



CITY OF FORT SASKATCHEWAN AGENDA

Regular Council Meeting Tuesday, April 12, 2016 - 6:00 PM Council Chambers – City Hall

1. Call to Order

2. Approval of Minutes of March 22, 2016 Regular Council Meeting.

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

4.1 Information on Matters of Public Interest

Pastor Bill
Olson, Life
Church

5. Unfinished Business

5.1 Habitat for Humanity Site Selection Process

Troy
Fleming

Bylaw C5-16 - Amend Fees and Charges Bylaw C23-15 - Planning
& Development and Facility Rental Fees - 3rd reading

Brenda
Molter

6. New Business

6.1 Aquatic Services Plebiscite

Barb
Shuman

6.2 Fort Saskatchewan Policing Committee Appointments

Brenda
Molter

7. Bylaws

Regular Council Meeting - Tuesday, April 12, 2016

7.1 Bylaw C4-16 - Amend Land Use Bylaw C10-13 - Downtown
Specific Regulations - 1st Reading

Janel
Smith-
Duguid

7.2 Bylaw C6-16 - Council Code of Conduct - 3 readings

Robert
Stephenson

8. Notice of Motion

8.1 Harbour Pool Swimming Lesson Registration

Coun.
Randhawa

8.2 2017 Employee Position Allocations

Coun.
Sperling

9. Points of Interest

10. Councillor Inquiries

11. Adjournment



**CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Tuesday, March 22, 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
Janel Smith-Duguid, Director, Planning & Development
Reade Beaudoin, Digital Media Coordinator
Sheryl Exley, Legislative Officer
Barb Aitken, Recording Secretary

1. Call to Order

Mayor Katchur called the regular Council Meeting of March 22, 2016 to order at 6:00 p.m.

2. Approval of Minutes of March 8, 2016 Regular Council Meeting

R38-16 MOVED BY Councillor Hennig that the minutes of the March 8, 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

Mrs. Barb Bouwman, Past President, Fort Saskatchewan Chamber of Commerce was in attendance to update Council and Administration on the economic climate for Fort Saskatchewan businesses.

Mrs. Karen Welk, resident, was in attendance to express concern regarding the proposed Downtown Land Use Bylaw, specifically in relation to single family homes being allowed as a discretionary use in the Transitional Residential Downtown district.

5. New Business

5.1 Downtown Land Use Bylaw - Request for Decision

Presented by: Janel Smith-Duguid, Director, Planning & Development

R39-16

MOVED BY Councillor Sperling that Council directs Administration to include single detached dwellings as a permitted use under the Transitional Residential – Downtown (TR-D) district.

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

Against: Frank Garritsen, Sheldon Bossert

CARRIED

R40-16

MOVED BY Councillor Blizzard that Council directs Administration to amend the regulations within the Downtown Land Use Bylaw to encourage, as opposed to require, canopies and awnings throughout the downtown.

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

CARRIED UNANIMOUSLY

R41-16

MOVED BY Councillor Sperling that Council directs Administration to amend the regulations within the Downtown Land Use Bylaw to maintain the Downtown Parking Overlay, with a relaxation of 80 percent.

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

Against: Frank Garritsen

CARRIED

R42-16

MOVED BY Councillor Garritsen that Council directs Administration to bring forward information to Council to restrict pawn shops and payday loan businesses within the City.

In Favour: Frank Garritsen

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

DEFEATED

Mayor Katchur called a short recess at 7:36 p.m.

The regular Council Meeting reconvened at 7:44 p.m.

6. Bylaws

6.1 Bylaw C5-16 - Amend Fees & Charges Bylaw C23-15 - Planning & Development and Facility Rental Fees - 3 readings

Presented by: Brenda Molter, Director, Legislative Services

R43-16

MOVED BY Councillor Blizzard that Council give first reading to Bylaw C5-16, which amends Fees and Charges Bylaw C23-15.

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

Against: Gale Katchur

CARRIED

R44-16

MOVED BY Councillor Blizzard that Council give second reading to Bylaw C5-16, which amends Fees and Charges Bylaw C23-15.

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

Against: Gale Katchur

CARRIED

R45-16

MOVED BY Councillor Blizzard that Council provide unanimous consent to proceed with third and final reading to Bylaw C5-16, which amends Fees and Charges Bylaw C23-15.

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

Against: Frank Garritsen, Arjun Randhawa

CARRIED

Since Bylaw C5-16 did not receive unanimous consent for presentation of third reading, third reading of Bylaw C5-16 will be presented at the April 12, 2016 regular Council Meeting.

7. Notice of Motion

Councillor Randhawa gave notice that he will introduce the following motion at the April 12, 2016 regular Council Meeting:

“That Council direct Administration to bring back a report by June 1, 2016 with policy proposals outlining the possibility of aiding in aquatic program subscription issues by looking at an advance registration period for residents.”

Councillor Sperling gave notice that he will introduce the following motion at the April 12, 2016 regular Council Meeting:

“That Council implement a hiring freeze at the City of Fort Saskatchewan due to the current economic conditions within Alberta. All positions are to be managed within the City’s current position allocations and salary budgets, and further that the hiring freeze be reviewed after December 31, 2017.”

8. Points of Interest

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

9. Councillor Inquiries

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

10. Adjournment

The regular Council Meeting of March 22, 2016 adjourned at 8:11 p.m.

Mayor

Director, Legislative Services

CITY OF FORT SASKATCHEWAN

Pastor Bill Olsen – Information on Matters of Public Interest

Purpose:

Pastor Bill Olsen of Life Church will be in attendance to make a presentation on items and issues that are faced by the community on a weekly basis, and to offer leadership solutions, which will add value to Fort Saskatchewan and its leaders.

Action Required:

That Pastor Olsen be thanked for his presentation.

File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: April 1, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: April 1, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: April 1, 2016
Reviewed by:	Kelly Kloss City Manager	Date: April 1, 2016
Submitted to:	City Council	Date: April 12, 2016

CITY OF FORT SASKATCHEWAN

Habitat for Humanity Site Selection Process

Motion:

That Council provide the balance of the Provincial Affordable Housing Grant (\$692,903 as of January 2016) to Habitat for Humanity for the purpose of purchasing land within the City of Fort Saskatchewan in order to construct 8 duplex lots (16 total units) for the Habitat for Humanity Program.

Purpose:

To follow up with the motion passed by Council on March 8, 2016: "That Council direct Administration to bring back a report to the April 12, 2016 Council meeting outlining other site alternatives, including the purchase of land and funding options, to provide for a Habitat for Humanity build."

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.

Administration has been in discussions with Habitat over the last year regarding the need to start looking for another project location. It is the desire of Habitat for Humanity to undertake a project within the City of Fort Saskatchewan that starts this summer and concludes in the fall of 2017 that adds at least 12 new Habitat for Humanity dwellings to the community.

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 on January 26, 2016, 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.

On March 8, 2016, Council directed Administration to discontinue the public engagement regarding the site at 9507 - 93 Avenue and to bring back other options for consideration to the April 12, 2016 Council meeting.

Analysis

Based on the prior work undertaken, it is believed that the City does not currently own property that will fit the criteria for Habitat for Humanity that will allow for a build with a significant number of units in a location that is suitable for low/medium density residential uses. While a second look was taken at City owned property through this research, the conclusion holds true that there is no suitable land currently owned by the City.

Administration scanned other properties within the City that are currently for sale, which have the potential for infill development. There were some common challenges encountered through the search involving:

- Site specific challenges – Some of the sites had unique characteristics that either drove up the costs or made development difficult.

- Cost – The land cost was too high to make it feasible for Habitat for Humanity, or there were site reclamation or preparation issues that created additional cost.
- Location – The site was not suitable for the specific land use or it was noted that there was an issue with access or other logistics.

Any sites that were not considered to be infill were investigated by Habitat for Humanity in collaboration with Administration. It is deemed more likely that Habitat will get a better financial arrangement on the purchase price, and it prevents the City from having to acquire land, and transfer it to another entity.

Findings

A total of 11 sites were analyzed, 6 sites were developer owned, 3 sites were privately owned, and two City owned sites were revisited. The following criteria was used in the evaluation:

- Cost – Cost per unit including all incidentals and overheads.
- Zoning – Is there a residential zoning in place or is a rezoning required?
- Suitability – Does a medium density residential project fit in this neighbourhood?
- Capacity – Minimum 8 lots (16 units) is desirable. Habitat for Humanity has expressed a strong desire to have all lots in the smallest number of locations possible in order to gain economies of scale with their build. Multiple sites requires multiple staging areas to be set up.

Six developer owned sites:

All of the sites were looked at and found to be acceptable from the perspective of the zoning and site suitability, although two of the sites did not have the capacity for all 16 units. The cost of any of these options was found to be comparable as the competitive market within Fort Saskatchewan has set prices fairly close amongst the different developers. This was confirmed when looking at list prices. Upon some informal discussion with the development community, it is believed that Habitat for Humanity is in a better position to negotiate the purchase of lots directly with developers in green field sites, while the City is in a better position to negotiate for infill sites.

Three privately owned sites:

Two sites were looked at located in the downtown area and one located near a residential area. The two downtown sites are not for sale at the present time and the third site is not big enough to hold a significant number of residential lots.

City owned sites:

Two City owned sites were revisited to further assess their potential as they were not short listed in the original list of City owned property.

99th Ave and Highway 15:



Further analysis on the potential of this property was undertaken. At this time it is deemed too risky to move forward with development in this piece of land due to the unknowns regarding the future of the bridge and the Highway 15 right-of-way. There are also significant access issues associated with this site.

Community Gardens Land (86 Ave and 109 St):



Upon further analysis, this piece of land has shown potential for future development. It was assumed in the initial search that this was parkland but it is actually zoned as Urban Reserve which means it has future development potential.

It is not recommended that this land be considered for development at this time although it is worth considering in the future once the future development pattern of the City is better known. The development of this land is linked to the potential future servicing of the Clover Park subdivision. In addition there are significant servicing costs associated with the land. It is not felt that granting this piece of land would be more economical than purchasing serviced land somewhere else in the City.

Recreational parks and lands designated as Municipal Reserve were not considered in the search.

Summary

The business case did not show that having the City purchase and donate land to Habitat for Humanity would be more economical overall, than having Habitat for Humanity take the Affordable Housing Grant and purchase land on their own. Any piece of land analyzed has unique challenges and development costs. As such, it is recommended that the City grant the balance of the Provincial Affordable Housing Grant (\$692,903 as of January 2016) to Habitat for Humanity for the purpose of purchasing land within the City of Fort Saskatchewan. This would come with the expectation that Habitat for Humanity build a minimum of 16 lots within City limits starting during the 2016 calendar year with completion in the fall of 2017. Habitat for Humanity is believed to be in a better position to negotiate with developers due to their legal status as a not-for-profit charity.

Providing this money to Habitat for Humanity will leave the Move-Up Program unfunded at this time.

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 and Administrative Implications:

The Move-up Program was launched on December 9, 2013 and in that time, one family has been able to benefit from the Program. The Move-up Program is currently being insured by Genworth Canada and mortgages are given through local financial institutions ATB Financial and Servus Credit Union. Currently the Provincial Affordable Housing Grant balance is \$692,903.

The thresholds set by the Alberta Government are far too restrictive for the housing environment within the City of Fort Saskatchewan which has made the Program uptake extremely poor. Even with the moderate drop in housing prices seen recently, there are still significant challenges in using the Program to get families into home ownership. As long as the Provincial Affordable Housing Grant is being used as the funding source, it is believed that the Program will struggle to be effective.

Internal Impacts:

Providing a grant to Habitat for Humanity to purchase land will result in a minimal impact of staff resources, as the City will have no direct role in the project. Habitat for Humanity will be responsible for purchasing land and building the units.

Alternatives:

1. That Council provide the balance of the Provincial Affordable Housing Grant (\$692,903 as of January 2016) to Habitat for Humanity for the purpose of purchasing land within the City of Fort Saskatchewan in order to construct 8 duplex lots (16 total units) for the Habitat for Humanity Program.
2. That Council allocate a specified portion of the dollars from the Provincial Affordable Housing Grant to Habitat for Humanity for the purpose of purchasing land within the City of Fort Saskatchewan in order to construct 8 duplex lots (16 total units) for the Habitat for Humanity Program.

Recommendation:

That Council provide the balance of the Provincial Affordable Housing Grant (\$692,903 as of January 2016) to Habitat for Humanity for the purpose of purchasing land within the City of Fort Saskatchewan in order to construct 8 duplex lots (16 total units) for the Habitat for Humanity Program.

Attachments:

Habitat for Humanity Council Request Letter

File No.:

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

Date: April 5, 2016

Reviewed by: Kelly Kloss
City Manager

Date: April 6, 2016

Submitted to: City Council

Date: April 12, 2016



8210 Yellowhead Trail NW Edmonton, Alberta T5B 1G5
Ph: (780) 479-3566 Fax: (780) 479-0762 www.hfh.org

March 23, 2016

Mr. Troy Fleming
City of Fort Saskatchewan Infrastructure
and Community Services
3rd Floor, 10005 - 102 Street
Fort Saskatchewan Alberta

Dear Mr. Fleming

Please accept this letter as our formal request to City Council to consider redirecting the current "Step up Program" funds of \$692,904 to support Habitat for Humanity builds in your community. The funds would be used to purchase 8 duplex lots to build 16 affordable homeownership units. The estimated cost of the lots we are considering are located in the SIENNA Neighborhood valued at \$1.5 million.

Our total cost to build the 16 homes is estimated at \$4.6 million.

Upon completion of the homes, Habitat for Humanity Edmonton would have 28 mortgages from local families to reinvest in more affordable housing. At an average of \$600 per month per family, the fund would generate over \$200,000 for more homes.

Habitat has a proven formula that is a sustainable solution for affordable housing in Municipalities such as Fort Saskatchewan.

Thanking you in advance for your consideration.

Alfred Nikolai
President /CEO

CITY OF FORT SASKATCHEWAN

Bylaw C5-16, a Bylaw of the City of Fort Saskatchewan to Amend Fees and Charges Bylaw C23-15

Motion:

That Council give third reading to Bylaw C5-16, which amends Fees and Charges Bylaw C23-15.

Purpose:

To present Council with information and request third reading to Bylaw C5-16, which amends Fees and Charges Bylaw C23-15.

Background:

Bylaw C5-16 was presented at the March 22, 2016 Council meeting where first and second reading were approved. The Bylaw is being presented to Council for approval of third reading.

As per the Fees and Charges Bylaw C5-16, the following amendments are being proposed:

Planning and Development

Three changes are being proposed for the Planning and Development Department. Two of the changes are correcting a decimal placement for fees within the Medium and Heavy Industrial Development Permit section.

The third change is related to gas permits. In an effort to streamline the 2016 Fees and Charges, Planning and Development replaced the former 30 line fee table with a simplified table, amalgamating fees based on BTU input. Following approval of Fees and Charges Bylaw C23-15, it was discovered that the change was an over-simplification of the original table, which resulted in an unintended substantial fee increase for large projects. To address this issue, Planning and Development has revised the table to better reflect the fees.

Recreation

A change is proposed for Facility Rental fees, to increase the current 72 hour ice cancellation policy to 15 days. Recreation Services conducted a review of neighbouring municipalities, which revealed that the 15 day cancellation notice is within the range for this service. City Bookings staff handle all bookings throughout the City (excluding the Shell Theatre) and increasing the amount of time required for the cancellation of ice bookings would allow Bookings staff a greater opportunity to resell the cancelled ice and increase revenue.

A grandfathering plan would occur if Bylaw C5-16 is approved. All ice user groups and current ice contract holders will be given 60 days' notice prior to the 15 day cancellation policy coming into effect. Recreation Services will be advising all ice users of the change by written communication, including an information update at the Annual Ice Users Meeting scheduled for April 5, 2016.

An additional change under the Facility Rental section is proposed for SOCAN (Society of Composers, Authors and Music Publishers of Canada) and ReSound fees. SOCAN and ReSound are not-for-profit organizations that represent Canadian performing rights for music creators, publishers, artists, and record companies. Organizations and individuals are legally

required to pay a licensing fee when broadcasting or communicating recorded music or playing recorded music in public or at events.

When SOCAN and ReSound fees were added to the Fees and Charges Bylaw, the original intent was to charge a set cost. However, to ensure that users are charged correctly, Administration is proposing an amendment to the wording, indicating that fees would be charged “at cost”. In most cases users pay these fees directly to SOCAN and ReSound. Occasionally however, there may be instances where the City adds these fees to the user’s booking, and pays SOCAN and ReSound on their behalf. Amending the wording to “at cost” will assist Booking staff to ensure users are accurately charged for these fees.

Recommendation:

That Council give third reading to Bylaw C5-16, which amends Fees and Charges Bylaw C23-15.

Attachments:

1. Bylaw C5-16 - Amending Fees and Charges Bylaw C23-15
2. Bylaw C23-15 - Portions of Bylaw outlining sections to be amended

Prepared by:	Sheryl Exley Legislative Officer	Date:	March 23, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date:	March 23, 2016
Approved by:	Brenda Rauckman General Manager, Corporate and Protective Services	Date:	March 23, 2016
Reviewed by:	Kelly Kloss City Manager	Date:	March 23, 2016
Submitted to:	City Council	Date:	April 12, 2016



CITY OF FORT SASKATCHEWAN

AMENDING FEES AND CHARGES BYLAW

BYLAW C5-16

NOW THEREFORE, the Council of the City of Fort Saskatchewan in the Province of Alberta, in open meeting of Council, enacts as follows:

1. This Bylaw is cited as the Amending Fees and Charges Bylaw.
2. That Schedule “A” of Bylaw C23-15 be amended as follows:
 - (a) by amending the following fees:

INFRASTRUCTURE AND COMMUNITY SERVICES

DESCRIPTION <small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</small>	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2016 *
Medium & Heavy Industrial Development Permit Fees			
B)	E	per \$1,000 of project value	\$0.20

Accessory Building	E	per square foot fee	\$0.25
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Facility Rental Fees – SOCAN*			
Function without Dance	T	per function	At Cost
Function with Dance	T	per function	At Cost
Facility Rental Fees – ReSound*			
Function without Dance	T	per function	At Cost
Function with Dance	T	per function	At Cost

- (b) by adding the following fees:

INFRASTRUCTURE AND COMMUNITY SERVICES

DESCRIPTION <small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</small>	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2016 *
Gas Permits – Non-Residential Installations*			
Less than 100,000 BTU Input	E	per permit	\$75.00
100,001 – 150,000 BTU Input	E	per permit	\$100.00
150,001 – 250,000 BTU Input	E	per permit	\$125.00
250,001 – 500,000 BTU Input	E	per permit	\$150.00
500,001 – 750,000 BTU Input	E	per permit	\$175.00
750,001 – 1,000,000 BTU Input	E	per permit	\$200.00
More than 1,000,000 BTU Input	E	per permit PLUS	\$250.00
	E	per 100,000 BTU above 1,000,000	\$7.00

DESCRIPTION <small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</small>	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2016 *
Facility Rental Fees			
- Ice Rentals			
- More than 15 days written Notice Provided of Booking	T	flat rate	
- Less than 15 days written Notice Provided of Booking	T	% of rental cost	100%

(c) by amending the following wording:

INFRASTRUCTURE AND COMMUNITY SERVICES

DESCRIPTION <small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</small>	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2016 *
Facility Rental Fees			
- Meetings, Birthday Parties, All Other Rentals			

3. That if there are any inconsistencies between the fees, rates and charges imposed pursuant to this Bylaw and those imposed by any other bylaw of the City of Fort Saskatchewan, this Bylaw shall take precedence.

4. That this Bylaw shall be in full force and effect upon third and final reading.

READ a first time this 22nd day of March, 2016.

READ a second time this 22nd day of March, 2016.

READ a third time and finally passed this day of, 2016.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____

City of Fort Saskatchewan

Fees and Charges

Schedule A Bylaw C23-15

Description	GST Applicable	Unit of Measure	2016 *
* Fees and Charges exclude GST. Where taxable (T), GST is charged at point of sale.			
Taxable = T Exempt = E			
- Variance for side yard setback of the principal building	E	base fee	\$ 100.00
	E	per percent	\$ 50.00
Re-Submission of Plans - After Approval	E	per permit	\$ 100.00
Request for Development Permit Time Extension	E	per permit	\$ 50.00
Accessory Building:			
- Area between 10m ² to 33.5m ² (107.6ft ² to 360ft ²)	E	per permit	\$ 40.00
- Area greater than 33.5m ² (360ft ²)	E	per permit	\$ 70.00
Raised Deck	E	per permit	\$ 40.00
In Ground Swimming Pool	E	per permit	\$ 100.00
Addition	E	per permit	\$ 100.00
Demolition	E	per permit	\$ 100.00
Home Occupation	E	per permit	\$ 100.00
Second Access	E	per permit	\$ 125.00
Stripping and Grading	E	per permit	\$ 250.00
Commercial, Light Industrial & Institutional Development Permit Fees			
New Building, Addition, Renovation or Development			
- This Fee is the Greater of A or B:			
A)	E	minimum permit fee PLUS	\$ 300.00
	E	per square foot	\$ 0.10
OR			
B)	E	minimum fee per permit PLUS	\$ 300.00
	E	per \$1,000 of project value	\$ 0.15
Variance for New Development:			
- Less than 10% variance	E	per permit	\$ 150.00
- 10% variance or greater	E	per permit	\$ 200.00
Re-Submission of Plans - After Approval			
- This Fee is the Greater of A or B:			
A)	E	minimum fee	\$ 400.00
OR			
B)	E	% of original permit fee	50%
Request for Development Permit Time Extension	E	per permit	\$ 150.00
Sign	E	per sign	\$ 125.00
Stripping and Grading	E	per permit	\$ 250.00
Demolition	E	per permit	\$ 250.00
Change of Use	E	per permit	\$ 200.00
New Occupancy	E	per permit	\$ 150.00
Accessory Building	E	minimum fee per permit PLUS	\$ 150.00
	E	per square foot fee	\$ 0.25
Sidewalk Café Development Permit Application	E	per permit	\$ 100.00
Annual Seasonal Developments (no modifications):			
- First year	E	per permit	\$ 200.00
- Renewal	E	per permit	\$ 100.00
Medium & Heavy Industrial Development Permit Fees			
New Building, Addition, Renovation or Development not Involving Building - Based on Gross Floor Area of Building:			
- This Fee is the Greater of A or B:			
A)	E	minimum fee per permit PLUS	\$ 400.00
	E	per square foot fee	\$ 0.10
OR			
B)	E	minimum fee per permit PLUS	\$ 400.00
	E	per \$1,000 of project value	\$ 2.00
Development with less than 10% Variance	E	per permit	\$ 300.00
Development in excess of 10% Variance to and measurable standard of the Land Use Bylaw	E	per permit	\$ 400.00
Re-Submission of Plans - After Approval			
- This Fee is the Greater of A or B:			
A)	E	minimum fee	\$ 400.00
OR			
B)	E	% of original permit fee	50%

City of Fort Saskatchewan

Fees and Charges

Schedule A Bylaw C23-15

Description	GST Applicable	Unit of Measure	2016 *
<i>* Fees and Charges exclude GST. Where taxable (T), GST is charged at point of sale.</i>			
Request for Development Permit Time Extension	E	per permit	\$ 150.00
Stripping and Grading	E	per permit	\$ 250.00
Demolition	E	per permit	\$ 300.00
Change of Use	E	per permit	\$ 200.00
New Occupancy	E	per permit	\$ 150.00
Accessory Building	E	minimum fee per permit PLUS	\$ 150.00
	E	per square foot fee	\$ 25.00
Other Planning & Development Fees			
Compliance Certificate - Residential *	E	per letter / regular service	\$ 125.00
	E	per letter / rush service	\$ 400.00
Compliance Certificate - Commercial / Industrial *	E	per letter / regular service	\$ 200.00
	E	per letter / rush service	\$ 500.00
<i>* No additional charge if Compliance Certificate is updated within 60 days of original issuance</i>			
Encroachment Agreement - on City Property or Easement:			
- Up to 5m ² (50ft ²)	E	per agreement	\$ 200.00
- Between 5m ² to 9m ² (50ft ² to 100ft ²)	E	per agreement	\$ 400.00
- Over 9m ² (100ft ²)	E	per agreement	\$ 600.00
Re-submission for Revisions Prior to Registration at Land Titles	E	per re-submission	\$ 100.00
Caveat and Other Legal Instrument - Review/Update	E	per legal instrument	\$ 100.00
	E	minimum per unit PLUS	\$ 50.00
File Search - Residential:			Photocopy Charges as per "Other" Section
	E	per copy	
	E	maximum	\$ 350.00
Request to Defer Levy Payment to Council	E	per request	\$ 750.00
File Search - Industrial, Commercial, Institutional	E	per request	\$ 350.00
			Photocopy Charges as per "Other" Section
		per copy	
	E	minimum per request PLUS	\$ 100.00
Request for Archived Plans			Photocopy Charges as per "Other" Section
	E	per copy	
Re-notification:			
- Land owner notifications	E	per notification	\$ 1.50
- Quarter page ad	E	per ad	\$ 200.00
- Half page ad	E	per ad	\$ 400.00
Illegal Signs Impounded:			
- Sign face area up to 1m ² (10ft ²)	E	per sign	\$ 50.00
- Sign face area over 1m ² (10ft ²)	E	per sign	\$ 100.00
Development Agreement - Minor	E	per agreement	\$ 1,000.00
Development Agreement - Addendum to Existing Agreement	E	per agreement	\$ 1,750.00
Development Agreement - Major	E	per agreement	\$ 2,500.00
Re-inspection Fee for Securities Release for Development Permit	E	per request	\$ 100.00
Outline Plan Review	E	per review	\$ 2,000.00
Bylaw and Statutory Plan Amendment Fees			
Land Use Bylaw or Statutory Plan Amendment	E	per amendment	\$ 2,500.00
Road Closure	E	per amendment	\$ 2,500.00
Subdivision Fees			
Application (Including Bareland)	E	minimum fee PLUS	\$ 1,000.00
	E	per lot fee	\$ 200.00
Endorsement of Plan of Subdivision - Including Bareland *	E	minimum fee PLUS	\$ 300.00
	E	per lot fee	\$ 150.00
<i>* Excluding reserve parcels or public utility lots</i>			

City of Fort Saskatchewan

Fees and Charges

Schedule A Bylaw C23-15

Description	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2016 *
<small>* Fees and Charges exclude GST. Where taxable (T), GST is charged at point of sale.</small>			
Building Permit Fees - Commercial / Industrial / Institutional			
Up to \$15,000 Construction Value	E		\$ 300.00
Over \$15,000 construction value	E	minimum fee per permit PLUS	\$ 300.00
	E	per \$1,000 of project value	\$ 7.00
Shipping Container as Accessory Building	E	per permit	\$ 100.00
Accessory Building:			
- Area between 10m ² to 33.4m ² (107.6ft ² to 360ft ²)	E	per permit	\$ 100.00
- Area between 33.5m ² to 54.9m ² (361ft ² to 591ft ²)	E	per permit	\$ 150.00
- Area greater than 55m ² (592ft ²)	E	per permit	\$ 300.00
Demolition	E	flat fee per permit	\$ 200.00
Re-Submission and Re-Examination of Plans	E	per permit	\$ 400.00
Constructing a Structure Without a Permit	E	per occurrence	Twice the original permit fee
Safety Codes Council Fee		each	As established by the Alberta Safety Codes Council
Cancelling Permit After Processing - Retained Amount: *			
- This Fee is the Greater of A or B:			
A)	E	per permit amount retained - flat fee	\$ 50.00
OR			
B)	E	per permit amount retained - % of original fee	50%
<i>* No refund if an inspection(s) has been completed by the Safety Codes Inspector</i>			
Gas Permits - Residential Installations			
1 Outlet	E	per permit	\$ 95.00
Each additional outlet	E	per outlet	\$ 10.00
Re-Inspection	E	per inspection	\$ 85.00
Installation Without a Permit	E	per installation	Twice the original permit fee
<i>* No refund if an inspection(s) has been completed by the Safety Codes Inspector</i>			
Gas Permits - Non-Residential Installations *			
<i>* BTU fees include one meter</i>			
Additional Gas Meters	E	per meter	\$ 20.00
Up to 100,000 BTU Input	E	per permit	\$ 95.00
Each additional 10,000 BTU Input	E	per permit	\$ 10.00
Re-Inspection	E	per inspection	\$ 85.00
Installation Without a Permit	E	per installation	Twice the original permit fee
Safety Codes Council Fee		each	As established by the Alberta Safety Codes Council
Cancelling Permit After Processing - Retained Amount: *			
- This Fee is the Greater of A or B:			
A)	E	per permit amount retained - flat fee	\$ 50.00
OR			
B)	E	per permit amount retained - % of original fee	50%

City of Fort Saskatchewan

Fees and Charges

Schedule A Bylaw C23-15

Description	GST Applicable	Unit of Measure	2016 *
<i>* Fees and Charges exclude GST. Where taxable (T), GST is charged at point of sale.</i>			
- Personal Program and Fitness Assessment Package	T	per 2.5 to 3 hour session	\$ 130.86
Personal Training Packages:			
- Package One, 1 Hour Package	T	per package	\$ 52.48
- Package Two, 5 Hour Package	T	per package	\$ 236.33
- Package Three, 10 Hour Package	T	per package	\$ 472.62
- Package Four, Group Training - 2 people, 1 Hour Package	T	per package	\$ 62.95
Body Composition Test	T	per half hour test	\$ 26.14
Cancellation Fee:			
	T	each / % of fitness services fee	100%
- Less than 24 hours Notice Provided			Pro-rated per Personal Training Sessions Remaining
	T	flat rate	
Facility Rental Fees			
<i>A day rental is equivalent to 10 hours. Any additional hours will be charged at the applicable hourly rate.</i>			
<i>Non-Profit - Must be a registered charity or society. May be asked to provide a registration number.</i>			
<i>Local Youth - Whether individual or group, must be under 18 and have a City of Fort Saskatchewan mailing address.</i>			
<i>Non-Local/Private - Non-Resident or Corporate individuals or groups.</i>			
<i>Local Adult - Whether individual or group, 18+ and have a City of Fort Saskatchewan address.</i>			
Damage Deposit - Refundable if No Damage *	E		\$ 350.00
<i>* Refers to either damages or extra cleaning - more cleaning than normally required</i>			
Cancellation Fee *			
- Museum, Weddings, Banquets, Christmas Parties, Larger Functions, Special Events such as Trade Shows, Antique Shows, Sports Camps, etc.			
- More than 90 days Notice Provided	T	flat rate	\$ 30.00
- Less than 90 Days Notice Provided	T	% of rental cost	50%
- Less than 30 Days Notice Provided	T	% of rental cost	100%
- Meetings, Hockey, Birthday Parties, All Other Rentals			
- More than 72 hours Notice Provided	T	flat rate	
- Less than 72 hours Notice Provided	T	% of rental cost	100%
Facility Rental Fees - SOCAN *			
<i>* Society of Composers, Authors and Music Publishers of Canada</i>			
<i>This fee is applicable where music is part of a function</i>			
Function Without Dance:			
- 1 - 100 People Attending Function	T	per function	\$ 20.57
- 101 - 300 People Attending Function	T	per function	\$ 29.57
- 301 - 500 People Attending Function	T	per function	\$ 61.67
- 501 and Over People Attending Function	T	per function	\$ 87.38
Function With Dance:			
- 1 - 100 People Attending Function	T	per function	\$ 41.14
- 101 - 300 People Attending Function	T	per function	\$ 59.19
- 301 - 500 People Attending Function	T	per function	\$ 123.38
- 501 and Over People Attending Function	T	per function	\$ 174.81
Facility Rental Fees - ReSound*			
<i>This fee is applicable where music is part of a function</i>			
Function Without Dance:			
- 1 - 100 People Attending Function	T	per function	\$ 9.24
- 101 - 300 People Attending Function	T	per function	\$ 13.29
- 301 - 500 People Attending Function	T	per function	\$ 27.76

City of Fort Saskatchewan

Fees and Charges

Schedule A Bylaw C23-15

Description	GST Applicable	Unit of Measure	2016 *
* Fees and Charges exclude GST. Where taxable (T), GST is charged at point of sale. Taxable = T Exempt = E			
- 501 and Over People Attending Function	T	per function	\$ 39.33
Function With Dance:			
- 1 - 100 People Attending Function	T	per function	\$ 18.52
- 101 - 300 People Attending Function	T	per function	\$ 26.62
- 301 - 500 People Attending Function	T	per function	\$ 55.52
- 501 and Over People Attending Function	T	per function	\$ 78.67
Facility Rental Fees - Legacy Park Bandshell			
Adult	T	per hour	\$ 30.33
Youth / Non-Profit	T	per hour	\$ 12.24
Facility Rental Fees - Library			
Youth / Non-Profit:			
- Rooms 1 and 2, Supervised	T	per hour	\$ 22.48
	T	per day	\$ 179.86
- Room 9, Supervised	T	per hour	\$ 11.29
	T	per day	\$ 90.14
Adult:			
- Rooms 1 and 2, Supervised	T	per hour	\$ 39.29
	T	per day	\$ 314.05
- Room 9, Supervised	T	per hour	\$ 16.76
	T	per day	\$ 133.81
Facility Rental Fees - Legion Building			
Normandy Room:			
- Local Youth / Non-Profit Group	T	per hour	\$ 58.24
	T	per day	\$ 465.62
- Local Adult Group	T	per hour	\$ 69.71
	T	per day	\$ 557.81
- Private Function, Commercial or Non-Local	T	per hour	\$ 83.86
	T	per day	\$ 670.90
- Self Clean-Up / Setup - Any User	T	per hour	\$ 37.38
	T	per day	\$ 299.14
Ortona Room:			
- When rented with the Normandy Room - All Users	T	per hour	\$ 19.95
	T	per hour	\$ 24.29
- Local Youth / Non-Profit Group	T	per day	\$ 194.00
- Local Adult Group	T	per hour	\$ 35.71
	T	per day	\$ 285.76
- Private Function, Commercial or Non-Local	T	per hour	\$ 47.76
	T	per day	\$ 381.95
- Self Clean-Up / Setup - Any User	T	per hour	\$ 8.33
	T	per day	\$ 66.67
Facility Rental Fees - West River's Edge Building			
Main Floor Multipurpose Room:			
- Local Youth / Non-Profit Group	T	per hour	\$ 31.24
	T	per day	\$ 249.81
- Local Adult Group	T	per hour	\$ 41.67
	T	per day	\$ 333.05
- Private Function, Commercial or Non-Local	T	per hour	\$ 46.86
	T	per day	\$ 374.67
Basement Multipurpose Room:			
- Local Youth / Non-Profit Group	T	per hour	\$ 20.81
	T	per day	\$ 166.52
- Local Adult Group	T	per hour	\$ 27.14
	T	per day	\$ 216.71
- Private Function, Commercial or Non-Local	T	per hour	\$ 30.24
	T	per day	\$ 241.67
Main Floor Dressing Room:			
- Local Youth / Non-Profit Group	T	per hour	\$ 10.43
	T	per day	\$ 83.29
- Local Adult Group	T	per hour	\$ 13.57
	T	per day	\$ 108.33

CITY OF FORT SASKATCHEWAN

Aquatics Services Plebiscite

Purpose:

For Council to provide direction to Administration regarding the Aquatic Expansion Plebiscite.

Background:

The Recreation Facilities and Parks Master Plan Update (RFPMPU) was created to provide guidance for future recreation expansion. Council provided direction that Administration hold a plebiscite to determine public opinion on the future expansion of the City's aquatic services.

Developing the RFPMPU was a process that engaged the community and stakeholders. Feedback was received from 730 residents, capturing their needs and wants for recreation facilities and amenities.

A comparative analysis of these priorities included:

- feedback from participants
- regional and provincial trends
- utilization of facilities
- current condition of facilities
- financial impacts to the City
- municipal comparisons

The feedback received from the public was that the majority of the respondents show a preference for the expansion of the City's aquatic services. This concept would have a new pool at DCC and a revitalization of Harbour Pool.

The existing Harbour Pool facility is in good condition, structurally sound, and not in need of any major upgrades to keep it operational to current service levels. Because of the design of the pool, utilization is at capacity. The adopted RFPMPU (pg. 22) indicates three phases for aquatic expansion:

- | | |
|-------------|---|
| Short-term: | - develop a universal change room at Harbour Pool
- engage the public to determine if they support the aquatic expansion |
| Mid-term: | - build a new aquatic centre at the Dow Centennial Centre |
| Long-term: | - modernization of Harbour Pool |

The three phases provide an opportunity to create distinct projects and spread costs over multiple years, reducing the impact on sources of funding as outlined in the RFPMPU 12 year Financial Strategic Plan.

A critical step in engaging the public that was identified in the RFPMPU was the undertaking of a plebiscite to get a mandate from the general public to move forward. As such, Council approved \$75,000 in the 2016 budget for the plebiscite process.

Council faces three general choices with respect to the timing of the plebiscite:

1. Undertake a plebiscite in the fall of 2016.
2. Undertake a plebiscite in the fall of 2017.
3. Defer the plebiscite beyond 2018.

