall River Valley Festival



Fall River Valley Festival

- *IMAGINE:* A fall festival of 3-10 days that celebrates modes of travel and activity from “end-to-end” on the river and in the river valley is being planned.
- The RVA would provide overarching support through promotion, sponsorship, registration and participation prizes.
- The goals of the program:
 - To create awareness of all regional parks within the river valley and motivate visitation to all park regions.
 - Heighten profile of the park system garnering funding support.
 - Generate revenue through sponsorship/grants.

“RiverFest” Planning Symposium

March 19, 2016

A Symposium to:

- Engage stakeholders to envision a Fall River Valley Festival event celebrating the world class park;
- Confirm commitment or willingness of clubs, communities and business to host activities and events during the festival period.
- Generate revenue through sponsorship.

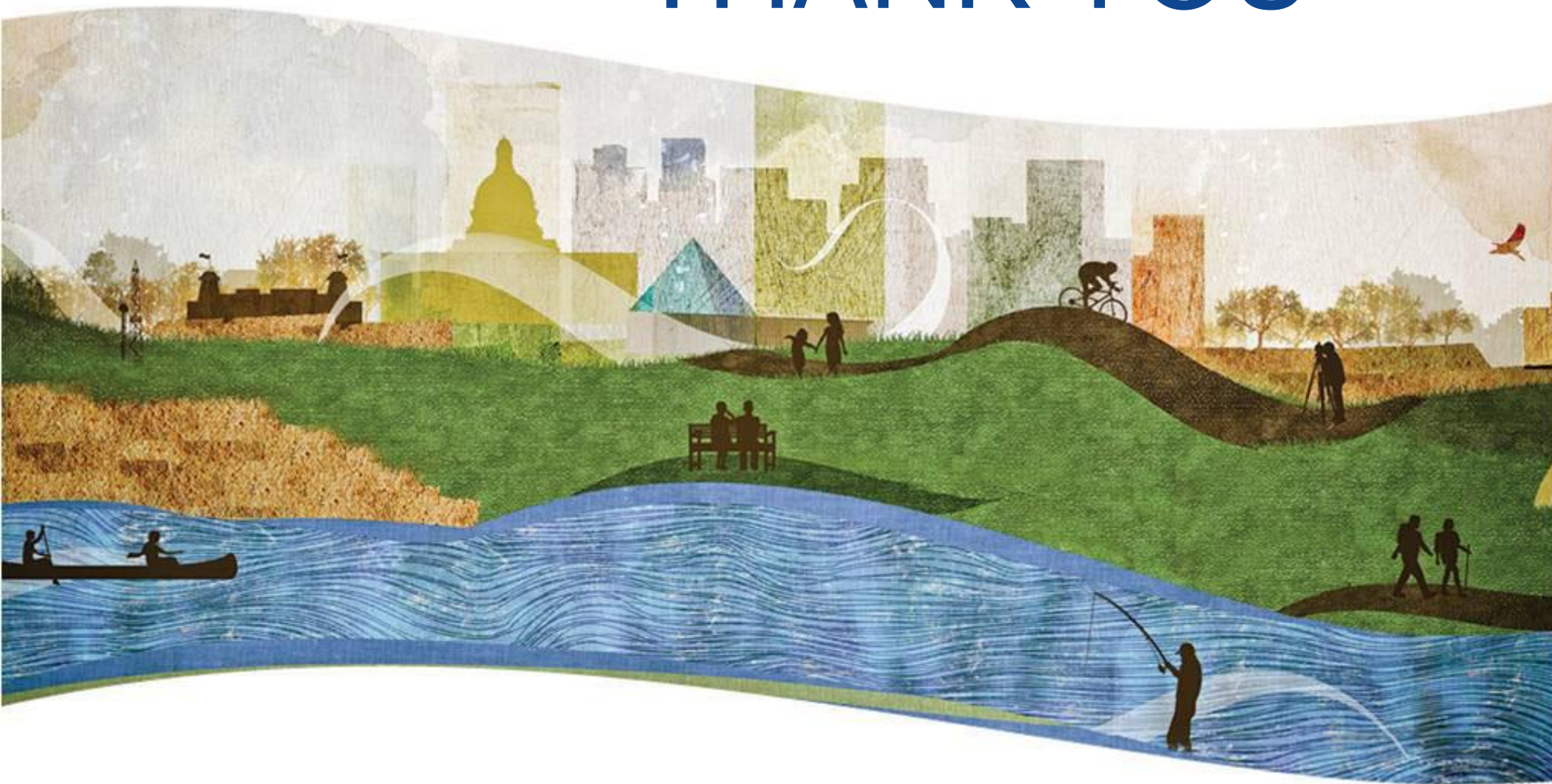
Festival Pilot – 2016

Festival - 2017

In Summary

- ✓ Complete the River Valley Trail enhancements
- ✓ Review, comment, and support the NEXT PHASE Capital Program 2017-2022
- ✓ “Champion” the cause of the RVA to public and private funding decision makers and influencers.
- ✓ Become engaged in the River Valley Festival.
- ✓ Support aspirational initiatives and projects of the RVA.

THANK YOU



CITY OF FORT SASKATCHEWAN

Habitat for Humanity Land Selection Project Update

Purpose:

To provide an update on the public engagement process related to the development and donation of the site at 9507 – 93 Avenue to Habitat for Humanity for the purpose of constructing single family homes, as directed by Council on January 26, 2016.

Background:

Habitat for Humanity is a successful, world-wide, not-for-profit organization that assists families achieve home ownership. The City of Fort Saskatchewan and Habitat for Humanity have worked together on three projects within the community. There have been a total of 12 units built for families in Fort Saskatchewan as part of the City's affordable housing block funding from the Province. Two were built in 2008, eight were built in 2009, and 2 more were built in 2012.

Administration has been in discussions with Habitat over the last year regarding the need to start looking for another project location. Habitat for Humanity has a unique model that allows families to get their first step onto the property ladder. It truly is a perpetual affordability model. Over the last few years Habitat has moved from developing single family housing to duplex and multi-family housing. Their objective is to develop another project within Fort Saskatchewan using the funds generated from previous projects.

With each project that is completed in a community it generates revenue for Habitat to continue providing more homes. In order to develop these homes, Habitat for Humanity relies on the donation of land, materials, and in some instances labour.

In October of 2014, Council directed Administration to undertake an analysis of all City owned properties that would be suitable for a multi-unit Habitat for Humanity build. That work was undertaken and based on the outcomes of that analysis, Council directed Administration to move ahead with public consultation with respect to the property at 9507 - 93 Avenue. This site was deemed to be the only suitable City owned property for this type of project.

Administration has worked with Habitat for Humanity to determine if the site is technically suitable to them. They have produced a concept drawing for discussion purposes.

On February 24, a focus group was held at City Hall with the landowners residing adjacent to the proposed project site. A total of 11 properties were sent invitations. There were 6 properties represented by 11 individuals in attendance. Administration was extremely impressed with the depth of understanding and research undertaken by those in attendance and wish to thank those who attended the focus group for the respectful dialogue and feedback.

In addition to the focus group, to date, Administration has officially logged 20 comments received from citizens. This does not include questions asked by Council that may have been passed along by a resident.

The significant points of feedback received from the focus group and submitted comments are:

- Traffic – Concerns were raised regarding the impact of additional vehicle traffic in the Sherridon neighborhood.
- Property values – The loss of green space would negatively affect the property values for the adjacent landowners.

- Loss of green space – The green space at 9507 - 93 Avenue is used by families and local residents and the loss would negatively affect quality of life.
- Children – There would be additional children in the neighborhood which may cause problems.
- Water reservoir – What are the impacts to the reservoir if this project goes forward? Can the reservoir handle construction in close proximity?
- Zoning – Why can a PU zoning be changed so easily?
- Crime rates – Increased density will result in additional crime to the neighborhood.
- Neighborhood character – New builds don't fit in a 40 year old neighborhood. These are two story builds amongst bungalows.
- Social segregation – Concern that putting so many Habitat for Humanity homes within one location will make them feel alienated.
- Site plan concerns – Issues brought up such as trail system modification, dumpster location, highway proximity, and visitor parking stalls.
- City development costs – With the costs the City will invest in this site, why don't we just buy land somewhere else?
- Support for Habitat for Humanity and the need to address housing affordability.

Administration will continue to log feedback including any comments made tonight and from the March 16 public open house. In addition, further technical analysis of the site will be done by Administration to address concerns arising from the engagement process as to any impact on the reservoir.

The intent at this point is to bring back the final public engagement report on April 12, 2016 for Council's consideration.

Plans/Standards/Legislation:

This initiative is consistent with the City's Corporate Strategic Goals of:

- Promote sustainability through infill development
- Opportunity to increase accessible and affordable housing within the community

Financial Implications:

Section 70(1) of the *Municipal Government Act* allows a municipality to transfer or grant land for less than its market value without having to advertise the proposal if the land is to be used by a non-profit organization as defined in Section 241(f). Habitat for Humanity Canada is a national, non-profit organization and fits the definition of "non-profit organization" outlined in Section 241(f) (iii) "any other entity established under a law of Canada or Alberta for a purpose other than to make a profit".

As Habitat for Humanity acts as the developer for this project, approving the use of this site and the subsequent donation of land, no additional costs are anticipated from the City of Fort Saskatchewan.

Internal Impacts:

Significant time and internal resources are being used on the public engagement process. If the project is approved, the impacts to the City will predominantly be in a liaison capacity.



Attachments:

1. Appendix A - October 14, 2014 regular Council Meeting, Habitat for Humanity Memo
2. Appendix B – 9507 - 93 Avenue Habitat for Humanity Preliminary Site Analysis

File No.:

Approved by: Troy Fleming
General Manager, Infrastructure
& Community Services

Date: March 1, 2016

Reviewed by: Kelly Kloss
City Manager

Date: March 2, 2016

Submitted to: City Council

Date: March 8, 2016

CITY OF FORT SASKATCHEWAN

Habitat for Humanity

Recommendation:

That Council direct Administration to work with Habitat for Humanity to generate one or more options for Council's approval that will allow the future construction of a Habitat for Humanity Home within the City of Fort Saskatchewan.

Background:

Habitat for Humanity is a successful world-wide not-for-profit organization that provides affordable home ownership for families. The City of Fort Saskatchewan and Habitat for Humanity have worked together on two projects within the community. The first was a duplex unit located on 97 Avenue and the second was eight units (in Southfort Ridge) as part of the City's affordable housing block funding from the Province. With each project that is completed in a community it generates revenue for Habitat to continue providing more homes.

Administration has been in discussions with Habitat over the last year regarding the need to start looking for another project location.

Topic Identification/Outcomes:

Habitat for Humanity has a unique model that allows families to get their first step onto the property ladder. It truly is a perpetual affordability model. Over the last few years Habitat has moved from developing single family housing to duplex and multi-family housing. Their objective is to develop another project within Fort Saskatchewan using the funds generated from previous projects.

In order to develop property, Habitat for Humanity relies on things like the donation of land, materials, and in some cases labour. To move forward with a project in Fort Saskatchewan it does require that the land be provided at no cost to Habitat.

Alternatives:

1. That Council direct Administration to work with Habitat for Humanity to generate one or more options for Council's approval that will allow the future construction of a Habitat for Humanity Home within the City of Fort Saskatchewan.
2. That Council not direct Administration to work with Habitat for Humanity.
3. That Council provide other direction.

Preferred Alternative:

Alternative #1 is recommended by Administration, that Council direct Administration to work with Habitat for Humanity to generate one or more options for Council's approval that will allow the future construction of a Habitat for Humanity Home within the City of Fort Saskatchewan.

Staff Capacity:

Administration will require outside expertise to do a general site assessment and potentially undertake public engagement as well.

Financial Implications:

Section 70(1) of the *Municipal Government Act* allows a municipality to transfer or grant land for less than its market value without having to advertise the proposal if the land is to be used by a non-profit organization as defined in Section 241(f). Habitat for Humanity Canada is a national, non-profit organization and fits the definition of "non profit organization" outlined in Section 241(f) (iii) "any other entity established under a law of Canada or Alberta for a purpose other than to make a profit."

Costs to the City will be in the form of surveying and subdividing the property before transferring to Habitat for Humanity. This is estimated to be in the range of \$5,000.00. There may also be additional costs of using outside expertise to do an assessment of potential sites to ensure that the site is appropriate from a technical perspective and to assist with public engagement. It is believed this work can be achieved within the current budget and would not exceed \$20,000.00.

Policy/Council Priorities:

Through Council's approval of the City's Affordable Housing Strategy in April 2010, working with Habitat for Humanity was identified as one of the ways to achieve the objectives of the strategy.

Community Sustainability Plan:

Working with Habitat for Humanity aligns with achieving the affordable housing component of the Community Sustainability Plan (CSP) in particular:

Principle F: A Complete Community - To promote a high quality of life, we will work to ensure that Fort Saskatchewan has a wide range of housing, employment, education, and leisure opportunities. We will develop mixed use neighbourhoods with a diversity of amenities and services so everyone has a place to call home that is close to essential community services. A complete community will enable everyone to meet their daily needs within the City.

Moving that principle forward the first section of the CSP, Compassionate Community & Sense of Community, states: "A compassionate community with a sense of identity offers a strong social fabric. When we are able to fulfill many of our social and cultural human needs such as participation in community, identity and affection, we are contributing to sustainability." Four priorities were developed, which one speaks directly to affordable and seniors housing: "Develop a long-term alternative housing strategy that includes affordable and seniors housing."

Strategic Plan:

GOAL THREE: VIBRANT AND THRIVING COMMUNITY

Continue to improve and enhance our services and facilities through quality land development to foster a liveable and safe community.

Strategy 3.3 Promote sustainability through infill development.

Strategy 3.6 Explore opportunities to increase accessible and affordable housing within the community.