Undertaking the plebiscite in the fall of 2016 would require Council to decide, at some point this spring, which of the three possible expansion concepts should be considered in the plebiscite question:

- Ⓐ Expand the Harbour Pool
- Ⓑ Keep the Harbour Pool and add aquatics at the DCC
- Ⓒ Closing the Harbour Pool and rebuilding and expanded aquatics centre at the DCC

Doing the plebiscite this fall is consistent with the approved RFPMPU and allows the planning process to move forward.

Doing the plebiscite during the 2017 municipal election offers a cost savings and allows for the project to be subjected to an enhanced level of public discussion. It is expected that the plebiscite will get greater participation as part of a municipal election than it would if it were to happen as a standalone process.

Deferring the plebiscite until after the 2017 election affords the next Council the opportunity to decide how it wishes to proceed. While this will delay the planning process significantly, it does allow Council and the community the chance to further understand the impact of the energy sector slow-down on the region before committing to such a significant capital project.

If the plebiscite is deferred until the 2017 election or beyond, it will still require Council to consider the expansion concepts to help facilitate an understanding of the location for the new skate park. In addition, it is recommended that the MSI funding allocations for the City of Fort Saskatchewan be carefully reviewed during the 2017 budget process as it is not advisable to hold provincial grant dollars for such a long period of time. Also, Administration will be recommending the change room renovations at the Harbour Pool be put in the 2017 budget as there will be at least another 5 years of operations in that facility and the current change room facilities are not adequate.

Plans:

The 2015 Recreation Facilities and Parks Master Plan Update is referenced for this presentation.

Financial Implications:

- The approved 2016 budget allotted \$75,000 to hold an Aquatic Expansion Plebiscite.
- Having the Aquatic Expansion Plebiscite held in conjunction with the 2017 municipal election would see a potential for cost savings.

Alternatives:

1. That Council direct Administration to move forward with a plebiscite in the fall of 2016.
2. That Council direct Administration to hold the Plebiscite during the 2017 Municipal Election.

3. That Council direct Administration to defer the Aquatics Expansion Plebiscite for consideration after the 2017 municipal election.

Recommendation:

That Council advise how they wish to proceed.

File No.:

Prepared by:	Barb Shuman Director, Recreation Services	Date: April 5, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: April 7, 2016
Reviewed by:	Kelly Kloss City Manager	Date: April 7, 2016
Submitted to:	City Council	Date: April 12, 2016

CITY OF FORT SASKATCHEWAN

Fort Saskatchewan Policing Committee Appointments

Motions:

1. That Council approve the appointment of Mike LeBlanc to the Fort Saskatchewan Policing Committee for the balance of a three-year term commencing April 13, 2016 and expiring on December 31, 2017.
2. That Council approve the appointment of Perry Brooks to the Fort Saskatchewan Policing Committee for the balance of a three-year term commencing May 2, 2016 and expiring on December 31, 2018.

Purpose:

To appoint public-at-large members to the Fort Saskatchewan Policing Committee.

Background:

The City of Fort Saskatchewan recently received two public-at-large resignations from the Fort Saskatchewan Policing Committee, Zeljka Mikelic-Strazza resigning on February 1, 2016 and Terry Noble on May 1, 2016. As a result of these resignations, the Application Review Committee is recommending the appointment of Mike LeBlanc and Perry Brooks to the Fort Saskatchewan Policing Committee.

The Application Review Committee, consisting of Councillor Sheldon Bossert, as well as a representative and administrative liaison from the Fort Saskatchewan Policing Committee conducted interviews on March 21, 2016. Three applicants were interviewed.

Recommendation:

That Council approve the appointment of Mike LeBlanc and Perry Brooks to the Fort Saskatchewan Policing Committee.

Prepared by:	Sheryl Exley Legislative Officer	Date: March 23, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: March 23, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: March 23, 2016
Reviewed by:	Kelly Kloss City Manager	Date: March 23, 2016
Submitted to:	City Council	Date: April 12, 2016

CITY OF FORT SASKATCHEWAN

Bylaw C4-16 to Amend Land Use Bylaw C10-13

Motion:

That Council give first reading to Bylaw C4-16 to amend Land Use Bylaw C10-13 for the purpose of creating downtown specific regulations.

Purpose:

The purpose of this report is to present Council with information on Bylaw C4-16, and to request consideration of first reading. This Bylaw will replace the Central Business District (C4) with eight new districts that align with the Downtown Area Redevelopment Plan (DARP) precincts.

Background:

Council adopted the Downtown Area Redevelopment Plan (DARP) in 2009. The DARP is a statutory plan which was created to guide future growth in the downtown area. Since the time of DARP's adoption, the City of Fort Saskatchewan has invested substantial resources to implement components of the Plan. To ensure further investment aligns with the vision and goals of the DARP, the Downtown Land Use Bylaw project was initiated.

Bylaw C4-16 creates a new section within the existing Land Use Bylaw that includes land use districts specific to the downtown. The DARP consists of seven precincts which provide specific policy and design direction for each subarea. To implement this direction, eight new districts have been created, as outlined in the chart below:

LUB District	DARP Precinct	Description
Core Commercial (CC-D)	Core Commercial	Provide mixed use commercial developments in the heart of downtown and enhance its role as a key commercial and business centre within the city.
Mall Precinct (MP-D)	Mall Redevelopment	Allow for new medium to high density residential, commercial, office, institutional, and mixed use developments. Highest buildings (potentially 15 storeys) are allowed in this district.
Mixed Use (MU-D)	Live Work	Allow for a variety of developments including residential apartments, commercial buildings, and mixed-use residential/commercial buildings. Live work lifestyle promoted in this area.
Medium Density Multiple (RMM-D)	<i>Unique Pockets</i>	Accommodate medium density apartment style buildings with some commercial uses.
Transitional Residential (TR-D)	Northeast Transition	Allow for low to medium residential development and small scale commercial developments. Intended as a transition area between the downtown and the nearby lower density neighbourhoods.
99 Commercial (99C-D)	99 Commercial	Allow for a variety of commercial developments with a strong emphasis on pedestrian friendly spaces. Some opportunity for mixed use development.
Public Service (PS-D)	<i>Unique Pockets</i>	Accommodate institutional uses that serve the social needs of the community within a downtown setting.
Historic Precinct (HP-D)	Old Fort/Open Space	Regulations for development in Fort Saskatchewan's Historic Precinct. New developments shall preserve, rehabilitate and reuse existing historical resources.

Any sites with site specific zoning in place were excluded from the Downtown Land Use Bylaw. This include the Fort Station, which is regulated by the Fort Mall Redevelopment District (C5) and the Civic Precinct, which is regulated as a Direct Control – Administration (DC(A)) districting.

Public Engagement

Extensive public engagement has been conducted throughout this project. This includes initial engagement at the start of the project in 2013, and public review of the draft version in early 2016. Public engagement opportunities included:

- Two public open houses
- Online survey
- Stakeholder workshop
- One-on-one interviews
- Director's forum
- Social Media updates

A summary of stakeholder consultation is available as Attachment A.

During the March 22 regular Council Meeting, Council was asked to provide direction on specific items regarding the Downtown Land Use Bylaw. The direction provided by Council has been incorporated into Bylaw C4-16.

Plans/Standards/Legislation:

The Downtown Land Use Bylaw implements the vision and direction provided by the Downtown Area Redevelopment Plan. Completion of this project also aligns with the *Municipal Development Plan* and the *Community Sustainability Plan*. A summary of relevant policies has been provided as Attachment B.

Financial Implications:

Analysis on the financial considerations will be examined and outlined in the subsequent report to Council.

Recommendation:

That Council give first reading to Bylaw C4-16 to amend Land Use Bylaw C10-13 for the purpose of creating downtown specific regulations.

Attachments:

1. Bylaw C4-16
2. Map Amendment to Appendix A - Land Use Map Bylaw C10-13
3. New Appendix E – Land Use Bylaw C10-13
4. Attachment A – Summary of Stakeholder Consultation
5. Attachment B – Relevant Policies

Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: April 6, 2016
Reviewed by:	Kelly Kloss City Manager	Date: April 7, 2016
Submitted to:	City Council	Date: April 12, 2016



CITY OF FORT SASKATCHEWAN

A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW C10-13, LAND USE BYLAW TO INCLUDE A DOWNTOWN LAND USE DISTRICT

BYLAW C4-16

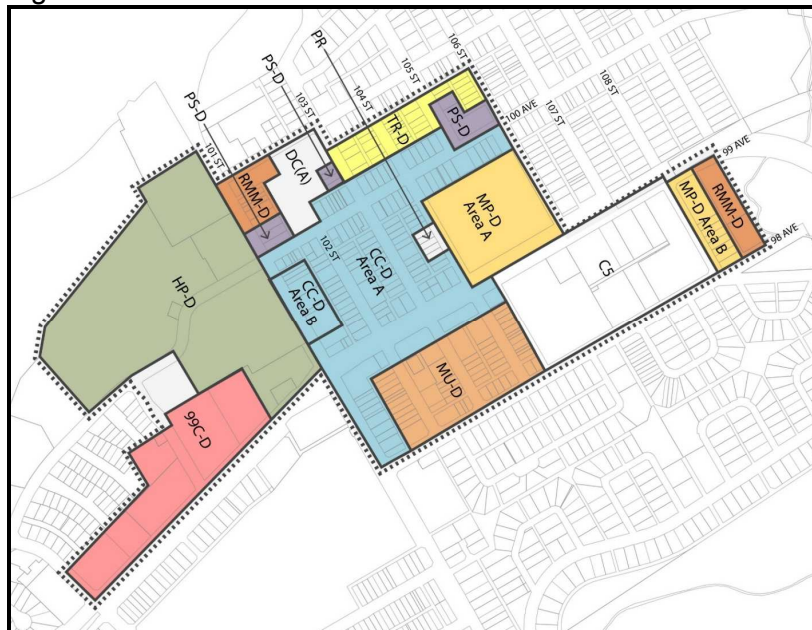
WHEREAS the *Municipal Government Act, R.S.A. 2000, c.M-26* as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;

NOW THEREFORE, the Council of the City of Fort Saskatchewan, in the Province of Alberta, duly assembled, enacts as follows:

1. This Bylaw is cited as the Amendment to Bylaw C10-13 Land Use Bylaw as amended or repealed and replaced from time to time.
2. That Schedule “A” of Bylaw C10-13 be amended as follows:
 - A) Add the following to Schedule “A” of Bylaw C10-13:

Part 13 – Downtown Land Use Districts

Figure 13.0a: Downtown Land Use Districts



General Regulations for All Downtown Districts

13.1 Accessory Buildings in Downtown Districts

The following regulations establish standards regarding the interpretation, placement and form of Accessory Buildings within the Downtown District.

- 13.1.1 Where an accessory development is attached to the principal building by a roofed structure that has open or enclosed walls it shall be considered part of the principal building and be subject to the setback requirements for the principal building.
- 13.1.2 Covered decks, covered terraces and/or covered patios shall not be located in any minimum front or side setback. Covered decks, covered terraces and/or covered patios shall be considered part of the principal building.
- 13.1.3 Accessory buildings shall:
 - (a) Not be located within a front yard or within a front flanking yard;
 - (b) Not be located closer than 1.2m (3.9ft) from any other building, on-site, unless attached to or located thereon;
 - (c) Not be located closer than 1.0m (3.3ft) from the rear property line;
 - (d) Not be located closer than 1.0m (3.3ft) from the side property line;
 - (e) Not be located such that eaves or foundation encroaches onto a public utility lot or easement;
 - (f) Not exceed 5.0m (16.4ft) in height;
 - (g) Not exceed 3.0m (9.8ft) in height for vertical exterior walls;
 - (h) Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture; and
 - (i) Have hard surfaced access from the street to the accessory building when intended for vehicular use.

Shipping Containers

- 13.1.4 Shipping containers shall not be allowed in any downtown districts except for temporary use as waste receptacles during construction periods.

13.2 Decks and Patios

- 13.2.1 Decks for residential uses shall require a Development Permit if located more than 0.6m (2.0ft) above grade and shall adhere to all setbacks of the principal building when attached to the principal building, except for the projections noted in Table 2.
- 13.2.2 Decks within Residential Land Use Districts that are less than 0.6m (2.0ft) above grade shall not be included in the calculation of combined site coverage on a lot.
- 13.2.3 For non-residential uses, uncovered decks below 0.61m (2.0ft) from grade, uncovered terraces and/or uncovered patios may be located within a minimum front or side setback area provided that:
- (a) The area is used by clientele on a seasonal basis; and
 - (b) The area shall be fenced off from adjoining public areas.

13.3 Design and Appearance of Buildings and Structures

The following regulations establish standards regarding the design and appearance of structures with respect to build form, ground floor treatment, entrances, signage and amenity areas.

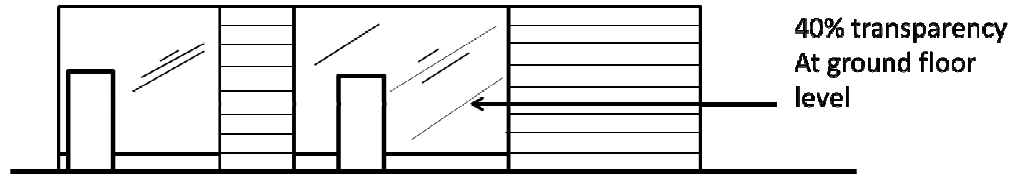
- 13.3.1 Exterior building finishes shall be of high quality, durable and attractive materials such as brick, brick veneer, stone, marble, tile, or a combination thereof.
- 13.3.2 Open spaces shall be developed and landscaped in accordance with Section 4.8 to 4.11 of this Bylaw. In addition, urban design features such as art, walls, fences, benches, waste receptacles, garden lighting or similar may be required to ameliorate any design matters of non-compliance with the Land Use Bylaw.
- 13.3.3 Building facades on corner sites shall address both public roadways. Large blank facades with opaque surfaces shall be minimized to the satisfaction of the Development Authority.

13.3.4 Ground Floor Treatment

The intent of the following regulation is to ensure active street fronts are provided adjacent to pedestrian zones.

- (a) Facade improvements or facades for newly constructed non-residential use buildings with non-residential uses located on the ground floor facing a public street or public area shall provide a minimum of 60% transparency on the ground floor level to encourage pedestrian interaction and safety, as per Figure 13.3a.

Figure 13.3a: Ground Floor Treatment



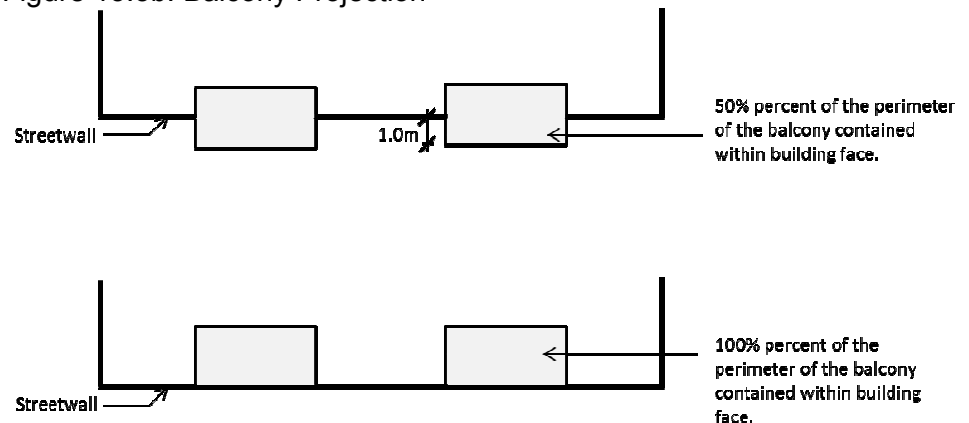
- 13.3.5 Building entrances are to be visible from adjacent streets, and highlighted through the use of architectural and landscaping devices such as benches, low walls, steps, a variety of paving materials, planting features, architecturally-integrated canopies projecting from the building, architectural lighting, and so forth.

13.3.6 Balcony Projections

The intent of the following regulations are to ensure that the projection of balconies positively contribute to the vertical articulation of the streetwall.

- (a) Balconies on the streetwall shall be partly or fully recessed from the building face with approximately 50% of their perimeter contained within the building face as per Figure 13.3b.

Figure 13.3b: Balcony Projection



- (b) Balcony projections may project a maximum of 1.0 m. (3.3ft) beyond the streetwall and shall in no case project beyond the property line.

13.3.7 Signage

The intent of the following regulations are to direct the Development Authority to have regard for the visual harmony and compatibility of the proposed signs with the architectural character of a development and with the design, location and appearance of other signs within Downtown Districts.

- (a) Signage shall be designed and built at a scale suitable for pedestrian interaction.
- (b) Additional signage identifying building names may be provided at the entrance areas of buildings, or on any wall facing a public area, well-integrated with building facades and or landscape features to the satisfaction of the Development Authority.
- (c) Projecting signs should be encouraged to improve the pedestrian experience.
- (d) Billboard, balloon, and rooftop or any variation shall be prohibited.

13.3.8 Outdoor Amenity Areas

The intent of the following regulations are to establish the provision of outdoor amenity area features of developments within the Downtown Districts.

- (a) New developments may be required to provide Outdoor Amenity Areas such as seating areas, walkways and small scale corner/front plazas in accordance with the development regulations of the specific Downtown Land Use District and to the satisfaction of the Development Authority.
- (b) The landscape and street furniture elements provided in on-site outdoor amenity areas should complement the architectural style of the principal buildings.

13.4 Emergency Access to Downtown Buildings

- 13.4.1 A lane or lanes for the purpose of permitting the access of fire-fighting equipment to all major access points of multi-tenant developments, such as shopping centre buildings, and to all fire risk utilities on the site shall be provided and no permanent structure or vehicular parking shall be provided thereon.
- 13.4.2 Emergency access routes and fire lanes shall be appropriately signed to prohibit obstruction.

13.5 Fences and Walls in Downtown Districts

The following regulations are intended to ensure appropriate use and placement of fences and walls within Downtown Districts. The regulations are specific to fences and walls typically used to delineate property boundaries.

13.5.1 Except for purposes of urban design and providing appropriate screening for waste storage areas, fences and walls shall be prohibited in all Downtown Districts except Transitional Residential-Downtown (TR-D) and Medium Density Residential-Downtown (RMM-D) Districts.

13.5.2 Fences shall not be allowed in the front yard except for within the TR-D District, the RMM-D District, and to delineate patios. All fences shall be no higher than 0.9m (3.0ft). Patio fences should provide visual transparency to the satisfaction of the Development Authority.

13.6 Interface with Residential Land Uses Adjacent to Downtown Boundary

13.6.1 Where a proposed commercial use will be located on a site adjacent to a residential Land Use District, the Development Authority may require mitigation of potential development impacts on the residential use, including:

- (a) Provision of noise attenuation mechanisms;
- (b) Increased landscaping with a landscaped buffer as directed by the Development Authority. Additional landscaping shall meet the requirements outlined in Section 4.8 and Section 6.6;
- (c) Location of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
- (d) Screening or locating on-site lighting to avoid spillage onto residential sites;
- (e) Restricting the location of outdoor speakers; and
- (f) Designing the proposed building or structure to mitigate noise, light or glare impact.

13.7 Landscaping Requirements for Downtown Uses

The following regulations establish specific landscaping standards within all Downtown Districts in order to positively contribute to the public realm.

- 13.7.1 The front/flanking building setbacks in Downtown Districts with commercial uses at ground floor shall be required to provide hard landscaping. The landscaping design should complement the design of the adjacent public sidewalk to the satisfaction of the Development Authority.
- 13.7.2 Parking areas may not contain more than 25 contiguous parking spaces without incorporating landscaped traffic islands.
- 13.7.3 Landscaping buffers between parking, loading and other hard surfaced areas and abutting a residential sites should be a minimum of 6.0 m (19.7ft) in width and include coniferous trees or shrubs, fencing and/or berms in order to interfere with vehicle headlights shining across property lines to the satisfaction of the Development Authority.
- 13.7.4 If existing mature trees of at least 15.0cm (6.0 inches) or larger in calliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw.

13.8 Site Planning for Downtown Land Uses

The following regulations establish specific requirements for site planning within Downtown Districts regarding site connectivity, pedestrian access, parking areas and service areas.

- 13.8.1 Mixed Use Commercial sites shall be planned and designed to:

- (a) Ensure a coordinated and coherent pattern of roadways, outdoor spaces, landscaping, building forms and land uses with adjacent commercial developments;
- (b) Provide appropriate transitions in scale and intensity to adjacent Residential Land Use Districts;
- (c) Provide direct pedestrian access to building entrances as well as other uses and buildings within the site;
- (d) Link on-site pedestrian walkways and sidewalks with adjacent sidewalks on public roadways and trails; and
- (e) Ensure new access points and location of roadways align with surrounding road network.

13.8.2 Developments with residential uses at ground level shall be planned and designed to:

- (a) Provide a grade separation of minimum 1.0m (3.3ft) for residential units located at the ground floor level;
- (b) Provide natural surveillance from the building to the street; and
- (c) Complement the adjacent commercial developments by providing active building frontages characterized by porches, entrances and other special architectural features that contribute positively to pedestrian realm.

13.8.3 Ground floor entrances for non-residential uses or a common vestibule to an apartment building shall be level with the grade.

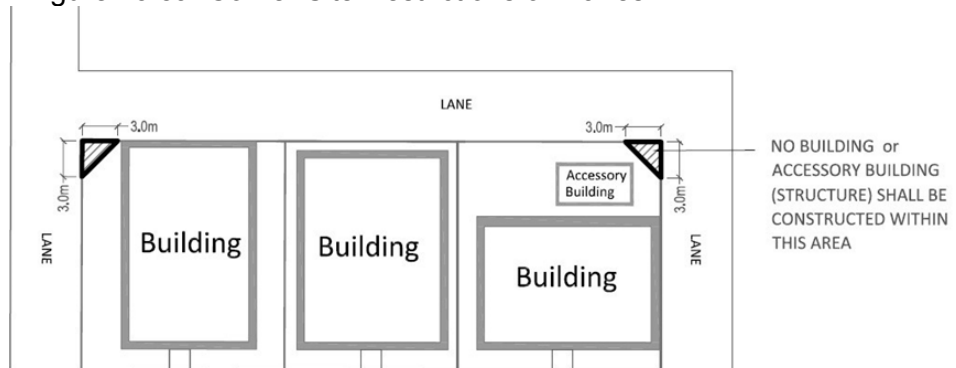
13.8.4 Negative impacts of parking ramps and vehicular entrances are to be minimized through treatments such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

13.8.5 Service areas are to be screened from view from the street by architecturally-compatible solid walls or landscaping treatments. Acceptable approaches could include landscape berms, brick masonry walls, cedar or painted wood fences, or trellises, ideally in combination with planting initiatives.

13.8.6 In the case of those parcels that have intersecting lanes abutting on two sides of the parcel, no buildings shall be constructed within a triangular area formed by the intersecting rights-of-way and a

straight line joining the points on a line 3.0m (9.8ft) from the intersection, as shown in Figure 13.8a.

Figure 13.8a: Corner Site Restrictions on Lanes



13.9 Crime Prevention Through Environmental Design (CPTED)

- 13.9.1 Any developments may be required to submit a Crime Prevention through Environmental Design (CPTED) assessment prepared by a qualified professional architect or planner at the Development Permit stage at the discretion of the Development Authority.

13.10 Urban Design Regulations

The following regulations establish specific standards regarding urban design to create an attractive physical character at the pedestrian scale.

- 13.10.1 New development may provide urban design features, such as public art within the site or incorporate it into the building facades to the satisfaction of the Development Authority. The Development Authority may consider such urban design features in lieu of any non-compliance matters as set out under this part.
- 13.10.2 Except within the TR-D District, newly constructed buildings should provide a minimum streetwall height of 2 storeys (7.5m or 24.6ft) to a maximum height of 4 storeys (13.5m or 44.3ft).
- 13.10.3 Commercial buildings and structures shall be designed to:
- (a) Complement and be compatible with adjacent development;
 - (b) Where located in a multi-unit development, utilize common characteristics and building forms to

provide a cohesive identity throughout the development;

- (c) Provide interesting facades, generally avoiding blank walls over 30.0m (98.4ft) in length, and provide a high degree of transparency on the ground floor in accordance with Section 13.2;
- (d) Provide a similar level of architectural and design treatment on corner sites for all street frontages;
- (e) Provide appropriate transitions in height, scale and massing to adjacent lower intensity or residential sites; and
- (f) Provide highly visible, barrier-free entrances with direct access from pedestrian walkways and sidewalks.

13.10.4 Additions and alterations to existing buildings shall be compatible with the existing architectural character of the buildings.

13.10.5 Sites shall be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscape features to minimize the heat island effect.

13.10.6 Waste Collection

The intent of following regulations are to ensure the placement and treatment of waste storage areas are hidden from public view and or appropriately screened.

- (a) Waste storage areas located outside buildings shall be provided within the rear yard with a minimum setback of 1.0m (3.3ft) from all property lines and be screened using appropriate architectural or landscaping treatment to the satisfaction of Development Authority.
- (b) Not to be placed within a front yard, side yard, or a landscape buffer unless approved by, and at the discretion of the Development Authority, taking into consideration architectural treatment, screening, and site characteristics.
- (c) Waste collection and storage areas shall not be located within the front yard along 99 Avenue, 100 Street and 100 Avenue.

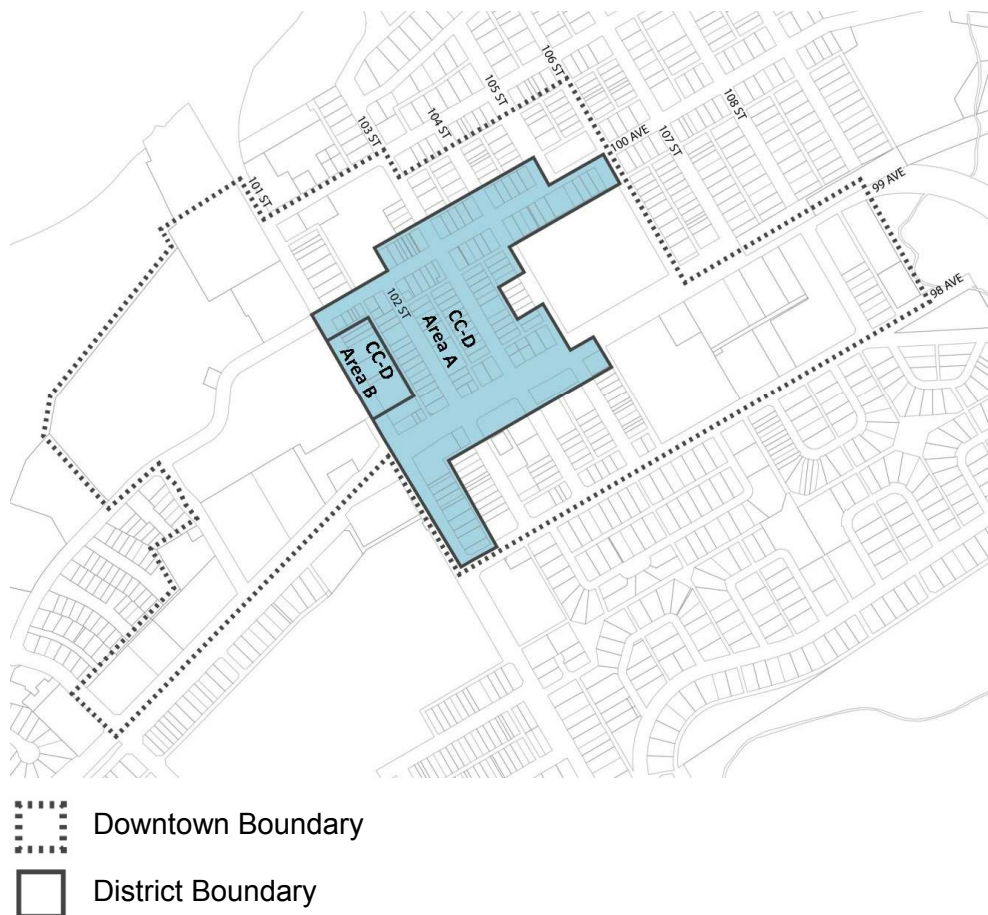
13.10.7 Open Space and Linkages

The following regulation is intended to ensure developments provide open spaces that extend the open space network of the City.

- (a) Sites over 2.0 Ha in size shall be required to provide a minimum 15% of the site area as publicly-accessible open space that is connected to wider City level open space network that encompasses landscaped entrance areas, outdoor patio areas, forecourts, court yards, squares, plazas, and play areas.

13.11 CC-D – Core Commercial – Downtown

Figure 13.11a: Applicable Area for CC-D District



13.11.1 Purpose

This District is intended to provide mixed use commercial developments in the heart of downtown and enhance its role as a key commercial and business centre within the City. Development in this area, particularly at street level, will be focused on

retail, office, eating and drinking establishments, and service uses, with opportunities for residential above the ground floor of buildings. A mix of uses and urban design standards are intended to promote walkability and activity in the downtown core.

13.11.2 CC-D Permitted and Discretionary Uses

13.11.2 (a) CC-D Permitted

- Above Ground Floor Dwelling
- Assisted Living Facility
- Assisted Living Facility (Limited)
- Business Support Service*
- Commercial School
- Day Care Facility**
- Eating & Drinking Establishment
- Eating & Drinking Establishment (Limited)
- Eating & Drinking Establishment (Outdoor)
- Health Service
- Home Office
- Hotel
- Indoor Entertainment Facility
- Parking Facility
- Personal Service
- Pet Care Service
- Place of Worship
- Professional, Financial and Office Service
- Public Facility
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Seasonal Garden Centre (Temporary)
- Show Home
- Sign, Channel Letter
- Sign, Fascia
- Sign, Identification
- Sign, Portable
- Sign, Projecting
- Sign, Specialty Projecting
- Veterinary Clinic

13.11.2 (b) CC-D Discretionary

- Community Garden
- Community Service Facility
- Custom Manufacturing Establishment
- Emergency Response Service
- Funeral Home
- Government Service
- Indoor Recreation Facility
- Live Work Unit
- Late Night Club

- Outdoor Entertainment Facility
- Outdoor Recreation Facility
- Pawn Shop
- Private Club
- Recycling Drop-off
- Service Station (Limited)
- Sign, Freestanding***
- Temporary Outdoor Event
- Temporary Sales Centre
- Vehicle Repair Facility (Limited)***
- Vehicle Wash***
- Accessory development to any use listed in subsection 13.11.2(a)(b)

* Not permitted on ground floor.

** Not permitted within an 'Above Ground Floor Dwelling'.

*** Limited to sites adjacent to 99 Avenue.

13.11.3 CC-D Site Subdivision Regulations

	Interior or Corner Site	
Site Area	Minimum	150.0m ² (1,614.6ft ²)
Site Width	Minimum	5.0m (16.4ft)
Site Depth	Minimum	30.0m (98.4ft)

13.11.4 CC-D Site Development Regulations

	Interior or Corner Site	
Front Setback and Flanking Front Setback	Minimum	0.0m (0.0ft) to 2.0m (6.6ft) in order to achieve a continuous pedestrian zone.
	Maximum	3.0m (9.8ft)
Side Setback	Minimum	0.0m (0.0ft) or 2.0m (6.6ft)
Rear Setback	Minimum	0.0m (0.0ft) for sites adjacent a Non-Residential Land Use District.
	Minimum	4.5m (14.8ft) for sites adjacent to a Residential Land Use District.
Site Coverage	Maximum	100%
Floor Area Ratio (FAR)	Maximum	CC-D Area A 4.0
	Maximum	CC-D Area A Residential 3.0
	Maximum	CC-D Area B 4.0
Unit Density	Maximum	CC-D Area A 250 Units/Ha
	Maximum	CC-D Area B

		200 units/net residential hectare for sites less than 1500.0m ² . 350 units/net residential hectare for sites greater than 1500.0m ² .
Building Height	Maximum	CC-D Area A 4 Storeys (13.5m or 44.3ft)
	Maximum	CC-D Area B 8 Storeys (25.5m or 83.7ft)
Common Amenity Area	Minimum	4.5m ² (48.4ft ²) per dwelling unit.
Private Amenity Area	Minimum	3.0m ² (32.3ft ²) per dwelling unit to be provided for balconies.

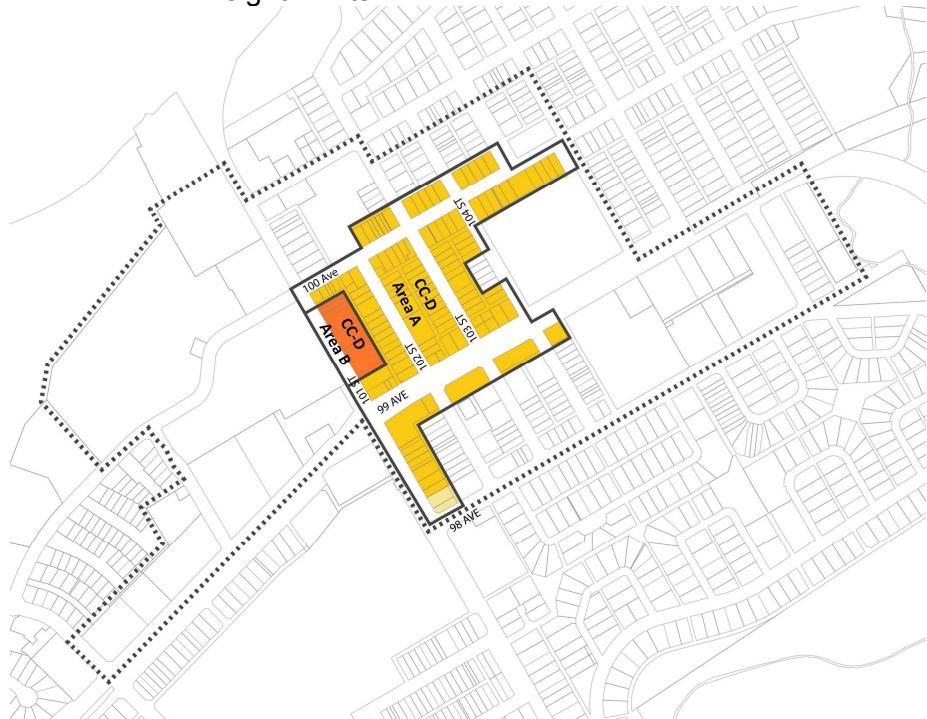
Built Form Regulations






13.11.5 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) New development shall be in accordance with the height limits established in Figure 13.11b.

Figure 13.11b: Core Commercial District – Downtown Maximum Height Limits



	Downtown Boundary		3 Storeys (10.5m or 34.4ft)
	District Boundary		4 Storeys (13.5m or 44.3ft)
			8 Storeys (25.5m or 83.7ft)

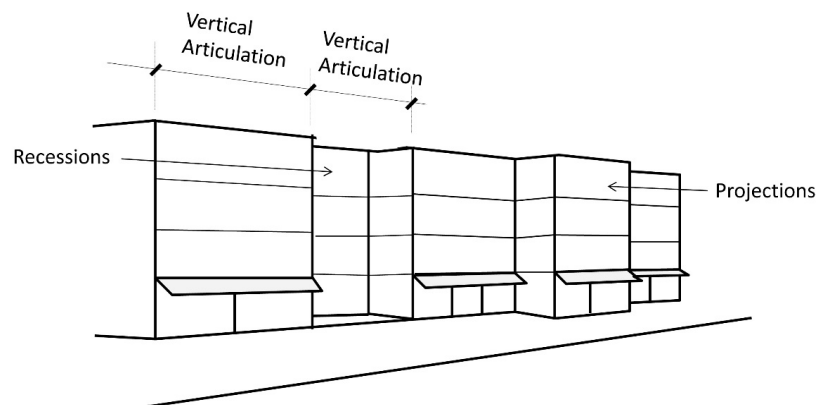
- (b) The maximum parapet height for the top storey shall not exceed 1.5m (4.9ft).
- (c) Vents, mechanical rooms and equipment, elevator penthouses etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building to reduce visibility from street level.

13.11.6 Street Character and Pedestrian Realm

The following regulations are intended to ensure buildings relate to human-scale proportions to improve walkability and create a pedestrian orientated character.

- (a) The front setback shall be hard surfaced from the City sidewalk to the front of the building with a consistent treatment and theme to the satisfaction of Development Authority.
- (b) All buildings shall be required to provide a vertical articulation in the streetwall using techniques to create visual interest along the streetface including a variety of colours, materials, projections or recessions in the building facade to avoid monotony, as per Figure 13.11c.