External Communications/Participation:

The selection of an appropriate site, including the consultation of the neighborhood will be communicated through our standard communication methods as per the Community Engagement Strategy. Public feedback will be taken in as part of the site evaluation process.

File No.:

Prepared/Approved by: Troy Fleming Date: October 6, 2014
General Manager, Infrastructure and
Community Services

Reviewed by: Kelly Kloss
City Manager

Date: October 7, 2014

Submitted to: City Council Date: October 14, 2014

To: Troy Flemming & Janel Smith-Duguid Date: February 23, 2015
From: Scott Carnall, MMM Group Limited Job No.: 5215001-000
Subject: Preliminary Site Analysis CC: Colton Kirsop (MMM)
Site # 1B: 9507 – 93 Avenue, Fort
Saskatchewan, Alberta,

1.0 SUMMARY OF SITE'S PLANNING ISSUES**OVERVIEW**

- Based on the initial concept provided by the City, there are a couple of Land Use Districts that could achieve the desired level of development in a Medium Density Residential format (duplexes or row houses).
 - The designation recommended at this time is R4 Lane Lot Residential District.
- Based on the R4 site regulations the subject site could yield 11 – 14 dwellings depending on configuration.
- This would calculate to 22.9 – 29.2 dwellings per gross hectare, and is around the proposed targets for 25-30 dwellings per hectare highlighted in the MDP.
- A proposed lane residential product would provide parking to be at the rear of the property, either by an attached or a detached garage or car port.
- A landscape plan will be required to meet the General Landscaping Requirements of the Land Use Bylaw C10-13.
- Districting to an R4 Lane Lot Residential District would be consistent with the rear garage location (accessed either via a lane or a side driveway) found in a majority surrounding homes. To achieve the district regulations for this site, two options have been proposed. An Interior Site Duplex and an Interior Site Semi-detached have been recommended.
- We also recommend a height no greater 10 m (2 ½ Storeys) to be sensitive to the low profile nature of the surrounding neighbourhood.
- A servicing plan was provided by the City for the subject area. The proposed site is a PU Public Utility district and is currently the location of underground water storage. Any proposed development will require full consultation with the City of Fort Saskatchewan Utilities Department to establish development setbacks.
- Public Engagement would be required for any application for a redistricting of the subject site. This would be a great opportunity to inform the local residents of the potential development, and learn about concerns that might have with this site. This is recommended to occur prior to a redistricting application.
- There are no abandoned well heads within the concept plan area
- Figure 1.a and 1.b shows the potential development that can be expected for the subject site. We recommend that this site be evaluated further.
- We recommend that Title #20Y252 (attached hereto) be reviewed by legal counsel prior to development due to the development on being Public Utility Lot.

APPENDICIES:

- Appendix A: R4 Lane Lot Residential District
- Appendix B: Part 11 Parking and Loading Requirements
- Appendix C: Part 4.8 General Landscaping Requirements

2.0 LOCATION, SITE DESCRIPTION AND PROPOSED USE

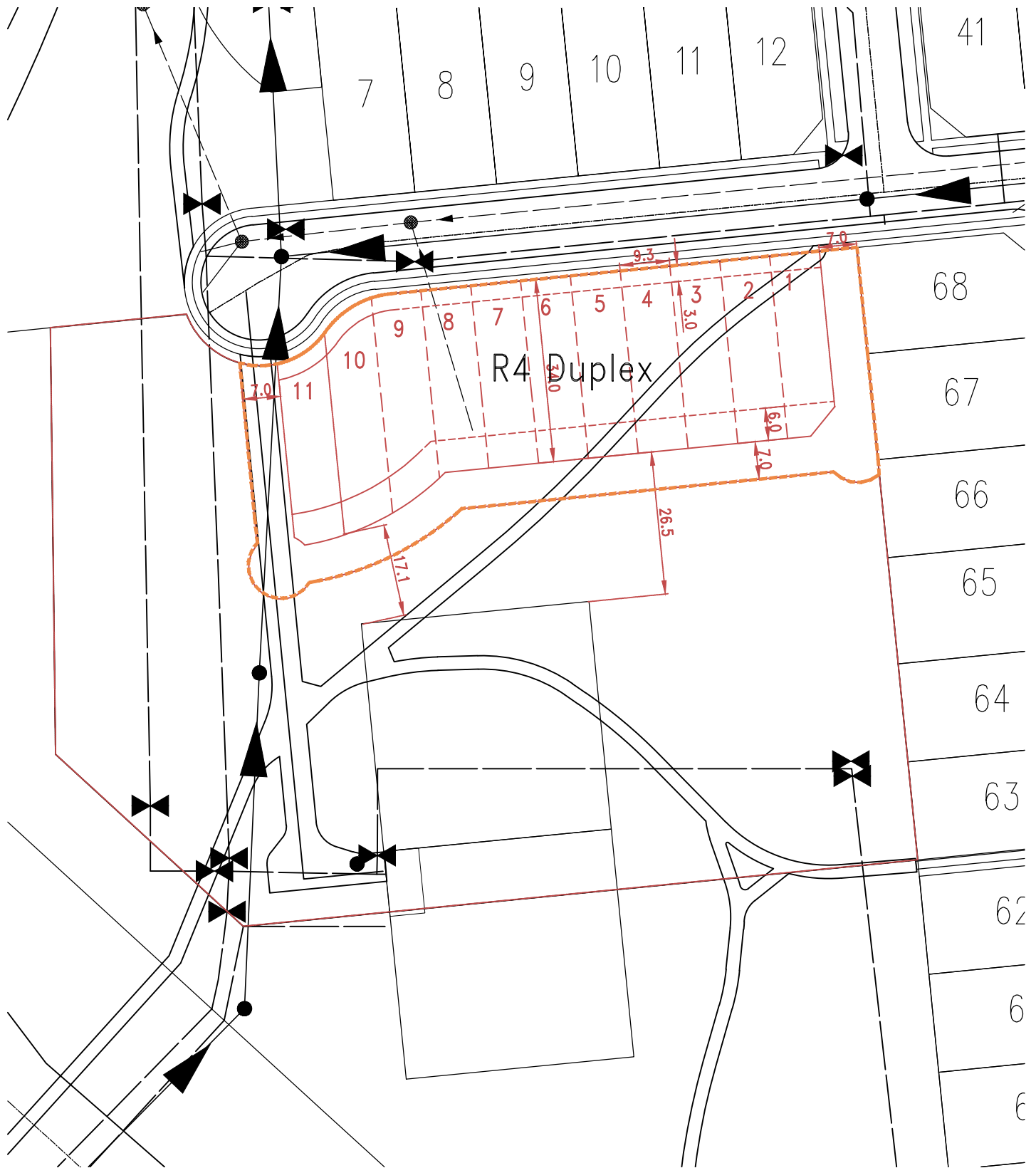
Location: The subject site located at 9507 – 93 Avenue (Lot E, Block 24, Plan 6066RS) in Fort Saskatchewan, Alberta.

Proposed Use: Medium Density Residential

Legal Description: Lot E, Block 24, Plan 6066RS

Site Area: Around 4,900m² (52,743sq.ft.)

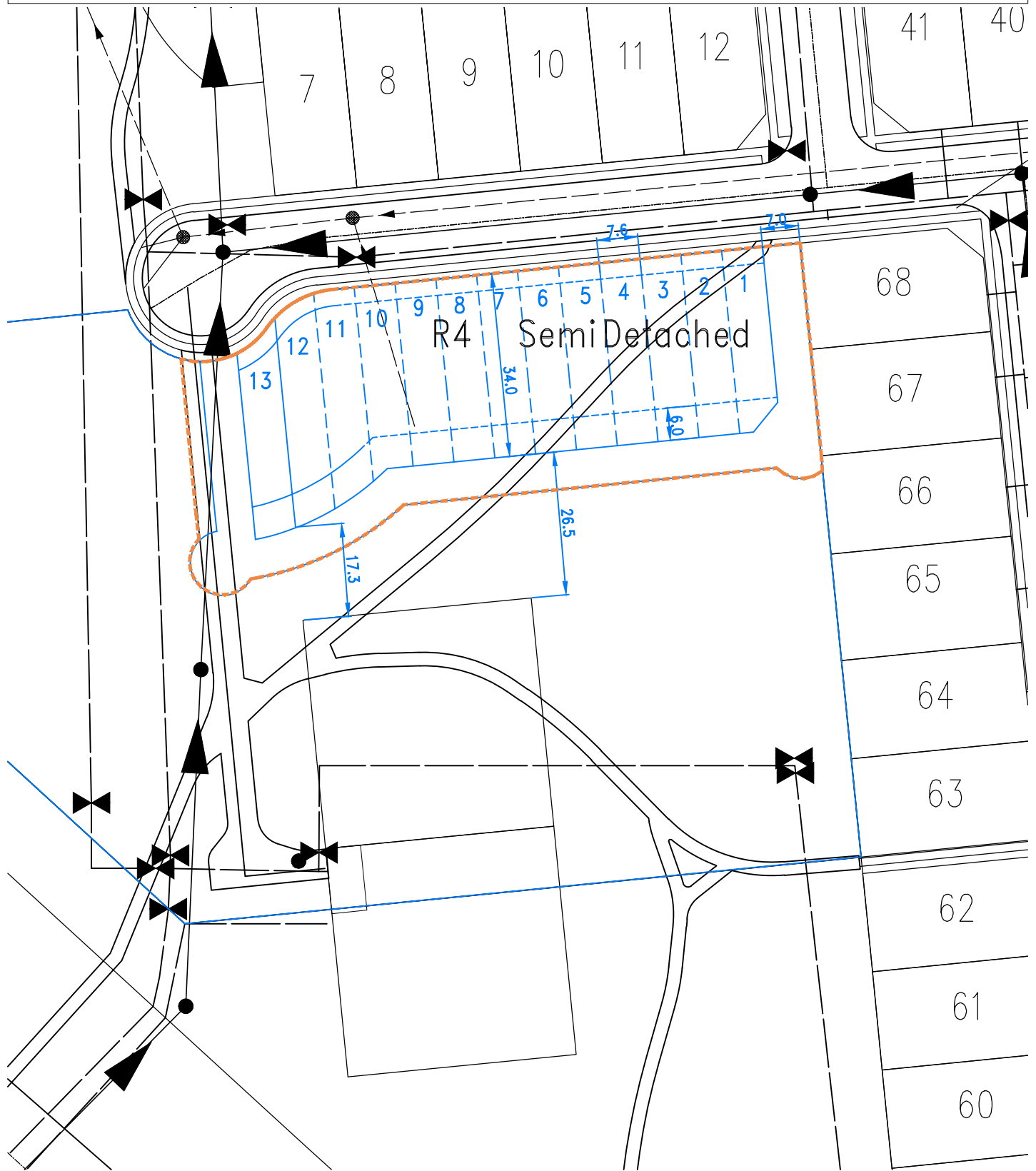




Legend



Subject Area



Legend



Subject Area



Scale 1:1,000

3.0 MUNICIPAL CONTACT(S)

For reference purposes, the following table provides key municipal staff contact information:

Table 3.1 | Municipal Contact(s)

<i>Department</i>	<i>Name, Position</i>	<i>Phone</i>	<i>Email</i>
Corporate Strategy	Troy Flemming, General Manager	780-992-6959	tflemming@fortsask.ca
Planning & Development	Janel Smith-Duguid, Director Planning & Development	780-992-6243	JSmith@fortsask.ca

4.0 THE CITY OF FORT SASKATCHEWAN MUNICIPAL DEVELOPMENT PLAN 2010-2030

The Municipal Development Plan (MDP) is a statutory plan, prepared and adopted by bylaw, in accordance with Section 632 of the MGA.

The MDP policy directions provide City Council with the means to proactively plan for Fort Saskatchewan's future. Plan policies direct decisions about future land use. They also provide Council with the guidance required to evaluate development proposals and their ability to help Fort Saskatchewan achieve its long-term vision.

The following table outlines relevant MDP land use designations, permitted uses for the site, potential issues of land use compatibility with surrounding lands, and briefly describes required amendments, if any.

Table 4.1 | Municipal Development Plan Summary

<i>Planning Classification</i>	<i>Planning Requirement and Notes</i>	<i>Section Reference</i>
Land Use Designation		
Subject and surrounding Lands	General Urban Area.	MDP City of Fort Saskatchewan
Compatibility of Surrounding Land Uses	Compatible	
Amendment required	None, complies with existing use.	

5.0 CITY OF FORT SASKATCHEWAN LAND USE BYLAW C10-13

The City of Fort Saskatchewan Land Use Bylaw C10-13 outlines all land use districts and is an important tool for implementing the policies of the Municipal Development Plan, the Area Structure Plans, the Area Redevelopment Plans, and other policy documents.

The uses identified in the Land Use Bylaw, as permitted or discretionary are fixed and cannot be changed without a rezoning of the site. The rules governing development standards are more flexible and may be varied, through a "relaxation" by the Development Authority.

The following table is a summary of district classifications and requirements applicable to the site. The subject site is currently Public Utility District (PU) (Bylaw C10-13 Section 8.7).

Based on the initial concept provided by the City, there is a selection of Land Use Districts that could achieve the Medium Density Residential. The designation recommended at this time is R4 Lane Lot Residential District. Details of this zone are provided in the following section (5.1) of this report.

5.1 Zoning Classification

A. Zoning Classification	Planning Requirement	Section Reference
Classification/Zoning		C10-13
Subject Lands	Public Utility (PU)	8.8
Lands to North	Medium Lot Residential (R2)	5.16
Lands to East	Medium Lot Residential (R2)	5.16
Lands to South	Parks Recreation (PR))	6.10
Lands to West	Parks Recreation (PR)	8.7
Compatibility of Surrounding Land Uses	Generally Compatible (to be confirmed at rezoning application stage)	

5.1.1 Recommended district: R4 Lane Lot Residential District,

Purpose: This District is generally intended to accommodate street-oriented single or semi-detached and duplex dwellings and accessory uses on small lots with vehicular access via a rear lane.