Figure 13.11c: Vertical Articulation and Building Entrances



- (c) Building façades and landscapes fronting 101 Street should include architectural elements that

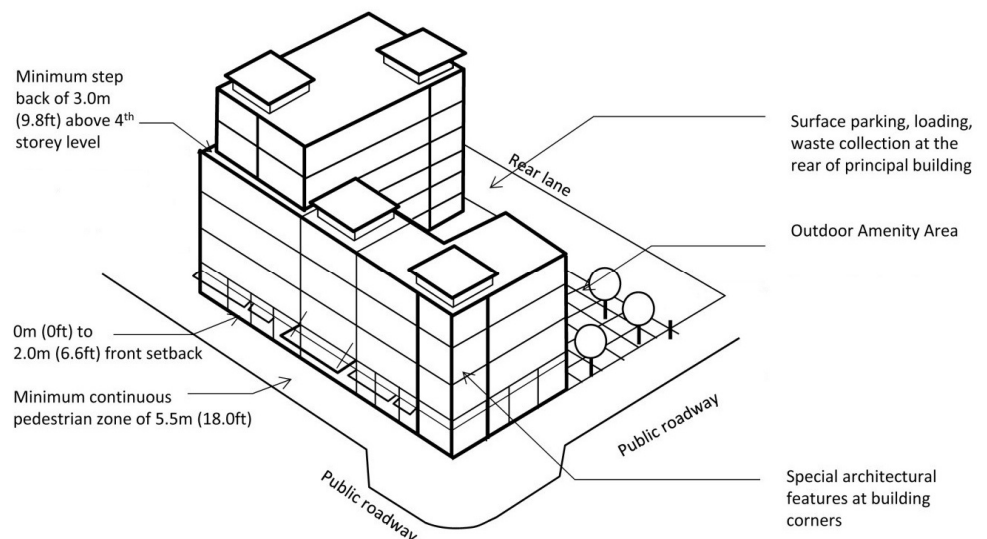
may complement the historic buildings and landscape elements within the Historic Precinct Site.

13.11.7 Building Massing and Architectural Character

The following regulations are intended to ensure buildings contribute to a sense of place by providing visual interest along the street level, interesting building forms, and human scale dimensions.

- (a) New development or redevelopment at the intersection of the following streets shall incorporate special architectural treatment to establish a sense of arrival to the downtown:
 - i. 99 Avenue and 101 Street.
- (b) The base zone shall be a minimum height of 2 storeys (7.5m or 24.6ft) and a maximum height of 4 storeys (13.5m or 44.3ft)
- (c) For buildings above four storeys, the middle zone shall include any storeys above the base zone and shall provide a minimum setback of 3.0m (9.8ft) for any façade that faces a public realm, as per Figure 13.11d.
- (d) Buildings located on corner lots shall be designed with expressive massing and architectural features that relate to and enforce the street corner, as per Figure 13.11d.

Figure 13.11d: Building Massing

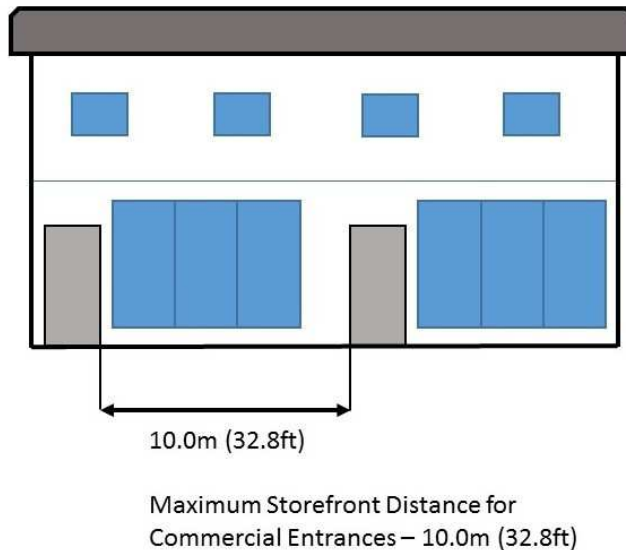


13.11.8 Pedestrian Entrances

The following regulations are intended to ensure building entrances are positioned and treated appropriately in order to create visual interest along streets.

- (a) Entrances for non-residential uses should be located with a separation of no more than 10.0m (32.8ft) along building facades fronting public roadway, as per Figure 13.11e.

Figure 13.11e: Maximum Separation Distance for Non-Residential Entrances



- (b) Ground floor entrances for non-residential uses or a common vestibule to an apartment building shall be level with the grade.
- (c) Ground floor entrances for residential units shall be 1.0m (3.3ft) above grade with a display garden incorporated in the front setback.
- (d) Entrances to non-residential uses at ground floor and residential uses above ground floor should be identifiable from each other through architectural design.

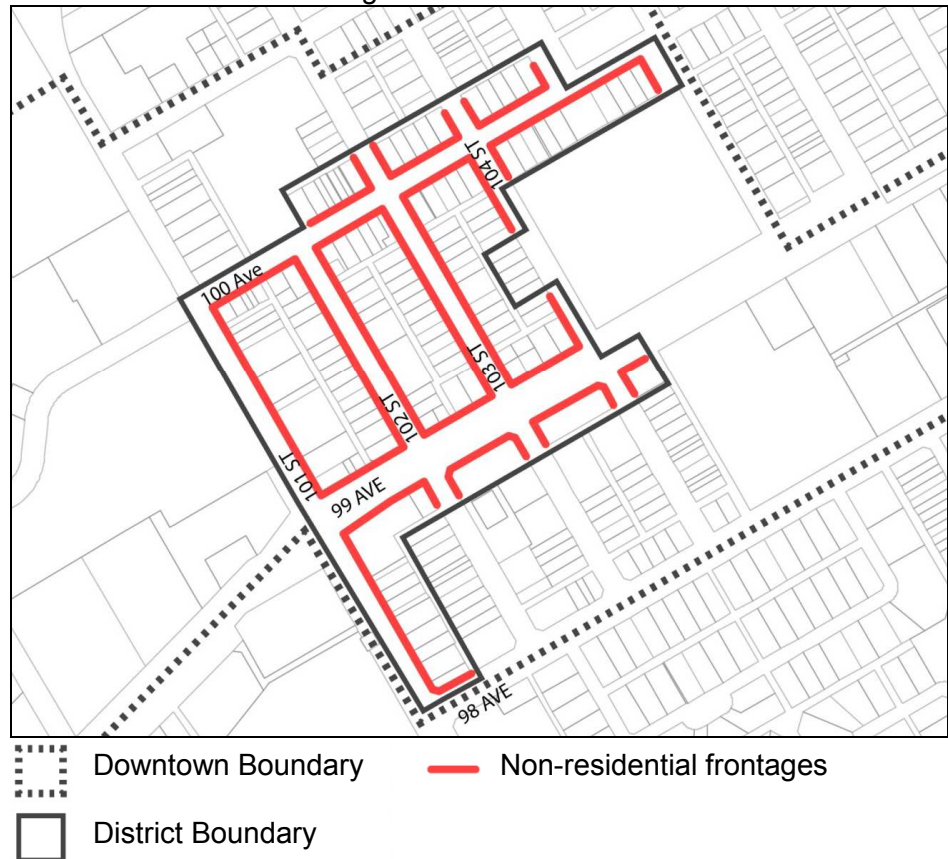
13.11.9 Ground Floor Frontages

The intent of the following regulations is to ensure active street fronts are provided adjacent to pedestrian zones.

- (a) The land uses along ground floors of all buildings in this District shall be in accordance with Figure 13.11f, whereas:

- i. New residential development shall be required to provide non-residential uses at the ground floor level; and
- ii. Surface and structure parking areas shall be located behind ground floor uses, or at the rear of the building and screened from the street.

Figure 13.11f: Core Commercial District – Downtown Ground Floor Frontage

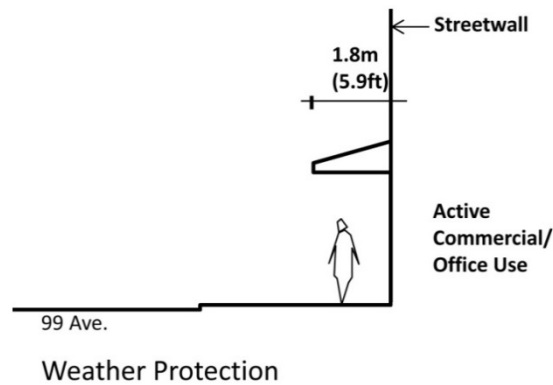


13.11.10 Canopies and Weather Protection

The following regulation is intended to ensure building facades provide appropriate weathering protection to positively contribute to the public realm.

- (a) A continuous weather protection of minimum 1.8 m (5.9ft) width or other means of weather protection at the discretion of the Development Authority shall be encouraged at the ground floor of all building facades fronting 99 Avenue and 100 Avenue, as per Figure 13.11g.

Figure 13.11g: Weather Protection along 99 Avenue



13.11.11 Additional Development Regulations

- (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, Part 13 - Downtown Land Use Districts – General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane.
- (c) Vehicular access to on-site parking areas of properties that front 99 Avenue, 100 Avenue, 101 Street, 102 Street, 103 Street, 104 Street, 105 Street and 106 Street shall be from rear lanes. Where vehicle access to on-site parking areas from rear lanes is not feasible, the Development Authority may allow access from streets provided the applicant provides additional design features to screen the on-site parking lot from the street.

13.12 MP-D – Mall Precinct – Downtown

Figure 13.12a: Applicable Area for MP-D District



13.12.1 Purpose

This District is intended to guide redevelopment of MP-D Areas A and B within the downtown and allow for new medium to high density residential, commercial, office, institutional, and mixed use developments. The area is to be integrated with the lands districted C5, south of MP-D Area A and West of MP-D Area B. Higher densities and scales greater than seen elsewhere in Fort Saskatchewan are supported, with high rise buildings accommodated in specific locations provided that the design ensures development relates to the adjacent areas and provides harmonious transitions. Open space and pedestrian connections will be provided to ensure ease of movement to and from the area, and opportunities for recreation. Special emphasis should be given

for the creation of a high quality public realm including urban plazas, outdoor amenity areas and interactive streetscapes.

13.12.2 MP-D Permitted and Discretionary Uses

13.12.2 (a) MP-D Permitted

- Above Ground Floor Dwelling
- Apartment Dwelling
- Assisted Living Facility
- Assisted Living Facility (Limited)
- Business Support Service
- Commercial School
- Community Service Facility
- Day Care Facility*
- Eating & Drinking Establishment
- Eating & Drinking Establishment (Limited)
- Eating & Drinking Establishment (Outdoor)
- Emergency Response Service
- Health Service
- Home Office
- Hotel
- Indoor Entertainment Facility
- Indoor Recreation Facility
- Parking Facility
- Personal Service
- Place of Worship
- Private Club
- Professional, Financial and Office Service
- Public Facility
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Seasonal Garden Centre (Temporary)
- Show Home
- Sign, Channel Letter
- Sign, Fascia
- Sign, General Advertising
- Sign, Identification
- Sign, Portable
- Sign, Projecting
- Sign, Specialty Projecting
- Temporary Sales Centre

13.12.2 (b) MP-D Discretionary

- Communication Tower (Limited)
- Custom Manufacturing Establishment
- Government Service
- Greenhouse (Permanent)
- Late Night Club
- Live Work Unit

- Minor Impact Utility Service
- Multi-attached Dwelling
- Outdoor Entertainment Facility
- Outdoor Recreation Facility
- Pawn Shop
- Pet Care Service
- Sign, Electric Message
- Sign, Freestanding
- Temporary Outdoor Event
- Vehicle Sales, Leasing or Rental Facility
- Veterinary Clinic
- Accessory Development to those uses listed in 13.12.2(a) and (b)

* Day care facility may not occur within an apartment dwelling.

13.12.3 MP-D Site Subdivision Regulations

	Interior or Corner Site	
Site Area	Minimum	300.0m ² (3229.2ft ²)
Site Width	Minimum	At the discretion of Development Authority.
Site Depth	Minimum	At the discretion of Development Authority.

13.12.4 MP-D Site Development Regulations

	Interior or Corner Site	
Front Setback and Flanking Front Setback	Minimum	0.0m (0.0ft) to 1.4m (4.6ft) to achieve a continuous pedestrian zone of 3.4m (11.2ft) for buildings with non-residential uses at the ground floor.
	Maximum	3.0m (9.8ft) for residential unit developments at the ground floor level with display gardens. Notwithstanding 13.12.5(d)
Side Setback	Minimum	0.0m (0.0ft) Notwithstanding 13.12.5(d)
Rear Setback	Minimum	0.0m (0.0ft) for sites abutting a Non-Residential Land Use District. 4.5m (14.8ft) or one-half (1/2) the height of the building, whichever is greater, for sites abutting a Residential Land Use District. Notwithstanding 13.12.5(d)
Site Coverage	Maximum	70%

	Interior or Corner Site	
Floor Area Ratio (FAR)	Maximum	4.0
Unit Density	Maximum	200 units/net residential hectare for sites less than 1500.0m ² . 350 units/net residential hectare for sites greater than 1500.0m ² .
Building Height	Maximum	Area A 15 Storeys (46.2m-151.6ft) Area B 4 Storeys (13.5m or 44.3ft) Refer to Section 13.12.5
Common Amenity Area	Minimum	4.5m ² (48.4ft ²) per dwelling unit.
Private Amenity Area	Minimum	3.0m ² (32.3ft ²) per dwelling unit shall be provided for balconies.

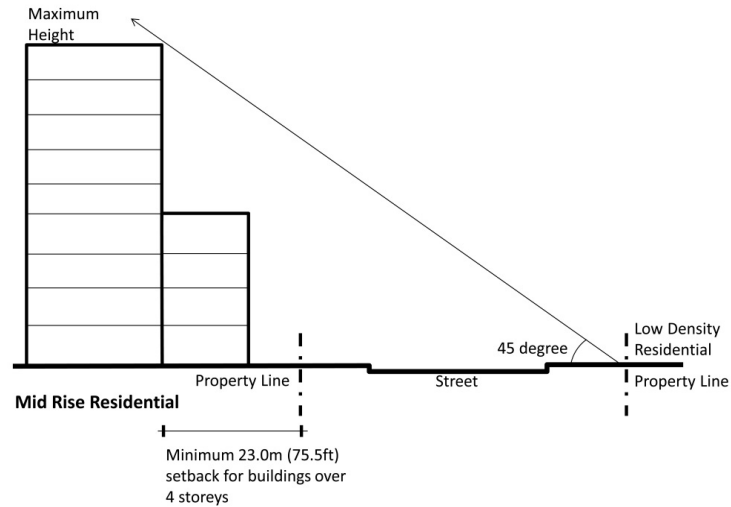
Built Form Regulations

13.12.5 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) The maximum parapet height for all new buildings shall not exceed 1.5m (4.9ft).
- (b) No building above 4 storeys in height shall be located within 23.0m (75.5ft) of a property line abutting a public roadway, as per Figure 13.12a.
- (c) Notwithstanding (b) above, the maximum building height for 5 – 15 storey buildings shall be determined by application of 45 degree angular plane applied at the nearest property line of the parcel that allows low density residential. Subsequent storeys must fit within this angular plane as per Figure 13.12b.

Figure 13.12b: Application of 45 Degree Angular Plane



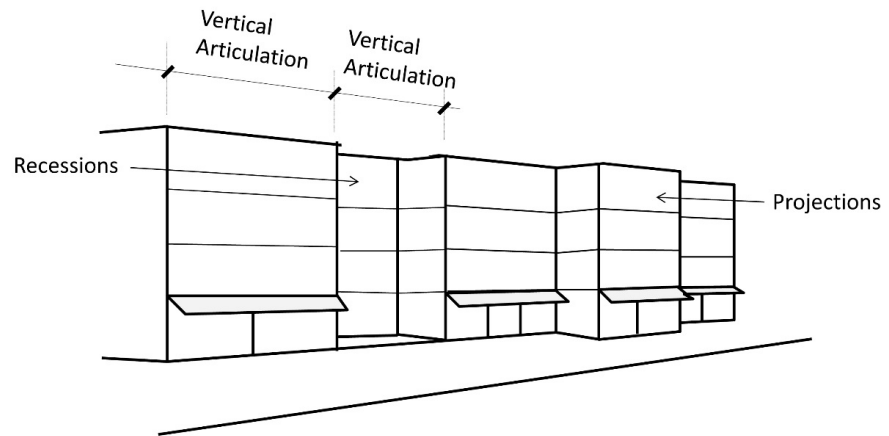
- (d) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

13.12.6 Street Character and Pedestrian Realm

The following regulations are intended to ensure buildings relate to human-scale proportions to improve walkability and create a pedestrian orientated character.

- (a) For buildings with non-residential uses at the ground floor, the front setback shall be hard surfaced with a consistent treatment and theme to the satisfaction of Development Authority.
- (b) All buildings shall be required to provide a vertical articulation in the streetwall using a variety of colours, materials, projections as well as recessions in the building façade to avoid monotony, as per Figure 13.12c.

Figure 13.12c: Vertical Articulation and Building Entrances



- (c) Display gardens shall be provided within the front setback for buildings with residential use at the ground floor level.

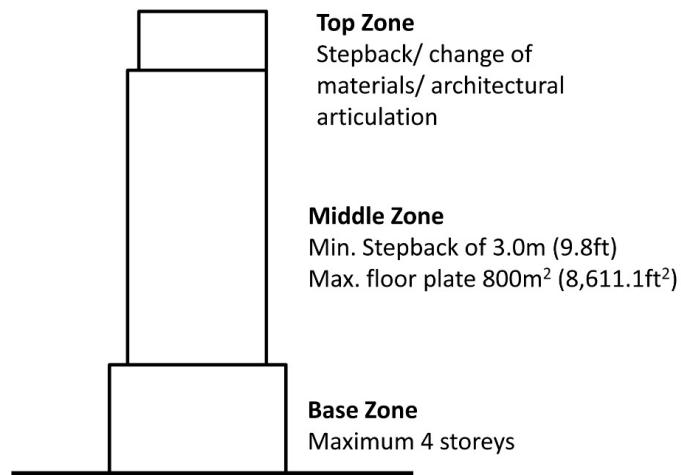
13.12.7 Building Massing and Architectural Character

The following regulations are intended to ensure buildings contribute to a sense of place by providing visual interest along the street level, interesting building forms, and human scale dimensions.

- (a) New buildings at the intersection of the following streets shall be required to incorporate special architectural treatment in order to reinforce the street corner by marking key focal points and entrances to the downtown through using expressive massing and vertical elements:
 - i. 99 Avenue and 106 Street;
 - ii. 99 Avenue and 108 Street; and
 - iii. 99 Avenue and 104 Street.
- (b) Buildings above 4 storeys shall provide three distinct vertical zones, as per Figure 13.12d:
 - i. The base zone shall be a minimum height of 2 storeys and a maximum height of 4 storeys;
 - ii. For buildings above 4 storeys, the middle zone shall include any storeys above the base zone but below the top zone and shall provide a minimum setback of 3.0m (9.8ft) for any façade that faces a public realm. The floor plate shall be a maximum of 800m² (8,611.1ft²); and

- iii. For buildings above 12 storeys, the top zone shall include the top 3 storeys and shall incorporate either an additional stepback or a change in material/colour or special architectural treatment to the satisfaction of the Development Authority.

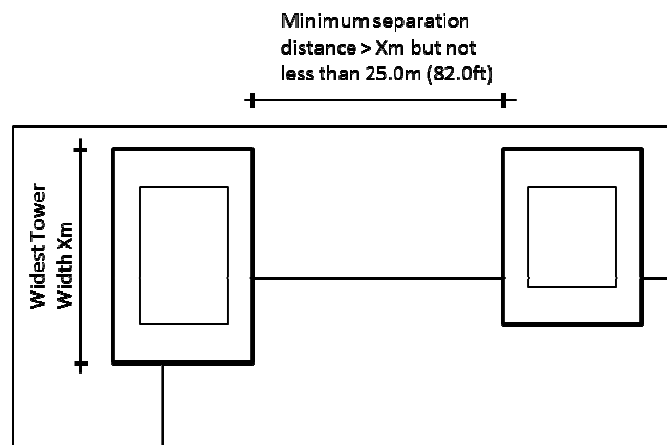
Figure 13.12d: Requirement for Distinct Vertical Zones



High Rise Residential

- (c) Where 2 buildings that are 9 storeys and above are in close proximity to each other, the minimum distance between the middle zones will equal the widest building width measured at the building face but shall be no less than 25.0m (82.0ft), as per Figure 13.12e

Figure 13.12e: Minimum Separation Distance between two Towers

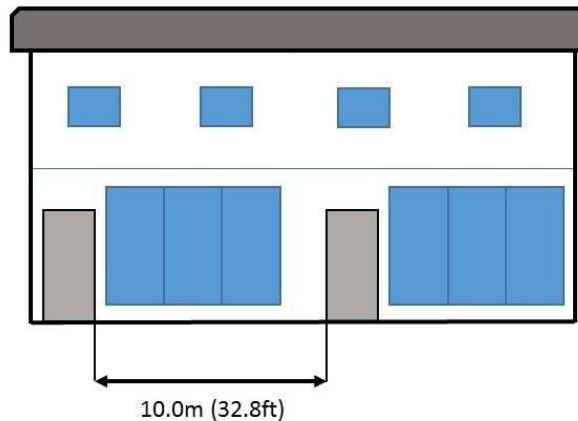


13.12.8 Pedestrian Entrances

The following regulations are intended to ensure building entrances are positioned and treated appropriately in order to create visual interest along streets.

- (a) Entrances for non-residential uses should be located with a separation of no more than 10.0m (32.8ft) apart along building facades fronting public roadways, as per Figure 13.12f.

Figure 13.12f: Minimum Separation Distance for Non-Residential Entrances



Maximum Storefront Distance for
Commercial Entrances – 10.0m (32.8ft)

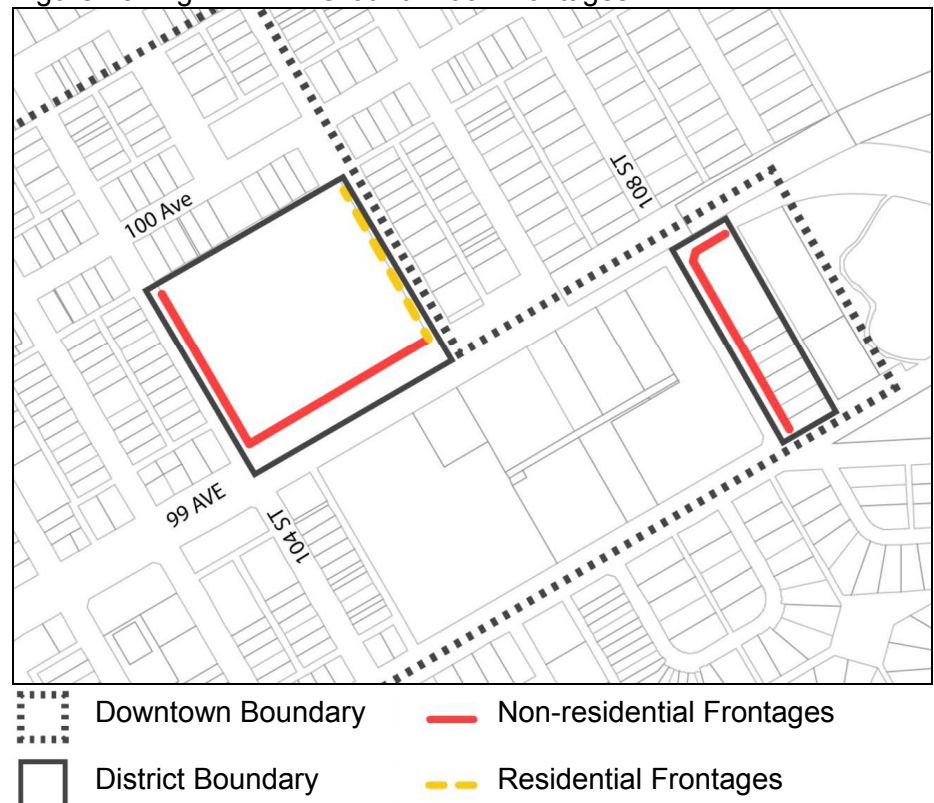
- (b) Ground floor entrances for non-residential uses or a common vestibule to an apartment building shall be level with grade.
- (c) Ground floor entrances for residential uses shall be 1.0m (3.3ft) above grade with a display garden incorporated in the front setback.
- (d) Entrances to non-residential uses at ground floor and residential uses above ground floor shall be identifiable from each other through architectural design.

13.12.9 Ground Floor Frontages

The intent of the following regulation is to ensure active street fronts are provided adjacent to pedestrian zones.

- (a) For new construction the land uses along ground floors of all buildings in this District shall be as per Figure 13.12g, whereas:
- Ground floor uses along 99 Avenue, east side of 104 Street and east side of 108 Street shall be limited to non-residential uses;
 - Ground floor uses along west side of 106 Street shall be limited to residential uses; and
 - Surface and structure parking shall be located at the rear of buildings, screened from public view, and located behind the pedestrian orientated uses.

Figure 13.12g: MP-D – Ground Floor Frontages

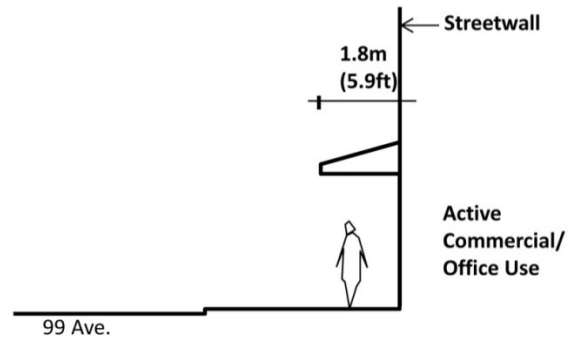


13.12.10 Canopies and Weather Protection

The following regulation is intended to ensure building facades provide appropriate weathering protection to positively contribute to the public realm.

- (a) A continuous weather protection of minimum 1.8m (5.9ft) width at the ground floor of all building facades fronting 99 Avenue shall be encouraged, as per Figure 13.12h.

Figure 13.12h: Weather Protection along 99 Avenue



13.12.11 Parking and Access

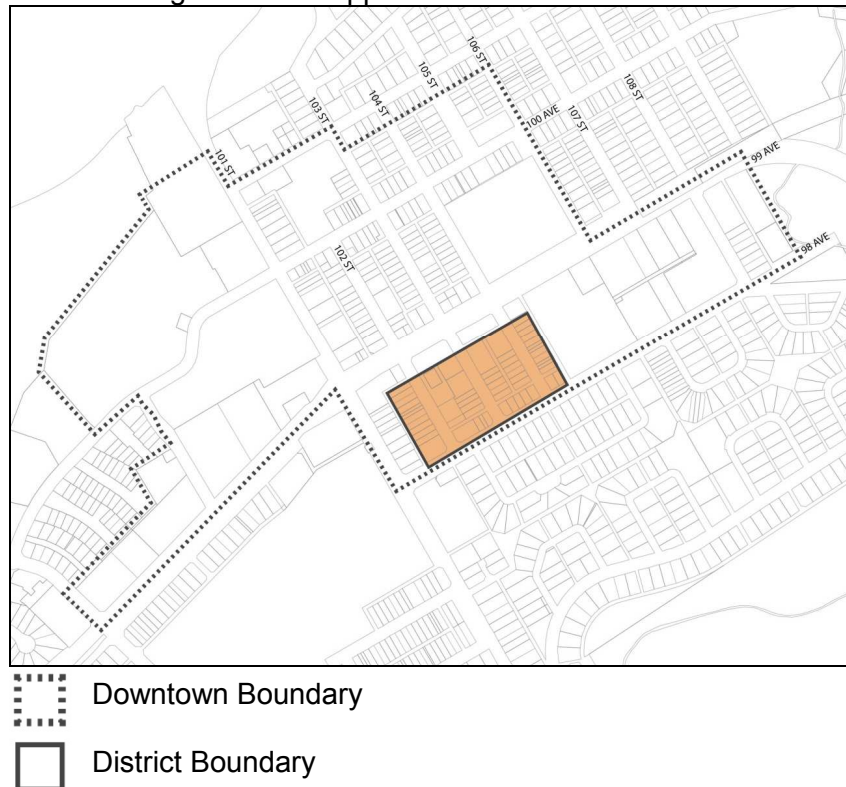
- (a) Vehicular accesses from 99 Avenue to on-site parking areas within individual sites shall be minimized.
- (b) Where possible, vehicular entrances to underground parking facilities and passenger drop-off areas shall be provided from the rear of buildings.
- (c) Structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilised:
 - i. Ground floor shall include retail uses with multiple entrances;
 - ii. Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
 - iii. The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- (d) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m (9.8ft) in width.

13.12.12 Additional Regulations

- (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, Part 13 - Downtown Land Use Districts – General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Where lane access is provided, the site shall be designed to provide access to onsite parking from the lane.
- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

13.13 MU-D – Mixed Use – Downtown

Figure 13.3a: Applicable Area for MU-D District



13.13.1 Purpose

This District is intended to allow for a variety of mixed use developments in the southwest corner of the downtown. Any combination of building types such as stand-alone residential multifamily buildings, mixed use residential/commercial buildings and stand-alone commercial buildings may be considered. A special emphasis should be placed in promoting live work units at the ground level.

13.13.2 MU-D Permitted and Discretionary Uses

13.13.2 (a) MU-D Permitted

- Above Ground Floor Dwelling
- Apartment Dwelling
- Assisted Living Facility
- Assisted Living Facility (Limited)
- Community Garden
- Day Care Facility**
- Eating & Drinking Establishment (Limited)
- Eating & Drinking Establishment (Outdoor)
- Health Service
- Home Office
- Live Work Unit
- Multi-Attached Dwelling
- Personal Service
- Place of Worship
- Professional, Financial and Office Service
- Public Facility
- Retail Store (Convenience)
- Retail Store (General)
- Show Home
- Sign Channel Letter
- Sign, Fascia
- Sign, Identification
- Sign, Portable
- Sign, Projecting
- Sign, Specialty Projecting

13.13.2 (b) MU-D Discretionary

- Bed and Breakfast
- Business Support Service
- Commercial School*
- Community Service Facility
- Custom Manufacturing Establishment
- Emergency Response Service
- Government Service
- Group Home
- Group Home (Limited)

- Parking Facility
- Pet care Service
- Retail Store (Liquor)
- Temporary Outdoor Event
- Temporary Sales Centre
- Veterinary Clinic
- Accessory Development to those uses listed in 13.13.2(a) and (b)

* No greater than 557.4m² (6000 ft²)

** Not permitted in apartment dwellings or above ground floor dwellings

13.13.3 MU-D Site Subdivision Regulations

	Interior or Corner Site	
Site Area	Minimum	300.0m ² (3229.2ft ²)

13.13.4 MU-D Site Subdivision Regulations

	Interior or Corner Site	
Front Setback and Flanking Front Setback	Minimum	0.0m (0.0ft) to 3.0m (9.8ft) in order to achieve a continuous pedestrian zone of 3.5m (11.5ft).
Side Setback	Minimum	0.0m (0.0ft) or 2.0m (6.6ft)
Rear Setback	Minimum	0.0m (0.0ft) for sites abutting a Non-Residential Land Use District.
	Minimum	4.5m (14.8ft) or one-half (1/2) the height of the building, whichever is greater, for sites abutting a Residential Land Use District.
Site Coverage	Maximum	70%
Floor Area Ratio (FAR)	Maximum	2.0
Unit Density	Maximum	200 units/net hectares
Building Height		Refer to Section 13.13.5.
Common Amenity Area	Minimum	4.5m ² (48.4ft ²) per dwelling unit.
Private Amenity Area	Minimum	3.0m ² (32.3ft ²) per dwelling unit shall be provided for balconies.

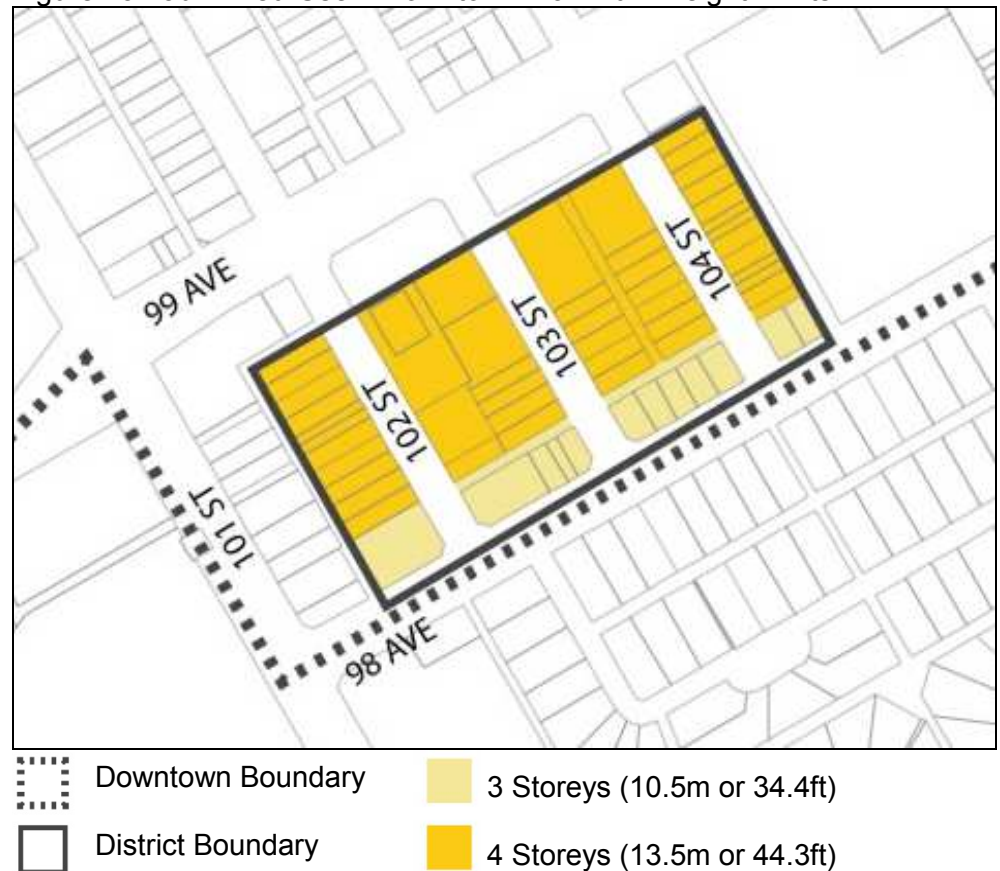
Built Form Regulations

13.13.5 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) New development shall be in accordance with the height limits established in Figure 13.13b.

Figure 13.13b: Mixed-Use – Downtown Maximum Height Limits



- (b) The maximum parapet height for all buildings shall not exceed 1.5m (4.9ft).
- (c) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building to reduce visibility from street level.

13.13.6 Street Character and Pedestrian Realm

The following regulation is intended to ensure buildings relate to human-scale proportions to improve walkability and create a pedestrian orientated character.

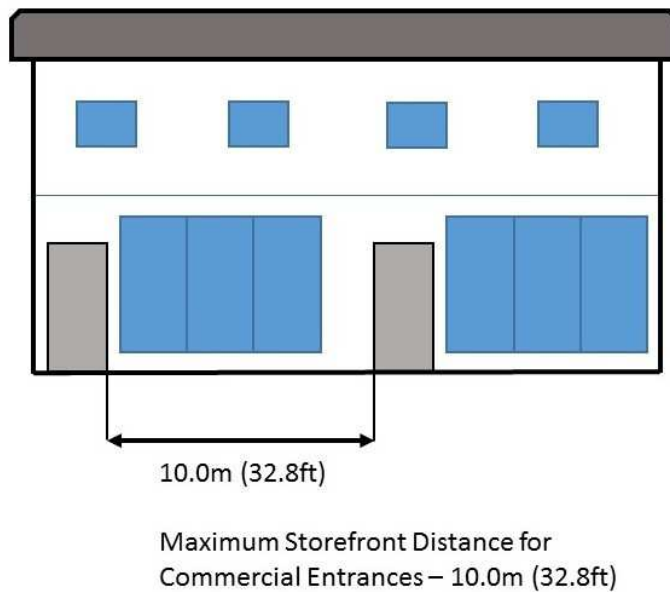
- (a) For buildings with non-residential uses at the ground floor, the front setback shall be hard surfaced with a consistent treatment and theme to the satisfaction of Development Authority.

13.13.7 Pedestrian Entrances

The following regulations are intended to ensure building entrances are positioned and treated appropriately in order to create visual interest along streets.

- (a) Entrances for non-residential uses should be located with a separation of no more than 10.0m (32.8ft) apart along building façades fronting public roadway, as per Figure 13.13c.

Figure 13.13c: Maximum Separation Distance for Non-Residential Entrances



- (b) Ground floor entrances to non-residential uses or a common vestibule to an apartment building shall be level with the grade.
- (c) Ground floor entrances for residential uses shall be 1.0m (3.3ft) above grade with a display garden incorporated in the front setback.

- (d) Entrances to non-residential uses at ground floor and residential uses above ground floor should be identifiable from each other through architectural design.
- (e) All building entrances shall be clearly visible, incorporate special architectural features including special lighting and landscape elements to provide a strong sense of arrival.

13.13.8 Ground Floor Frontages

The intent of the following regulations are to ensure active street fronts are provided adjacent to pedestrian zones and that parking areas are designed to be hidden from sight of the pedestrian zone.