Permitted Uses: Residential
Duplex Dwelling
Home Office
Single detached dwelling
Semi-detached dwelling

5.1.2 Regulations and Setbacks

5.18.3 R4 Site Subdivision Regulations for Single Detached Dwellings and Duplex Dwellings

	Interior Site	Corner Site
Site Area	306.2m ² (3,403.5ft ²) minimum	384.2 m ² (4,135.5ft ²) minimum
Site Width	9.3m (32.0ft) minimum	11.3m (38.0ft) minimum
Site Depth	34.0m (111.5ft) minimum	

5.18.4 R4 Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
Site Area	258.4m ² (2,781.5ft ²) minimum	309.4m ² (3,330.5ft ²) minimum
Site Width	7.6m (25.0ft) minimum	9.1m (30.0ft) minimum
Site Depth	34.0m (111.5ft) minimum	

5.18.5 R4 Site Development Regulations

	Interior	Corner Site	
Front Yard Setback Site Depth	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum	Front Yard	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
		Flanking Yard	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
Rear Yard Setback	8.0m (26.2ft) minimum		
	6.0m (19.7ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property		
Side Yard Setback	² 1.5m (4.9ft) minimum		
Principal Building Height	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum</p> <p>For semi-detached dwellings: Three storeys not to exceed 11.0m (39.4ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p> <p>Notwithstanding the above, any 3 storey building height may pose compatibility concerns with the adjacent residential community.</p>		
Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	52% maximum for all buildings and structures where principal building is over one storey		
	57% maximum for all buildings and structures where principal building is one storey		
Density	<p>For single detached dwellings: maximum of one dwelling unit per site, plus one secondary dwelling unit where permitted</p> <p>For semi-detached dwellings: maximum of one dwelling unit per site</p> <p>For duplex dwellings: maximum of two dwelling units per site</p>		

Please see Appendix A R4 Lane Lot Residential District for the complete Site Subdivision and Site Development Regulations. Based on the R4 site regulations the subject site could yield 11 – 14 dwellings. This would calculate to 22.9 – 29.2 dwellings per gross hectare, and is around the proposed targets for 25-30 dwellings per hectare highlighted in the MDP.

5.1.3 Parking

R4 Lane Lot Residential states all parking must refer to Part 11 Parking and Loading of the Land Use Bylaw C10-13 (See *Appendix B*), for the permitted parking space requirements. The following provides the permitted parking allocation for the permitted residential uses for an R4 designation;

- a) Single detached, semi-detached and duplex dwellings and multi-attached dwellings up to 4 units require 2 spaces per dwelling unit. *Secondary suites require 1 parking space additional to the 2 principle spaces.*

A proposed lane residential product would provide parking to be at the rear of the property, either by an attached or a detached garage or car port.

5.1.4 Recommendations

Garage locations in the surrounding neighbourhood are rear detached accessed either via a lane or a flanking side drive. Districting to an R4 Lane Lot Residential District would be consistent with the garage location found in surrounding homes, consistent with lane nature of the neighbourhood.

To achieve the district regulations for this site, two options have been proposed. An Interior Site Duplex and an Interior Site Semi-detached have been recommended. Additional assessment with stakeholders and surrounding residents will be helpful in narrowing down the final recommendations for this site.

It is recommend that development not exceed a maximum height of 10 m (2 ½ Storeys) to remain somewhat consistent with nature of the neighbourhood.

5.2 Public Engagement

Public Engagement is recommended for any application for any redistricting of the subject site. It is recommended that the engagement approach for this site first involve discussions with key stakeholders, and then local residents, prior to any redistricting application.

Stakeholder interviews with Habitat for Humanity and the City are recommended to understand if the recommended product configuration is desirable and fulfills housing objectives for Fort Saskatchewan.

A local resident meeting would be a great opportunity to inform the local residents of the potential opportunity for development, and learn about concerns that residents may have with the development of this site. Additional assessment with stakeholders and surrounding residents will be helpful in narrowing down the final recommendations for this site.

Consultation can be informative to understand concerns with the development options for the site, and can inform specific site design outcomes.

5.3. R5 Semi-Detached and Duplex Residential District,

Purpose: This District is generally intended to accommodate semi-detached and duplex dwellings and accessory uses.

Because this district only allows exclusively attached forms of housing it is potentially more out of step with the character of the neighbourhood. Development at this level of intensity can be investigated further at the discretion of the City of Fort Saskatchewan.

5.3 Landscaping

Figure 1.a and 1.b do not provide a landscape plan and therefore will be required to meet the General Landscaping Requirements (See *Appendix C*) of the Land Use Bylaw C10-13.

5.4 Servicing

A servicing plan was provided by the City for the subject area. The proposed site is a PU Public Utility district and is currently the location of underground water storage. Any proposed development will require full consultation with the City of Fort Saskatchewan Utilities Department to understand minimum development setbacks from the underground reservoir. If additional setbacks are an issue there is an opportunity to remove the three (3) end units to maintain a 26.5 m setback from the underground storage to the rear of the lots.

6.0 OTHER PLANNING ISSUES

6.1 Abandoned Well Heads

There are no abandoned well heads within the concept plan area

6.2 Other Planning Issues

Figure 1.a and 1.b shows the potential development that can be expected for the subject site. We recommend that this site be evaluated further.

7.0 LAND TITLE, EASEMENTS AND CAVEATS

We recommend that Title #20Y252 be reviewed by legal counsel prior to development due to the development on being Public Utility Lot.

Appendix A:

5.18 R4 – Lane Lot Residential District

5.18.1 R4 Purpose

This District is generally intended to accommodate street-oriented single or semi-detached and duplex dwellings and accessory uses on small lots with vehicular access via a rear lane.

5.18.2 R4 Permitted and Discretionary Uses

R4 Permitted Uses:

- Accessory development
- Duplex dwelling
- Home office
- Single detached dwelling
- Semi-detached dwelling
- Swimming pool

R4 Discretionary Uses:

- Bed and breakfast
- Community garden
- Day care facility (limited)
- Group home (limited)
- Home business
- Show home
- Temporary sales centre

5.18.3 R4 Site Subdivision Regulations for Single Detached and Duplex Dwellings

	Interior Site	Corner Site
Site Area	306.2m ² (3,403.5ft ²) minimum	384.2m ² (4,135.5ft ²) minimum
Site Width	9.3m (32.0ft) minimum	11.3m (38.0ft) minimum
Site Depth	34.0 (111.6ft) minimum	

5.18.4 R4 Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
Site Area	258.4m ² (2,781.5ft ²) minimum	309.4m ² (3,330.5ft ²) minimum
Site Width	7.6m (25.0ft) minimum	9.1m (30.0ft) minimum
Site Depth	34.0 (111.6ft) minimum	

5.18.5 R4 Site Development Regulations

	Interior Site	Corner Site	
Front Yard Setback	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum	Front	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
Rear Yard Setback	8.0m(26.2ft) minimum		
	6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
Side Yard Setback	1.5m (4.9ft) minimum		
Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	52% maximum for all buildings and structures where principal building is over one storey 57% maximum for all buildings and structures where principal building is one storey		
Density	For single detached and semi-detached dwellings, maximum of one dwelling unit per site		
	For duplex dwellings, maximum of two dwelling units per site		

5.18.6 Additional Development Regulations for R4:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 11 – Signs;

- (b) ¹ Subject to Section 1.3.4, where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) ² Subject to Section 1.3.4, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard; and
- (d) ³ Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

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Appendix B:

PART 11 – PARKING AND LOADING

11.1 General Parking Regulations

- ¹11.1.1 The requirements of this Section shall apply to all parking and loading facilities required by this Bylaw. Notwithstanding the requirements of this Section, specific standards specified in any Land Use District may supplement or supersede the parking and loading requirements of this Section.
- 11.1.2 Where parking and/or loading facilities are required by this Bylaw, the applicant shall provide the required parking and/or loading space prior to the occupancy or commencement of the use for which they are required.
- 11.1.3 All off-street parking areas shall be designed to provide:
- (a) Adequate access to and egress from the parking area for the vehicle it is intended to serve by means of a clearly defined driveway; and
 - (b) Adequate access to and egress from each parking space by means of a clearly defined manoeuvring aisle designed to the satisfaction of the Development Authority.
- 11.1.4 In considering a variance to the parking requirements of this Section, the Development Authority may consider a parking assessment prepared by an accredited professional which assesses the parking demand characteristics of a proposed development. Such an assessment shall be provided at the owner/applicant's expense.
- 11.1.5 Except in Commercial Land Use Districts, no direct access shall be permitted from a lane to a parking facility with more than three parking spaces unless special circumstances are determined by the Development Authority to warrant such access.

11.2 Minimum Parking Requirements

- 11.2.1 The minimum required number of vehicle parking spaces for a use shall be as set out in the tables below (Tables 3 - 6).
- 11.2.2 Where the calculation of the required number of parking spaces results in a fraction, the next higher number shall apply.
- 11.2.3 Where a proposed development does not directly correlate with the land uses listed in this Section, the Development Authority shall determine a specific number of required parking spaces, having regard to requirements for similar uses provided herein.

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- 11.2.4 Visitor parking for multi-unit residential developments shall be made readily accessible and available for visitors to the development, to the satisfaction of the Development Authority.
- 11.2.5 Designated parking spaces for persons with physical disabilities shall be provided in accordance with appropriate provisions of the *Alberta Safety Codes Act*, *Alberta Building Code* or other Provincial requirement and shall be included as part of, and not in addition to, the applicable minimum parking requirements.
- 11.2.6 Designated parking spaces for persons with physical disabilities shall be located as close as possible to wheelchair ramps, walkways and entrances. Parking spaces shall not be located within a wheelchair ramp access area.
- 11.2.7 Small car parking spaces may be permitted, provided that:
- (a) Small car parking spaces shall comprise a maximum of 20% of required parking for development in all Land Use Districts except for the R1 – Large Lot Residential District, R2 – Medium Lot Residential District, R3 – Small Lot Residential District, R4 – Lane Lot Residential District, R5 – Semi-Detached and Duplex Residential District, RE – Residential Estate Lot District, and RC – Comprehensively Planned Residential District;
 - (b) All small car parking spaces shall be clearly designated with signs reading: “Small car parking only”; and
 - (c) All small car parking spaces shall be a minimum of 2.4m (7.9ft) by 5.0m (16.4ft).
- 11.2.8 The Development Authority may consider a reduction in the total amount of parking required for a development where a mix of uses creates staggered peak periods of parking demand. Shared parking may be considered for retail, office, institutional and entertainment uses but in no case shall shared parking include the parking required for residential uses.

Table 3: Minimum Parking Requirements for Residential Uses

¹ Land Use Class	² Minimum Number of Parking Spaces
Bed and breakfast	1 per guest room plus 2 for the principal dwelling
Multi-attached and apartment dwellings with more than four dwelling units	<p>1 per Bachelor dwelling unit</p> <p>1 per One Bedroom dwelling unit</p> <p>1.5 per two bedroom dwelling unit</p> <p>2 per three bedroom dwelling unit</p> <p>Plus 1 for every six dwelling units for visitors</p> <p>³Plus for bicycle parking in multi-unit developments that contain more than 7 dwelling units, a minimum of 10% of the required parking spaces or a minimum of 10 bicycle parking spaces shall be provided, whichever is greater</p>
Secondary suite	1 per suite, plus 2 for the principal dwelling (no tandem parking)
Single detached, semi-detached, and duplex dwellings	2 per dwelling unit
⁴ Multi-attached dwellings with to four dwelling units	
Assisted living facility	<p>0.6 per dwelling unit for staff and visitor parking</p> <p>1 per dwelling unit for occupants and staff plus 1 for every 6 dwelling units for visitors</p>
Assisted living facility (limited)	1 per dwelling unit for occupants and staff plus 1 per 6 dwelling units for visitors

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Table 4: Minimum Parking Requirements for Commercial Uses

Land Use Class	Minimum Number of Parking Spaces
Commercial school	¹ 3 per 100m ² (1,076ft ²) of GFA for students plus 2.8 per 100m ² (1,076ft ²) of GFA of administrative area, to a minimum of 5, for staff
Day care facility	1 per 2 employees plus 10 for patrons
Eating and drinking establishment, eating and drinking establishment (limited) and eating and drinking establishment (outdoor)	² 1 for every 4 seats for customers plus 1 per 100m ² (1,076ft ²) of GFA for staff, providing a minimum of 5 for staff
Entertainment facility (indoor and outdoor)	³ 10 per 100m ² (1,076 ft ²) of GFA for customers and staff
⁴ Health Services	1 space per 45m ² (484 ft ²) of GFA
Hotel, motel	1 per room for occupants, plus 1 per 10 rooms to a minimum of 5, for staff
Kennel	⁵ 2 per 100m ² (1,076ft ²) of GFA for customers (does not include kennelling area), plus 2 for staff
Personal service	⁶ 2.2 per 100m ² (1,076ft ²) of GFA for customers and staff plus 7.5 per 100m ² (1,076ft ²) of GFA of reception area (where applicable) for customers
Pet care service	⁷ Where GFA is less than 2,000 m ² (21,528ft ²), 2.2 per 100m ² (1,076ft ²) of GFA
	⁸ Where GFA is between 2,000m ² (21,528ft ²) and 20,000m ² (215,278ft ²), 3.2 per 100m ² (1,076ft ²) of GFA