- (a) The land uses along ground floors of all buildings in this district shall be:
 - i. Residential, commercial or integrated live work units shall be permitted at the ground floor level;
 - ii. Buildings shall accommodate a convertible space on the ground floor by providing a minimum ceiling height of 4.0m (13.1ft) and large doorways to accommodate a variety of use.
- (b) Structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilised:
 - i. Ground floor shall include retail uses;
 - ii. Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
 - iii. The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.

13.13.9 Parking and Access

- (a) Surface parking area shall not be located in the front yard of the principal building.
- (b) Vehicular accesses from 101 Street, 102 Street, 103 Street and 104 Street to on-site parking areas within individual sites shall be minimized. Where possible, vehicular access should be provided from rear lanes.

13.13.10 Live Work Units

The intent of the following regulations is to ensure buildings with live/work units provide commercial frontages adjacent to the pedestrian zone.

- (a) 2 storey integrated live work units shall be limited to the ground level and first floor level, with the business operations contained within the ground level.
- (b) Live work units with residential and commercial components at the same level shall be permitted on all floors of the buildings.
- (c) Ground floor of live work units shall provide entrances at grade to the public sidewalk.
- (d) Live work units with onsite retail sales shall only be permitted at ground floor level.

13.13.11 Additional Development Regulations

- (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, Part 13 - Downtown Land Use Districts-General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Where lane access is provided, sites shall be designed to provide access to onsite parking from the lane.

13.14 RMM-D – Medium Density Multiple Residential – Downtown

Figure 13.14a: Applicable Area for RMM-D District



13.14.1 Purpose

This District intended to provide medium density residential uses. The purpose of these areas is to accommodate primarily apartment style buildings with some commercial uses. Development is intended to support the concept of a livable urban setting with a strong sense of identity and place.

13.14.2 RMM-D Permitted and Discretionary Uses

13.14.2 (a) RMM-D Permitted

- Apartment Dwelling
- Community Garden
- Home Office
- Multi-Attached Dwelling
- Show Home
- Sign Channel Letter
- Sign, Fascia
- Sign, Identification
- Sign, Projecting

- Sign, Specialty Projecting

13.14.2 (b) RMM-D Discretionary

- Assisted Living Facility (Limited)
- Day Care Facility (Limited)*
- Eating & Drinking Establishment (Limited)
- Eating & Drinking Establishment (Outdoor)
- Group Home (Limited)*
- Home Business*
- Live Work Unit
- Personal Service
- Professional, Financial and Office Service
- Retail Store (Convenience)
- Temporary Outdoor Event
- Temporary Sales Centre
- Accessory Development to those uses listed in 13.14.2 (a) and (b)

* Not permitted within apartment dwelling

13.14.3 RMM-D Development Regulations for Multi-Attached Dwellings

	Interior or Corner Site	
Front Yard Setback	Minimum	Interior Site 3.0m (9.8ft)
	Maximum	4.5m (14.8ft)
Rear Yard Setback	Minimum	8.0m (26.2ft)
		6.0m (19.7ft) 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	Minimum	1.5m (4.9ft)
Building Height		Refer to Section 13.14.5.
Site Coverage	Maximum	45% for principal building over 1 storey, excluding decks
		50% for principal building of 1 storey, excluding decks
		52% for all buildings and structures where principal building is over 1 storey
		57% for all buildings and structures where principal building is 1 storey

Floor Area Ratio (FAR)	Maximum	2.0
Density	Maximum	150 units/net hectare.

13.14.4 RMM-D Development Regulations for Apartment Dwellings

	Interior or Corner Site	
Front Setback and Flanking Front Setback	Minimum	3.0m (9.8ft)
Rear Yard Setback	Minimum	7.0m (23.0ft)
Side Yard Setback	Minimum	3.0m (9.8ft)
Building Height		Refer to Section 13.14.5.
Site Coverage	Maximum	50%
Floor Area Ratio (FAR)	Maximum	2.0
Density	Maximum	150 units/net hectare

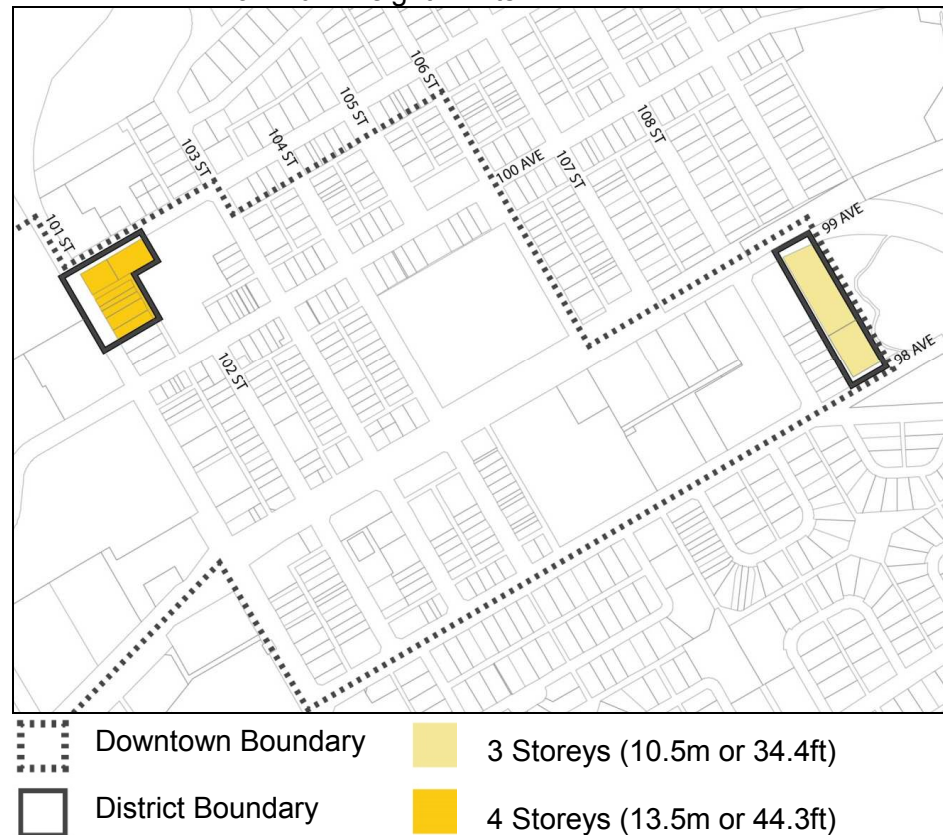
Built Form Regulations

13.14.5 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) New development shall be in accordance with the height limits established in Figure 13.14b.

Figure 13.14b: Medium Density Multiple Residential – Downtown
Maximum Height Limits



- (b) The maximum parapet height for all new buildings shall not exceed 1.5m (4.9ft).
- (c) Vents, mechanical rooms and equipment, elevator penthouses etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

13.14.6 Building Massing and Architectural Character

The following regulations are intended to ensure buildings contribute to a sense of place by providing visual interest along the street level, interesting building forms, and human scale dimensions.

- (a) New buildings at the intersection of the following streets shall incorporate special architectural treatment to achieve a sense of arrival to the downtown.
 - i. 101 Avenue and 101 Street;
 - ii. 99 Avenue and 108/108A Street; and
 - iii. 98 Avenue and 108/108A Street.

13.4.7 Pedestrian Entrances

The following regulations are intended to ensure building entrances are positioned and treated appropriately in order to create visual interest along streets.

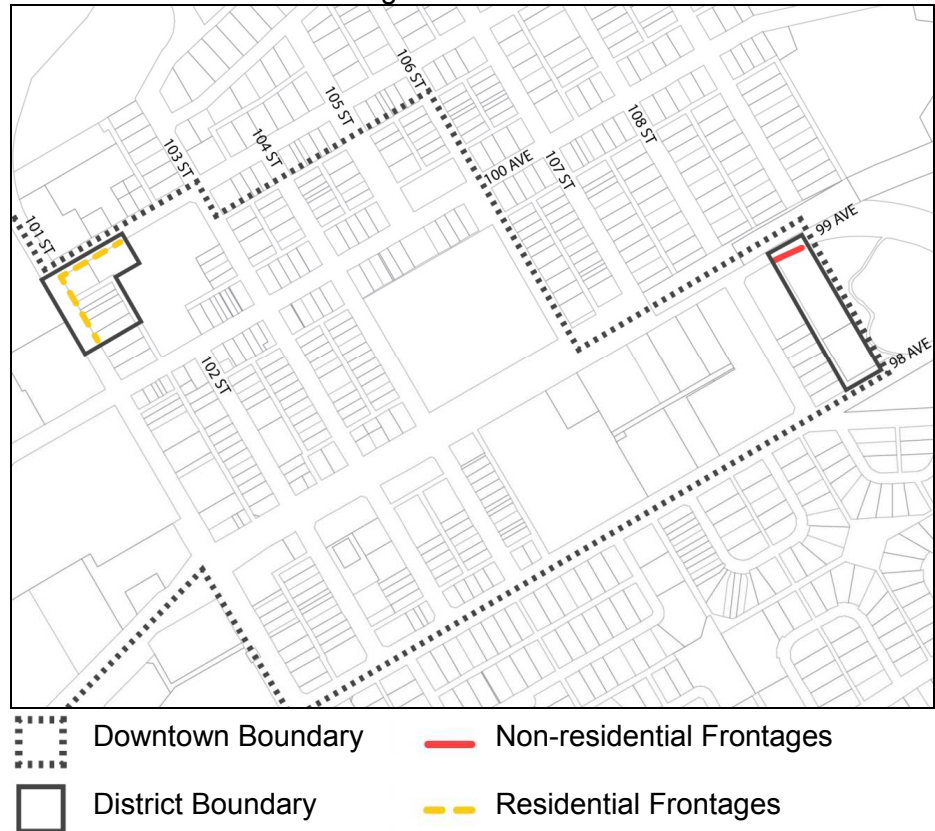
- (a) Common vestibules to an apartment building shall be level with the grade.
- (b) Ground floor entrances to residential units shall be at least 1.0m (3.3ft) above grade and shall provide active frontages including porches, decks, or other architectural features.

13.14.8 Ground Floor Frontages

The intent of the following regulations are to ensure active street fronts are provided adjacent to pedestrian zones.

- (c) The land uses along ground floors of all buildings in this District shall be in accordance with Figure 13.14c, whereas:
 - i. Ground floor uses along east side of 101 Street and south 101 Avenue shall be limited to residential uses;
 - ii. Ground floor uses along the south side of 99 Avenue shall be limited to non-residential uses; and
 - iii. Surface and structure parking areas shall be located at the rear of the building and partially screened from public roadway on corner sites using appropriate landscaping methods.

Figure 13.14c: Medium Density Multiple Residential – Downtown
Street Frontages

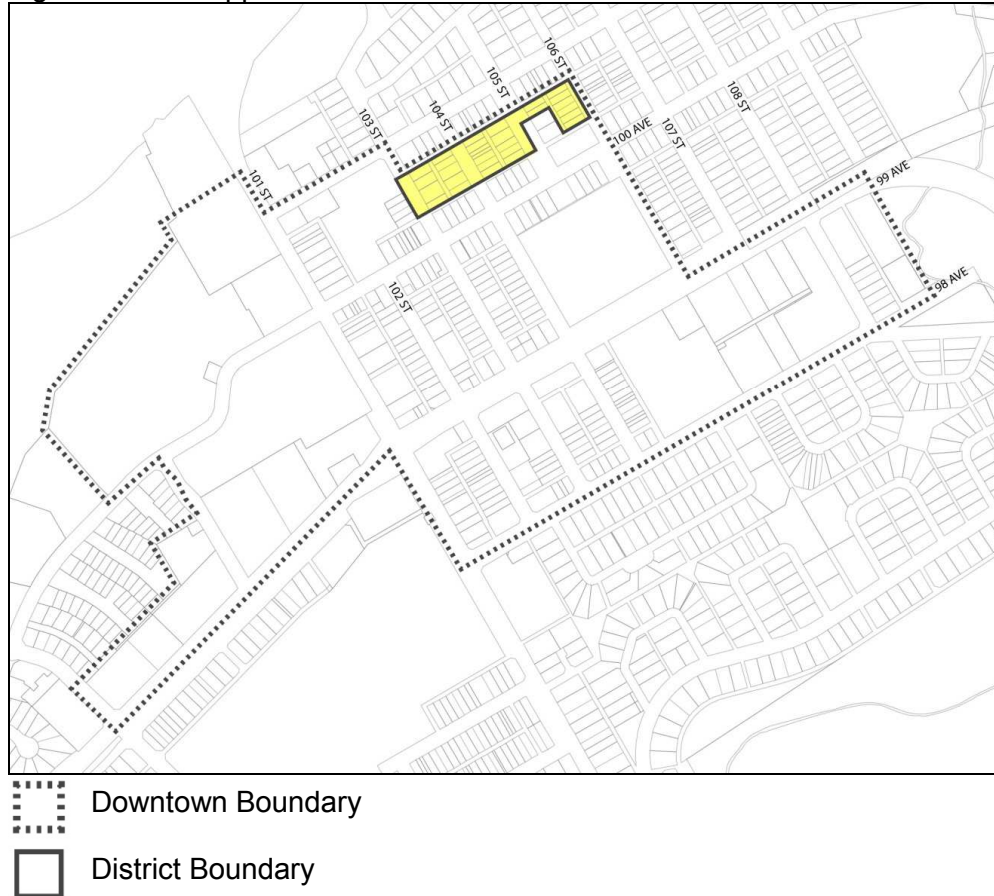


13.14.9 Additional Development Regulations

- (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, Part 13 - Downtown Land Use Districts-General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Where lane access is provided, sites shall be designed to provide access to onsite parking from the lane.
- (c) Vehicular accesses from 101 Street and 101 Avenue to on-site parking areas within individual sites shall be minimized.

13.15 TR-D – Transitional Residential – Downtown

Figure 13.15a: Applicable Area for TR-D District



13.15.1 Purpose

This District is intended to allow low to medium residential development and small scale commercial developments in the northeast portion of the downtown. The District also establishes regulations to provide appropriate transition from higher density mixed land uses in the downtown core to lower density residential neighbourhoods located immediately adjacent to the downtown. Infill residential redevelopment is encouraged in this area. Stand-alone small scale commercial buildings may be considered.

13.15.2 TR-D Permitted and Discretionary Uses

- 13.15.2 (a) TR-D Permitted
- Community Garden
 - Duplex Dwelling
 - Home Office

- Multi-Attached Dwellings*
- Semi-Detached Dwelling
- Single Detached Dwelling
- Swimming Pool

- 13.15.2 (b) TR-D Discretionary
- Bed and Breakfast
 - Day Care Facility (Limited)
 - Government Service
 - Group Home (Limited)
 - Home Business
 - Personal Service
 - Pet Care Service
 - Place of Worship
 - Professional, Financial and Office Service
 - Secondary Suites**
 - Show Home
 - Temporary Outdoor Event
 - Temporary Sales Centre
 - Accessory Development to those uses listed in 13.15.2(a) and (b)

* Up to a maximum of four attached dwellings

** Only allowed in single detached dwellings

13.15.3 TR-D Development Regulations

	Site and Building Criteria	
Site Area	Minimum	150m ² (1,614.6ft ²)
Front Setback and Flanking Front Setback	Minimum	3.0m (9.8ft)
	Maximum	4.5m (14.8ft)
Side Setback	Minimum	1.5m (4.9ft)
Rear Setback	Minimum	8.0m (26.2ft)
	Minimum	6.0m (19.7ft) where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site.
Site Coverage	Maximum	40% for principal building over 1 storey, excluding decks.
		45% for principal building of 1 storey, excluding decks.
		45% for all buildings and structures where principal building is over 1 storey.

Site and Building Criteria		
		50% for all buildings and structures where principal building is 1 storey.
Building Height	Maximum	3 Storeys (11.0m or 36.1ft). A maximum differential of 1 storey shall be allowed between adjacent sites. Refer to Section 13.15.4

Built Form Regulations

13.15.4 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

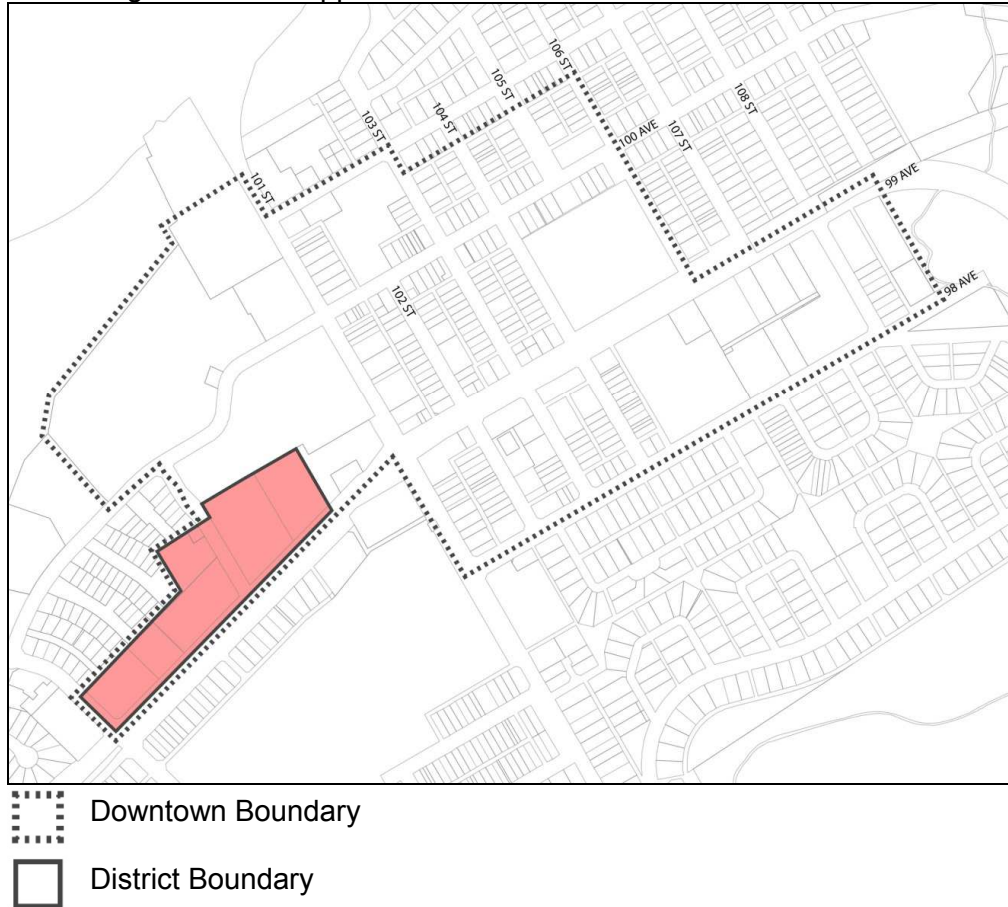
- (a) The maximum parapet height for all new buildings shall not exceed 1.5m (4.9ft).
- (b) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building to reduce visibility from street level.

13.15.5 Additional Development Regulations

- (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, Part 13 - Downtown Use Districts – General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane. Where vehicle access from the lane is not feasible, the Development Authority may allow access from the street.

13.16 99C-D – 99 Commercial – Downtown

Figure 13.16a: Applicable Area for 99C-D District



13.16.1 Purpose

This District is intended to allow for a variety of commercial developments with a strong emphasis on pedestrian friendly spaces and streetscapes. Buildings and landscapes fronting 99 Avenue may contribute positively to improve the image of the entrance corridor leading to the downtown core. Mixed use developments with retail at ground level and residential/office uses on upper storeys shall be considered.

13.16.2 99C-D Permitted and Discretionary Uses

13.16.2 (a) 99C-D Permitted

- Above Ground Floor Dwelling
- Business Support Service
- Community Service Facility
- Day Care Facility*
- Drive Through Service
- Eating & Drinking Establishment

- Eating & Drinking Establishment (Limited)
- Eating & Drinking Establishment (Outdoor)
- Emergency Response Service
- Home Office
- Indoor Entertainment Facility
- Indoor Recreation Facility
- Parking Facility
- Pet Care Service
- Personal Service
- Professional, Financial and Office Service
- Public Facility
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Seasonal Garden Centre (Temporary)
- Show Home
- Sign, Channel Letter
- Sign, Fascia
- Sign, Identification
- Sign, Portable
- Sign, Projecting
- Temporary Sales Centre

- 13.16.2 (b) 99C-D Discretionary
- Commercial School
 - Government Service
 - Health Service
 - Outdoor Entertainment Facility
 - Outdoor Recreation Facility
 - Place of Worship
 - Recycling Drop-off
 - Service Station (Limited)
 - Sign, Electric Message
 - Sign, Freestanding
 - Temporary Outdoor Event
 - Vehicle Wash
 - Veterinary Clinic
 - Accessory Development to those uses listed under 13.16.2(a) and (b)

* Not permitted within apartment dwelling

13.16.3 99C-D Site Subdivision Regulations

	Interior or Corner Site	
Site Area	Minimum	180.0m ² (1,937.5ft ²)

13.16.4 99C-D Site Development Regulations

	Interior or Corner Site	
Front Setback and Flanking Front Setback	Minimum	4.5m (14.8ft)
Side Setback	Minimum	3.0m (9.8ft)
Rear Setback	Minimum	3.0m (9.8ft) for sites abutting a Non-Residential Land Use District. 4.5m (14.8ft) for sites abutting a Residential Land Use District.
Site Coverage	Maximum	50%
Building Height	Maximum	4 storeys (14.0m or 45.9ft).
Floor Area Ratio (FAR)	Maximum	Non-Residential 2.0 Residential 1.5
Unit Density	Maximum	150 units/net hectare
Common Amenity Area	Minimum	4.5m ² (48.4ft ²) per dwelling unit.
Private Amenity Area	Minimum	3.0m ² (32.3ft ²) per dwelling unit shall be provided for balconies.

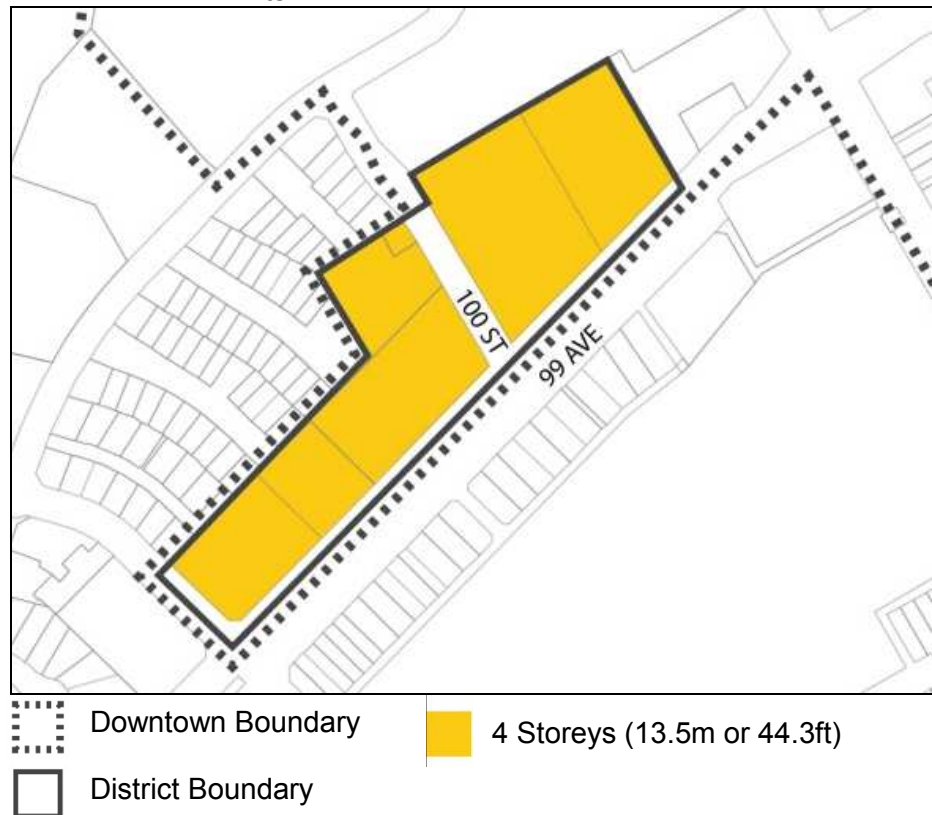
Built Form Regulations

13.16.5 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) New development shall be in accordance with the height limits established in Figure 13.16b.

Figure 13.16b: 99 Commercial – Downtown Maximum Height Limits



- (b) The maximum parapet height for all new buildings shall not exceed 1.5m (4.9ft).
- (c) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

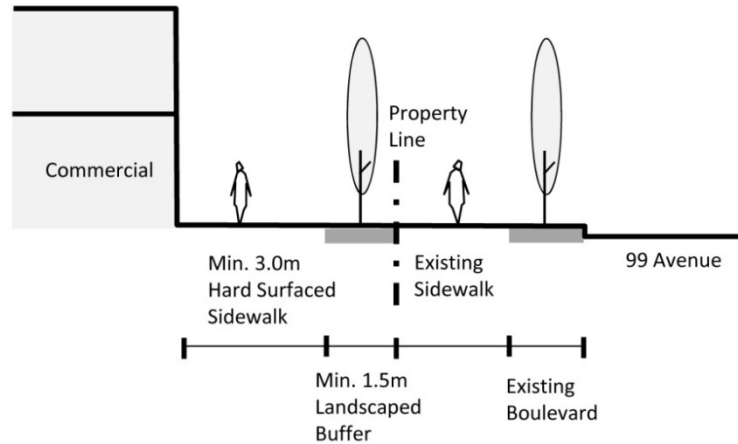
13.16.6 Street Character and Pedestrian Realm

The following regulations are intended to ensure buildings relate to human-scale proportions to improve walkability and create a pedestrian orientated character.

- (a) The front setback along 99 Avenue shall comply with the following landscaping requirements, as per Figure 13.16c:
 - i. A 1.5m (4.9ft) wide landscaped buffer zone shall be provided along the property line;
 - ii. A minimum 3.0m (9.8ft) wide sidewalk shall be provided between the building frontage and the landscaped buffer; and
 - iii. The landscaped buffer area shall include enhanced landscape treatment and should

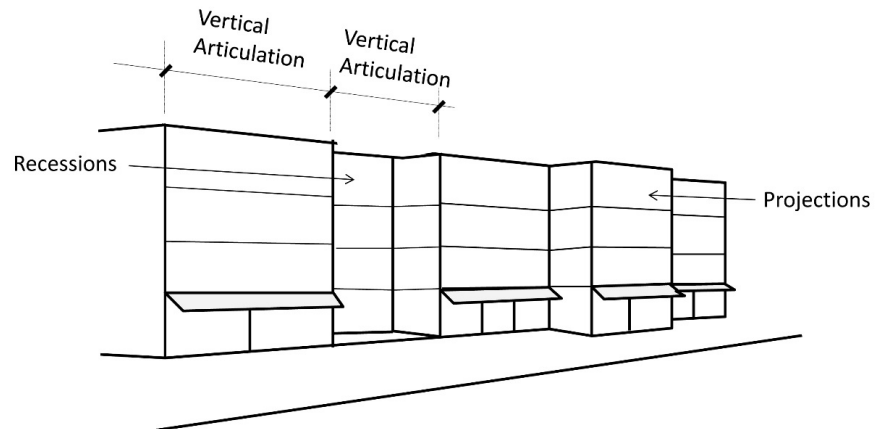
- be lined with trees at 6.0m (19.7ft) interval, but not interfere with site lines at driveways.
- iv. For new construction, parking is not permitted in the front yard.

Figure 13.16c: Front Building Setback Landscape Requirements



- (b) All buildings shall be required to provide a vertical articulation in the streetwall using techniques to create visual interest along the streetface including a variety of colours, materials, projections or recessions in the building facade to avoid monotony, as per Figure 13.16d.

Figure 13.16d: Vertical Articulation and Building Entrances

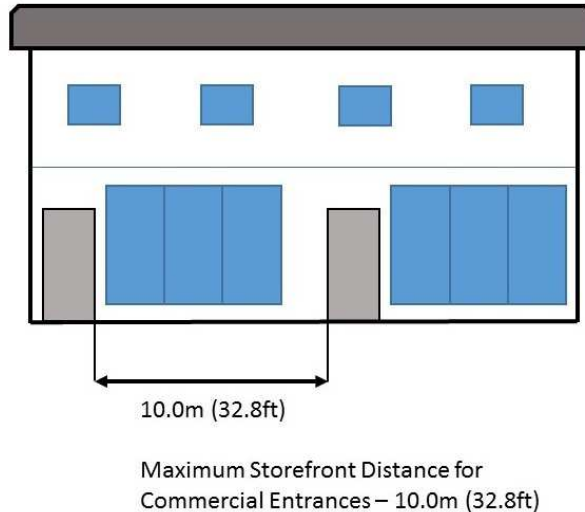


13.16.7 Pedestrian Entrances

To achieve a walkable pedestrian orientated public realm, the following regulations are intended to ensure building entrances are positioned and treated appropriately in order to create visual interest along streets.

- (a) Entrances for non-residential uses should be located with a separation of no more than 10.0m (32.8ft) along building facades fronting public roadway, as per Figure 13.16e.

Figure 13.16e: Maximum Separation Distance for Non-Residential Entrances



- (b) Ground floor entrances for non-residential uses or a common vestibule to an apartment building shall be at level with the grade.
- (c) Entrances to non-residential uses at ground floor and residential uses above ground level shall be identifiable from each other through architectural design.

13.16.8 Ground Floor Frontages

The intent of the following regulations are to ensure active street fronts are provided adjacent to pedestrian zones.

- (a) The land uses along ground floors of all buildings in this District shall be:
- Limited to non-residential uses along 99 Avenue, 100 Street and east side of 100 Avenue;
 - Structure parking facilities shall generally be located internally on the site and shall not front 99th Avenue;
 - The rear wall of the building facing adjacent residential sites shall be architecturally treated to provide appropriate visual transition to surrounding residential uses.

13.16.9 Surface Parking, Access, Loading and Storage

- (a) Surface parking area shall be setback a minimum of 1.5m (4.9ft) from the property line with a landscape buffer between parking, loading and other hard surface areas and adjacent roadways or lanes.
- (b) Vehicular entrances shall be consolidated to serve multiple buildings in each block to minimize the number of interruptions in the street and to reduce the number of potential vehicular conflicts with pedestrians and cyclists;
- (c) Outdoor storage shall be located at the rear of building.

13.16.10 Additional Development Regulations

- (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, Part 13 – Downtown Land Use Districts – General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Sites shall include connections from 99 Avenue to public pedestrian walkways to the satisfaction of the Development Authority.

13.17 PS-D – Public Services – Downtown

Figure 13.17a: Applicable Area for PS-D District





Downtown Boundary

District Boundary

13.17.1 Purpose

This District is intended to accommodate institutional uses that serve the social needs of the community within a downtown setting.

13.17.2 PS-D Permitted and Discretionary Uses

13.17.2 (a) PS-D Permitted

- Assisted Living Facility
- Assisted Living Facility Limited
- Community Garden
- Community Service Facility
- Day Care Facility
- Education (Private)
- Education (Public)
- Emergency Response Service
- Government Service
- Health Service
- Parking Facility
- Public Facility
- Sign, Channel Letter
- Sign, Fascia
- Sign, Identification
- Sign, Portable
- Sign, Projecting
- Sign, Specialty Projecting

13.17.2 (b) PS-D Discretionary

- Communication Tower
- Communication Tower (Limited)
- Funeral Home
- Group Home
- Indoor Recreation Facility
- Outdoor Entertainment Facility
- Outdoor Recreation Facility
- Place of Worship
- Professional, Financial and Office Service
- Sign, Electric Message
- Temporary Outdoor Event
- Accessory Development to those uses listed under 13.17.2(a) and (b)

13.17.3 PS-D Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Development Authority.

Site Width	At the discretion of the Development Authority.
Site Depth	At the discretion of the Development Authority.

13.17.4 PS-D Development Regulations

	Site and Building Criteria	
Front Setback and Flanking Front Setback	Minimum	0.0m (0.0ft)
Side Setback	Minimum	3.0m (9.8ft)
Rear Setback	Minimum	8.0m (26.2ft) for sites abutting a Residential Land Use District. At the discretion of the Development Authority for sites abutting a Non-Residential Land Use District.
Site Coverage	Maximum	60%
Building Height	Maximum	14.0m (45.9ft) for a principal building 30.0m (98.4ft) for towers or structural components of buildings not intended for human occupation. Refer to Section 13.17.5.

Built Form Regulations

13.17.5 Building Height Limits

The following regulations are intended to ensure buildings are of a proportionate scale with the street and respect building heights of surrounding land uses.

- (a) New development shall be in accordance with the height limits established in Figure 13.17b.

Figure 13.17b: Public Services – Downtown Maximum Height Limits



- (b) The maximum parapet height for all new buildings shall not exceed 1.5m (4.9ft).
- (c) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

13.17.6 Street Character and Pedestrian Realm

The following regulations are intended to ensure buildings relate to human-scale proportions to improve walkability and create a pedestrian orientated character.

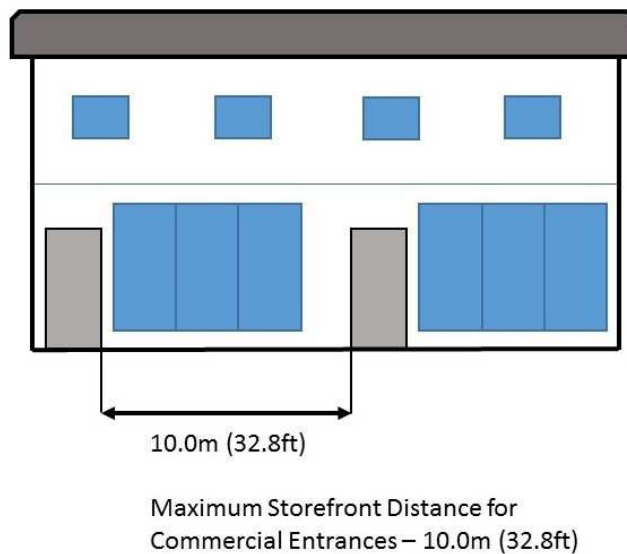
- (a) The front setback shall be hard surfaced from the City sidewalk with a consistent treatment and theme to the satisfaction of Development Authority.
- (b) Commercial uses shall be limited to ground floor only.

13.17.7 Pedestrian Entrances

The following regulations are intended to ensure building entrances are positioned and treated appropriately in order to create visual interest along streets.

- (a) Entrances for non-residential uses should be located with a separation of no more than 10.0m (32.8ft) along building facades fronting public roadway, as per Figure 13.17c.

Figure 13.17c: Maximum Separation Distance for Non-Residential Entrances



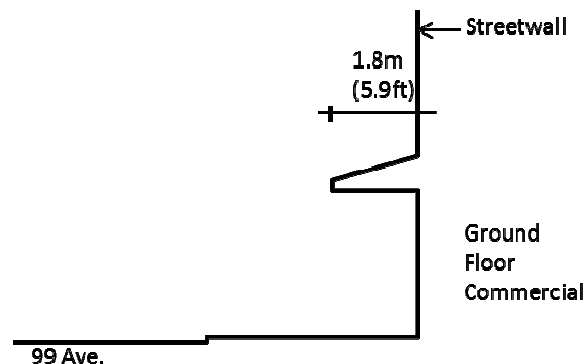
- (b) Ground floor entrances for non-residential uses shall be level with grade.

13.17.8 Canopies and Weather Protection

The following regulation is intended to ensure building facades provide appropriate weathering protection to positively contribute to the public realm.

- (a) A continuous weather protection of minimum 1.8m (5.9ft) width or other means of weather protection at the discretion of the Development Authority shall be encouraged at the ground floor of all building facades fronting 99 Avenue and 100 Avenue, as per Figure 13.17d.