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	¹ Where GFA is greater than 20,000m ² (215,278ft ²), 4.3 per 100m ² (1,076ft ²) of GFA
Professional, financial and office service	² 2 per 100m ² (1,076 ft ²) of GFA for customers plus 1 per 100m ² (1,076ft ²) of GFA to a minimum of 5, for staff
Recreation facility, indoor	³ 1 for every 5 seats for uses with fixed seating or 1 per 100m ² (1,076ft ²) of GFA for uses without fixed seating Notwithstanding the above, the Development Authority may require additional or different parking requirements based on the individual characteristics or components of the recreation facility
Recreation facility, outdoor	At the discretion of the Development Authority
Retail store (convenience), (general), and (liquor)	⁴ Where GFA is less than 2,000 m ² (21,528ft ²), 2.2 per 100m ² (1,076ft ²) of GFA
Retail store (convenience), (general), and (liquor)	⁵ Where GFA is between 2,000m ² (21,528ft ²) and 20,000m ² (215,278ft ²), 3.2 per 100m ² (1,076ft ²) of GFA
Service station	
Service station (limited)	⁶ Where GFA is greater than 20,000m ² (215,278ft ²), 4.3 per 100m ² (1,076ft ²) of GFA 1 per employee on shift plus a minimum of 5 for customers
Vehicle oriented service	1 per employee on shift plus a minimum of 5 for customers
Vehicle repair facility Vehicle repair facility (limited)	⁷ 1 per 2 employees plus 2 per 100m ² (1,076ft ²) of GFA

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Land Use Class	Minimum Number of Parking Spaces
Vehicle sales, leasing and rental facility, vehicle sales, leasing and rental Facility (limited)	¹ 2.2 per 100m ² (1,076ft ²) of GFA
Veterinary clinic	² 2.2 per 100m ² (1,076ft ²) of GFA
Warehouse sales	³ Where GFA is less than 2,000m ² (21,528ft ²), 2.2 per 100m ² (1,076ft ²) of GFA
	⁴ Where GFA is between 2,000m ² (21,528ft ²) and 20,000m ² (215,278ft ²), 3.2 per 100m ² (1,076ft ²) of GFA
	⁵ Where GFA is greater than 20,000m ² (215,278ft ²), 4.3 per 100m ² (1,076ft ²) of GFA

Table 5: Minimum Parking Requirements for Industrial Uses

Land Use Class	Minimum Number of Parking Spaces
General industrial use	⁶ 0.6 per 100m ² (1,076ft ²) of GFA, with minimum not less than 10
Heavy industrial use	At the discretion of the Development Authority
Warehouse, distribution and storage	⁷ 1 for every 3 employees during the maximum working shift, plus 0.6 per 100m ² (1,076ft ²) of GFA

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Table 6: Minimum Parking Requirements for Institutional Uses

Land Use Class	Minimum Number of Parking Spaces
Community service facility	¹ 2.2 per 100m ² (1,076ft ²) of GFA
Education (public or private) - elementary or junior High Schools	1 per employee plus 10 additional spaces
Education (public or private) - senior high school or post-secondary	1 per employee, plus 1 for every 8 students
Hospital	1 per 4 beds plus 1.5 for every employee on maximum working shift
Place of worship	² 15 per 100m ² (1,076ft ²) of assembly area for occupants, plus 2.8 per 100m ² (1,076ft ²) of office area, to a minimum of 5, for staff

11.3 Alternative Compliance for Minimum Parking Requirements

11.3.1 Upon written request from the applicant and the submission of an Alternative Compliance Parking Plan (parking impact study) prepared by a qualified professional, the Development Authority may consider an alternative parking requirement for non-residential, Community, education and recreation land uses, which may be substituted in whole or in part for the requirements of this Section.

11.3.4 In reviewing an Alternative Compliance Parking Plan, the Development Authority shall consider:

- (a) The number of employees occupying the building or land use and the number of expected customers or clients;
- (b) The availability of nearby on-street parking (if any), the availability of shared parking with abutting, adjacent or surrounding land uses (if any), and/or the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the City; and
- (c) Any other factors that may be unique to the applicant's request.

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11.3.5 The Development Authority shall only approve an Alternative Compliance Parking Plan if it:

- (a) Does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future land uses in the vicinity;
- (b) Creates no physical impact on any facilities serving alternative modes of transportation;
- (c) Creates no detrimental impact on natural areas or features; and
- (d) Maintains the ratio of parking spaces for persons with physical disabilities.

11.4 Parking and Loading Requirements for Residential Land Uses

11.4.1 All parking and loading spaces required by this Bylaw for residential purposes, including all manoeuvring aisles and driveways shall be:

- (a) For single detached, semi-detached and duplex dwellings:
 - i. Located on the same site as the use requiring them;
 - ii. Hard surfaced prior to occupancy;
 - iii. Where vehicular access is via a public roadway or lane, provided to the rear or side of the principal building;
 - iv. Where there is no lane present, provided to the rear, side or front of the principal dwelling; and
 - v. ¹Where vehicular access is via the front only, one side yard shall be a minimum of 3.0m (10.5ft) in width to accommodate a driveway for vehicular access to the rear of the property, except where an attached garage is provided.
- (b) For multi-attached and apartment dwellings:
 - i. Paved prior to occupancy;
 - ii. Bordered and separated from adjacent areas with concrete curbing; and
 - iii. Not located within the required front yard setback area of a site.

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11.4.2 In the event that seasonal conditions prevent the completion of paving in accordance with this Bylaw:

- (a) The parking and loading areas shall be compacted and maintained in a manner that allows reasonable access by emergency vehicles. In addition, the paving shall be completed within the construction season of the following year; and
- (b) The owner/applicant shall be required to provide a Security Deposit to guarantee the completion of the paving in accordance with this Bylaw.

11.4.3 Garages and carports shall have the following minimum dimensions, as measured from the exterior of the walls (or posts, in the case of a carport):

- (a) ¹3.4m (11.2ft) in width by 6.3m (20.7ft) in depth for a single garage or carport; and
- (b) ²6.1m (20.0ft) in width by 6.3m (20.7ft) in depth for a double garage or carport.

11.4.4 Hard surfaced parking pads intended to accommodate a garage in the future shall accommodate the minimum dimensions noted in Section 11.4.3 above.

11.5 Parking for Multi-Unit Developments

11.5.1 Sites with more than one use shall provide parking and loading spaces equal to the sum of the requirements for the individual uses.

11.5.2 Notwithstanding Subsection 11.5.1 above, parking requirements for individual uses, shall be determined using the calculations in Section 11.2 Minimum Parking Requirements.

11.5.3 At the discretion of the Development Authority, two or more uses may share parking spaces. A maximum of 20% of the required parking for any of the uses may be combined or shared parking.

11.5.4 Notwithstanding Subsection 11.5.3 above, authorization to share parking spaces may only be granted by the Development Authority in the following circumstances:

- (a) The development sites are within 100.0m (328.0ft) of each other;
- (b) The demand for parking spaces generated by each development or use is not likely to occur at the same time; and

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- (c) An agreement is signed between the owners of the sites that are sharing the parking spaces for a period of not less than 10 years, and the agreement is registered on the Titles of the properties that are subject to the agreement.

11.6 Parking and Loading for Non-Residential Uses

11.6.1 At the discretion of the Development Authority, some or all of the parking required pursuant to this Bylaw for a non-residential use may be provided on a site different than the site of the development for which it is required, provided that there is no more than 100.0m (328.0ft) between the off-site parking site and the development site.

11.6.2 Off-site parking spaces provided pursuant to Subsection 11.6.1 above shall be:

- (a) Located in a Land Use District that allows for parking Facilities;
- (b) Subject to a Restrictive Covenant registered on the Title to the off-site parking site, which specifies that the parking is to be provided for use of the related development site;
- (c) Used primarily for staff and overflow parking, where a portion of the parking is provided on the development site; and
- (d) Connected to the development site by a public walkway.

11.6.3 Except in the IL – Light Industrial District, IM – Medium Industrial District and IH – Heavy Industrial District, parking and loading spaces required by this Bylaw for non-residential uses, including manoeuvring aisles and driveways shall be:

- (a) Paved prior to occupancy or commencement of the use; and
- (b) Bordered and separated from adjacent areas with concrete curbing.

11.6.4 Access to and egress from an unpaved area of an IL – Light Industrial District, IM – Medium Industrial District or IH – Heavy Industrial District site directly accessible from a public roadway shall have hard surfacing equal to the width of the access/egress and 15.0m (49.2ft) in depth within the site. In addition, the off-site portion of the access/egress shall be hard surfaced to the satisfaction of the City.

11.7 Parking Garages

11.7.1 Parking Garages

- (a) No dangerous or hazardous goods, or flammable or combustible liquids or gases may be permitted within a parking garage, except as contained within a permanently installed tank connected to the fuel system of a vehicle;

- (b) Parking garages and interior stairwells shall be designed for easy observation from other, more public areas. Mechanical rooms, HVAC systems, elevators, stairwells, columns and other visual obstructions shall be located to maximize clear sightlines of the parking spaces and primary pedestrian circulation routes; and
- (c) Transparent panels shall be incorporated into all doors and walls that separate stairwells, corridors and entrances to elevator lobbies from the main parking areas, to allow for clear sight lines.

11.8 Parking Lots and Service Areas

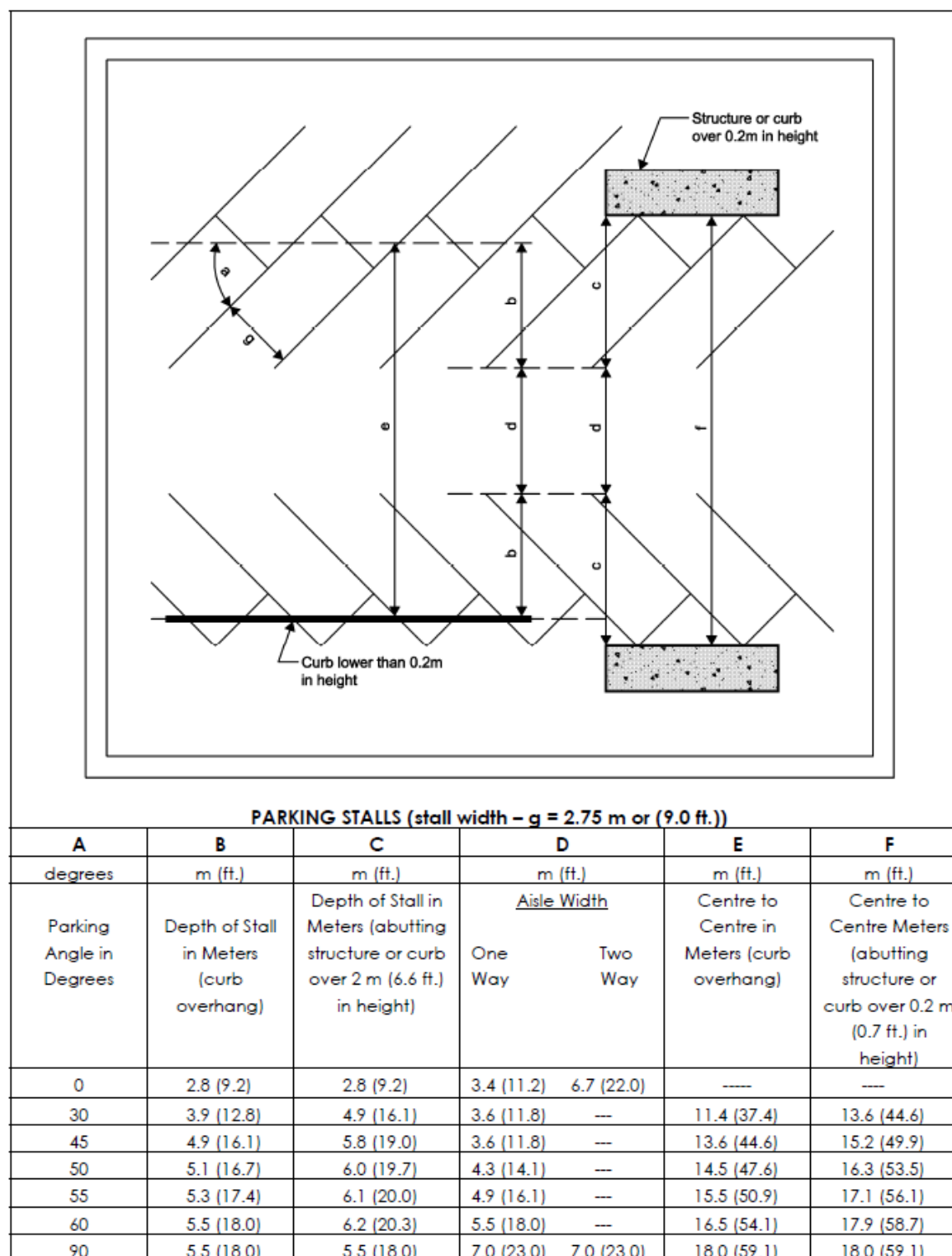
11.8.1 A parking lot shall be designed and located such that it:

- (a) Is accessible to and appropriate for the types of vehicles using it, including but not limited to cars, trucks, buses, bicycles and emergency vehicles ;
- (b) Does not interfere with, or potentially impact, pedestrian or traffic safety travelling on adjacent public roadways;
- (c) Provides appropriate separation between pedestrians and vehicles through the provision of sidewalks or walkways, bollards, special paving, lighting or other means to clearly delineate pedestrian areas;
- (d) Provides pedestrian drop-off areas where necessary, especially for land uses that serve children or the elderly;
- (e) Provides well-defined circulation routes that minimize potential points of conflict between vehicles and pedestrians or bicycles;
- (f) Utilizes landscaped traffic islands, to the maximum extent feasible, with raised curbs to define parking lot entrances, the ends of parking aisles, to delineate circulation routes and to aid in separating pedestrian areas. Parking lots containing more than 25 contiguous parking spaces shall incorporate landscaped traffic islands;
- (g) Large parking lots shall be divided by landscaped areas. Each section shall contain a maximum of 200 parking spaces;
- (h) Parking spaces shall be clear of obstruction, other than wheel stops;
- (i) Parking spaces shall have suitable barriers, such as wheel stops, to prevent vehicles from encroaching off-site and into landscaped areas and to provided separation from fences, walls and buildings; and

- (j) Where wheel stops are provided, they may not exceed 100.0mm (4.0in) in height above the parking space surface and shall be placed perpendicular to the parking space depth, 0.6m (2.0ft) from the front of the parking space.

11.8.2 The size of parking spaces and drive aisles shall be in accordance with **(Figure 17)**.

Figure 17: Parking Space and Drive Aisle Specifications



11.9 On-Site Loading Spaces

- 11.9.1 The minimum required number of loading spaces for a use shall be as set out in (**Table 7**).
- 11.9.2 Where the calculation of the required number of loading spaces results in a fraction, the next higher whole number shall apply.
- 11.9.3 A loading space shall be designed and located so that the vehicles using it can be parked and manoeuvred entirely within the bounds of the site.
- 11.9.4 Unless otherwise specified in a Land Use District, a loading space shall be a minimum width of 3.1m (10.0ft) and a minimum depth of 9.1m (29.9ft) with a minimum overhead clearance of 4.3m (14.1ft).
- 11.9.5 At the discretion of the Development Authority, who shall have regard for the types of vehicles that are likely to use a loading space, the minimum loading space dimensions may be adjusted.
- 11.9.6 A loading space shall not be located within a required minimum yard.

Table 7: Minimum Required Number of Loading Spaces

Land Use Class	Minimum Number of Loading Spaces
Multi-unit dwellings with 20 or more dwelling units	1 per building
Vehicle sales, leasing or rental facility	¹ 1 per 9,300m ² (100,104ft ²) of site area
Eating and drinking establishment, funeral home, crematorium, health service, hotel, office, government service, retail store, entertainment facility (indoor), warehouse sales	² 1 per 9,300m ² (100,104ft ²) of GFA
General industrial use, warehouse, distribution and storage, vehicle and equipment storage, storage facility	³ 1 per 9,300m ² (100,104ft ²) of GFA

¹ C19-14

² C19-14

³ C19-14

Appendix C: Part 4.8 General Landscaping Requirements

- 4.8.1 Landscaping required pursuant to Sections 5.10, 6.6, 7.4 and 8.3 of this Bylaw shall be completed within the time specified in a Development Permit, at the discretion of the Development Authority, or within two years from the date of a Development Permit, whichever is earlier.
- 4.8.2 All plants used to complete landscaping required by this Bylaw shall be tolerant to District 3A and to specific site conditions, such as sun, shade, excessive wind, road salts, etc. Landscaping shall be designed to provide for the long-term health, viability and coverage of plantings through methods including, but not limited to size and spacing of plants, depth and quality of soil and access to light and air.
- 4.8.3 Landscaping required by this Bylaw shall be provided, at the time of planting, according to the following specifications:
- (a) 50.0mm (1.97in) minimum caliper for deciduous trees;
 - (b) 2.0m (6.6ft) minimum height for coniferous trees;
 - (c) 600.0mm (23.62in) minimum height and 400.0mm (15.75 in) minimum spread for shrubs; and
 - (d) A proportion of deciduous to coniferous trees approximately equal to 60:40, unless other specified by the Development Authority.
- 4.8.4 Landscaping on public property shall adhere to the City's Engineering Standards.
- ¹4.8.5 (Deleted)
- 4.8.6 In the event that the landscaping required in an approved development is inappropriate or fails to survive within the warranty period following planting, the Development Authority may allow or require alternative landscaping materials to be substituted.
- 4.8.7 The use of potable water for landscaping irrigation should be minimized through methods including, but not limited to harvesting, processing and recycling of rainwater, stormwater and building grey water and the use of indigenous, drought-resistant and hardy trees, shrubs, plants and turf that require no irrigation, fertilizers, pesticides or herbicides.
- 4.8.8 Landscaping should be used to enhance the quality and human experience of public spaces and highlight major circulation patterns, pedestrian pathways and the overall development.

¹ C19-14

CITY OF FORT SASKATCHEWAN

Response to Motion – Redistricting Notification Process

Purpose:

To provide Council with information in response to a motion passed by Council during the June 23, 2015 regular Council meeting regarding the redistricting notification process.

Background:

Public consultation is an important part of the planning process. When a developer submits an application to change the land use of a property, Planning & Development staff notify the affected landowners and the community through the following methods:

- a notification letter is mailed to landowners within a 60 metre radius of the proposed development; and
- a notification in the local paper is published for two consecutive weeks prior to the Public Hearing.

Through the processing of a redistricting application in 2015, concerns were raised regarding the notification process. In particular, concerns were raised regarding letter content, extent of area and delivery method. As a result, on June 23, 2015, Council approved a motion directing Administration to bring a report forward on notification procedures and suggestions for potential enhancements.

Notification Area

Typically, the notification area which has been used is a 60 metre radius from the proposed development. At times, this has been increased based on the potential impacts of the proposal (e.g. mall redevelopment and high density residential). Section 606 2(b) of the *Municipal Government Act* (MGA) states that notification must be “*mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held.*” There is no reference to a specific notification radius.

For reference, the following notification areas are used by other municipalities in the region.

City of St. Albert	100 metres
Strathcona County	100 metres
City of Edmonton	60+ metres (often go beyond)
City of Leduc	61 metres
City of Spruce Grove	30 metres
Town of Stony Plain	90 metres – 300 metres

Enhancements

Administration is proposing that the notification radius for redistrictings be increased to 100 metres. This would be in keeping with other municipalities and enhance community engagement. Currently, the number of notification letters for a redistricting application can range from 50 to 150 letters, depending on the area. The increase is expected to almost double the number of letters sent out.

Notifications not Received

Through a redistricting application, concerns were raised that notices were not received for properties within the notification area. Planning & Development staff worked closely with the Information Technology Department to ensure that the software generating the address list was capturing all necessary addresses. Furthermore, Planning & Development staff manually checked the address list generated from the software for 8 months. Administration is now confident that the software is capturing the appropriate addresses.

Enhancement

Software was adjusted to ensure we are capturing appropriate addresses. No further enhancement necessary.

Notification Letter and Newspaper Advertisement

The notification letter and newspaper advertisement must contain certain information in order to meet MGA requirements. As such, they can come across as technical in nature and may be confusing to readers.

Enhancements

Working with a communications consultant, Administration has revised its templates to ensure that they will engage, involve and include residents. While certain technical information needs to be included, more plain language was used. Further, changes were made to ensure it is clear that the proposal is being put forward by the developer. The new and previous templates have been included in the Appendices.

Financial Impact:

Providing notifications to a greater area will result in a higher administrative cost. These cost will be taken into consideration during the annual Fees and Charges Bylaw review.

Attachments:

1. Appendix A – Revised Notification Letter
2. Appendix B – Previous Notification Letter
3. Appendix C - Revised Newspaper Advertisement
4. Appendix D – Previous Newspaper Advertisement

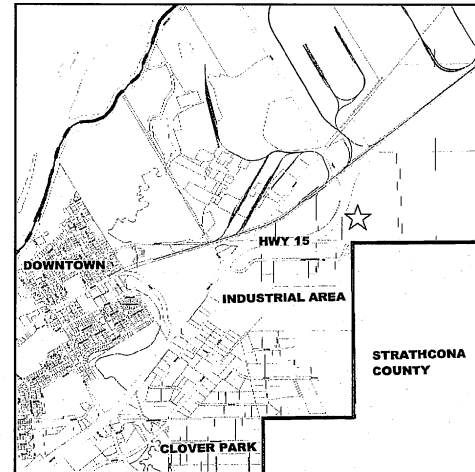
Prepared by:	Katie Mahoney Senior Long Range Planner	Date: February 26, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: March 1, 2016
Reviewed by:	Kelly Kloss City Manager	Date: March 1, 2016
Submitted to:	City Council	Date: March 8, 2016



February 10, 2016

To: Landowner

**Public Hearing and Notice of Bylaw C3-16
Proposed amendment to Land Use Bylaw C10-13
Opportunity to provide feedback**



- Part of Lot 1, Block 8, Plan 0324058
- Part of Lot 2, Block 8, Plan 0324059
- Lot 1, Block 1, Plan 0820100
- Part of SW ¼ 2-55-22 W4M

TAG Developments is proposing to redistrict lands from *Industrial Reserve (IR)* to *Light Industrial (IL)* nearby your property.

Council is holding a Public Hearing with respect to Bylaw C3-16.

Date: **Tuesday, February 23, 2016**
Time: **6:00pm**
Location: **City Hall Council Chambers**
10005- 102 Street, Fort Saskatchewan, Alberta

Do you wish to make a presentation to Council concerning this Bylaw? You are encouraged to register by contacting 780.992-6154. You can also make a written submission by 12:00pm (noon) February 23, 2016 by mail or email at msiddonsfortsask.ca.

Do you need additional information? Please contact me. You can get a copy of the proposed Bylaw at fortsask.ca or by visiting City Hall.

Matthew Siddons

Matthew Siddons
Current Planner, Planning & Development
Direct Line: 780.992.6286
E-mail: msiddons@fortsask.ca

Attachment: Plan showing proposed area of redistricting.

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March 27, 2015

To: Adjacent Land Owners

Notice of Bylaw C10-15 and Public Hearing

The City of Fort Saskatchewan Council is holding a Public Hearing with respect to Bylaw C10-15.

Bylaw C10-15 proposes to amend Land Use Bylaw C10-13 for a portion of Lot B, Block 25, Plan 042 6931 within the West Park neighbourhood. The purpose of Bylaw C10-15 is to relocate a portion of park space.

If approved, Bylaw C10-15 will redistrict two areas within this site:

- 1) From Parks and Recreation District (**PR**) to Small Lot Residential District (**R3**)
- 2) From Small Lot Residential District (**R3**) to Parks and Recreation District (**PR**)

Any person who wishes to make a presentation to the City of Fort Saskatchewan Council concerning this Bylaw has the opportunity to do so at a Public Hearing to be held on:

Date: **Tuesday, April 14, 2015**
Time: **6:00pm**
Location: **City Hall Council Chambers**
10005- 102 Street, Fort Saskatchewan, Alberta

Council will also consider written submissions from anyone respecting proposed Bylaw C10-15 submitted to Planning and Development before 12:00 pm (noon), on April 14, 2015.

For further information including a copy of the proposed Bylaw C10-15, please visit our website www.fortsask.ca or contact me at 780-992-6286 or via email at msiddons@fortsask.ca

Sincerely,

Matthew Siddons
Current Planner
Planning & Development
City of Fort Saskatchewan
Direct Line: 780.992.6286
E-mail: msiddons@fortsask.ca

Attachment: Plan showing proposed area of rezoning

Planning & Development Phone: 780.992.6198 E-mail: landuseplanning@fortsask.ca

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CITY OF
FORT SASKATCHEWAN

CityPAGE

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PUBLIC HEARING AND NOTICE OF BYLAW C3-16

APPLICATION TO REDISTRIBUTE FORT INDUSTRIAL ESTATES PHASE 3

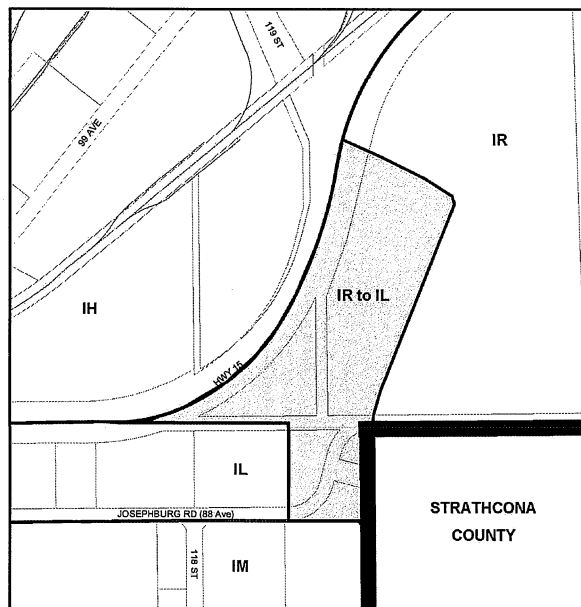
TAG Developments is proposing to redistribute lands from Industrial Reserve (IR) to Light Industrial (IL) in the Fort Industrial Estates. A copy of the proposed Bylaw can be obtained from City Hall (10005 - 102 Street) or online at fortsask.ca.

Lands to be redistributed:

- Part of Lot 1; Block 8; Plan 0324058
- Part of Lot 2; Block 8; Plan 0324059
- Part of Lot 1; Block 1; Plan 0820100
- Part of SW ¼ 2-55-22 W4M

A Public Hearing will be held on **Tuesday, February 23, 2016, 6:00 pm** in the **City Hall Council Chambers** (10005 - 102 Street). If you are interested in presenting to City Council in regards to this Bylaw, please register by calling **780.992.6154**. You can also send a written submission by 12:00 pm (noon), February 23, 2016 by mail or email. Written submission or request for additional information should be directed to:

Matthew Siddons, Current Planner, City of Fort Saskatchewan
Phone: 780.992.6286 Email: msiddons@fortsask.ca
Address: City Hall, 10005 - 102 Street, Fort Saskatchewan, AB, T8L 2C5



Subject Area

BE SAFE BE CONSIDERATE

DON'T PUT SNOW ONTO THE STREET



Bylaw No. C1-94 prohibits anyone from putting snow from their driveway onto the street. Placing excess snow on streets from private property and blowing snow onto streets cause hazards to motorists and yourselves.