Figure 13.17d: Weather Protection

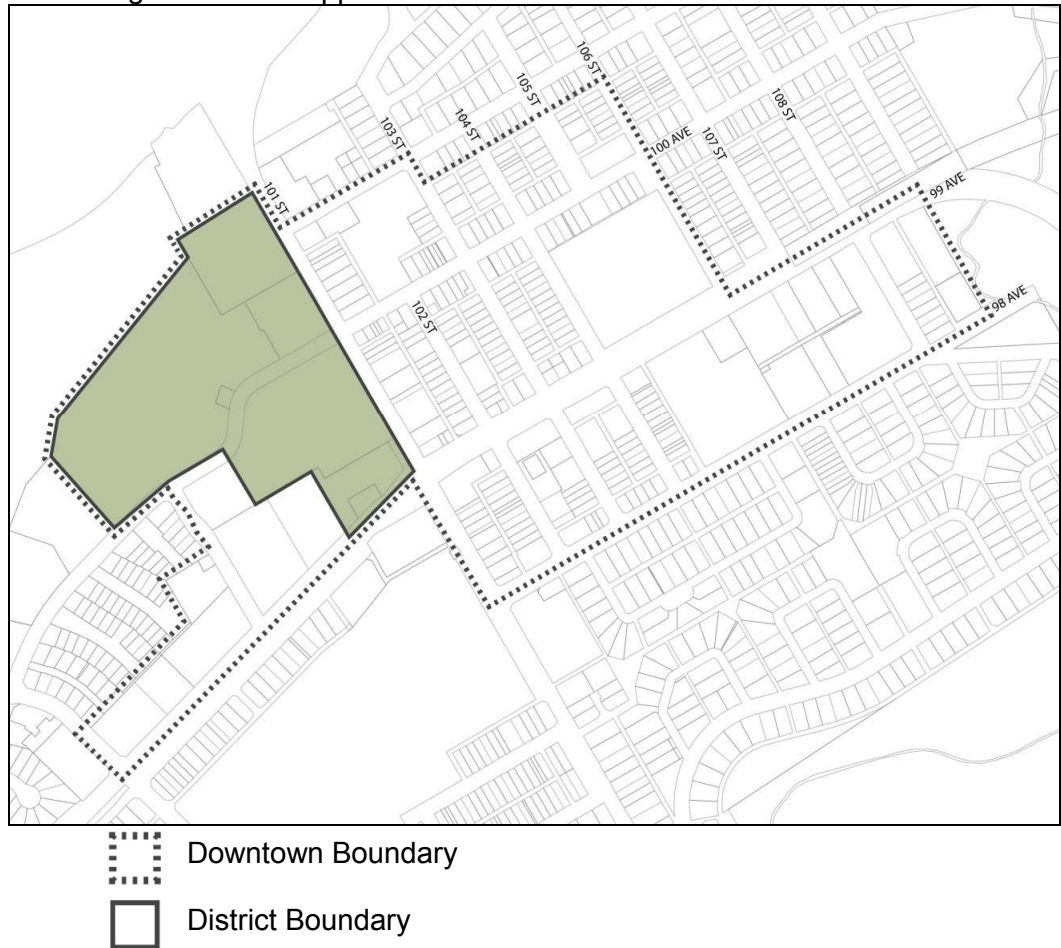


13.17.9 Additional Development Regulations

- (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, Part 13 - Downtown Land Use Districts-General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane.
- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.
- (d) Vehicular accesses 100 Avenue, 105 Street and 106 Street to on-site parking areas within individual sites shall be minimized. Where possible, vehicular access should be provided from rear lanes.

13.18 HP-D – Historic Precinct – Downtown

Figure 13.18a: Applicable Area for HP-D District



13.18.1 Purpose

This District is intended to regulate development in Fort Saskatchewan's Historic Precinct. New developments shall preserve, rehabilitate and reuse existing historical resources, such as buildings and landscapes, in order to create design continuity with the existing architectural character of the Historic Precinct through respecting scale and function of the built form.

13.18.2 HP-D Permitted and Discretionary Uses

- 13.18.2 (a) HP-D Permitted
- Community Garden
 - Community Service Facility
 - Government Service
 - Outdoor Entertainment Facility
 - Outdoor Recreation Facility
 - Parking Facility

- Public Facility
- Sign Channel Letter
- Sign, Fascia
- Sign, Identification
- Sign, Portable
- Sign, Projecting
- Sign, Specialty Projecting
- Temporary Outdoor Event

- 13.18.2 (b) HP-D Discretionary
- Accessory Development
 - Communication Tower
 - Communication Tower (Limited)
 - Eating & Drinking Establishment (Limited)
 - Education (Private)
 - Education (Public)
 - Indoor Recreation Facility
 - Place of Worship
 - Sign, Electric Message
 - Sign, Freestanding
 - Accessory Development to those uses listed under 13.18.2(a) and (b)

13.18.3 HP-D Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Development Authority.
Site Width	At the discretion of the Development Authority.
Site Depth	At the discretion of the Development Authority.

13.18.4 HP-D Development Regulations

	Site and Building Criteria	
Front Setback	Minimum	6.0m (19.7ft)
Flanking Front Setback	Minimum	At the discretion of the Development Authority.
Side Yard Setback	Minimum	3.0m (9.8ft)
Rear Yard Setback	Minimum	8.0m (26.2ft)
Site Coverage		At the discretion of the Development Authority.
Building Height	Maximum	14.0m (45.9ft) for a principal building.
	Maximum	30.0m (98.4ft) for towers or structural components of buildings not intended for human occupation.
Floor Area Ratio (FAR)	Maximum	At the discretion of the Development Authority.

13.17.5 Additional Development Regulations

- (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, Part 8 - Institutional Land Use Districts – General Regulations, and Part 12 – Signs.
- (b) On-site parking for individual parcels shall be at the discretion of the Development Authority.
- (c) General signage and way finding signage shall be consistent with the guidelines established in the Historic Precinct Site Master Plan and the Fort Heritage Precinct branding document.
- (d) The Development Authority may give regard to comments received from the Culture Department for all Development Permit applications.

B) Delete the following under Part 11 – Parking and Loading

- 11.1.1 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.
- 11.1.4 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.
- 11.2.1 The minimum required number of vehicle parking spaces for a use shall be as set out in the tables below (Tables 3 - 6).
- 11.2.8 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.

C) Replace the following under Part 11 – Parking and Loading

- 11.1.1 The requirements of this Section shall apply to all parking, loading facilities and drive aisles required by this Bylaw. Notwithstanding the requirements of this Section, specific standards specified in any Land Use District may supplement or supercede the parking and loading requirements of this Section. Parking spaces must be provided collectively for each use on a lot in an amount that complies with the regulations in this Section.
- 11.1.4 The Development Authority may consider a reduction to the parking requirements of this Section, by considering 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. Such a reduction to the parking requirements is not a variance.
- 11.2.1 The minimum required number of vehicle parking spaces for a use shall be as set out in Tables 11.1, 11.2, 11.3, 11.4 and 11.5.
- 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, except in the Downtown Districts.

D) Add the following under Part 11 – Parking and Loading:

11.3 General Parking Regulations for Downtown

- 11.3.1 Unless otherwise specified in the Land Use District, structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilized:
 - (a) Ground floor shall include retail uses positioned adjacent to the public realm with multiple entrances;
 - (b) Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
 - (c) The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.

11.3.2 All surface parking lots shall be developed in accordance with the general standards Section 11 of the Land Use Bylaw. In addition the following regulations shall apply:

(a) All surface parking lots shall be hard surfaced.

11.3.3 The Development Authority may consider granting additional Floor Area Ratio, if the applicant agrees to provide underground parking stalls to meet all parking requirements of the project. The applicant will be required to provide appropriate parking for the original and additional Floor Area Ratio in accordance with parking standards established within this Bylaw.

11.3.4 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. The Development Authority may consider the preliminary shared use parking framework in Appendix E to determine an overall site peak parking requirement.

11.3.5 Notwithstanding 11.3.4 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
- (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.

11.3.6 Developments within the Downtown Districts shall be subject to the parking requirements established in Table

11.3.7 Landscaping for parking areas shall include one tree for each 35.0m² (376.7ft²) of required landscaping and one shrub for each 15.0m² (161.5ft²) of required landscaping.

Table 11.5: Minimum Parking Requirements for Downtown

Land Use Class	Minimum Number of Parking Spaces
Multi-attached and apartment dwellings with more than four dwelling units	Bachelor Unit – 0.75 spaces/dwelling unit One Bedroom Unit - 1 space/dwelling unit Two Bedroom Unit - 1.5 spaces/dwelling unit Three or More Bedrooms – 1.75 spaces/dwelling unit Plus 1 for every seven dwelling units for visitors
Professional, financial and office service	2 spaces / 100 m2 of GFA minimum
Eating and drinking establishment, eating and drinking establishment (limited) and eating and drinking establishment (outdoor)	1 for every 4 seats plus a minimum of 5 spaces for staff
Retail store (convenience), (general), and (liquor)	2 spaces / 100 m ² of GFA minimum
Other Non-residential	Minimum amount of off-street parking shall be as per the parking requirements specified in Tables 11.1-11.4 less 20%.

11.4 Bicycle Parking Requirements for Downtown

11.4.1 Sites shall be designed and maintained to provide bicycle parking and amenities to the satisfaction of the Development Authority.

11.4.2 The bicycle station should be located where it can be safely and conveniently located to ensure compatibility with the surrounding environment, to the satisfaction of the Development Authority.

E) Delete the following under Part 2 – Administration, Procedures and Enforcement:

2.4.1 Land Use Districts and the associated District provisions are established for the City in accordance with Parts 5 through 9 of this Bylaw.

2.5.4 (c) iv. Part 13 - Definitions; and

- F) Replace the following under Part 2 – Administration, Procedures and Enforcement:

2.4.1 Land Use Districts and the associated District provisions are established for the City in accordance with Parts 5 through 9, and 13 of this Bylaw.

2.5.4 (c) iv. Part 14 - Definitions; and

- G) Delete Section 6.12 - C4 – Central Business District

- H) Delete the following under 13.2 - Use Class Definitions:

SIGN, PORTABLE means a sign that can be relocated or removed from a site and is used for advertising of a limited duration. This includes any signs that are not attached to a permanent foundation. Typical signs include A-Board signs.

SIGN, PROJECTING means a sign which is affixed to or attached to a building or other structure and extends more than 0.4m (1.3ft) beyond the face of the building or structure. Typical signs include awning and canopy signs.

- I) Replace the following under 13.2 – Use Class Definitions:

SIGN, PORTABLE means a sign with a total area on one face of no greater than 4.65m² (50.1ft²) mounted on a frame or on a trailer, stand or similar support which together with the support can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters. A-board signs shall be considered as a Portable Sign.

SIGN, PROJECTING means a sign which is attached to a building or structure so that part of the sign projects more than 61.0cm (2.0ft) from the face of the building or structure.

- J) Add the following under 13.2 - Use Class Definitions:

DWELLING, ABOVE GROUND FLOOR means a development consisting of one or more Dwellings contained within a building where a non-residential use or uses comprises the ground or street level storey. This does not include an 'Apartment Dwelling'.

SIGN, CHANNEL LETTER means a sign where each letter, including logos, is individually shaped, providing a more sophisticated and architectural feel. As each letter is custom designed, they are manufactured to match exactly the letter style that is part of the corporate image. These signs may be used at interior as well as exterior locations.

SIGN, SPECIALTY PROJECTING means a sign that is supported by an exterior building and projects outward from the building by more than 0.4m (1.31ft). Specialty projecting signs are designed to catch the attention of those within the pedestrian zone. The copy, icon, or symbolic

message is typically perpendicular to the building façade that it is projecting from.

- K) Add the following under Part 13 - General Definitions:

ACTIVE STREET FRONT means a street frontage that enables direct visual and physical contact between the pedestrian zone and the interior of the building. Clearly defined building edges including windows, entrances and store-front features contribute to an Active Street Front.

COMMON VESTIBULES means the entrance area before the lobby of an apartment building that is accessed at street level.

DOWNTOWN means the area encompassed by the Downtown Area Redevelopment Plan, excluding the Fort Mall or the area zoned C5- Fort Mall Redevelopment District, and the City Hall site.

FLOOR AREA RATIO (FAR) means a ratio calculated by dividing gross built up area of a building by the total site area.

PEDESTRIAN ZONE means an area dedicated to the movement of pedestrians located between the building façade and street curb edge.

STEPBACK means a recession in the building façade from the building façade immediately below it.

STREETWALL means the exterior wall of buildings that directly abut or face towards a public right of way.

- 3) That Appendix A – Land Use Map of Land Use Bylaw C10-13 be amended as shown on attached Schedule “A”
- 4) That a new Appendix E – Alternative Compliance for Minimum Parking Requirements be attached to Land Use Bylaw C10-13.
- 5) If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
- 6) This Bylaw becomes effective upon third and final reading.

READ a first time this _____ day of _____ A.D., 2016

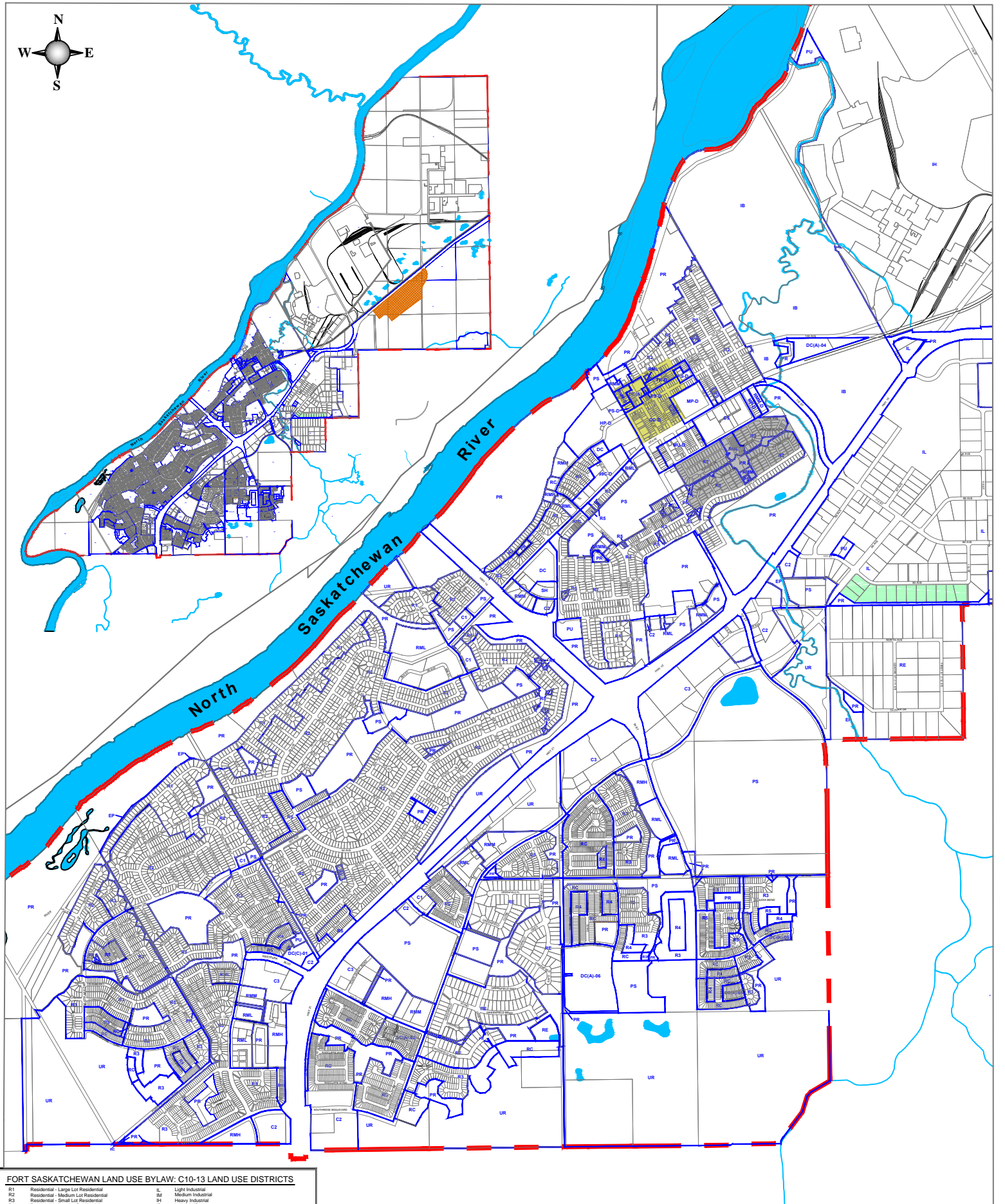
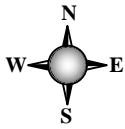
READ a second time this _____ day of _____ A.D., 2016

READ a third time and passed this day of A.D., 2016

MAYOR


DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: _____



FORT SASKATCHEWAN LAND USE BYLAW: C10-13 LAND USE DISTRICTS

R1	Residential - Large Lot Residential	IL	Light Industrial
R2	Residential - Medium Lot Residential	IM	Medium Industrial
R3	Residential - Small Lot Residential	IH	Heavy Industrial
R4	Residential - Land Use Residential	IR	Industrial Reserve
R5	Residential - Estate Lot Residential	IB	Industrial Buffer
R6	Residential - Comprehensive Planned Residential	EP	Environmental Protection
R7	Residential - Low Density Multiple Residential	PS	Public Service
R8	Residential - Medium Density Multiple Residential	PR	Park Recreation
R9	Residential - High Density Multiple Residential	PU	Public Utility
R10	Residential - Senior Housing	UR	Urban Reserve
R11	Residential - Senior Housing	SH	Senior Housing
R12	Residential - Senior Housing	SH	Senior Housing
R13	Residential - Senior Housing	SH	Senior Housing
R14	Residential - Senior Housing	SH	Senior Housing
R15	Residential - Senior Housing	SH	Senior Housing
R16	Residential - Senior Housing	SH	Senior Housing
R17	Residential - Senior Housing	SH	Senior Housing
R18	Residential - Senior Housing	SH	Senior Housing
R19	Residential - Senior Housing	SH	Senior Housing
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R29	Residential - Senior Housing	SH	Senior Housing
R30	Residential - Senior Housing	SH	Senior Housing
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R96	Residential - Senior Housing	SH	Senior Housing
R97	Residential - Senior Housing	SH	Senior Housing
R98	Residential - Senior Housing	SH	Senior Housing
R99	Residential - Senior Housing	SH	Senior Housing
R100	Residential - Senior Housing	SH	Senior Housing



APPENDIX A - LAND USE MAP

Bylaw C10-13

Last Amendment: April 5, 2016 Plot Date: April 5, 2016

Scale: not to scale

NOTE
The City of Fort Saskatchewan disclaims all responsibility for the accuracy or completeness of the information provided.
The City shall not be liable for any loss or injury caused in whole or part by the use or interpretation of this information. Accurate determination of position and attributes of any feature described is only possible through field verification.

Appendix E – Alternative Compliance for Minimum Parking Requirements

1. Table 9 presents a preliminary shared use parking framework for lands located within the Downtown Districts. The framework identifies a series of complementary land uses and their typical peak period parking demands which can be used to determine an overall site's peak parking demand period and parking requirement.

Table 9: Preliminary Determination of Shared Parking Requirements

Land Use	Weekdays			Weekends		
	2:00 AM to 7:00 AM	7:00 AM to 6:00 PM	6:00 PM to 2:00 AM	1:00 AM to 7:00 AM	7:00 AM to 6:00 PM	6:00 PM to 1:00 AM
Professional Office	10%	100%	15%	5%	10%	5%
Health Services	5%	100%	15%	5%	80%	5%
Financial Institution	5%	100%	15%	5%	80%	5%
Hotel						
Restaurant /Lounge	40%	70%	100%	50%	70%	100%
Guest Rooms	100%	60%	100%	100%	60%	100%
Conference Rooms	0%	100%	100%	0%	100%	100%
General Retail	0%	100%	75%	0%	100%	50%
Restaurant	50%	70%	100%	50%	70%	100%
Theatre/ Entertainment	0%	50%	90%	0%	70%	100%
Residential	100%	50%	90%	100%	75%	90%

2. In order to determine the parking requirements for a mixed-use complex:
 - (a) Calculate the number of parking spaces required for each individual land use as if it were the only land use within the development. The basic parking requirements would be based on the parking requirements identified in Table 3 of the Bylaw;
 - (b) Calculate the number of parking spaces required for each individual land use for all six time periods based on the percentage of use;
 - (c) For each time period, total the number of spaces required for all applicable land uses, and;
 - (d) Identify the time period with the highest total parking requirement. The number of spaces identified represents the shared parking requirement.
3. 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 development.

4. The Development Authority may 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.

City of Fort Saskatchewan
Downtown Land Use Bylaw Update

Summary of Stakeholder Consultation



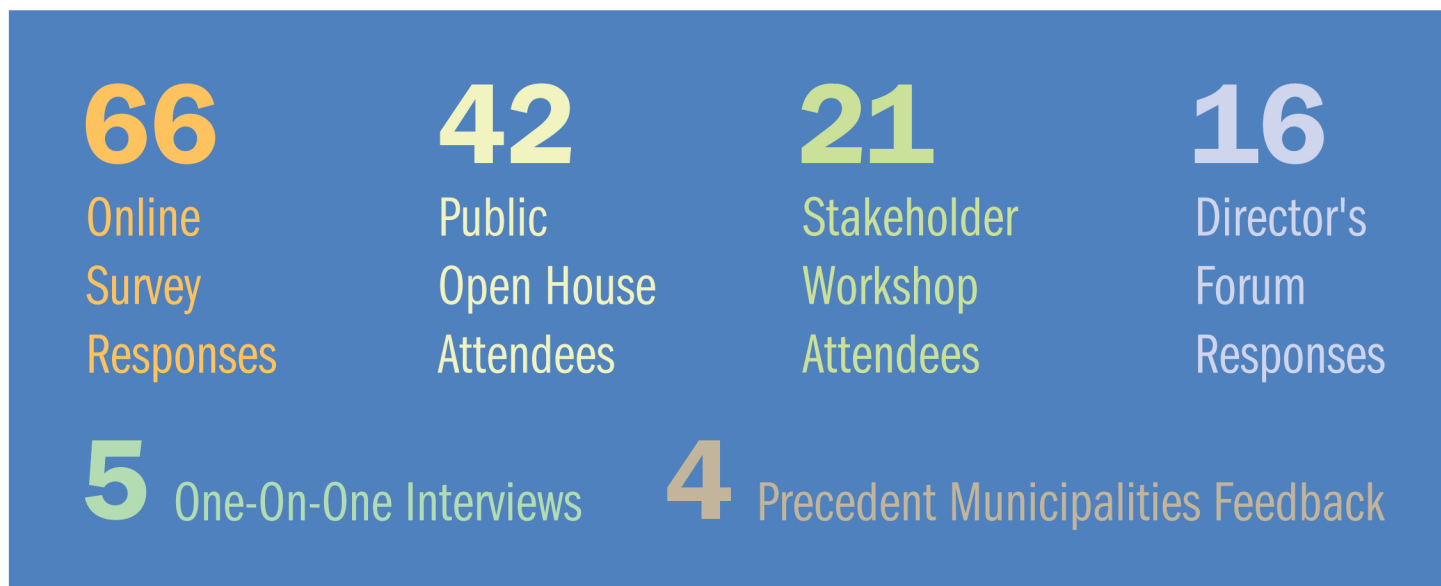
CITY OF
FORT SASKATCHEWAN

pA
planningAlliance

gotta♥*it!*
FORTSASK.CA

INTRODUCTION

Extensive public engagement initiatives were conducted in 2014 by the City to engage a variety of stakeholders and community members. A summary of stakeholder participation in different engagement methods utilized is provided below:



Stakeholder engagement methods were advertised in various ways:

Online Survey

Local Newspapers, Mix 107.9 FM, City Website, Factivebook, Twitter, Direct Email to; Downtown Business owners with email provided for business licensing, Downtown Business Council & Chamber of Commerce, direct email to those who expressed interest or had inquiries about the downtown regulations/development.

One-On-One Interviews

Invitations to those who; expressed prior interest in development/redevelopment in the downtown, own larger land holdings in downtown, owners of vacant lots.

Director's Forum

All City Directors were invited.

Precedent Municipalities

Those who have underwent the process of developing regulations specific to their downtowns, similar in size, region or similar challenges (Airdrie, Fort McMurray, Red Deer and St. Albert).

Stakeholder Workshop

Direct email to; Downtown Business owners with email provided for business licensing, those who have recently redeveloped or expresses a desire to redevelop, participants from the One-On-One Interviews, selected City Directors, direct email/phone calls to residents who are involved in the community and live in the downtown or expressed interest in this process.

Public Open House

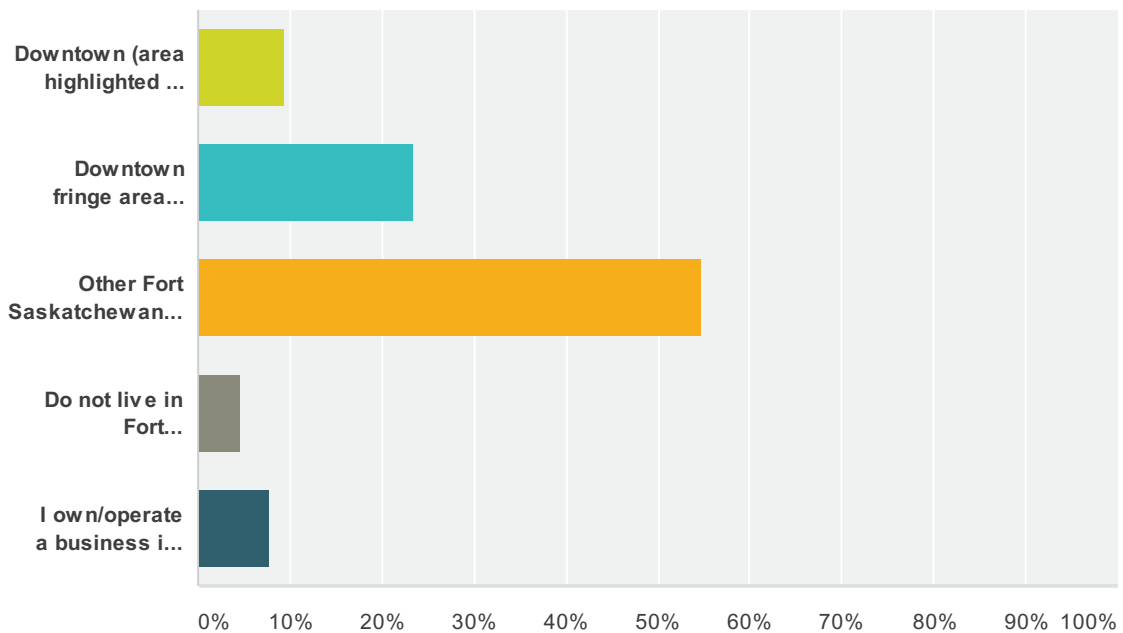
Local Newspapers, Mix 107.9 FM, City Website, Facebook, Twitter, Direct Email to; DBC and Chamber of Commerce, Email to businesses in the downtown with email provided in our data base, Email to those who expressed interest or had inquired into the process or downtown regulations/development in general.

ONLINE SURVEY RESPONSES

2014

Q1 What area do you live in Fort Saskatchewan? (please refer to map below)

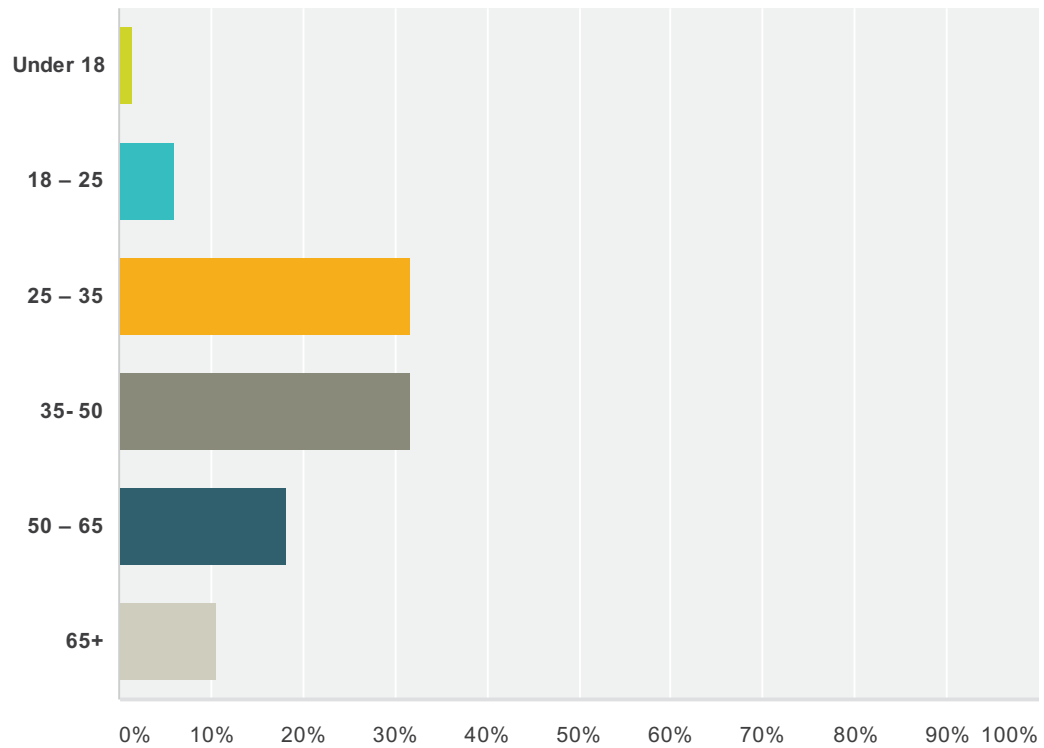
Answered: 64 Skipped: 2



Answer Choices	Responses	
Downtown (area highlighted in red)	9.38%	6
Downtown fringe area (area highlighted in orange)	23.44%	15
Other Fort Saskatchewan neighbourhoods (area highlighted in grey)	54.69%	35
Do not live in Fort Saskatchewan	4.69%	3
I own/operate a business in Fort Saskatchewan but don't reside there	7.81%	5
Total		64

Q2 What is your age group?

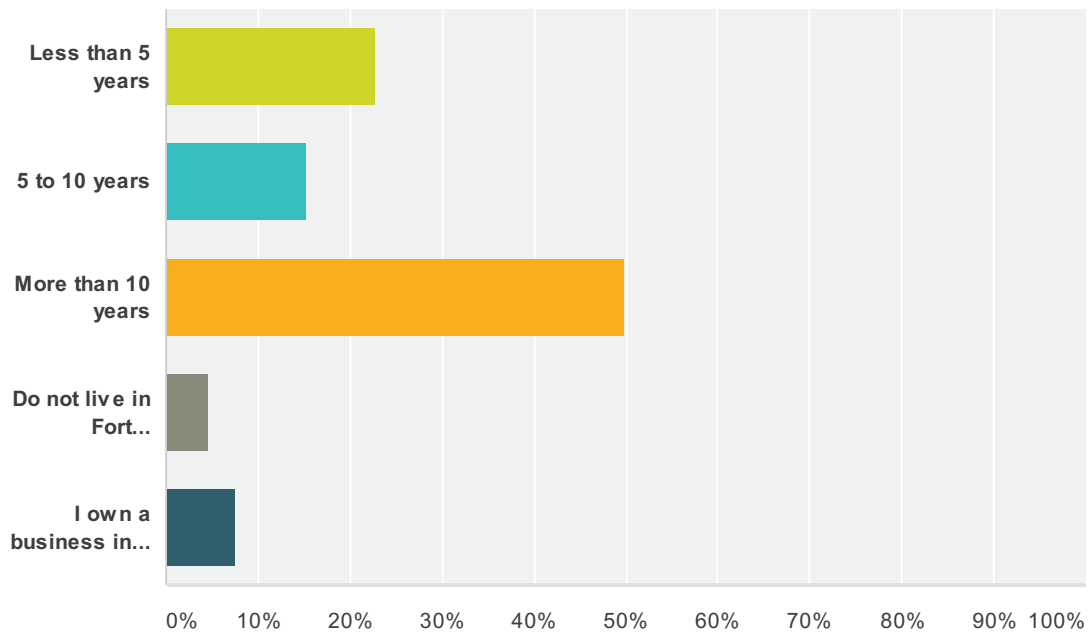
Answered: 66 Skipped: 0



Answer Choices	Responses
Under 18	1.52% 1
18 – 25	6.06% 4
25 – 35	31.82% 21
35- 50	31.82% 21
50 – 65	18.18% 12
65+	10.61% 7
Total	66

Q3 How long have you been living in the City?

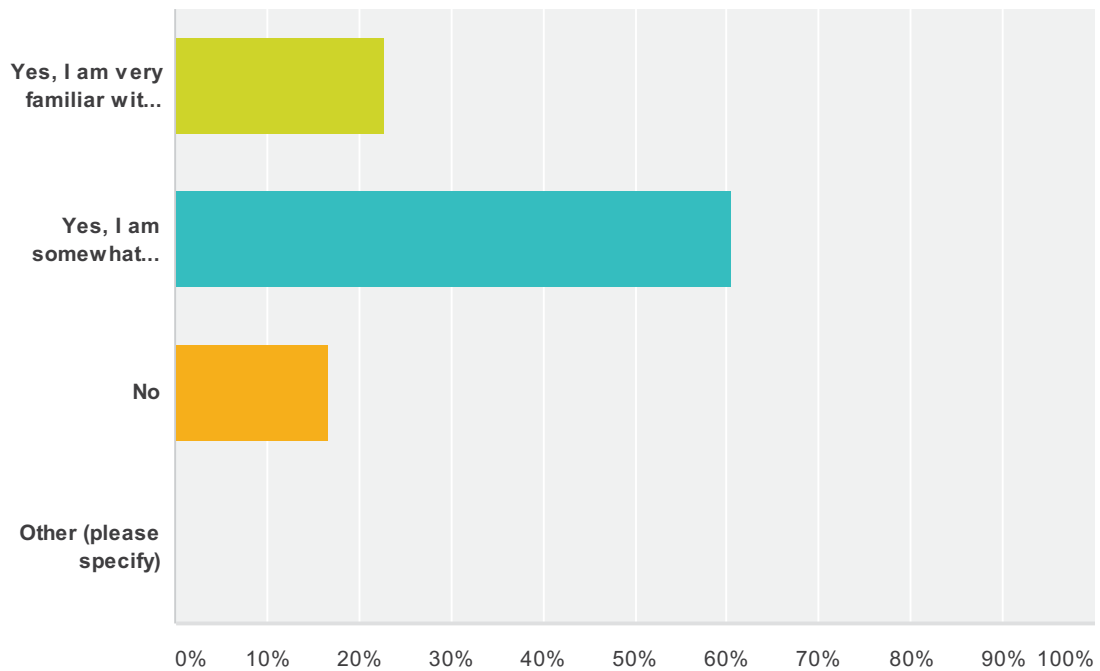
Answered: 66 Skipped: 0



Answer Choices	Responses	
Less than 5 years	22.73%	15
5 to 10 years	15.15%	10
More than 10 years	50.00%	33
Do not live in Fort Saskatchewan	4.55%	3
I own a business in Fort Saskatchewan but don't reside there	7.58%	5
Total		66

Q4 Are you aware of the Downtown Area Redevelopment Plan (DARP)?

Answered: 66 Skipped: 0

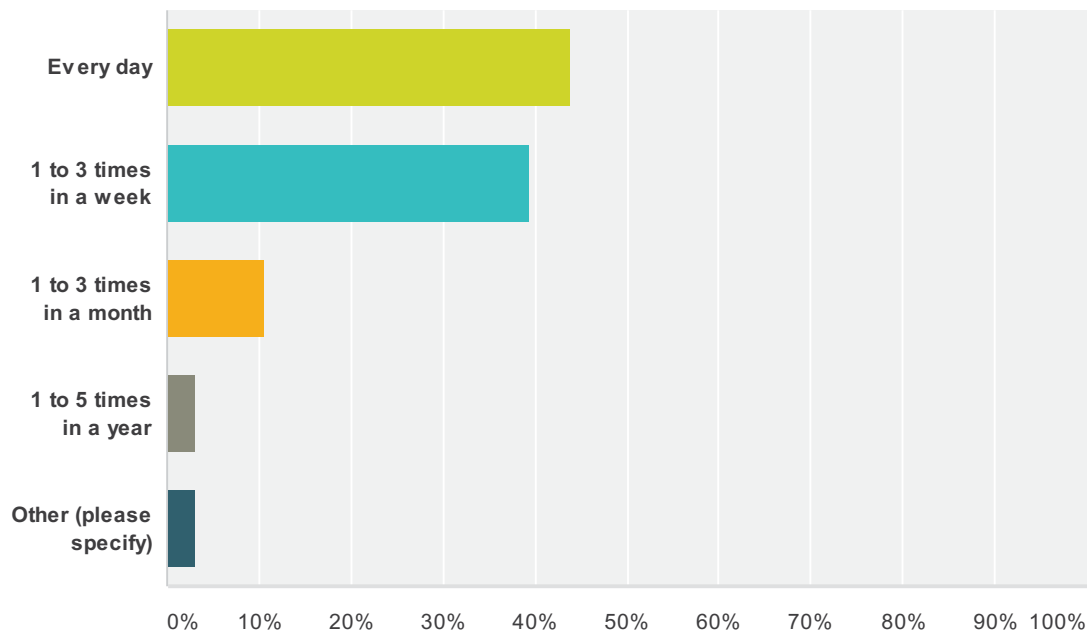


Answer Choices		Responses	
Yes, I am very familiar with it.		22.73%	15
Yes, I am somewhat familiar with it.		60.61%	40
No		16.67%	11
Other (please specify)		0.00%	0
Total			66

#	Other (please specify)	Date
	There are no responses.	

Q5 How often do you visit downtown?