Be considerate. The City wants to keep you safe.

For more information, contact **Public Works** at **780.992.6248**.



Fort Saskatchewan's Animal Control Bylaw requires pet owners to remove their pets' waste immediately from a public place. Failure to do so may result in a \$150 fine.

Please keep our city's sidewalks and trails clean for everyone to enjoy.

Municipal Enforcement: 780.997.7930.

HARBOUR POOL NEWS

COMMUNITY LOONIE SWIM

Feb 20, Sat, 2:00 - 4:00 pm
Special thanks to CUPE Local 30 for sponsoring this event.



Harbour Pool Customer Service:
780.992.6162

REC PROGRAMS LAST UNTIL MARCH

STILL TIME TO WORK OUT!

PROGRAM FEES WILL BE PRO-RATED.

Code	Program
23271	Social Dance
23423	Baby Steps Synrgy360™
23360	20! 20! 20! Step-Strength-Core
23380	You Can Be a Runner
23398	Beginner Spin
26726	Synrgy360™ For Her
26720	Beginner Hatha Yoga
23435	Beginner Ashtanga Yoga
26751	Prenatal Yoga

For more details, please check the 2016 Winter Leisure Guide available online at fortsask.ca or pick up a copy at DCC, Harbour Pool or City Hall.

Register NOW!
780.992.6400 or eConnect at fortsask.ca

EMPLOYMENT OPPORTUNITIES

TAKE YOUR CAREER IN THE RIGHT DIRECTION

Check the career page for opportunities to work for the City.
For more information and a complete listing of all open competitions, please visit fortsask.ca.





CITY OF
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APPENDIX D

NOTICE OF BYLAW AND PUBLIC HEARING

APPLICATION TO REZONE SOUTHFORT MEADOWS STAGE 4 & 5

WSP Canada, on behalf of Southfort Development Corp., has submitted an application to rezone lands for the purpose of developing Southfort Meadows Stage 4 & 5. A Public Hearing for Bylaw C5-15 has been scheduled for March 10.

If approved, the Bylaw will redistrict the area from Urban Reserve (UR) to Comprehensively Planned Residential (RC), Small Lot Residential (R3), and Direct Control - Administration (DC(A)-07). The subject area is legally described as SE ¼ 19-54-22-W4 (see map) and is located east of the existing Southfort Meadows neighbourhood and south of Southfort Estates.

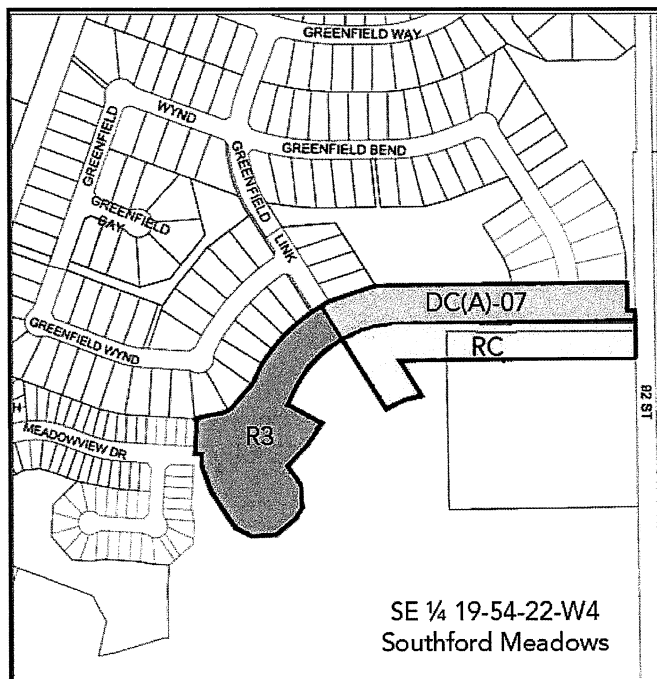
A Public Hearing is your opportunity to speak in favour or against an application. Anyone wishing to make a presentation may do so at the Public Hearing.

Date: Tuesday, March 10, 2015
Time: 6:00 pm
Location: City Hall Council Chambers
10005 – 102 Street, Fort Saskatchewan

Council will also consider written submissions if submitted by 12:00 noon on March 10, 2015.

For further information, including a copy of the proposed Bylaw, please visit fortsask.ca or contact:

Janel Smith-Duguid
Director of Planning & Development
Tel: 780.992.6198
Email: landuseplanning@fortsask.ca



PUBLIC NOTICE

TO PASS A BYLAW AUTHORIZING THE INCURRENCE OF AN INDEBTEDNESS FOR SEWER SERVICE RELINE CONSTRUCTION

Bylaw C7-15 First Reading: February 10, 2015
Public Notice (Section 258 of the *Municipal Government Act*)

City of Fort Saskatchewan Council intends to pass Bylaw C7-15 to enable the City to borrow up to \$1,200,000 through debenture borrowing from the Alberta Capital Finance Authority for sewer service reline construction. The total cost of this rehabilitation project is estimated to be \$1,200,000. The net amount to be borrowed is up to \$1,200,000.

The repayment schedule requires a maximum of 40 equal consecutive semi-annual instalments of combined principal and interest (not to exceed 10%), or the interest rate as fixed from time to time by the Alberta Capital Finance Authority.

If you oppose Bylaw C7-15, you may petition for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must be signed by at least 10 percent of the population (22,808 as per its 2014 Municipal Census) and must be received by the City Manager on or before **March 13, 2015**.

Further information:

Copies of proposed Bylaw C7-15 and detailed information about petitions and their requirements, which are outlined under Section 224 of the Municipal Government Act, can be obtained from:

City Hall
City of Fort Saskatchewan
10005 - 102 Street
Fort Saskatchewan, AB T8L 2C5

Questions about the proposed Bylaw may be directed to the Project Management Office:

Grant Schaffer
Director, Project Management
Tel: 780.992.6237
Email: gschaffer@fortsask.ca



CITYFORTSASK



@CITYFORTSASK

780.992.6200 | INFO@FORTSASK.CA | FORTSASK.CA

gotta♥it!

CITY OF FORT SASKATCHEWAN

Heartland Housing Foundation Land Grant Request

Motion:

That Council grant the parcel of land legally designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation on the condition that it be used for the development of a seniors/affordable housing apartment complex.

Purpose:

That Council provide direction to Administration regarding the request from the Heartland Housing Foundation for the donation of the parcel of land legally described as Lot 8, Block 22, Plan 6180NY

Background:

In May 2013, the Old Health Centre Redevelopment Brief was established to provide guidance for the review and approval of potential development applications for the Old Health Centre land.

In October 2014, the entire 7.27 acre Old Health Centre land was appraised at \$5,450,000 excluding demolition costs.

In February 2015, Administration presented an opportunity to actively market the Old Health Centre land and recommended subdividing the site into three lots. The intent at that time was that the largest lot would be put up for sale with the two small lots at the south end of the property being designated by Council at a future time. It was assumed that the two small lots would be designated for social benefit. Council passed a resolution authorizing the City to subdivide the Old Health Centre site.

In June 2015, subdivision of the Old Health Centre site was finalized and a Mutual Access Easement agreement was established between all lots. The final site subdivision resulted in the four parcels noted below:

- | | |
|-----------------------------------|---------|
| 1. Plan 1423644, Lot 17, Block 22 | 4.47 Ac |
| 2. Plan 1423644, Lot 18, Block 22 | 1.24 Ac |
| 3. Plan 6180 NY, Lot 8, Block 22 | 1.21 Ac |
| 4. Plan 3610 RS, Lot R1, Block 22 | 0.34 Ac |

Over the summer of 2015, the Old Health Centre building was remediated and demolished.

In September 2015, the newly subdivided Old Health Centre site was re-appraised in order to reflect any changes in value due to subdivision and changes in the market.

In November of 2015, Council directed Administration to put the lot designated as Lot 17, Block 22, Plan 1423644 up for sale. The City is overseeing the sale of the property, rather than utilizing an external agency. No offers have been submitted for the property at this time. The rezoning of that land has not taken place yet.

On February 4, 2016, Council received a written request from the Heartland Housing Foundation requesting the City provide a written commitment stating that the title for Lot 8, Block 22, Plan 6180NY be granted to Heartland Housing Foundation so that planning may commence for the construction of a seniors/affordable housing apartment complex.

It is the intention of Administration to negotiate a land transfer that has a restrictive covenant on title that ensures the land ownership would revert back to the City in the event that the land is no longer needed by the Heartland Housing Foundation.

Plans/Standards/Legislation:

City of Fort Saskatchewan Strategic Plan Corporate Strategic Goal 3:

3.3 - Promote Sustainability through infill development.

3.6 - Explore opportunities to increase accessible and affordable housing within the community.

Financial Implications:

The parcel of land legally described as Lot 8, Block 22, Plan 6180NY is 1.21 acres in size. Based on the September, 2015 appraisal done by Harrison Bowker, the value of the parcel is estimated to be \$875,000 assuming it could be sold for full market value. The land would have to be given in the form of a grant to the Heartland Housing Foundation based on the request received.

Alternatives:

1. That Council grant the parcel of land legally designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation on the condition that it be used for the development of a seniors/affordable housing apartment complex.
2. The Council direct Administration to bring back a report at a later date that allows Council to consider the February 4, 2016 request from the Heartland Housing Foundation.
3. That Council not grant the parcel of land designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation.
4. That Council provide other direction.

Recommendation:

That Council grant the parcel of land legally designated as Lot 8, Block 22, Plan 6180NY to the Heartland Housing Foundation on the condition that it be used for the development of a seniors/affordable housing apartment complex.

Attachments:

1. Appendix A - Real Estate Appraisal from September 8, 2015
2. Appendix B - Plan showing survey of Subdivision
3. Appendix C - Map showing Lot 8 Block 22 Plan 6180NY
4. Appendix D - Request letter from the Heartland Housing Foundation

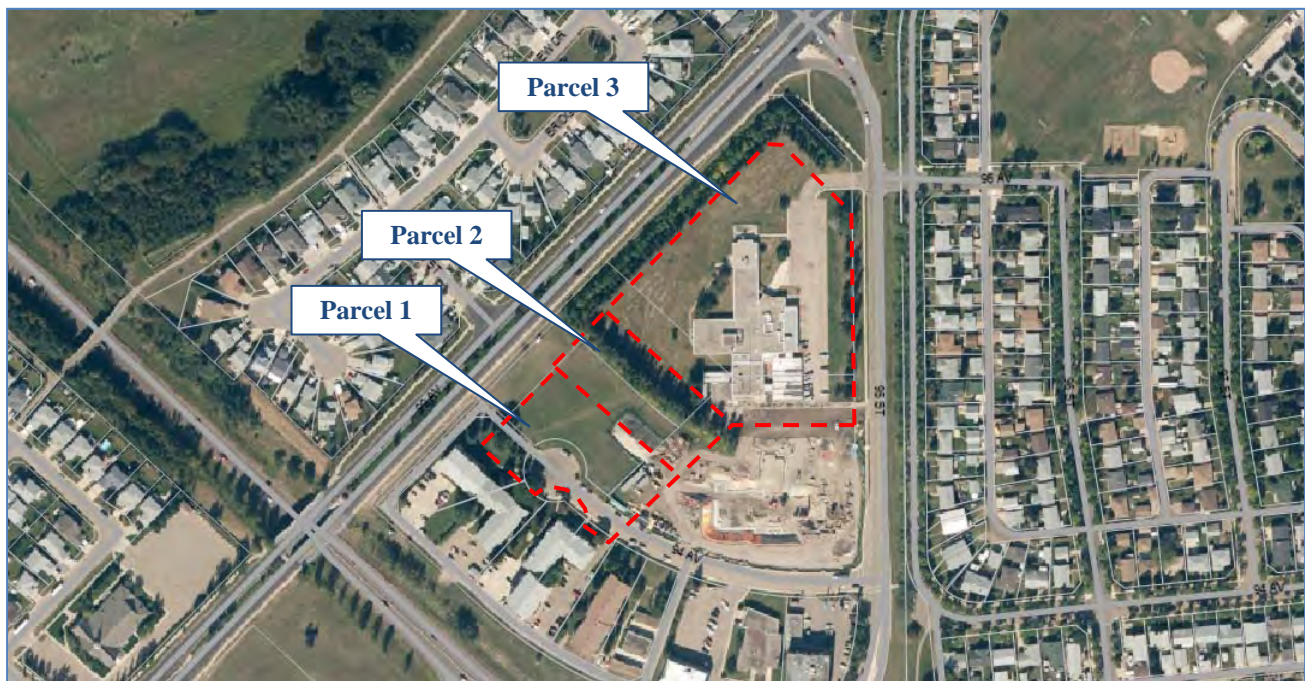
File No.:

Prepared/Approved by:	Troy Fleming General Manager, Infrastructure & Community Services)	Date: February 12, 2016
Reviewed by:	Kelly Kloss City Manager	Date: March 1, 2016
Submitted to:	City Council	Date: March 8, 2016

REAL ESTATE APPRAISAL

of

The 'Old Health Centre Site' in Fort Saskatchewan, AB
Located in the vicinity of 99th Avenue and 95th Street
(consisting of three parcels of vacant land)



Report prepared for:

City of Fort Saskatchewan
10005 – 102 Street
Fort Saskatchewan, AB T8L 2C5
Attention: Mr. Mike Erickson, Economic Development Officer

By:

Pat A. Woodlock, BMgt, AACI, P.App
HarrisonBowker Real Estate Appraisers Ltd.
200, 37 St. Thomas Street
St. Albert, Alberta T8N 6Z1
Tel: (780) 458-3814 Fax: (780) 458-3962
E-mail: pat@harrisonbowker.com
www.harrisonbowker.com

September 8, 2015

City of Fort Saskatchewan
10005 – 102 Street
Fort Saskatchewan, AB
T8L 2C5

Attention: Mr. Mike Erickson, Economic Development Officer

Dear Mr. Erickson:

Re: Real estate appraisal of three parcels of vacant land located at the Old Health Care Centre Site, in the vicinity of 99th Avenue and 95th Street, in the City of Fort Saskatchewan, AB. Legal descriptions are defined below.