Answered: 66 Skipped: 0

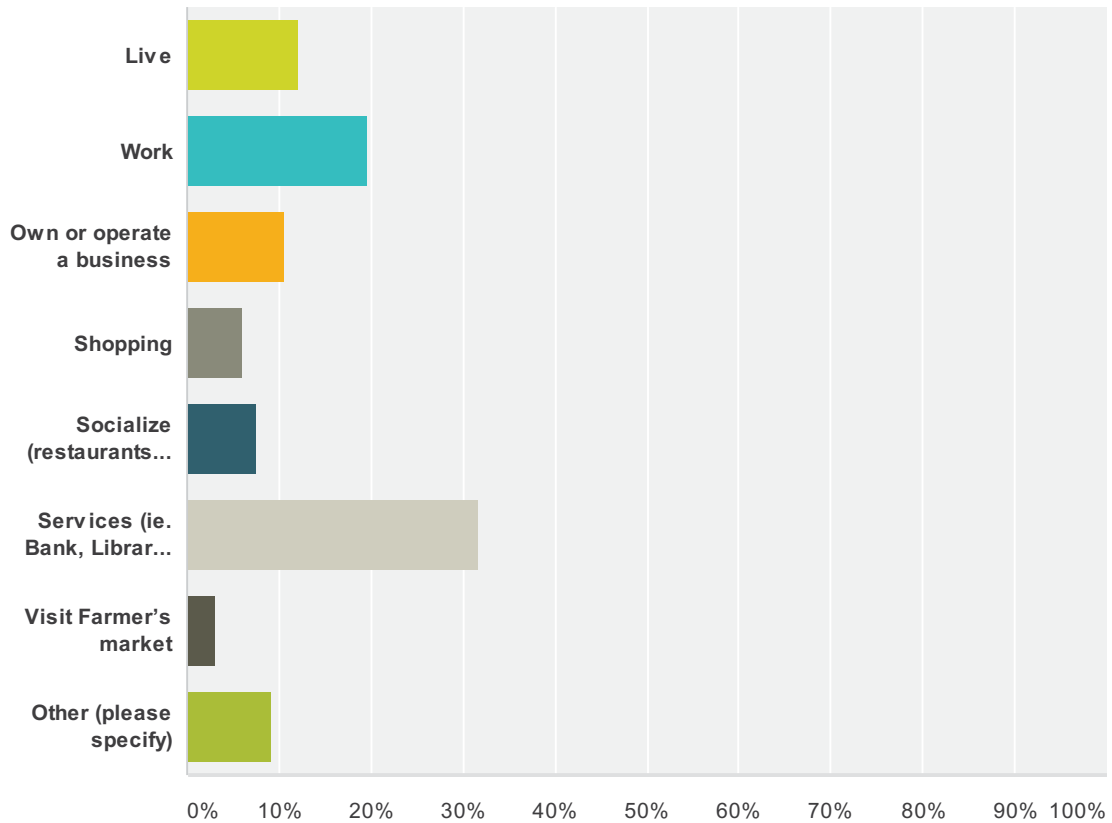


Answer Choices	Responses
Every day	43.94% 29
1 to 3 times in a week	39.39% 26
1 to 3 times in a month	10.61% 7
1 to 5 times in a year	3.03% 2
Other (please specify)	3.03% 2
Total	66

#	Other (please specify)	Date
1	Daily - live in the area	2/6/2014 12:00 PM
2	few times a week in the summer to few times a month in the winter	1/31/2014 3:51 PM

Q6 What is the main reason for your downtown visits?

Answered: 66 Skipped: 0



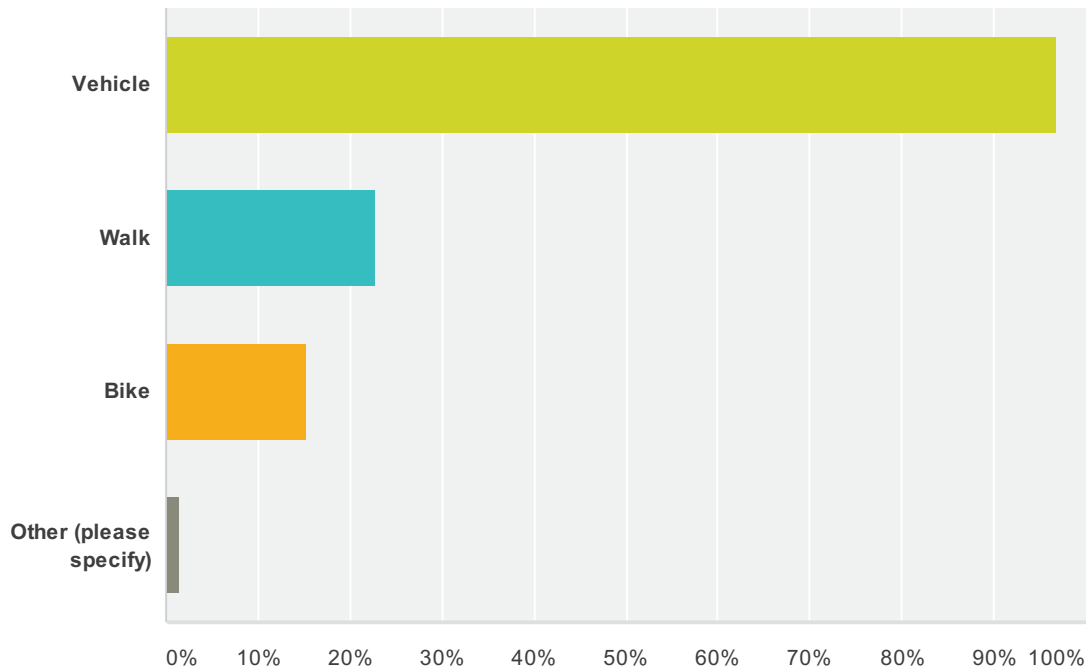
Answer Choices	Responses
Live	12.12% 8
Work	19.70% 13
Own or operate a business	10.61% 7
Shopping	6.06% 4
Socialize (restaurants/cafes)	7.58% 5
Services (ie. Bank, Library, City Hall etc.)	31.82% 21
Visit Farmer's market	3.03% 2
Other (please specify)	9.09% 6
Total	66

#	Other (please specify)	Date
1	child care	3/7/2014 12:29 AM
2	chiropractor, yoga classes, ms meeting	2/15/2014 6:24 PM
3	shopping, farmers market, socialize	2/14/2014 5:50 PM
4	Several of the above reasons.	2/5/2014 11:55 AM

5	My son attends a martial arts class, guitar lessons, I use services(bank,etc) and my in-laws in near downtown. We also see the Fort Sask vet clinic regularly and Mike' s Barber Shop.	1/30/2014 6:35 PM
6	gymnastics club	1/29/2014 2:12 PM

Q7 What mode of transportation do you use to get downtown? (You may choose multiple options)

Answered: 66 Skipped: 0

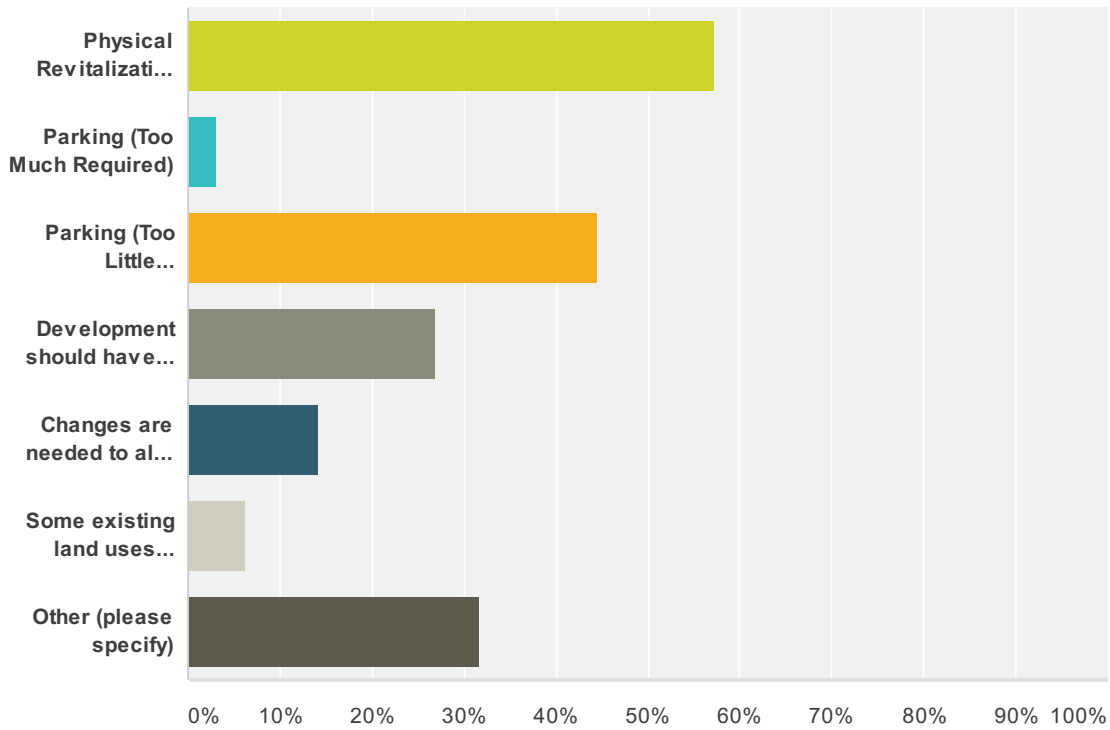


Answer Choices	Responses
Vehicle	96.97% 64
Walk	22.73% 15
Bike	15.15% 10
Other (please specify)	1.52% 1
Total Respondents: 66	

#	Other (please specify)	Date
1	Walk mostly but also use a vehicle	2/6/2014 12:00 PM

Q8 Please identify what you feel are the key issues facing the downtown? (You may choose multiple options)

Answered: 63 Skipped: 3



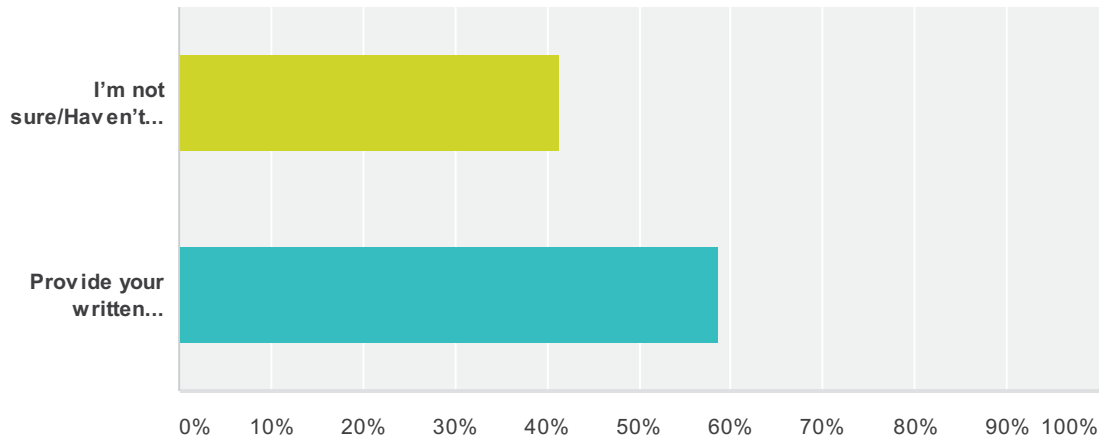
Answer Choices	Responses
Physical Revitalization (Beautification)	57.14% 36
Parking (Too Much Required)	3.17% 2
Parking (Too Little Available)	44.44% 28
Development should have more architectural regulations	26.98% 17
Changes are needed to allow different land uses which are currently not allowed (please specify below)	14.29% 9
Some existing land uses should not be allowed (please specify below)	6.35% 4
Other (please specify)	31.75% 20
Total Respondents: 63	

#	Other (please specify)	Date
1	Tax benefits should apply to downtown business versus new developments...	3/11/2014 10:27 PM
2	Continue to focus on those projects that attract people to work, live, gather in the downtown.	3/8/2014 11:41 AM
3	keep industrial type activities out in future development (such as auto servicing), try to keep a bit of a common theme or style (boutique shops, pedestrian friendly). One of my major suggestions is to search for ways to get rid of the angle parking as it is hazardous to motorists and pedestrians alike (with limited visibility) drivers blind while backing up when taller vehicle beside them.	3/7/2014 12:29 AM

4	Should allow garage suites / garden suites on limited basis (i.e. similar requirements to basement suites) Large "estate" style homes should not be permitted Identification of historic houses and buildings / preservation	3/3/2014 3:20 PM
5	Stores close too early and too often.	2/25/2014 1:28 AM
6	Needs more small businesses to create a 'destination', such that visiting the downtown can be an activity whe people browse shops, stop for a coffee, etc. (not where you drive to one shop, park in front, go to one shop and then leave)	2/17/2014 12:17 AM
7	Lack of businesses. Too many are being developed across the highway. Empty buildings not being used. Parking is encroaching on residential areas eg. Courthouse traffic for one. Many businesses in the downtown area do not encourage pedestrian traffic nor are they attractive to the area. Condensing of residential areas will increase parking issues. People are already not properly utilizing their back alley access in this regard.	2/6/2014 12:00 PM
8	Again several of the above. Parking can be restrictive and is poorly marked. Changes are needed to existing land use especially in the area of what's allowed in in-fill developments. For the business area a higher density should be considered also.	2/5/2014 11:55 AM
9	need more stores/ chain stores down town	2/2/2014 5:04 AM
10	Nothing for me to go downtown for, only banks, need more shopping that isn't specialized.	2/1/2014 6:35 PM
11	more businesses are needed other than restaurants	1/31/2014 3:51 PM
12	Public parking should be prioritized especially adjacent to City Hall. Parking spots dedicated for city employee use presently take up to much of the space available.	1/31/2014 3:42 PM
13	This "Downtown" is no longer the core of the city.	1/31/2014 3:04 PM
14	key issues - reasons to come downtown -- and car and fast food mentality	1/31/2014 12:35 PM
15	Too many of the same type of businesses in small area. Trinket shops are not a use for residents of Fort Saskatchewan more than once or twice a year. I personally in the last eight years have not purchased more than one item from all of those little shops. Two Chinese food restaurants a few doors down from each other. I would love to see the bars from downtown disappear! Would love to take walks there on summer nights but don't because of the location of the bars. More lounges or nice restaurants. Not a lot of places for my husband and I to go on a date. We don't do the bar scene. Downtown Fort Sask has the potential to be so functional and beautiful!	1/30/2014 6:35 PM
16	With development on the east side of Highway 21, the downtown core is no longer considered the major commercial core of the city. The Fort Mall development should be a key factor and the city should work with mall developers to revitalize the current facility and make it a focus point of the city.	1/30/2014 1:45 PM
17	May seem trivial, but I hate driving downtown, I actually avoid it if I can, and shop elsewhere because of it.. most of the lights are sync'd to Red. You can't drive the speed limit and get there in a reasonable amount of time.	1/29/2014 5:21 PM
18	Some quality businesses that make people want to come downtown	1/29/2014 12:26 PM
19	More public gathering places in the core in addition to Legacy Park. The worker in the downtown would benefit form small pocket parks to gather of lunch and meetings in the summer. More shared parking taking advantage of site use timing. The Church only need sparking on select days and times for example then the space could be used to accommodate other events	1/28/2014 6:09 PM
20	create density, duplexes	1/28/2014 4:27 PM

Q9 In your opinion, what would improve or enhance the quality of life in downtown?

Answered: 63 Skipped: 3



Answer Choices	Responses
I'm not sure/Haven't thought about it	41.27% 26
Provide your written suggestions (Please explain)	58.73% 37
Total	63

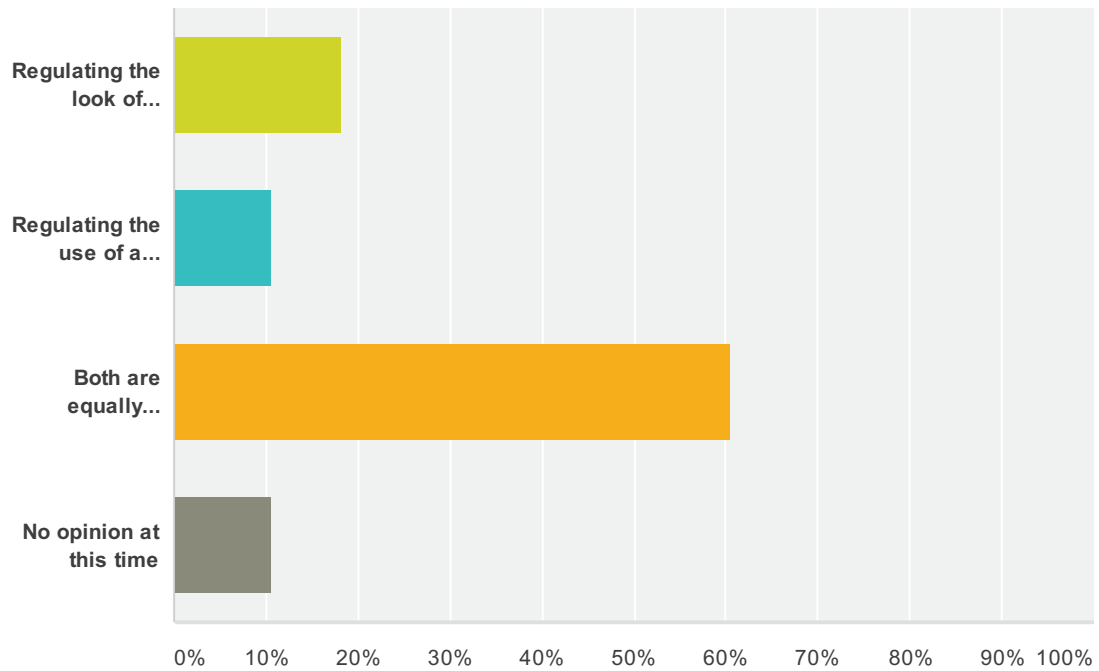
#	Provide your written suggestions (Please explain)	Date
1	The downtown of the City tends to define the city and the overall feel. Our downtown is lacking character buildings. It seems to have more of the 70's brownstone and architectural guidelines to have new building in place with character might bring unique business: coffee shops, fun retail. The road system is narrow with the current parking-it would be nice if there was space for a large parking space close to downtown and the main street was foot traffic-probably wouldn't fly with a lot of business owners and residents.	3/14/2014 1:28 PM
2	More meeting places such as coffee houses; also more small businesses such as clothing, giftware, crafts.	3/14/2014 12:50 PM
3	DT mall redevelopment is a great opportunity to revitalize that part of the city. If some form of high density housing is included it will really help with revitalization and may create opportunities for new retail that would not have otherwise located there.	3/8/2014 11:41 AM
4	get rid of angle parking for wider boulevards with parallel parking and small parking lots	3/7/2014 12:29 AM
5	Beautification, new buildings, new businesses.	3/6/2014 7:09 PM
6	Encourage diverse housing types and businesses and preservation of older homes and historic features in order to attract a variety of demographics, especially more families. Encourage or coordinate smaller events ('block-party') so that people can get to know their neighbours (compared to the larger, more crowded big events)	3/3/2014 3:20 PM
7	Increased effort to draw more businesses to the downtown area, including big name stores (e.g., Target, Chapters, etc.). A large, well-known business would draw many new customers to the downtown core who may have never visited downtown. This would increase the amount of traffic for small businesses whose marketing doesn't reach the new audiences who are, initially, solely drawn to the big name business.	2/26/2014 10:48 PM
8	Less hair salons and more variety of stores with longer hours	2/25/2014 1:28 AM
9	Better streetscapes. More people	2/22/2014 12:00 PM
10	Revitalize	2/22/2014 2:05 AM

11	Shopping and restaurants	2/20/2014 10:54 PM
12	Needs more small businesses to create a 'destination', such that visiting the downtown can be an activity where people browse shops, stop for a coffee, etc. (not where you drive to one shop, park in front, go to one shop and then leave)	2/17/2014 12:17 AM
13	More Live/Work buildings. A 10 story tower with a mix of residential, businesses, services and retail. Much more retail. More restaurant patio dining experiences. More trees. Enforcement of parking time limits so everyone has a chance to access the businesses they wish to (business owners and their staff park elsewhere other than the street)	2/14/2014 6:38 PM
14	Ensuring that business owners and other property owners clean up their junk (behind the fort gas land, laundromat, and the fort town houses most noticeable). downtown needs to choose if its going to modernize or go older styling. Also a 4-5 story apartment building with underground parking (similar to your "mixed use building" picture in the other question, would guarantee use of downtown services.	2/14/2014 5:50 PM
15	Attraction of services or commercial development with appropriate parking	2/11/2014 3:28 PM
16	Give incentives for residents to improve their downtown homes. Obvious rental properties need to be addressed in this regard. Tearing down and rebuilding is not always the answer either. The older homes add to the pleasing look of the downtown area if kept up. More businesses are needed to encourage people to shop on this side of the highway. Empty buildings need to be filled. You should be able to do all of your business on this side of the highway instead of having to drive back and forth. More attractive businesses need to be on 100 Ave. that encourage pedestrian traffic and browsing. Appliance/mechanical repair, lawyers, insurance companies, other professionals, should be on the side streets. The speed limit of 50 km/h is too high for 100 Ave. There are too many pedestrians crossing the streets and getting out of vehicles and vehicles crossing through intersections to go any faster than 30 during weekdays and Saturday and sometimes even that is too fast. Back alleys behind businesses in the downtown area are not attractive nor being used efficiently for parking. If people cannot park within a reasonable distance from a business such as a hair dresser, etc. if they are only doing that, then they will find a more suitable location for that type of appointment. I do not agree with the residences over top of ground level businesses. This is a waste of prime space. There is not adequate parking at this point in time for these residences and they take up commercial parking spots.	2/6/2014 12:00 PM
17	Give us a shopping Mall	2/5/2014 3:45 PM
18	Niche businesses to encourage more people downtown and encouragement to developers to build higher density properties to encourage more people to live in the area which would allow for more pedestrian traffic downtown.	2/5/2014 11:55 AM
19	There doesn't seem to be a whole lot of services to access. Higher end restaurants and shopping. Maybe a yoga studio. I think the challenge are the buildings are very rundown and unappealing. But I would love to see a type of "whyte ave" vibe in the downtown and I think fort Saskatchewans growing population would support it.	2/5/2014 12:00 AM
20	The special events held downtown are great. The biggest challenge is parking, but everyone knew that before the City Hall was changed. That problem was ignored, so the challenge will only get bigger once the downtown gets busier.	2/3/2014 5:04 PM
21	Better seasonal decor. It should be a welcoming spot with nice lighting during winter with winter decor and shops open later at least once a week to make it a destination. During summer fresh flowers and music. Something to make me want to spend time walking around there. At the moment there isn't much that does that.	2/3/2014 4:09 PM
22	Need more shopping for the average person, and the face of a building doesn't make the inside better	2/1/2014 6:35 PM
23	more residential, more density-residential above commercial, more trees along side streets to match 100 Ave, better linkages to river valley-could be done with landscaping, encourage business owners to utilize parking behind their businesses for staff parking to allow on street parking for customers, city may need to invest in another parking lot to assist business attraction	2/1/2014 3:00 PM

24	I like that the mall will be open again, altho I feel a mall in the truest sense of the word would've been better. When we enjoy our 6 months of winter...It would be nice to have a place to go that has food and shops. A place you could spend a few hours in, rather than a strip mall where its in and out and then a drive to go get lunch. I Love the Downtown area. Its clean, quiet, great for walking from store to store. Lower speed limit...35-40 max. ALL of downtown area. 109st to 101st and 98ave to 102ave. Speed is currently 50. Too fast. Legal to do 50..but whether in winter in icy conditions, or summer with increased pedestrians, very dangerous to do 50.	2/1/2014 10:44 AM
25	More businesses occupying the vacant spots.	1/31/2014 8:14 PM
26	Further beautification - trees, planters and quality street furniture. Stricter architectural regulation.	1/31/2014 3:42 PM
27	The mall, old safeway site, existing sobeys site, old shoppers drug mart site are the major sites downtown. These are or are starting to lose merchants and are not being maintained.	1/31/2014 3:04 PM
28	Attracting a variety of business downtown - a great coffee shop is needed	1/31/2014 2:55 PM
29	Improve the roadside parking downtown. Installing concrete barriers along the streets makes it hard to park and vehicles are out towards the centre of the road because of the "oversized, pedestrian friendly" sidewalks that are not needed/used.	1/31/2014 1:58 PM
30	Better shops and better hours	1/31/2014 1:56 PM
31	get an Espresso/Coffee/Lunch and Lounge place with some sophistication and aesthetically pleasing, ..and visibility and ambience, ... and they will come. I moved here from Vancouver; we bought a house in old Fort, love it. But there is NO place to go and very little street culture. Even the chairs and table outside donair shop is very nice, and blue poppy storefront. Hope that the Cooperators can actually finish their building, and that the empty storefront on corner can be filled....	1/31/2014 12:35 PM
32	A back alley grant program to allow business owners to place murals behind their businesses. Too many back alleys are visible to visitors driving through downtown, especially the back alley on the south side of 100th Avenue. Yes, they're alleys. But they're also still part of the visual clutter and aesthetic feel of downtown.	1/31/2014 3:25 AM
33	Nice restaurants, useful shops ie: clothing, shoes, sports, bookstore! Natural Foods, toy store...	1/30/2014 6:35 PM
34	More modern businesses better layout too many gaps of old businesses and closed ones. Downtown looks tired.	1/29/2014 12:18 AM
35	It has life. It is very busy during the day and the addition of new restaurants has increased traffic in the evenings	1/28/2014 6:09 PM
36	Make it more walkable but with parking spaces nearby. Add more greenery.	1/28/2014 4:12 PM
37	A specialty coffee shop would be nice. A big name coffee vendor may bring more people to the downtown.	1/28/2014 3:49 PM

Q10 In your opinion, which of the following is more important to improve the unique character of each downtown precinct?

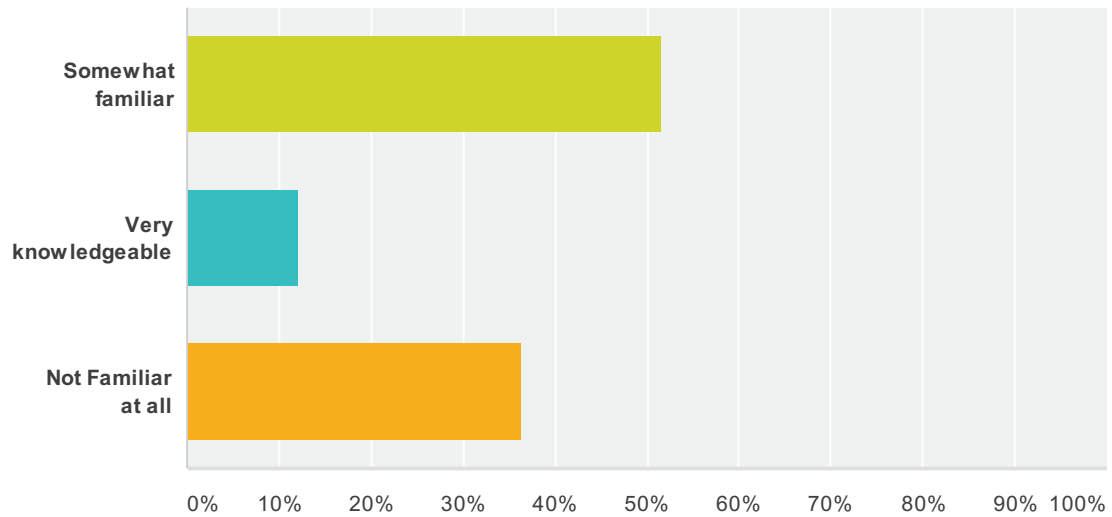
Answered: 66 Skipped: 0



Answer Choices	Responses	
Regulating the look of buildings (Architectural standards, building materials, landscaping etc.)	18.18%	12
Regulating the use of a building (Retail stores, residential, services, drinking establishments etc.)	10.61%	7
Both are equally important	60.61%	40
No opinion at this time	10.61%	7
Total		66

Q11 Are you familiar with the existing land use districts, their regulations and related development standards applicable in the downtown area?

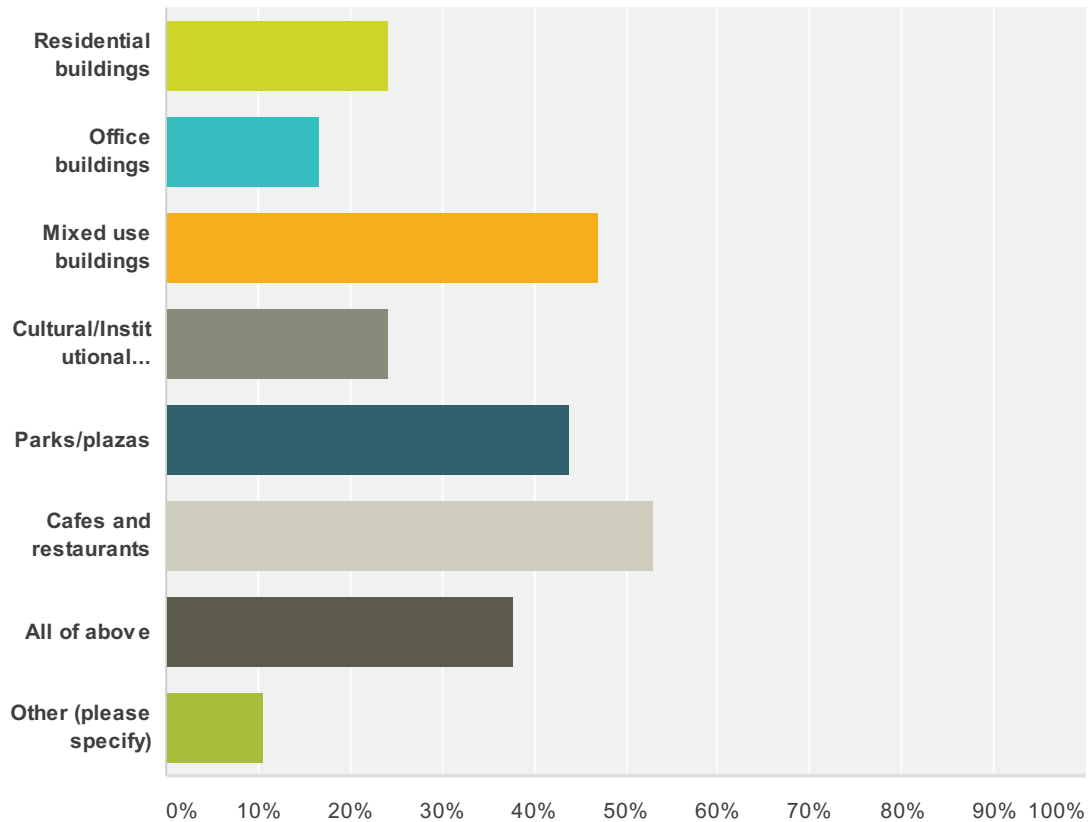
Answered: 66 Skipped: 0



Answer Choices	Responses	
Somewhat familiar	51.52%	34
Very knowledgeable	12.12%	8
Not Familiar at all	36.36%	24
Total		66

Q12 What type of land uses or businesses do you feel would encourage walkability and vibrancy of the downtown? (You may choose multiple options)

Answered: 66 Skipped: 0



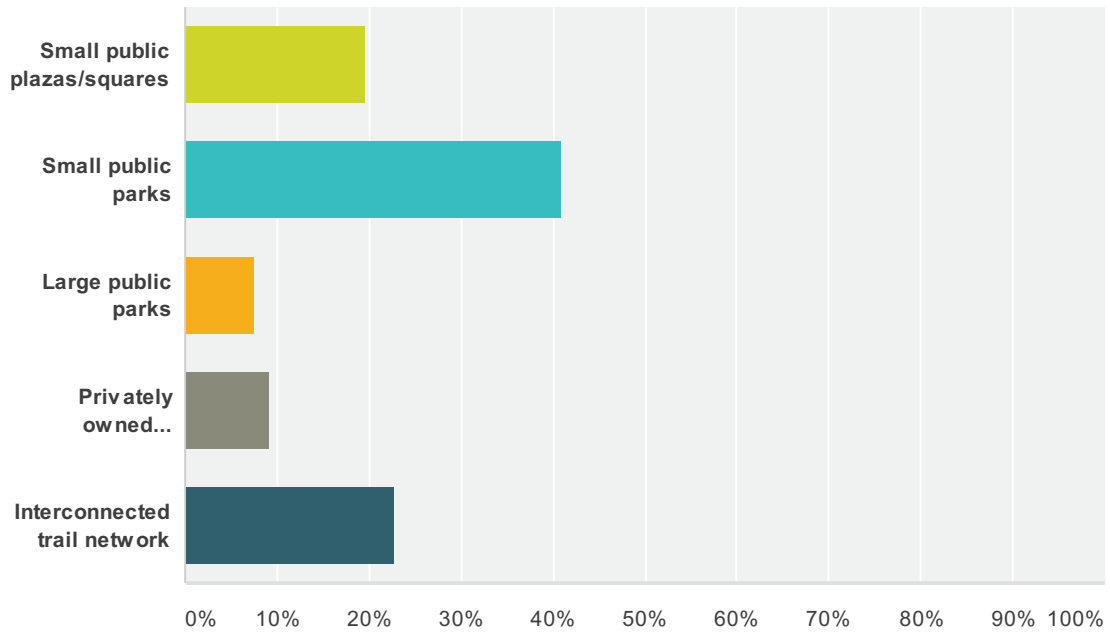
Answer Choices		Responses	
Residential buildings		24.24%	16
Office buildings		16.67%	11
Mixed use buildings		46.97%	31
Cultural/Institutional buildings		24.24%	16
Parks/plazas		43.94%	29
Cafes and restaurants		53.03%	35
All of above		37.88%	25
Other (please specify)		10.61%	7
Total Respondents: 66			

#	Other (please specify)	Date
1	A healthy mix	3/3/2014 3:20 PM
2	Recreational (e.x., the new bowling alley; rock climbing club, etc.)	2/26/2014 10:48 PM

3	unique retail	2/6/2014 12:00 PM
4	Small shops	2/3/2014 4:09 PM
5	Just plain shopping, , their is nothing downtown for us but banks, like giant tiger type of stoes	2/1/2014 6:35 PM
6	more like a white ave feel	1/31/2014 1:56 PM
7	Diversity of land uses in key to vitality	1/28/2014 6:09 PM

Q13 What form of open space would you prefer in downtown?

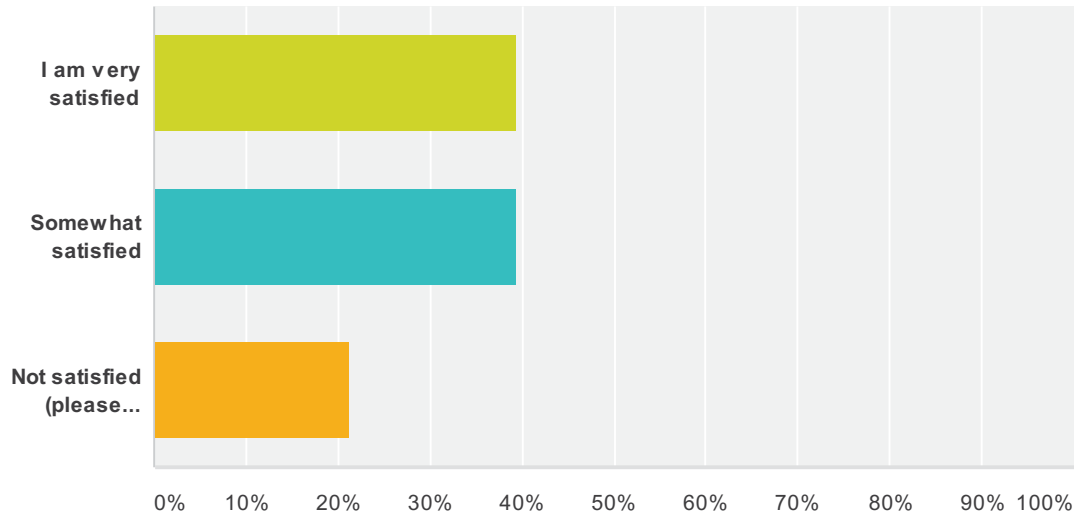
Answered: 66 Skipped: 0



Answer Choices	Responses	
Small public plazas/squares	19.70%	13
Small public parks	40.91%	27
Large public parks	7.58%	5
Privately owned publically accessible open spaces	9.09%	6
Interconnected trail network	22.73%	15
Total		66

Q14 How do you feel about the recent improvements in the downtown since the DARP was adopted? i.e. Signage, streetscapes, street furniture, lights, store front improvement program etc.

Answered: 66 Skipped: 0



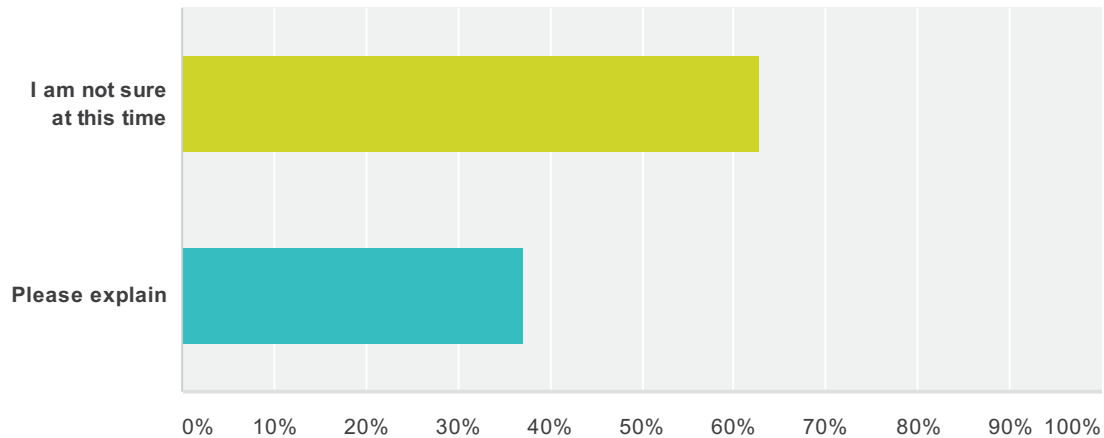
Answer Choices	Responses
I am very satisfied	39.39% 26
Somewhat satisfied	39.39% 26
Not satisfied (please explain)	21.21% 14
Total	66

#	Not satisfied (please explain)	Date
1	No parking available for larger vehicles, streets too narrow for today's traffic. The improvements look nice, but are not beneficial.	3/7/2014 12:20 PM
2	I would like to say "Somewhat Satisfied" but it won't let me add detail. The overall look is very nice and it is good to see some new, successful businesses and store front improvements. However, I DO NOT like the silly decorative signs that are hard to read and 100 AVE is really over-lit. The new park by the ice cream stand is beautiful. Too bad there aren't flowering shrubs in the beds from 101 ST to 103 ST (as there are from 103 ST on)	3/3/2014 3:20 PM
3	Waste of money	2/25/2014 1:28 AM
4	I noticed since the remake of the downtown 100 avenue from 101 to 104 there is less parking on the street but it is good that you do have the lots for free parking....but it does look better and has a newer look to it	2/23/2014 10:35 PM
5	Every but the signage is good, not sure the signage was necessary	2/17/2014 12:17 AM
6	Our planners seem to be captivated by the ideas presented in summer settings. Unfortunately these don't work in the winter - our longest season. The sloping sidewalks are a double-edged sword downtown for example. While they allow easier access to the sidewalk for handicapped they also pose a slipping hazard in the winter months. The tree bowls in the winter are dangerous because the bottom are filled with snow and could cause accidents if people step in them.	2/5/2014 11:55 AM

7	I do not like the looks of the 2 new signs that are on either end of 99Ave (tacky/cheap looking). The new benches, lights, and signage downtown look fantastic.	2/3/2014 5:04 PM
8	Roads too narrow if meeting bigger vehicles, in winter can't tell where the juttied out sidewalk is.	2/1/2014 6:35 PM
9	The large billboards saying welcome to downtown are a waste of money. Would have been better utilized putting it towards heating sidewalks so seniors and pedestrians can walk around downtown in winter.	1/31/2014 6:57 PM
10	Requires a review of statistics to determine success of recent improvements. Important stats include tax revenue year to year, a metric of the number of visits downtown (ie: traffic counts, pedestrian counts), business licenses downtown. If the ROR is greater than 15% on the money invested, I would call the improvements a success.	1/31/2014 3:04 PM
11	Improve the roadside parking downtown. Installing concrete barriers along the streets makes it hard to park and vehicles are out towards the centre of the road because of the "oversized, pedestrian friendly" sidewalks that are not needed/used. The lack of parking around the new city hall is ridiculous. There was no thought about the number of vehicles that would be parking in the area. This would include employees, visitors to the city hall and library and Pioneer House as well as other people trying to access downtown for the many restaurants and businesses. What's with the ugly barricades at the main road into city hall. I hope there are plans to improve the look.	1/31/2014 1:58 PM
12	street sign changed... seems a waste of time and money, same people wanted who wanted to save jai... thank goodness that is gone.	1/31/2014 12:35 PM
13	Money could have been spent better	1/30/2014 4:21 PM
14	The improvements don't cause me to want to come downtown. No one I know of goes downtown because of them. The improvements didn't have the desired outcome, which makes them a waste of money.	1/29/2014 5:21 PM

Q15 Are there any other land development related comments or suggestions you would like to share with us about the downtown?

Answered: 62 Skipped: 4



Answer Choices	Responses
I am not sure at this time	62.90% 39
Please explain	37.10% 23
Total	62

#	Please explain	Date
1	Really need to incorporate/connect our river valley to the downtown by developing easily accessible park & recreational areas. Make the DT a place people want to gather - more festivals and events.	3/8/2014 11:41 AM
2	Lets get it cleaned up and encourage new business to come in.	3/6/2014 7:09 PM
3	Diversity of housing and business is important - it would be unfair to prohibit certain uses, such as gas station or tavern, because they might be 'unsightly' -- they provide a valuable service and loss of service hurts quality of life. As long as things are regulated to keep from becoming a terrible mess or attracting crime, I like the variety of high-end and low-end businesses we have. Be careful about architectural controls. Size and scale are important - the building needs to 'fit-in' and obviously we don't want cinderblock or metal 'industrial' looking buildings -- but don't encourage or require buildings to have a certain style or look. Our downtown is a mix of a whole lot of styles from a lot of different time periods, and that is what makes it unique and special. My house is from the 20s, my neighbour's house is from the 70's, and it works just fine. DO NOT force people (houses or businesses) to have a FAKE historic look.	3/3/2014 3:20 PM
4	Would like to see more pull for businesses to enter the downtown area instead of opening/moving south of the highway/newer areas.	2/26/2014 10:48 PM
5	Downtown will not be the retail core of Fort Sask in the future. The retail core is where it should be...near the center of the City, where it is now (Hwy 15/21 Southfort) Don't try to force people to travel downtown to shop. Don't compare Fort Sask to other cities with a central downtown core (like Edmonton). Our geography is different, downtown isn't a 'core'. Encourage residential infill (old mall, and other pockets of empty or under-utilized land) and the 'right' amount of commercial activity will follow. Keep up with beautification efforts, nobody wants to live near or visit a dump area. Younger, vibrant families will move to attractive areas.	2/25/2014 10:59 PM

6	The downtown is fantastic. Love the grid streets and the tree lined. Love that I can walk to a pub with my friends (although it would be nice if there were a few more options). Could really use a coffee shop. The only thing that is missing from the downtown is the people.	2/22/2014 12:00 PM
7	Use and development in the downtown would benefit from New development and renovations in the downtown fringe area. This would put families in walking distance to the downtown and help the revitalization. Consideration should be made of ways to encourage such development. We are currently building in the downtown fringe area and have found it to be very cumbersome process, and would not necessarily recommend that others build in that area based on our experience.	2/17/2014 12:17 AM
8	Hurry up on the new mall project! Also, either tear down or put up a REALLY tall fence in front of those disgrace run down fort town house rentals. There is no denying that something needs to be done there! down town related or not I avoid that area whenever possible, so I surely wouldn't be inclined to go to a business in close proximity to that.	2/14/2014 5:50 PM
9	The benches that are on 100 Ave. are very attractive but they should be maintained by shop owners or the city during the winter months as well. For example during the Santa Claus parade, most of them were covered with snow unless they had been cleared by shop owners and were not useable. People that brought their own chairs had some where to sit or else people had to stand. There should be more garbage and recyle containers on comers. Before more areas of development are looked at, the empty buildings and mall areas and unsightly businesses should be addressed. Maintaining some of the older buildings if possible, for example older homes, as businesses can add to the atmosphere of the historic downtown would be attractive. Address the issue of why businesses are opening and then closing? Is the rent too high? Are they inconvenient? Do they not get enough business and why not? I have heard criticism from some downtown shop owners about other downtown businesses (too expensive, etc.) and they should be working together for the good of all. Each unique business attracts more clientele. Care should be taken to ensure that businesses do not detract from surrounding residential properties. This applies to the look, increase in parking issues, noise, lack of privacy, etc. If a residential property is compromised in this way the property value decreases and it is not fair to the owner. Their property taxes should be decreased if this is happening. Reselling of the property at a reasonable return will be difficult. If the property is sold then it will most likely become a rental property which leads to disrepair. This should be discouraged. There is no incentive for current owners to maintain or improve their properties if there is a likely chance that their property will lessen in value because of changes around them. Incentives should be given to people that improve or maintain their homes in an attractive manner instead of always just increasing their taxes if they do. Residences are important in the downtown area as they frequent the businesses and yes condensing the housing in the area will increase that but parking seriously needs to be addressed. There is already the beginning of congestion because of multiple vehicles being parked in front of residences that belong to the owner. They may or may not have vehicle parking in the rear of their property because of back alley access but it is not always being utilized. In addition to one or two personal vehicles, work vehicles belonging to residents are also being parked on a REGULAR basis on residential streets. If housing is condensed or homes rented out to multiple groups then this parking will become even more of a problem and even more so with an increase in business traffic. 106 street along the back of the Giant Tiger mall is completely No Parking. This would accomodate parking needed for the courthouse on court days but it is necessary for people to park in front of nearby residences at this point in time. This also involves people that are working at the courthouse. This is just one example of a parking issue. More businesses and traffic to the area will increase this issue so it needs to be addressed. Another example is the city hall parking lot being taken up partially with staff parking, cutting down on public parking access. Obviously businesses have to have somewhere for their employees to park but then where do customers park? It is difficult to encourage people to park and walk to shopping areas as our society encourages us to drive to our destinations. All the businesses across the highway are just this sort of establishment. Possibly some sheltered areas among the stores would protect pedestrians from the elements such as rain, heat, etc. and allow for sitting and enjoyment. More public washrooms are also necessary if you expect people to spend any amount of time exploring the downtown area on foot. Regarding open spaces in the downtown area, you need a combination of types to address various needs. Right now in the downtown area there seems to be an awful lot of the exact same type of business for example hairdressers/ spas/ flower shops and not a lot else. Ft. Saskatchewan needs some decent book/ shoe/ clothing/ home/ decorating and specialty shops, otherwise people will drive out of the city to where they can get all of those needs met.	2/6/2014 12:00 PM
10	I will wait to see if our city will take construction action on a comprehensive plan or will we end up just putting window dressing on the downtown and try to satisfy everyone with everything while accomplishing very little.	2/5/2014 11:55 AM

11	I like the way Legacy Park is currently set up. The large open park with the great trees is perfect to hold the special events in the Fort. I hope there is no plans to clutter and reduce the size of Legacy Park. I say this because I am confused by the question about the best size of park the downtown should have.	2/3/2014 5:04 PM
12	keep up the great work that has been done to date. The city has to be committed to this for the long haul, not think that 100 Ave was it.	2/1/2014 3:00 PM
13	As a Mom, I love our Legacy and Turner Park. I hope they remain the open gathering places they are now. I think Turner Park could use an upgrade to the Playgrounds, but it is nature at its finest down there. I hope a second campground is offered in westpark..perhaps with more long term tenants..I feel our campground in Turner Park is just perfect the way it is, and would hate to see the adjoining wooded area destroyed to make more room for campsites. My children and I go on nature hikes numerous times yearly. We see tadpoles, frogs, salamanders, birds, rabbits, deer etc... (Downtown is not the place for a campground really) Thank You for encouraging Feedback. Another reason I Love Fort Saskatchewan.	2/1/2014 10:44 AM
14	Downtown needs to be available for all types of residential, commercial and even some light industrial uses. Restrictions to uses inhibit growth.	1/31/2014 3:04 PM
15	The improvements made to the downtown look great but we need more businesses that would attract people on the evenings and weekends.	1/31/2014 2:55 PM
16	When doing survey's it would be best to allow for multiple answers to more questions. In particular questions 6 and 13	1/31/2014 1:58 PM
17	Really feel better parking at city hall it is horrible during the weekdays	1/31/2014 1:56 PM
18	yes , more green space, you cant find a nice place to sit and have brown bag lunch downtown. with the banks etc there is certainly enough downtown workers.	1/31/2014 12:35 PM
19	Previous city councils have done an amazing job with this most-recent incarnation of downtown redevelopment. Unfortunately, what we've seen and heard from the newly elected council is cause for concern about the momentum that has been built. The appetite to follow through with the DARP – which heavily features land development at its core – seems to be a passing fancy, not a meaningful pursuit. We agree that downtown shouldn't be the sole focus of investment for council but it still needs love, attention, care and investment from the public purse. The downtown is the heart of a community. It sets the tone for everywhere. If we don't care about it – or take our foot off the pedal – it will be the same situation as the last time city council tried to revitalize downtown 25 years but then a new council thought they had better ideas and dropped the plan altogether. That cannot happen again.	1/31/2014 3:25 AM
20	Fort Mall site should be regulated and developers should have to work with city staff. Also, traffic lights should be better regulated to accommodate the flow of what is typical for a city's downtown core. This includes the turning light from 99th onto 101st. There's going to be a bad accident there soon enough.	1/30/2014 1:45 PM
21	Don't waste any more public money renovating the business section of downtown. It's a waste of money. The area in places has narrow roads, no parking. no green space, it's just cement and asphalt .. it's quite cramped. You can't fix what's wrong with some signs and a few trees.. You would have to do some major work to get it to be a pleasant place people want to go. E.g. tear down a lot of buildings and redevelop the area - which is good if the private sector does it, but not good for the city to fund. I like the idea of adding apartment or multi-use buildings. It's a good way to repopulate downtown, and with more people living in the area may help bring in businesses. It could also be made to have a transit hub, where we have one or two internal routes, and the main one going back to Edmonton.. Having a small hub in this location may also help bring business downtown. There maybe opportunity there..	1/29/2014 5:21 PM
22	Create a Plan then own it and commit to it. A downtown takes years to revitalize and approving any proposal because it is better than nothing is not an acceptable implementation of a Plan. Be patient and committed to the vision, principle and goals of the final plan whatever it may be.	1/28/2014 6:09 PM
23	Mall site will be a catalyst for any extensive development and/or rejuvenation.	1/28/2014 4:27 PM

DIRECTOR'S FORUM RESPONSES

2014

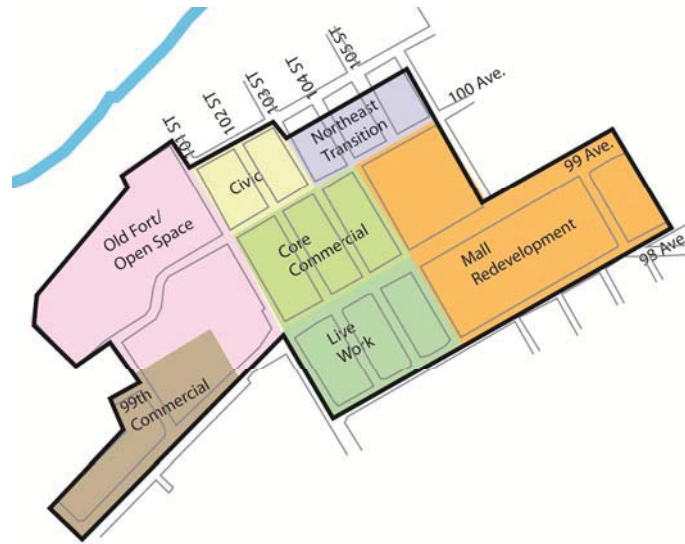
Downtown Land Use Bylaw Update

Stakeholder Engagement with City Staff (Director Forum)

Feb 12, 2014

Context

In 2009, Council adopted a Downtown Area Redevelopment Plan (DARP) as the guiding policy for growth and development in the downtown. The Plan provides both the policy direction to guide future development or facade improvements in the area and the detailed design guidelines to ensure that both the private and public areas are developed in a cohesive, sustainable and aesthetically pleasing manner. It also provides direction to ensure Fort Saskatchewan's downtown is the vibrant heart of the City. The Downtown Area consists of 7 unique precincts located in the northeast corner of the community.



Downtown Land Use Bylaw Update

The Land Use Bylaw is a tool for implementing the vision of the DARP and the City is undergoing the review process to ensure the vision can become a reality. The key objectives of the Land Use Bylaw update include:

- Create opportunities for innovative, vibrant and well-designed development and redevelopment in the Downtown;
- Engage, inform, consult, and collaborate with stakeholders to obtain a successful outcome.
- Reflect and implement the policies of the Downtown Area Redevelopment Plan within the existing Land Use Bylaw;
- Align with other municipal, regional and provincial statutory documents;
- Research and utilize best practices in land use planning, downtown redevelopment and urban design.

Project Phases

The project will include the following five phases:

Phase 1 – Background Review (Fall 2013)

Phase 2 – Policy Review and Stakeholder Consultation (Winter & Spring 2014)

Phase 3 – Draft Land Use Bylaw Updates (Summer 2014)

Phase 4 – Council Presentation and Bylaw Approval (Fall 2014)

Get Involved!

Downtown Land Use Bylaw Update

Stakeholder Engagement with City Staff (Director Forum)

February 12, 2014

1. What do you feel has been the greatest success with the Downtown ARP Implementation?

2. Please let us know any short term and long term projects identified by your department in the Downtown?

3. Identify key issues faced by your department to implement the vision established in the Downtown ARP?

4. In your opinion, what specific actions/zoning changes are necessary to address these issues and could encourage development in the downtown (land uses, development regulations, building types, design standards etc.)?

5. What measures should be taken to further enhance the overall image and could encourage development in the downtown? (Comments may include your opinion related to signage, parking, streetscapes, landscaping etc.) hat area do you live in the City of Fort Saskatchewan?

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For more information, contact:

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PRECEDENT MUNICIPALITY RESPONSES

2014

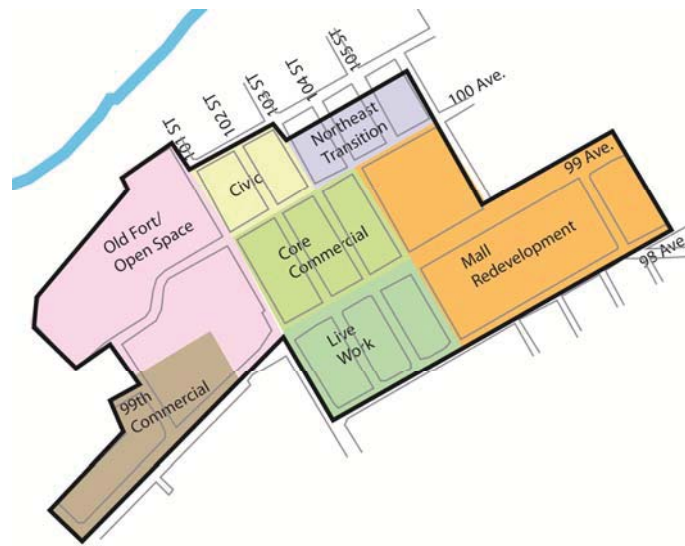
Downtown Land Use Bylaw Update

Questionnaire – Precedent Municipalities

March 4, 2014

Context

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Downtown Land Use Bylaw Update

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- Research and utilize best practices in land use planning, downtown redevelopment and urban design.

[Click here to download the DARP](#)

Project Phases

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Phase 3 – Draft Land Use Bylaw Updates (Summer 2014)

Phase 4 – Council Presentation and Bylaw Approval (Fall 2014)

Get Involved!

St. Albert

Downtown Land Use Bylaw Update

Questionnaire – Precedent Municipalities

Ma

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

The following does not represent the opinion of St. Albert City Council, City Manager or administration as a whole. Enclosed is information from the Planning Department, no other departments were consulted.

We are currently in the pre-application stage of several new development opportunities. However, at this time we haven't been able to really test the ability of DARP to bring in the right kind of new development. Having said that, current talks with developers are positive and the expectation from Planning and Development is that redevelopment in the Downtown will be the right kind of new development DARP is intended to achieve.

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

We do not have any applications intending to go through Direct Control at this time. We currently have one site that is interested in redevelopment that is going to apply to redistrict their site to Downtown District (DT), with some amendments, from Direct Control Mixed Use District. The Downtown District (DT) is expected to meet the needs of the development, and so Direct Control is not needed.

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

We have a limited number of districts that apply to our downtown. The Downtown District (DT) which is intended for commercial/office space with flexibility for residential or commercial above. Downtown Residential is intended for medium to high density residential development. Our Design Guidelines are used to meet design criteria and apply to all areas under DARP. Both districts seem to meet the needs of applications recieved.

4. What has been the greatest advantage of introducing form based codes?

We don't have form based codes, exactly. We have design guidelines but they have not been tested on any applications to date.

5. What has been the greatest obstacle of introducing form based codes?

Some feel it could deter development by elevating cost.

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

Our new wayfinding program and better signage etc. will help pedestrian traffic throughout Downtown. Regulations that encourage ground-floor commercial. Economic development and regulations that support the critical mass of successful businesses combined with our City Hall, Library and Arden Theater create vibrancy downtown. Keeping a variety of uses Downtown that bring people downtown during different times of the day. Regulations that allow residential development downtown. We are also hoping to address parking better and introduce pop-up patios.

7. What is the general trend for new applications in your downtown?

- ☐ a) Proposals exceed the density/height regulations established for the zone.
- ☐ b) Proposals include significantly low density/height requirements than what is allowed in the zone.
- ☐ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.
- ☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

We have an affordable housing strategy that focuses efforts throughout the City and an active Housing Society.

<http://www.stalbert.ca/affordable-housing-information>

For more information, contact:

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Red Deer

Downtown Land Use Bylaw Update

Questionnaire – Precedent Municipalities

Ma

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

Currently we have a long used C1 downtown district that provides a wide range of uses and doesn't require parking for any commercial/office uses. In other parts direct control districts are in place and although the uses are fairly broad the district type is viewed negatively by the commercial realtors who believe it has made applications arduous.

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

Our historic downtown has C1 district while the two growth areas have direct control districts, therefore 2/3

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

It is difficult to determine because the long history of small town/suburban growth means that as Red Deer passes 100,000 people there is a debate about the amount of pent up demand for high quality downtown housing and what type that housing comes in. Does the municipality push it to kickstart the new trend or should it be left to market demand with the worry that local developers aren't familiar enough to risk downtown high end development. Specifically, we have a restriction on how close larger drinking establishments can be located which is viewed as a hinderance by many.

4. What has been the greatest advantage of introducing form based codes?

Aside from some general architectural statements about prohibiting long blank walls and ground floor residential in commercial districts, we aren't really using form based code yet in our City.

5. What has been the greatest obstacle of introducing form based codes?

I think if we tried to introduce it we would get pushback by introducing a new 'language' to the land use bylaw but on the other hand by opening up the uses more that would be well received.

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

There needs to be keen attention to how people access the site and move within the site. It is not good enough to just ask for a sidewalk along the property edge if the connections from the walk to the building entrance aren't created for convenient and safe movement.

7. What is the general trend for new applications in your downtown?

- ☐ a) Proposals exceed the density/height regulations established for the zone.
- ☐ b) Proposals include significantly low density/height requirements than what is allowed in the zone.
- ☒ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.
- ☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

Affordable or social? Red Deer is struggling with a too high concentration of social housing downtown. Therefore a push is on for market rate housing. I think primary incentives could be reduction of parking requirements; waiver of servicing fees (water, sewer, electrical upgrades); expedited processing of applications. One councillor here promotes an education program to show people that a \$10,000-\$20,000 investment to upgrade an old space above commercial into an apartment only costs \$100-\$200/month in interest but would generate a minimum of \$500 in rental income (at the affordable level) or \$850+ at the market rate level.

For more information, contact:

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Fort McMurray

Downtown Land Use Bylaw Update

Questionnaire – Precedent Municipalities

Ma

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

Yes. We have Form Based Zoning. It allows lot of flexibility. The vision established in the form based zoning is very clear.

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

Not at all. There is lot of demand for high rise and density due to high land values. As a result, applicants are trying to maximise built form. Form based zoning is very useful in this regard.

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

Ensure the use classes are more general and less restrictive. It is OK as long as it follows the DARP vision.

4. What has been the greatest advantage of introducing form based codes?

It is useful to have clear direction for built form and public realm. The City will have to invest in public realm and street cross sections through yearly Capital Plans.

5. What has been the greatest obstacle of introducing form based codes?

Developers and land owners complain often that it is difficult to understand
The City also needs to hire a specialist for day to day application processing.

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

sidewalk width, setbacks, step-backs, transparency at ground level, entrances
should be established in zoning.

7. What is the general trend for new applications in your downtown?

- ☒ a) Proposals exceed the density/height regulations established for the zone.
☐ b) Proposals include significantly low density/height requirements than what is allowed in the zone.
☐ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.
☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

- Downtown provides generous densities and height limits. So, no need for
additional incentive.

- 60% discount on per unit Development Cost Charge in downtown area
(Sanitary, Water, Storm Water, Roads etc.)

It is a stand alone policy. Will go away once the demand picks up.

For more information, contact:

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Airdrie

Downtown Land Use Bylaw Update

Questionnaire – Precedent Municipalities

March 2020

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

Current zoning regulations are restrictive to certain types of development. New LUB will hopefully create opportunities by giving a place for various types of development (includes districts for each type: mixed-use core, office park, vehicle/service commercial, traditional commercial plazas, industrial uses, etc).

Need good planning policy/direction and an understanding of the local market for development (what is the "right type" of new development?)

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

Direct Control is more widely used than it should be.

Includes ~30% of new applications, 6 major land use amendments in past year.

New LUB aims to transition more land and applications over to standard land use districts, and keep Direct Control for development where there is a defined and site-specific condition or concern that it needs to address.

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

Easiest for districts to reflect what is intended through policy or strategic direction (from larger area plans or Council strategic priorities).

Clearly shown in context section above: open space, civic, core commercial (is this a central business or office district?), live-work, residential. All of these are clear districts that each have their own range of uses.

4. What has been the greatest advantage of introducing form based codes?

We are not introducing Form-Based Codes (FBC), but taking some cues to integrate into a traditional Land Use Bylaw: More visually-oriented document, use of graphics, tables, etc.

Intended advantage is that standards are clear and implementable, easier to read, navigate, and understand the Bylaw.

5. What has been the greatest obstacle of introducing form based codes?

Per #4, not introducing FBC.

~~Development Industry's familiarity with the typical form of regulations and openness to significant changes~~
~~are/were a factor in this decision, as well as how our industry/market is shared with the surrounding area~~
~~(easier and better if our regulations do not drastically depart from neighbours in our region).~~

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

Height and density allowances typically facilitate economies of scale and an intensity of use that contributes to this naturally.

~~Can also allow development variances/certain uses/additional units or density (what does the industry/market want?) in exchange for providing amenity, more detailed architecture and streetscape, other uses (what the City wants).~~

~~Difficult to mandate uses or certain features. Better to have room to negotiate a give-and-take.~~

7. What is the general trend for new applications in your downtown?

- ☐ a) Proposals exceed the density/height regulations established for the zone.
☒ b) Proposals include significantly low density/height requirements than what is allowed in the zone.
☐ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.
☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

This depends (significantly) on the market, types of developers, and how willing Planning and Council are willing to negotiate vs. require certain things. The City can establish an incentive for affordable housing

~~(the developer can earn density(?) in exchange for providing housing units).~~

or can require a certain percentage of units to be provided. (Carrot vs. stick approach: need to know the market and the political climate to know which, or what combination, will be most successful)

~~Could also explore a housing strategy if one is not already in place (affordable housing is a large issue on its own and goes far beyond LUB requirements). Also consider that it is one thing to create affordable housing, but a much larger issue to maintain developments, housing stock, affordability, programs (etc).~~

For more information, contact:

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ONE-ON-ONE INTERVIEW RESPONSES

2014

ONE-ON-ONE INTERVIEWS

PROVIDE MORE FLEXIBILITY, LESS REGULATIONS

PROVIDE CLARITY ABOUT LIVE-WORK UNITS

MIXED-USE IN LIVE-WORK PRECINCT

ALLOW SMALL-SCALE DEVELOPMENT

**CONSIDER DEVELOPMENT ON SITES WITH OLDER BUILDINGS ON
SITE-BY-SITE BASIS**

REQUIRE NEW BUILDINGS TO PROVIDE HIGH QUALITY
MATERIALS THAT RESPECT CONTEXT

**REVISED PARKING REQUIREMENTS TO PROMOTE
REDEVELOPMENT**

ENHANCED LANDSCAPING ALONG STREETS

REDUCE VACANCIES IN EXISTING COMMERCIAL DEVELOPMENTS

INCENTIVES TO ATTRACT MORE COMMERCIAL USES

MULTI-STAKEHOLDER WORKSHOP RESPONSES

2014

MULTI-STAKEHOLDER WORKSHOP RESPONSES

NARROW SETBACKS DON'T WASTE SPACE

PROVIDE DIRECTIONAL SIGNAGE TO DOWNTOWN ALONG HIGHWAY

REQUIRE SENSITIVE INFILL DEVELOPMENT

DENSITY SHOULD INCREASE THE CLOSER YOU GET TO
THE DOWNTOWN CORE

HIGH QUALITY SIGNAGE

STREETS SHOULD HAVE PLENTY OF FURNITURE, LANDSCAPING
AND CONSISTENT DESIGN

ALLOW MIXED USE APARTMENTS

DEVELOP BACK ALLEYS AS WALKING CORRIDORS

MAKE BETTER TRANSIT A PRIORITY

REPRESENT HISTORICAL DISTRICT CHARACTER THROUGH
SIGNAGE

EXERCISE 1 - SUMMARY OF ALL GROUP RESPONSES

● LIKE
● DIS-LIKE


	Core Commercial Precinct	Live/Work Precinct	Mail Redevelopment Precinct	Northeast Transition Precinct	Civic Precinct	Historic Precinct	99th Commercial Precinct
Commercial Uses	Adult Entertainment Facility Boarding Facility Bed and Breakfast Casino Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pamphletaria) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Bed and Breakfast Boarding Facility Casino Custom Manufacturing Establishment Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Office Home Business Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pamphletaria) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Adult Entertainment Facility Boarding Facility Bed and Breakfast Casino Custom Manufacturing Establishment Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Office Home Business Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pamphletaria) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Bed and Breakfast Boarding Facility Casino Custom Manufacturing Establishment Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Office Home Business Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pamphletaria) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pamphletaria) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Bed and Breakfast Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Office Home Business Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Adult Entertainment Facility Boarding Facility Casino Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Office Home Business Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pamphletaria) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic
Residential Uses	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Apartment Dwelling Apartment Dwelling Secondary Suite Single Detached Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Apartment Dwelling Apartment Dwelling Secondary Suite Single Detached Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Apartment Dwelling Apartment Dwelling Secondary Suite Single Detached Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Apartment Dwelling Apartment Dwelling Secondary Suite Single Detached Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Assisted Living Facility Condominium Apartment Dwelling Apartment Dwelling Garden Suite Secondary Suite Group Home Live Work Unit Single Detached Dwelling Multi-Unit Development		
Industrial Uses							
Institutional/Cultural/Social Uses	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Community Service Facility Emergency Response Service Health Service Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event
Park & Open Space	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land
Transportation & Related Uses	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot
Motor Vehicle Uses	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle and Equipment Storage Vehicle-Repair Facility Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle and Equipment Storage Vehicle-Repair Facility Vehicle Sales Leasing or Rental Facility Vehicle Wash
Waste Management & Related Uses	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off
Utilities & Related Uses	Communication Tower	Communication Tower	Communication Tower	Communication Tower	Communication Tower Minor Impact Utility Service	Minor Impact Utility Service	Communication Tower Minor Impact Utility Service
Other Uses	Accessory Development	Accessory Development	Accessory Development	Accessory Development	Accessory Development	Accessory Development	Accessory Development

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This material summarises each group's responses to the individual exercises - the numbers within each circle identify which group provided that response.

EXERCISE 2 - SUMMARY OF ALL GROUP RESPONSES

LIKE
DIS-LIKE

	Core Commercial Precinct	Live/Work Precinct	Mail Redevelopment Precinct	Northeast Transition Precinct	Civic Precinct	Historic Precinct	99th Commercial Precinct
Buildings Types	<p>Mixed Use:</p>  <p>Row Housing:</p> 	<p>Live/Work Units:</p>  <p>Row Housing:</p> 	<p>High-Density Residential/Office:</p>  	<p>Low-Density Residential:</p>  <p>Mixed Use:</p> 	<p>Cultural/Institutional:</p>  	<p>Cultural/Institutional:</p>  <p>Small Commercial/Retail:</p> 	<p>Commercial/Retail:</p>  
Building Height	<p>Min: N/A</p> <p>Max: 4-8 storeys</p>	<p>Min: N/A</p> <p>Max: 4 storeys</p>	<p>High-Rise: 45 degree angular plane</p> <p>Medium rise: max 8 storeys</p> <p>Low rise: max 3 storeys</p> <p>Commercial south of 99 Ave: max 4 storeys</p> <p>Uses east of 108 St: max 4 storeys</p>	<p>Infill north of 100 Ave lane: 2.5 storeys</p> <p>Along 100 Ave: max 4 storeys</p>	<p>Max: 4 storeys</p>	N/A	<p>Max: 4 storeys</p>
Building Setback (from property line)	<p>Min: 0-2m (depending on sidewalk)</p> <p>Max: 3m</p>	<p>Min: 0-1m (depending on sidewalk)</p> <p>Max: 3m</p>	<p>Min: 1.4m</p> <p>45 degree angular plane</p>	<p>Residential setback min: 3m</p> <p>100 Ave Setback: min 0-2.2m (depending on sidewalk)</p>	<p>Min: 0-1.1m (depending on sidewalk width)</p>	N/A	<p>12m (from curb along 99 Ave)</p>
Stepbacks (from front face of lower portion of building)	<p>Min: 1m (buildings above 4-storeys)</p>	<p>Min: 1m (buildings above 4-storeys)</p>	<p>45 degree angular plane</p>	<p>Min: 1m (buildings above 4-storeys)</p>	<p>Min: 1m (buildings above 4-storeys)</p>	N/A	<p>Min: 1m (buildings above 4-storeys)</p>
Podium / Street Wall Height	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 2 storey if adjacent to low density residential</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>
Ground Floor Ceiling Height	N/A	Min: 4m	N/A	N/A	N/A	N/A	N/A
Additional Comments	<p>1 Narrow Setbacks don't waste space;</p> <p>2 This is the district where building heights should be tallest, up to 10 storeys;</p> <p>3 A minimum height of 2 storeys should be specified.</p> <p>4 A minimum height of 2 storeys should be specified.</p>	<p>5 A minimum height of 2 storeys should be specified;</p> <p>6 A minimum height of 2 storeys should be specified.</p>	<p>7 The style of the pictured buildings would be very positive; it would be good to see mixed use buildings in this area.</p> <p>8 Mixed use buildings should be promoted to help sustain commercial uses;</p> <p>9 High/Mid/Low rise buildings should be allowed across the precinct.</p> <p>10 Style should be similar to Commercial Precinct.</p> <p>11 Precinct set back should be required to allow for wide sidewalks and green boulevards.</p> <p>12 There should be a minimum height requirement of 1 storey; 45 degree angular plane will only suffice if existing sites are not over shadowed.</p>	<p>13 Mixed use buildings should be similar in character to residential buildings; density should increase the closer you get to Downtown.</p> <p>14 A mix of building heights should be allowed, in particular bungalows.</p> <p>15 Planning must be careful with how multi-rise developments back onto regular residential sites.</p>	<p>16 Building heights could be taller than 4M;</p> <p>17 More meeting places and more landscaping is required.</p>	<p>18 Height Restrictions are not suitable in the Historic District where Historic Buildings are involved. The height of buildings should be dictated on a case by case basis.</p> <p>19 Sensitive areas must be preserved; Historic Site Precincts Master Plan should guide design.</p> <p>20 Gift Shops, etc should be allowed, but not Commercial uses unrelated to historic sites.</p> <p>21 "People places" should be a focus this area.</p> <p>22 Maximum 3 storey building height.</p>	<p>23 A wall of buildings along 99th Avenue may impact upon the ability to develop the rear of the Mall Site; All land owners should be incorporated into the street frontage. Flexibility is required in regulations.</p>

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This material summarises each group's responses to the individual exercises - the numbers within each circle identify which group provided that response.