Pursuant to your instructions, we have appraised the above referenced properties with the objective of determining their current market value. Based on our research and analysis, it is our opinion that the market value of the fee simple interest in the subject properties as of September 2, 2015 may be fairly stated as:

Final Values				
Parcel	Short Legal Description	Size	Value	Unit Value
1	Part of Lot 8/22/6180NY; Lot R1/22/3610RS (en bloc)	1.55 acres	\$1,125,000	\$725,000/acre
2	Lot 18, Block 11, Plan 1523644	1.24 acres	\$900,000	\$725,000/acre
3	Lot 17, Block 11, Plan 1523644	4.47 acres	\$2,905,000	\$650,000/acre

The enclosed narrative appraisal report was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. It contains data and analyses which, to the best of our knowledge and ability, are correct. Please review it for accuracy and completeness, and advise our office of any errors or omissions found.

The appraisal report is to be used only for the specific purpose stated in the report, and no person may rely on the report for any other purpose. You may show the report in its entirety to those third parties who have a need to review the information it contains.

Thank you for this opportunity to be of service.

Yours respectfully,

HARRISONBOWKER REAL ESTATE APPRAISERS LTD.



Pat A. Woodlock, BMgt, AACI, P.App
Appraiser

enclosure: Appraisal Report

EXECUTIVE SUMMARY

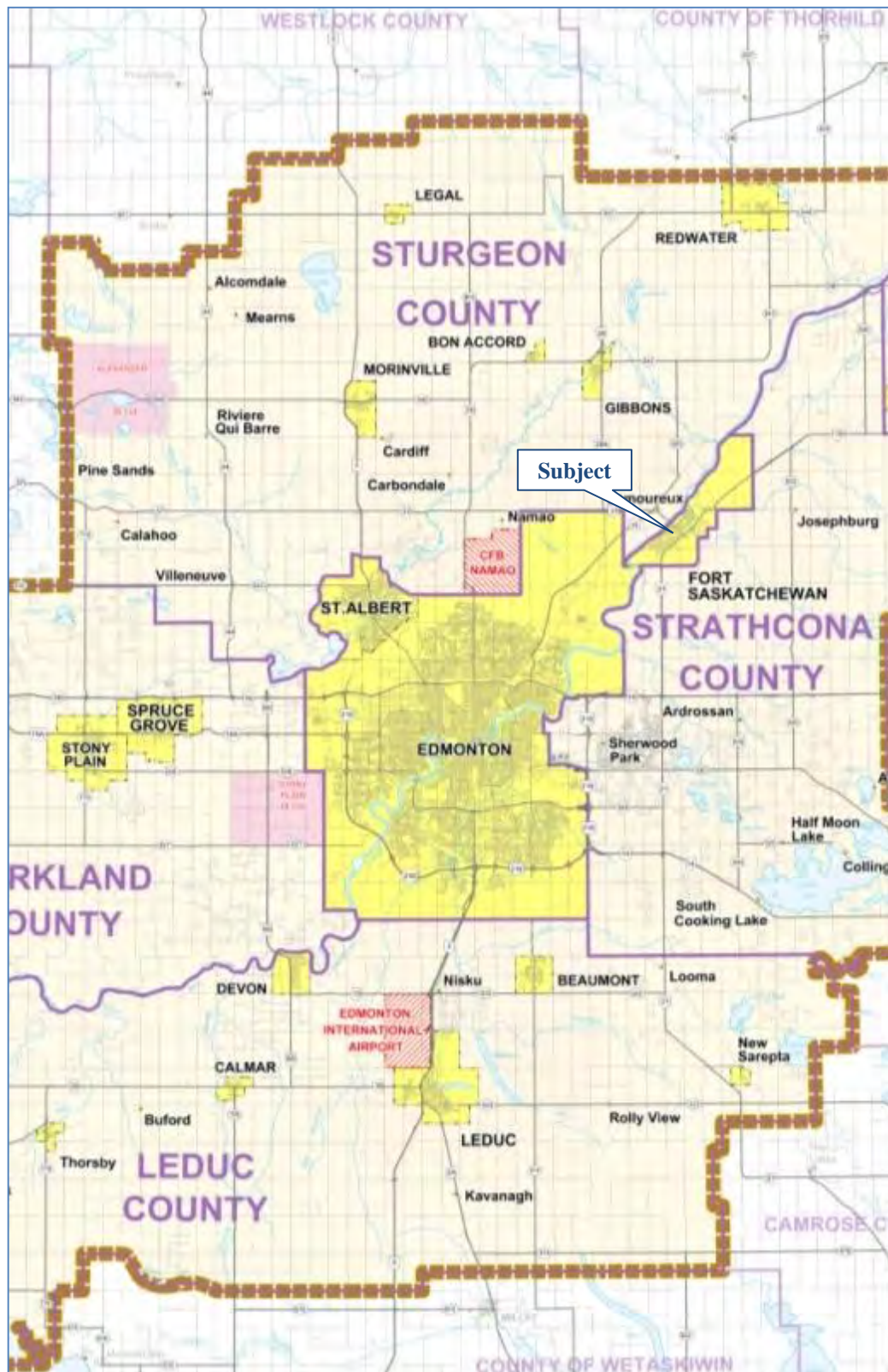
The subject of this appraisal is comprised of three contiguous parcels of vacant land at the Old Health Care Centre Site in the City of Fort Saskatchewan. This is a mature area, primarily characterized by mixed-density residential development, with some commercial development also in place. The DC-zoning of the property suggests mid to high density development would be appropriate. There is continued demand for higher density sites in the Edmonton CMA, recognizing the peripheral area and slower market. This has been reflected in the valuation.

The land valuation was completed without undue difficulty, recognizing that the property is not conventionally zoned and potential use and density factors are not completely defined. The Direct Comparison approach was applied for the valuation, based on ten primary Value Indicators, good secondary support, and extensive research and analysis into all sales within this market since 2010. The results are deemed adequately supported.

- Client:** City of Fort Saskatchewan.
- Property Description:** Portions of the 'Old Health Centre Site' lands, comprised of three parcels of bare redevelopment land in established Fort Saskatchewan
- Municipal Address:** Not yet assigned. Located in the vicinity of 99 Avenue and 95 Street.
- Legal Description:** Parcel 1: Part of Lot 8/22/6180NY; Lot R1/22/3610RS (en bloc)
Parcel 2: Lot 18, Block 11, Plan 1523644
Parcel 3: Lot 17, Block 11, Plan 1523644
- Purpose and Use:** Internal corporate purposes.
- Interests Appraised:** Fee simple estate.
- Effective Date:** September 2, 2015.
- Property Owner:** The City of Fort Saskatchewan.
- Improvements:** None of value.
- Site Area:** Parcel 1: 1.55 acres (0.627 ha)
Parcel 2: 1.24 acres (0.503 ha)
Parcel 3: 4.47 acres (1.809 ha)
- Zoning:** DC – Direct Control District.
- Property Use:** Vacant land.
- Highest and Best Use:** Development consistent with market forces and City approvals. An imminent to short term development horizon is market supported.
- Key Factors in Value:** **Pros:** (1) Well-located in an established area of Fort Saskatchewan. (2) Good access to arterial routes. (3) Servicing is reported to be available for full development of the site. (4) Longer term economic prospects for the Edmonton CMA are good.
- Cons:** (1) The parcels are subject to vague Land Use Controls, increasing perceived risk. (2) Fort Saskatchewan's economic development is strongly tied to petrochemical and industrial developments, the dynamics of which are constantly changing. (3) Uncertain macro market conditions have been underscored by the recent drop in world oil prices

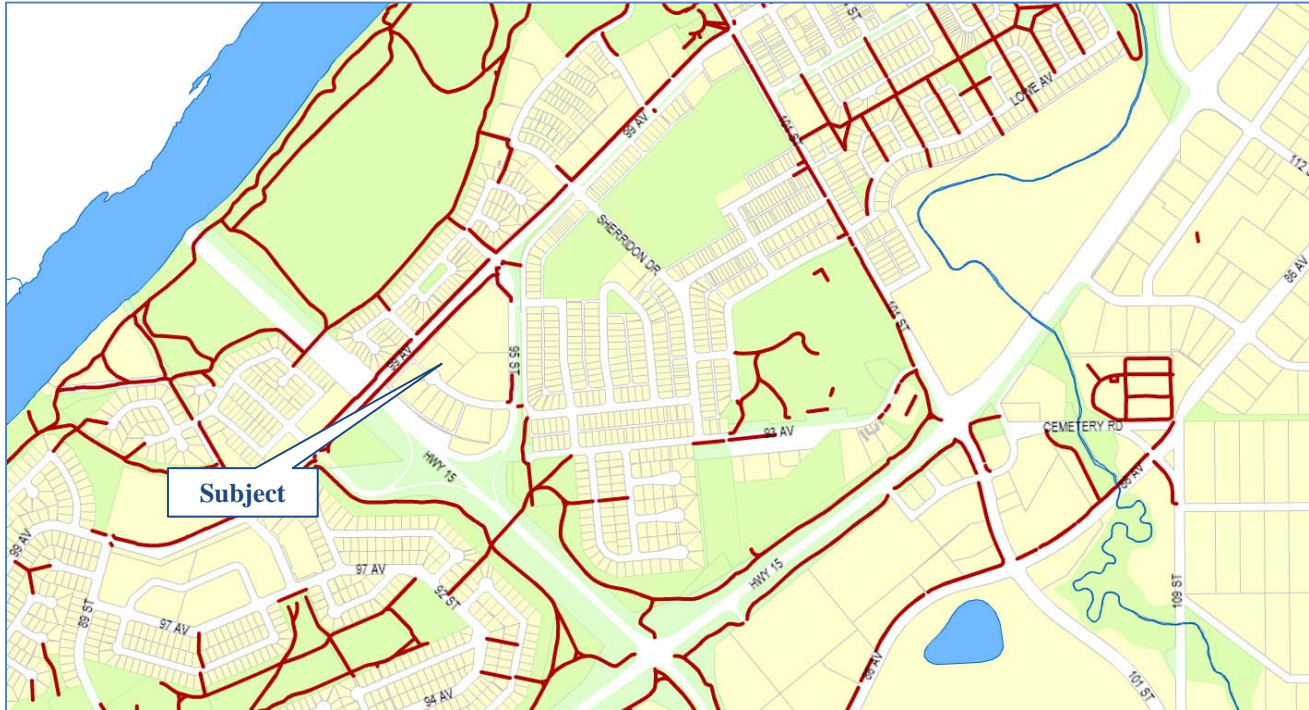
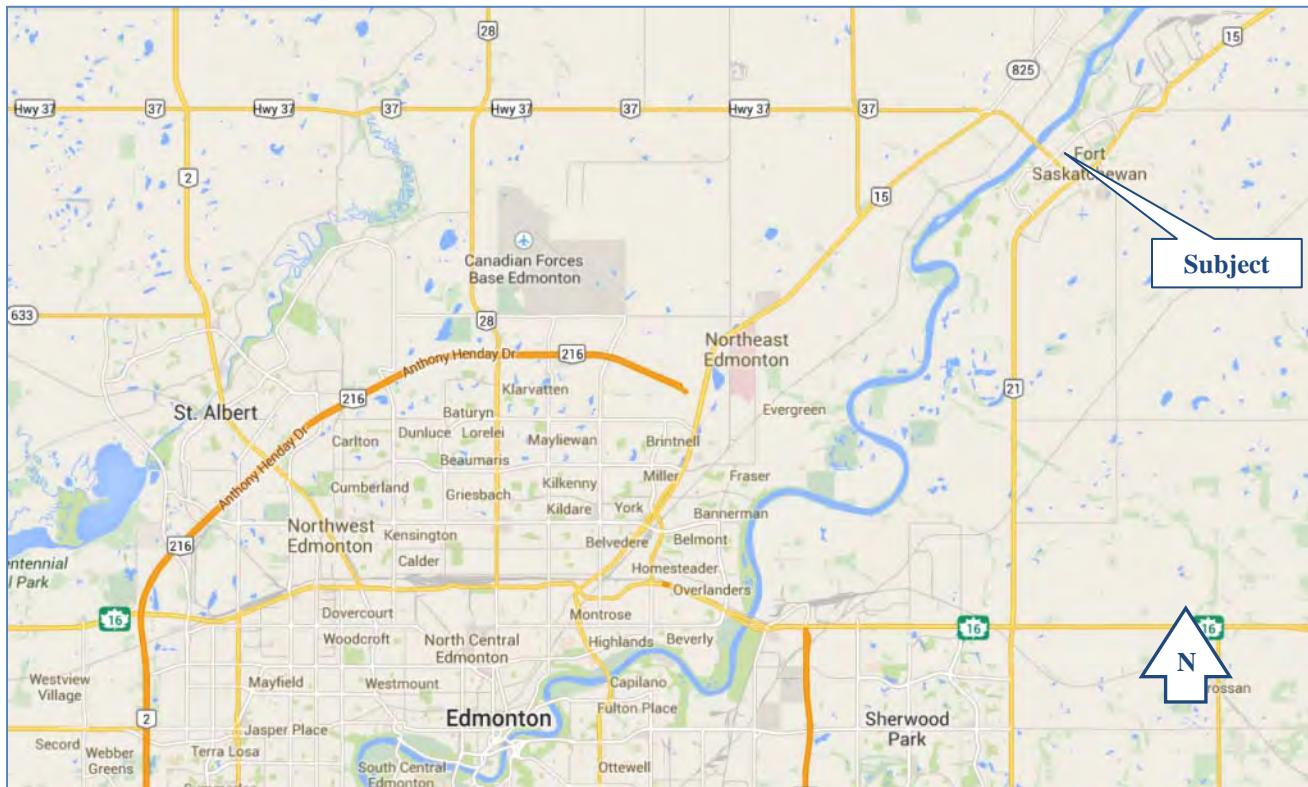
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3	Lot 17, Block 11, Plan 1523644	4.47 acres	\$2,905,000	\$650,000/acre

MAPS



Edmonton CMA Map: The subject property is located in the City of Fort Saskatchewan, which is located in the NE quadrant of the Edmonton CMA. Access to major transportation routes and the rest of the CMA is good.

MAPS



Maps (GoogleMaps): Depicting the subject in the context of the Edmonton CMA as well as the immediate area. Note the good access to major arterial roadways. Roadways bound three sides of the site.

PHOTOGRAPHS



Aerial Photos (Google maps above circa 2015, Fort Saskatchewan Webmap below circa 2013): Depicting subject site in the context of the Fort Saskatchewan (above) and immediate surroundings (below). Hospital has been demolished since photo.

PHOTOGRAPHS



Facing south into Parcel 3 from near to the north corner of the site. This property was previously improved with a hospital that has been recently demolished. The 2-storey building in the background is a new 90-unit senior's lodge known as Dr. Turner's Lodge. Parcels 1 and 2 extend beyond the south boundary of Parcel 3.



Facing towards the subject land from the north corner of Parcel 3 at the intersection of 99 Avenue and 95 Street. 99 Avenue (depicted) is a 4-lane arterial roadway. Access will not be possible from this roadway.

PHOTOGRAPHS



Facing into Parcel 3 from east-adjacent 95 Street, which provides access to Parcel 3.



Facing into Parcel 1 from south-adjacent 94 Avenue, which will provide access. Access to Parcel 2 will be through Parcel 1 by way of Registered Easement.

PHOTOGRAPHS

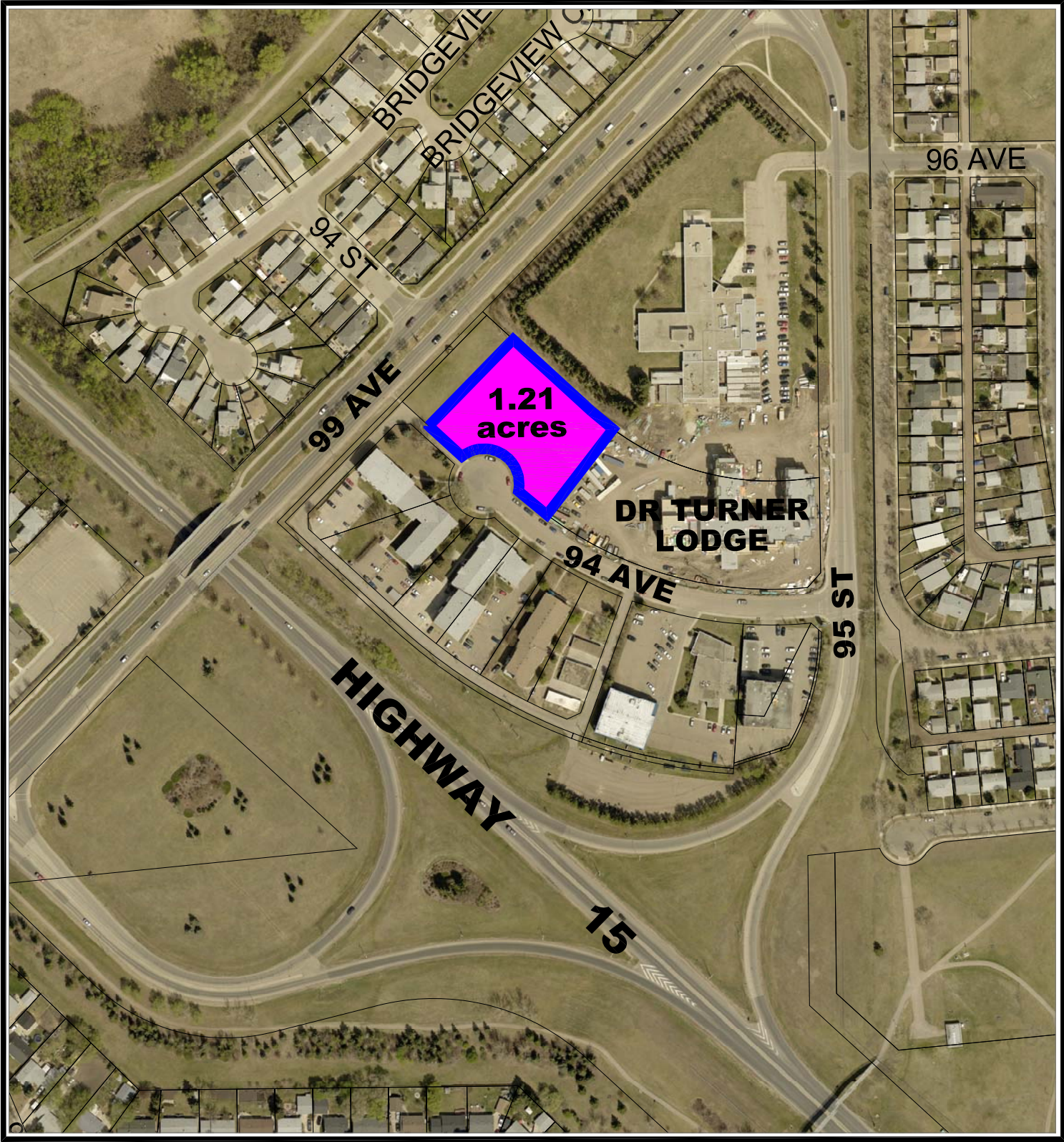


Facing Dr. Turner Lodge along 94th Avenue. This is a high quality development that benefits the area and should fit well into plans for the surrounding areas.



Street scene along 95 Street. This is a collector/arterial that junctions with 94 Avenue, which in turn will provide access to Parcel 1. Parcel 2 is accessed through Parcel 1. Parcel 3 will have direct access to 95 Street.

LOCATION MAP



SUBJECT AREA

Mayor and Council
City of Fort Saskatchewan
10005 102 St
Fort Saskatchewan, Alberta
T8L 2C5

February 4, 2016

Madame Mayor,

Heartland Housing Foundation (HHF), formed in 2013 through an amalgamation of Pioneer Housing Foundation, Fort Saskatchewan Seniors Housing Foundation, and Lions Haven Foundation has as its mission to provide safe, affordable housing to the citizens of the communities it serves. There is a need in both the City of Fort Saskatchewan and Strathcona County for more affordable housing across the spectrum: from AISH clients and single working individuals to families and seniors. HHF has been working with community partners on how we as a management body can assist in addressing this need.

On December 15, 2015, HHF presented some tentative future plans to both councils. This included a 90 room expansion of Silver Birch, replacement of Clover Bar Lodge (oldest in the list of lodges), construction of a 70+ suite combination seniors/affordable housing apartment complex, and an affordable/low cost apartment on the Old Turner Lodge site.

HHF continually is on the look for new opportunities and to that end, often depends on the support of the local municipality. The newest expansion in Sherwood Park is being financed through a municipal debenture (\$22,500,000). The new Dr. Turner Lodge came about through the gifting of land to the Alberta Government by the City of Fort Saskatchewan and building funds from the government. The replacement of Clover Bar Lodge will become a reality with capital from the department. (Support for the provision of land by Strathcona County has been received.)

One of the key components of any expansion or new build is ensuring the land is available. To that end, HHF is intending to move forward in Fort Saskatchewan with plans for a seniors/affordable housing apartment similar to the design shown to Council in December. To accomplish this goal, HHF would like to ask for an official commitment to HHF that the land described as Lot 8, Block 22, Plan 6180 NY, in the City of Fort Saskatchewan will be made available at no cost.

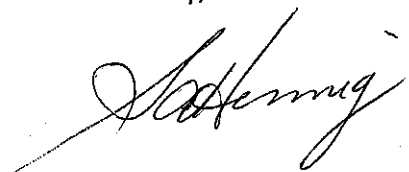
This property is part of the Old Hospital Lands and sits adjacent to the land turned over to the Government of Alberta for the construction of Dr. Turner Lodge. This property works well for a new project as it will afford local seniors an affordable housing opportunity which does not currently exist.

Transfer of title at this time is not imperative, but a written commitment for the property will allow HHF to move forward with planning and development.

This request is being made on behalf of the Board of Directors of the Heartland Housing Foundation.

Thank you for your consideration.

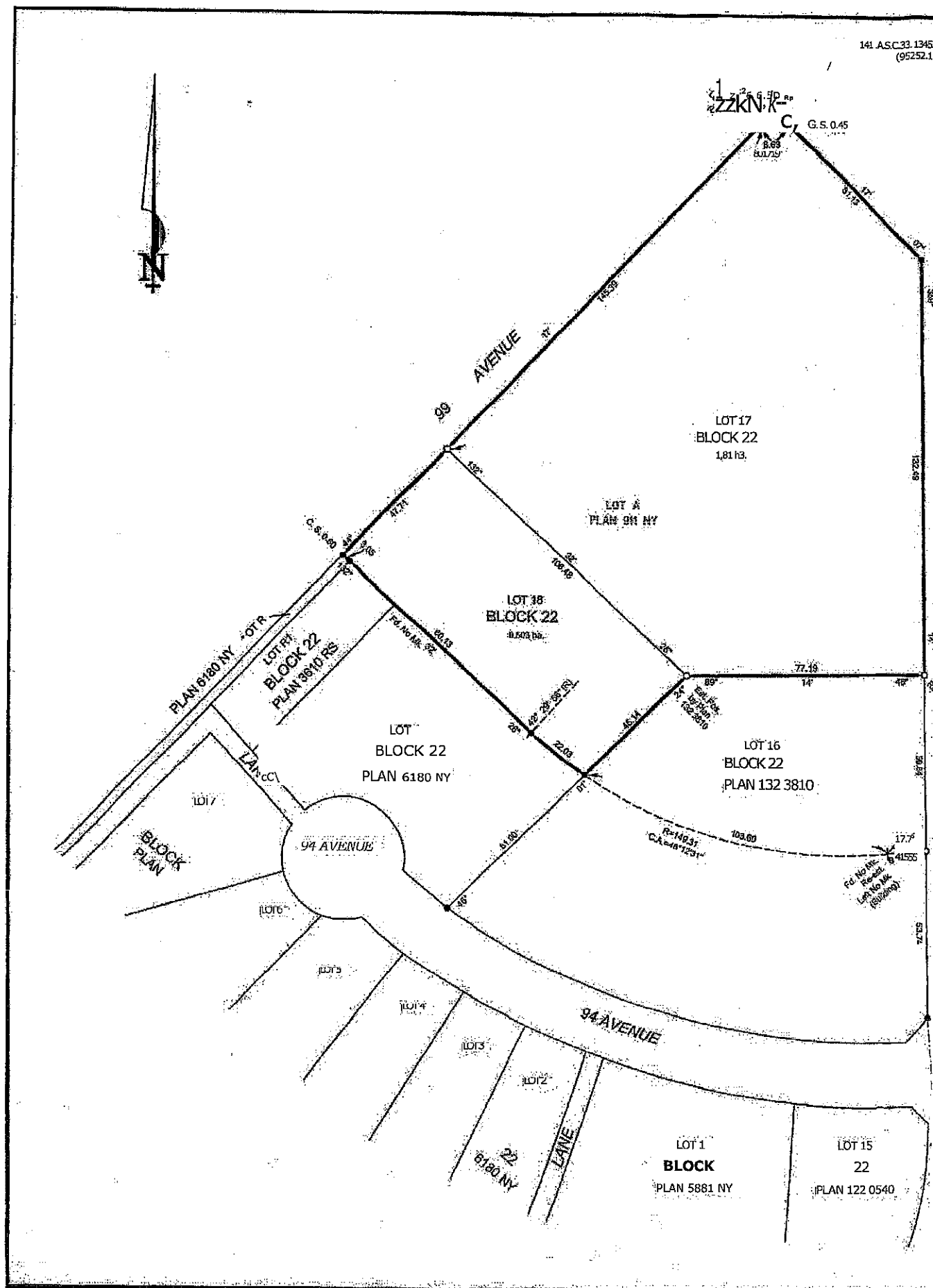
Sincerely,

A handwritten signature in cursive script, appearing to read "Stew Hennig".

Stew Hennig
Board Chair
Heartland Housing Foundation

A handwritten signature in cursive script, appearing to read "Lynn Olenek".

Lynn Olenek
Executive Director
Heartland Housing Foundation



CITY OF FORT SASKATCHEWAN

Notice of Motion – Lease City Owned Land to the Food Gatherers Society

Motion:

That Administration be directed to research and provide Council with information for leasing the land at 9901 - 90 Street (Lot 7, Plan 932 3415) in Fort Saskatchewan to the Food Gatherers Society by the end of June 2016.

Purpose:

To determine if Council wishes to support Councillor Blizzard's motion.

Background:

At the February 23, 2016 regular Council meeting, Councillor Blizzard presented a notice of motion to direct Administration to research and provide Council with information for leasing the vacant land at 9901- 90 Street to the Food Gatherers Society.

Alternatives:

1. That Council support Councillor Blizzard's motion.
2. That Council not support Councillor Blizzard's motion.

Recommendation:

That Council advise how they wish to proceed.

Prepared by:	Sheryl Exley Legislative Officer	Date: February 25, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: February 25, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: February 25, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 25, 2016
Submitted to:	City Council	Date: March 8, 2016