EXERCISE 3 - SUMMARY OF ALL GROUP RESPONSES

LIKE
DIS-LIKE

	Core Commercial Precinct	LiveWork Precinct	Mall Redevelopment Precinct	Northeast Transition Precinct	Civic Precinct	Historic Precinct	99th Commercial Precinct
Parking	City-owned parking facility 1 2 3 4 5	City-owned parking facility 2 3 4 5	City-owned parking facility 2 3 4 5	City-owned parking facility 2 3 4 5	City-owned parking facility 2 3 4	City-owned parking facility 1 2 3 4	Surface parking 1 2 3 4
	Rear surface parking 1 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 2 3 5	Rear surface parking 2 3 4		Rear surface parking 1 2 3 4
	Underground 1 2 3 4 5	Underground 2 3 4 5	Underground 2 3 4 5	Underground 2 3 5	Underground 2 3 4		Underground 1 2 3 4
	On-street parking 1 2 3 4 5	On-street parking 2 3 4 5	On-street parking 2 3 4 5	On-street parking along 100 Ave. 1 2 3 5	On-street parking 2 3 4		Underground 1 2 3 4
Signage	Banners 2 3 4 5	Banners 2 3 4 5	Banners 2 3 4 5	Banners 2 3 4 5	Banners 2 3 4	Banners 2 3 4	Banners 2 3 4
	Fascia signs 2 3 4 5	Fascia signs 2 3 4 5	Fascia signs 2 3 4 5	Fascia signs 2 3 4	Fascia signs 2 3 4		Fascia signs 1 2 3 4
	Awning signs 1 2 3 4 5	Awning signs 2 3 4 5	Awning signs 2 3 4 5	Awning signs 2 3 4	Awning signs 2 3 4		Awning signs 2 3 4
	Canopy signs 2 3 4 5	Canopy signs 2 3 4 5	Canopy signs 2 3 4 5	Canopy signs 2 3 4	Canopy signs 2 3 4		Canopy signs 2 3 4
	Window signs 2 3 4 5	Window signs 2 3 4 5	Window signs 2 3 4 5	Window signs 2 3 4	Window signs 2 3 4		Window signs 2 3 4
	Projecting signs 2 3 4 5	Projecting signs 2 3 4 5	Projecting signs 2 3 4 5	Projecting signs 2 3 4	Projecting signs 2 3 4		Projecting signs 2 3 4
Additional Comments	PARKING: 1 Loading Zones should be considered; Parking Meters should be considered; 2 Not reasonable to expect the City to provide Public Parkades. 3 There should be no on-site parking requirements so as to encourage 100% site coverage. 4 Car park space should be limited to create higher densities.	PARKING: 1 On-street parking should count towards parking requirements;	PARKING: 1 On-site parking should be provided;	PARKING: 1 On Street Parking should be kept on 100 Avenue; 2 Parking should not be on the back of the mall along 106ST. 3 There is a requirement for on-street parking.	PARKING: 1 Not Enough Parking in City Hall. Further Parking should be made available at the Museum. 2 There needs to be an increase of parking at City Hall.	PARKING: 1 Parking for special events needs to be considered.	PARKING: 1 Movie Theatre Parking Should be Improved, and more than one entrance/exit should be provided; The Sobey's Site is good for Parking for other events. 2 Underground Parking is good, but cannot be forced upon developers.
	SIGNAGE: 1 Awnings would be a very positive use; 2 Signage requires design standards to ensure consistency, in particular along streets; 3 Awnings are bad for winter; 4 Portable/temporary signs, and pylon signs needs to be controlled. 5 No Inflatable or temporary signs should be permitted; Signage should be high quality.	SIGNAGE: 1 Low profile signage usage should be used, no neon, etc. 2 Neon signs should be restricted; 3 The size and colour of signage should be regulated. 4 Signage and lighting should be subtle.	SIGNAGE: 1 There should be a consistency in signage styles; 2 Architectural controls should be in place for signs; 3 Should be similar to Commercial.	SIGNAGE: 1 Signage in this Precinct should be tasteful; 2 Signs should be the same as Live-Work district; 3 Historic Plaques should used.	SIGNAGE: 1 Should be similar standards to Core Commercial district.	SIGNAGE: 1 Canopies should be provided on new buildings; 2 Historical District Character should be represented in Signage. 3 Signage should be limited, and appropriate to the historical context.	SIGNAGE: 1 More directional Signage is required on the Highway to Downtown;
	ADDITIONAL ISSUES: 2 (ALL DISTRICTS) Better Transit should be a priority, and is linked to multiple issues in Downtown, including Parking; 3 Streets should have plenty of furniture, landscaping and consistent design.	ADDITIONAL ISSUES:	ADDITIONAL ISSUES: 1 High quality landscaping should be promoted;	ADDITIONAL ISSUES: 1 Speed Limits on 100 Ave should be reduced to 30KPH. 2 Back Alleys could be developed as walking corridors. 3 There should be noise controls in Residential Areas; 4 Clear Direction on what development is allowed in the area;	ADDITIONAL ISSUES: 1 Landscaping should be consistent with the standards of the new City Hall.	ADDITIONAL ISSUES: 1 Axxx	ADDITIONAL ISSUES: 2 50KPH speed limit is too slow for this street.

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OPEN HOUSE SESSION #1
FEEDBACK
2014

OPEN HOUSE FEEDBACK

PROVIDE A VARIETY OF HOUSING CHOICES

SECONDARY SUITES/GARDEN SUITES ARE GOOD

FIND PARKING REQUIREMENT ALTERNATIVES

CREATE MORE GATHERING SPOTS BY PROVIDING
RECREATIONAL LANDS

NO MONSTER HOUSES

IMPROVING THE DOWNTOWN IMPPROVES THE LIFESTYLES OF
ALL RESIDENTS OF THE CITY

PROVIDE LIVE-WORK HOUSING OPTIONS

CREATE MORE OUTDOOR PATIO SPACES

GOOD TO HEAR OTHER PERSPECTIVES

CONDUCT HISTORICAL SITE ASSESSMENTS

DOWNTOWN LAND USE BYLAW UPDATE

POTENTIAL REGULATIONS

CORE COMMERCIAL PRECINCT

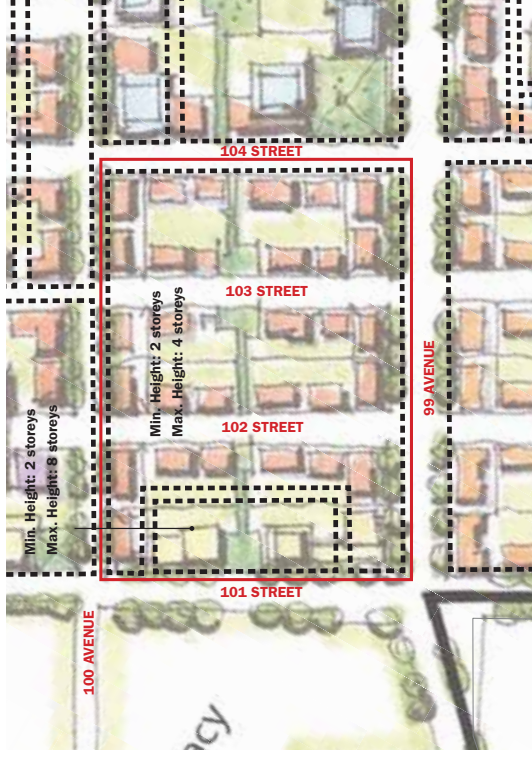
MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Day Care Facility	●●●●	
Indoor Entertainment Facility	●●●●●●	
Farmers/Flea Market	●●●●●●●●	
Funeral Home	●●●●●●	●●
Home Office	●●	●●●●
Hotel	●●●●●●●●	●●
Late Night Club	●	●●●●
Eating & Drinking Establishment Outdoor (E.g. Patio)	●●●●●●●●	
Pawn Shop	●●	●●●●●●
Personal Service	●●●●●●	
Professional, Financial and Office Service	●●●●●●	
Licensed Restaurant	●●●●●●	
Neighbourhood Pub	●●●●●●●●	
Bar/Night Club	●●●●	●●●●
Retail Store (Convenience, General & Liquor)	●●●●●●	
Temporary Sales Centre	●●●●	●●●●●●
Petcare Service	●●●●●●●●	
Veterinary Clinic	●●●●●●●●	
Assisted Living Facility		
Commercial School	●	
Community Service Facility (e.g. Lion's Club)	●●●●	
Emergency Response Service	●●●●	
Government Service	●●●●●●	
Health Service	●●●●●●	
Place of Worship	●●●●	
Public Facility	●●	
Park	●●●●●●●●	●
Parking Facility	●●●●●●●●	
Custom Manufacturing (Hand Tools only)	●●	●●●●●●●●
Casino	●●●●	●●●●●●●●
Outdoor Entertainment Facility	●●●●	
Greenhouse (Permanent)	●	
Seasonal Garden Centre (Temporary)	●●●●	
Service Station (Limited)	●●●●	●●●●
Show Home		●●●●●●
Apartment Dwelling, Apartment - Above First Floor Commercial Use Indoor and Outdoor Recreation Facility	●●●●●●●●	●
Community Garden	●●●●●●●●	
Vehicle Repair Facility	●●●●●●	●●
Vehicle Wash	●●●●	●●

VISION

The Core Commercial Precinct will play a role as the key commercial and business centre of the City. Development in the area, particularly at the street-level, will be focused on retail, office, eating and drinking establishments, and service uses, with opportunities for residential development being provided only above the ground floor of buildings.

HEIGHT AND URBAN CHARACTER



PRECEDENT IMAGES / BUILDING TYPES



LIKE DISLIKE



PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking	●●●●	●●●●
Relax parking requirements for residential parking	●	●●●●
City-owned parking (structural parking)	●●●●●●	●
Surface parking	●●●●●●	
Underground parking	●●●●●●	
SIGNAGE	LIKE	DISLIKE
Banners	●●●●	●●
Fascia Signs	●●●●	
Awning Signs	●●●●	●
Canopy Signs	●●●●	
Window Signs	●●●●	
Projecting Signs	●●●●	●●
DEVELOPMENT STANDARDS	LIKE	DISLIKE
Min Front Yard Setback	0m	
Max Front Yard Setback	3m	
Min Rear Yard Setback	0m	
Min Side Yard Setback	0m	
Stepback	1m	
Min Site Width	5m	
Min Site Depth	30m	
Max Lot Size (sq.m.)	3,000	
Max Site Coverage	100%	●●

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CITY OF
FORT SASKATCHEWAN
FORT SASK, CA



DOWNTOWN LAND USE BYLAW UPDATE

POTENTIAL REGULATIONS

LIVE WORK PRECINCT

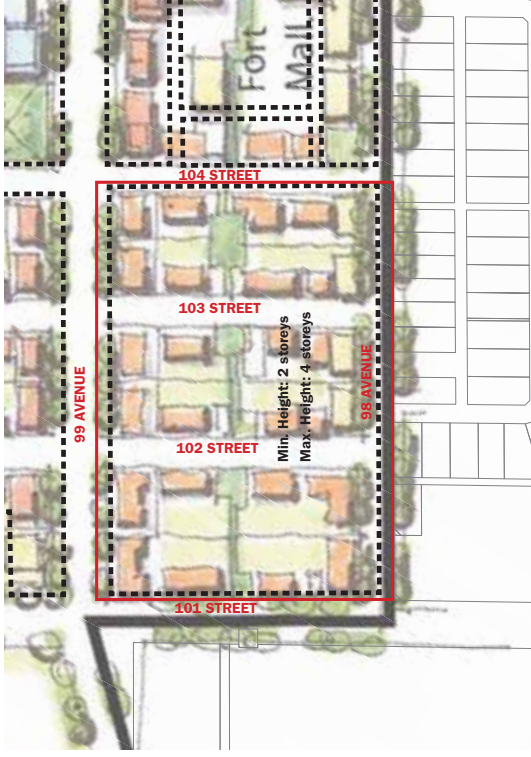
MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Bed and Breakfast	● ● ● ● ● ● ● ●	
Custom Manufacturing Establishment (Hand Tools Only)	●	● ● ● ● ● ● ● ●
Day Care Facility	● ● ● ● ● ● ● ●	
Home Business/Home Office	● ● ● ● ● ● ● ●	
Eating & Drinking Establishment Outdoor (Patio)	● ● ● ● ● ● ● ●	● ●
Personal Service	●	
Community Service Facility (E.g. Lion's Club)	●	
Professional, Financial and Office Service	● ● ● ● ● ● ● ●	
Licensed Restaurant	● ● ● ● ● ● ● ●	●
Neighbourhood Pub	● ●	● ● ● ● ● ● ● ●
Bar/Night Club	● ●	● ● ● ● ● ● ● ●
Retail Store (Convenience, General & Liquor)	● ● ● ● ● ● ● ●	
Show Home		
Temporary Sales Centre		
Veterinary Clinic	● ● ● ● ● ● ● ●	
Apartment Dwelling	● ● ● ● ● ● ● ●	
Assisted Living Facility	● ● ● ● ● ● ● ●	
Live Work Unit	● ● ● ● ● ● ● ●	
Multi-Attached Dwelling	● ●	
Health Service	● ● ● ● ● ● ● ●	
Place of Worship	● ● ● ● ● ● ● ●	
Public Facility	● ● ● ● ● ● ● ●	
Community Garden	● ● ● ● ● ● ● ●	
Park	● ● ● ● ● ● ● ●	
Parking Facility	● ● ● ● ● ● ● ●	
Veterinary Clinic	● ● ● ● ● ● ● ●	
Pet Care (Grooming)	● ● ● ● ● ● ● ●	
Boarding Facility		●
Pawn Shop	●	● ● ● ● ● ● ● ●
Group Home	● ● ● ● ● ● ● ●	● ●
Commercial School	● ● ● ● ● ● ● ●	
Emergency Response Service	●	●
Government Service	● ● ● ● ● ● ● ●	●
Temporary Outdoor Event	● ● ● ● ● ● ● ●	

VISION

The Live Work Precinct will become a true mixed-use component of the Downtown. New retail, office, and service uses will be encouraged into the area, primarily at street-level, but also on other levels of buildings. Innovative opportunities for live work arrangements will be actively supported, such as artists' galleries and living spaces.

HEIGHT AND URBAN CHARACTER



PRECEDENT IMAGES / BUILDING TYPES



LIKE	DISLIKE
● ●	●
● ● ● ●	●
	● ● ● ●

PA



CITY OF
FORT SASKATCHEWAN
FORT SASK, CA

PLANNING SERVICES

[illegible]

VISION

The Mall Redevelopment Precinct will be developed into a higher-density residential and commercial mixed-use area. This area represents an opportunity to significantly increase the residential population of the Downtown area, a key aspect in rejuvenation. Open space and pedestrian connections will be provided to ensure ease of movement to and from the area.

HEIGHT AND URBAN CHARACTER



PRECEDENT IMAGES / BUILDING TYPES



DISLIKE										
	●	●					●	●	●	●
LIKE										
	●	●	●	●	●	●	●	●	●	●
								●	●	●
								●	●	●

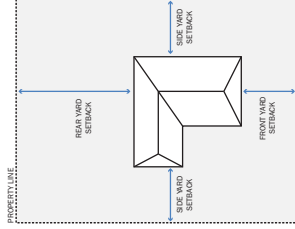
DOWNTOWN LAND USE BYLAW UPDATE

POTENTIAL REGULATIONS

NORTHEAST TRANSITION PRECINCT

MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Secondary Suite	●●●●●	●●
Single Detached Dwelling	●●●●●	
Multi-Attached Dwelling	●●●●●●●●	
Government Services	●●●●●	
Place of Worship	●●●●●	
Veterinary Clinic	●●●●●●●●	
Bed and Breakfast	●●●●●●●●	
Day Care Facility	●●●●●	●●
Home Business	●●●●●●●●	
Home Office	●●●●●●●●	
Personal Service	●●●●●	
Pet Care Service	●●●●●●●●	
Professional, Financial and Office Service	●●●●●●●●	
Retail Store (Convenience)	●●●●●	●
Retail Store (General)	●●●●●●●●	
Retail Store (Liquor)	●●●●●	●●●●●
Show Home	●	●
Temporary Sales Centre	●	●
Duplex Dwelling	●●●●●●●●	
Semi-Detached Dwelling	●●●●●●●●	
Group Home	●	●●●●●
Community Garden	●●●●●	



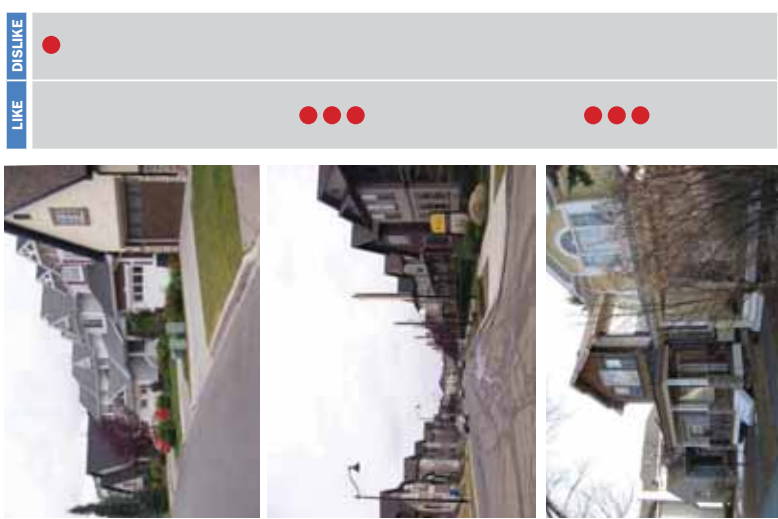
VISION

The Northeast Transition Precinct will generally retain the residential character of the area north of 100 Avenue. Commercial uses along 100 Avenue will be retained, and redevelopment opportunities will be encouraged, including commercial buildings, and commercial/residential mixed-use buildings.

HEIGHT AND URBAN CHARACTER



PRECEDENT IMAGES / BUILDING TYPES



PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking	●●●	●
Relax parking requirements for residential parking	●	●●●●●
City-owned parking (structural parking)	●	●●
Surface parking	●●	●
Underground parking	●●	●
SIGNAGE	LIKE	DISLIKE
Banners	●	
Fascia Signs	●●	
Awning Signs	●●	
Canopy Signs	●●	
Window Signs	●●	
Projecting Signs	●	●
DEVELOPMENT STANDARDS	LIKE	DISLIKE
Min Front Yard Setback	0m	
Max Front Yard Setback	n/a	
Min Rear Yard Setback	4.5m	
Min Side Yard Setback	1.5m	
Step-back	n/a	
Min Site Width	14.5m	
Min Site Depth	34m	
Max Lot Size	n/a	
Max Site Coverage	40-50%	●



DOWNTOWN LAND USE BYLAW UPDATE

POTENTIAL REGULATIONS

CIVIC PRECINCT

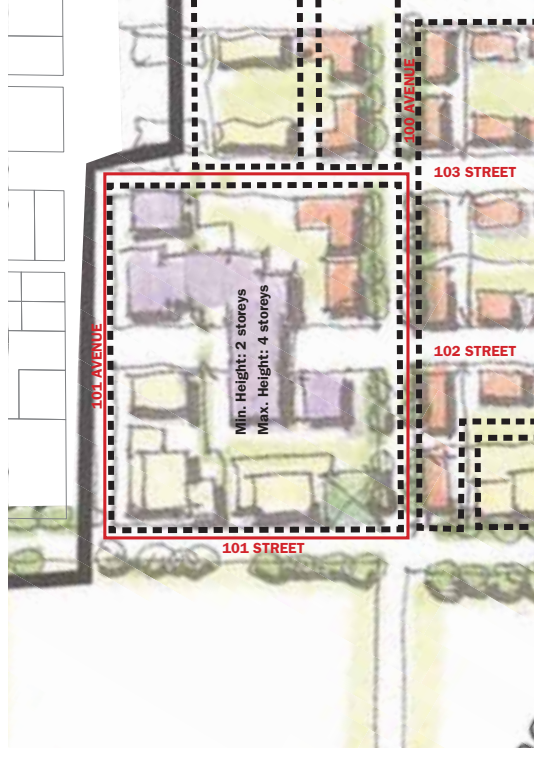
MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Day Care Facility	● ● ● ● ●	●
Eating & Drinking Establishment Outdoor (Patio)	● ● ● ● ● ● ● ●	●
Home Office	●	
Personal Service		
Community Services Facility (E.g., Lion's Club)	● ● ●	
Professional, Financial and Office Service	●	
Apartment Dwelling	● ● ● ● ● ● ● ●	●
Commercial School	● ● ●	
Community Service Facility	● ● ●	
Emergency Response Service	●	
Government Service	● ● ● ● ● ● ● ●	
Health Service	● ● ● ● ●	
Indoor Recreational Facility	● ● ● ● ● ● ● ●	
Place of Worship	●	
Public Facility	● ● ● ● ● ● ● ●	
Temporary Outdoor Event (E.g., Farmer's Market/ Flea Market)	● ● ● ● ● ● ● ●	
Park	● ● ●	●
Parking Facility	● ● ● ● ● ● ● ●	
Licensed Restaurant	● ● ● ● ●	
Neighbourhood Pub	●	● ● ● ● ● ● ● ●
Bar/Night Club		● ● ● ● ● ● ● ●
Indoor Entertainment Facility	● ● ●	●
Temporary Sales Centre		
Assisted Living Facility	● ● ● ● ●	● ●
Outdoor Recreational Facility (E.g., Park, Outdoor Ice Rink)	● ● ● ● ●	

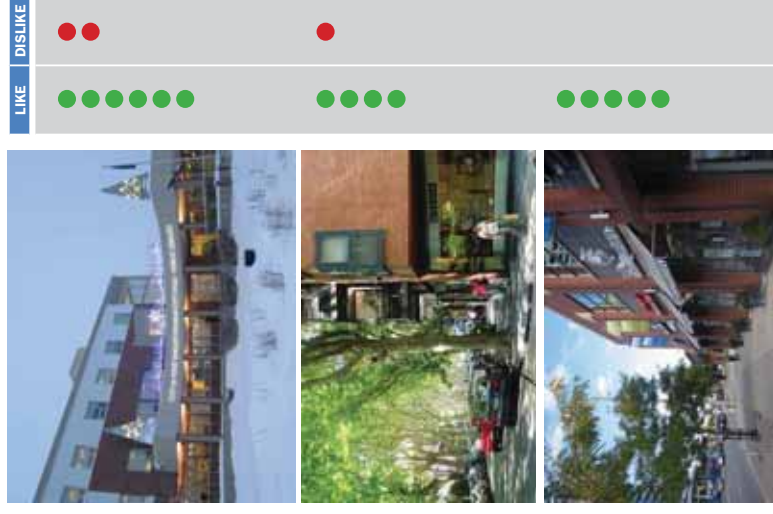
VISION

The Civic Precinct will continue to accommodate municipal services and buildings that serve the entire community. The area will provide an inviting public space and serve as a focus for activity in the Downtown. Residential uses along 101 Street and commercial uses along 100 Avenue will also be accommodated to create a vibrant mix of uses in this area.

HEIGHT AND URBAN CHARACTER



PRECEDENT IMAGES / BUILDING TYPES



LIKE	DISLIKE
● ● ● ● ● ● ● ●	● ●
● ● ● ● ● ● ● ●	●
● ● ● ● ● ● ● ●	

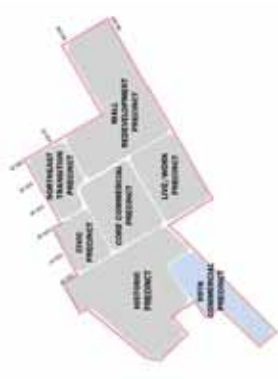
PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking		● ● ● ● ●
Relax parking requirements for residential parking	●	● ● ● ● ●
City-owned parking (structural parking)	● ● ● ● ●	
Surface parking	● ● ● ● ●	
Underground parking	● ● ● ● ●	
SIGNAGE	LIKE	DISLIKE
Barriers	● ● ● ● ●	●
Fascia Signs	● ● ● ● ●	
Awning Signs	● ● ● ● ●	
Canopy Signs	● ● ● ● ●	
Window Signs	● ● ● ● ●	
Projecting Signs	● ● ● ● ●	● ● ● ● ●
DEVELOPMENT STANDARDS	LIKE	DISLIKE
Min Front Yard Setback	0m	
Max Front Yard Setback	n/a	
Min Rear Yard Setback	4.5m	
Min Side Yard Setback	1.5m	
Step-back	n/a	
Min Site Width	5m	
Min Site Depth	30m	
Max Lot Size (sq.m.)	1,500	
Max Site Coverage	80%	

DOWNTOWN LAND USE BYLAW UPDATE

POTENTIAL REGULATIONS

99TH COMMERCIAL PRECINCT

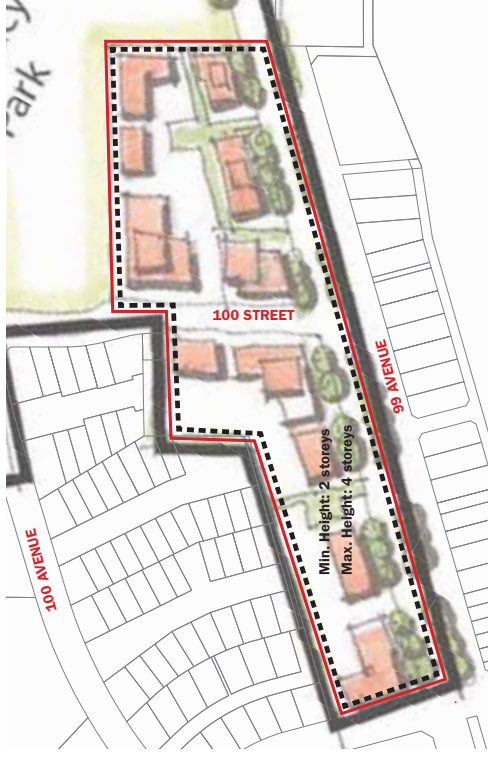
MAY 2014



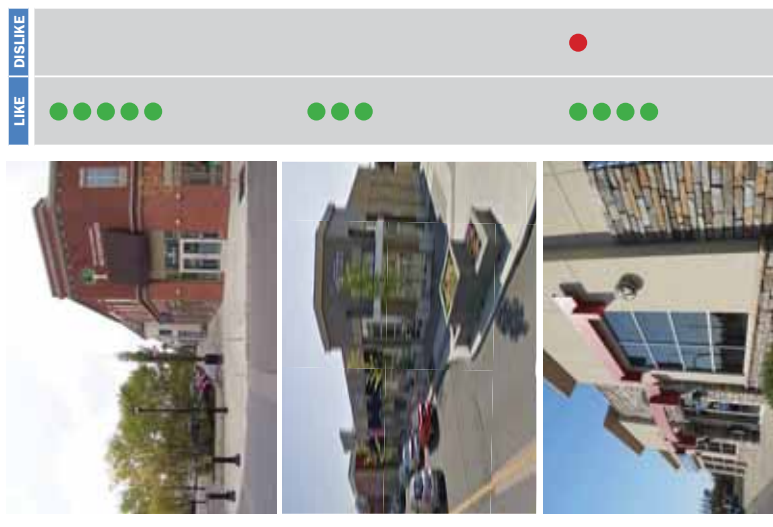
VISION

The 99th Commercial Precinct will accommodate the larger format commercial uses, and preserve it as an area suitable for more vehicle-oriented uses. Better on-site pedestrian facilities are encouraged for the area, and improved pedestrian linkages between the Precinct and the uses to the north are considered to be beneficial.

HEIGHT AND URBAN CHARACTER



PRECEDENT IMAGES / BUILDING TYPES



POTENTIAL USES	LIKE	DISLIKE
Licensed Restaurant	●●●●●	
Neighbourhood Pub	●●●	
Bar/Night Club		●●
Indoor Entertainment Facility	●●●●●	
Funeral Home	●	
Greenhouse (Permanent)	●	
Eating & Drinking Establishment Outdoor (Patio)	●●●●●	
Pawn Shop		●●●
Personal Service	●●●●●	
Pet Care Service (Grooming)	●	
Professional, Financial and Office Service	●●●●●	
Retail Store (Convenience, General & Liquor)	●●●●●	
Seasonal Garden Centre (Temporary)	●●●	
Service Station (Limited)	●	
Temporary Sales Centre		
Veterinary Clinic	●●●	
Commercial School	●●●	
Community Service Facility (E.g. Lion's Club)	●●●	
Emergency Response Service	●	
Government Service	●●●	
Outdoor Recreational Facility (E.g. Park, Outdoor Ice Rink)	●●●	
Indoor Recreational Facility	●●●	
Place of Worship	●●●	
Public Facility	●●●	
Park	●●●	
Parking Facility	●●●	
Vehicle Repair Facility	●	●
Vehicle Wash		●
Temporary Outdoor Event (E.g. Farmer's Market/Flea Market)	●●●●●	
Communication Tower		●●
Minor Impact Utility Service (E.g. Bus Terminal, Power Sub Station, Stormwater Management)		●

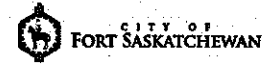
PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking		●●●●●
Relax parking requirements for residential parking		●●●
City-owned parking (structural parking)	●	
Surface parking	●	
Underground parking		
SIGNAGE	LIKE	DISLIKE
Banners	●	
Fascia Signs	●●●	
Awning Signs	●●●	
Canopy Signs	●●●	
Window Signs	●●●	
Projecting Signs	●●●	●
DEVELOPMENT STANDARDS	LIKE	DISLIKE
Min Front Yard Setback	D.O.	
Max Front Yard Setback	n/a	
Min Rear Yard Setback	4.5m	
Min Side Yard Setback	3m	
Step-back	n/a	
Min Site Width	D.O.	
Min Site Depth	D.O.	
Max Lot Size	n/a	
Max Site Coverage	80%	●

*D.O. - This means the development standards are at the discretion of the City's development officer.



DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback

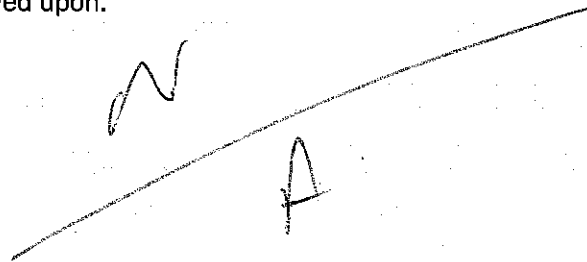


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good to hear other perspectives

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.



3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

- should allow small fabrication + carpentry (sole proprietor type scale)
eg → bird house guy
- should conduct ~~the~~ historic site assessment to determine houses/buildings of historic or social significance

Please see the reverse side of this sheet for the opportunity to provide further feedback

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Angela Littlemore, Planning and Development Officer II, City of Fort Saskatchewan, 10005 - 102 ST, Fort Saskatchewan, AB, T8L 2C5

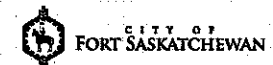
Tel: 780.912.2158

Fax: 780.992.6180

Email: angela@fortsask.ca

DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
		<p>should allow bungalows</p> <p>← accommodate people who don't want stairs →</p> <p>Max height + yard</p> <p>No "monster" houses.</p>		<p>should allow bungalows</p> <p>Max building height + yard</p> <p>No "monster" houses</p> <p>Secondary suites / garden suites are good!</p>		

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



CITY OF
FORT SASKATCHEWAN

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planning & development

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2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.
3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

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Open House Feedback



Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
less restriction is good -						

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DOWNTOWN LAND USE BYLAW UPDATE

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The "model" of the various areas was very helpful to identify the locations.

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

—

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

The set backs for the side street should match existing buildings (ie in our case 98th avenue). A front street set back (p4 street) of 3M is seen as sufficient for a side walk corridor.

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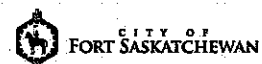
Fax: 780.992.6180

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Bob Johnson
Church of the Nazarene

DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



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Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
		<p>Front Street set back of 3m seems sufficient. (104 Street) - 98 avenue a set back of 1.5 meters would seem to match the rest but residential (Team houses @ 102 to 103 along 98th avenue</p>				

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



CITY OF
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1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.

- The two individuals that greeted my wife and I were very informative, and polite.
- The lady that approached us who volunteered her help with any questions she could answer was again helpful, really knew her facts and pointed us to the areas that were most important to my wife and I (the mall)

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

- none
- none

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

- Keep up the good work. Seeing people from westpark to come downtown to the store is nice to see. I say this as I am from the near downtown and have not seen this since Gus is actually a good restaurant.

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



CITY OF
FORT SASKATCHEWAN

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Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
			<p><u>Like</u></p> <p>- like the idea to have store front businesses and hopefully attract some retail stores eg. Olive Garden, Marshalls, Winners</p> <p><u>Dislike</u></p> <p>- catch 22 but would dislike massive condo apartment building developed causing more traffic and a possibility of more crime.</p>			

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



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planning

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Good detailed options - concept of live/work/play included

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

More gathering spots - could be through recreational development

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

Stick to the plan. It will take time to accomplish.
Pride of the community.

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



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Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



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planning & development

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well thought out presentation. People available to discuss & clarify

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



CITY OF
FORT SASKATCHEWAN

pA
PLANNING AND
ARCHITECTURE

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
					KEEP ORIGINAL VICTORIA TRAIL MARKED and NOT FORGOTTEN SHOULD BE MARKED !!!	

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



pA
planning and development

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					Victoria Trail Section needs to be noted to included on map — Interpretive Signage required.	

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I missed it ^{except the tail end} & wished I had not. Obviously there was not enough advertising for me (& others like me) to notice & remember it. Maybe this ad. be improved.

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

Wd. it be possible to encourage more doctors (GPs) to have an office in this area, esp. a gerontician Dr. trained for helping the multiple areas of concern older people deal with. Also, cd. specialist Drs. be persuaded to come to a Dr. office here (or a drop-in centre like Pioneer Hs.) to meet patients here on a periodic bases (eg 1 Sat/2 mos.) rather than each patient taxiing or driving & parking (\$) in downtown Edmonton. More Drs are needed here &/or we have to have our own private medicine.

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DOWNTOWN LAND USE BYLAW UPDATE

Open House Feedback



CITY OF
FORT SASKATCHEWAN

pA
planning

In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct

Please return this form to us before you leave the meeting. You can also e-mail, fax or mail it to Angela Littlemore before May 14th.
Angela Littlemore, Planning and Development Officer II, City of Fort Saskatchewan, 10005 - 102 ST, Fort Saskatchewan, AB, T8L 2C5
Tel: 780.912.2158 Fax: 780.992.6180 Email: angelal@fortsask.ca

Citizen Feedback #1

I'm not clear what Infill Development means. Does it mean intensifying the population of the area and does that mean intentionally by the city or because of the wishes of a developer or home owner? The information in the DARP is not by-law yet...am I correct...and the information is just suggestions for by-laws? Does the above statement mean that a semi-detached dwelling, duplex, or townhouse MUST be built or that they are the only options (other than a single family house) that will be considered for approval if redevelopment is considered in the Transition Area. When I initially read through the document I did not get the impression that this was meant to indicate that a duplex or anything other than a single family home MUST be built, it was just an option.

There is no back alley access behind the three homes between the alleys, where we live. Only a green area, that is not paved, nor cleared of snow in the winter. Our property was marketed as having rear alley access but it is only be accessible during the summer, not on a permanent basis. Our driveway is at the front extending to the garage at the rear of our property. No garbage pick up is done at the rear of these properties. The two properties on either side of us (we are the central property of the three) were having their garbage picked up from the alleys at the side of their properties. We are required to take our garbage and recycle to the front of our property. If duplexes or other types, other than single family residences, were built on these properties, our property in particular would have to have a change put in place in order to put in a driveway for both residences at the front of the property. We were told we could widen our driveway but could not make any changes to the width of the entrance to the property over the boulevard and sidewalk nor put any sort of cement walkway across the boulevard if there wasn't one there already.

My concern is that if we had a situation where our house needed to be rebuilt due to fire, etc. we would not be able to do that and would have to build some sort of duplex, etc. We would not want to live in a duplex and would not want our yard made smaller. It would mean that we would have to move. At this stage of our lives we are not interested in developing property and had purchased the property with the intention of staying until we chose to downsize to seniors accommodations.

We are also concerned with what may be developed on the properties on either side of us. Due to the fact that there is no rear access on a permanent basis, adding to the number of residences in this section of our street would greatly increase the parking requirements. This area already has excess parking needs during the week when court is in session.

In talking with our neighbours on either side, we are hoping to retain our single family homes. We are concerned with someone being able to come in and purchase a lot with the intention of constructing a duplex or semi-detached home. This type of home can be owned but is often rented. This greatly affects the character of a neighbourhood. We find that just from the usual need for parking for visitors for residents along both sides of our street, we have visitors to properties park in front of our three houses. The lots across from us are a combination of single

and double lots and even though there is rear alley access for all of the properties there is a tendency for residents to park in front of their own properties so our side of the street is used for any extra parking they need. I fully understand that the public roads are accessible for anyone to park on and so far this has been a manageable situation with no undue concerns. However, if the density of residents is increased in this area there could be a drastic change to this situation.

I looked at the Land-Use Bylaw and according to the R2 Zoning our area is to be single-family homes but if duplexes or multi family dwellings are allowed are we then dealing with an R5 Zoning? There is also an R3 Zoning for Small Residential Lots or R4 Zoning for Lane Lots. I am not 100% clear on what this distinction is. However, how can a duplex or semi-detached dwelling be constructed in a residential area that is R2 Zoning without re-zoning the area? This is what I mean about our Transition Area being very confusing with no clear indication of what the future of this area may be. Right now the guidelines seem vague and open-ended. Since the Plan for the Redevelopment of Downtown is being finalized, now is the time for us to sort out exactly how it will affect our residence. This is not only in regards to our enjoyment of it, but it's future value. I recently heard a City of Edmonton councillor state: "When you purchase a home, you are purchasing a lifestyle" which I totally agree with. Therefore it is unsettling when there is a possibility that the character of your neighbourhood is going to be changed to something that you avoided, when making the purchase in the first place. Our home is attractive and in good condition but we are making further improvements, inside and out, and do not want the expense of that to be wasted.

I am interested in the future of the entire downtown area as it has great potential and improving it, improves the lifestyles of all residents of the city. Living close to a revitalized downtown area, where everything is within walking distance, is something we considered to be a positive, when purchasing our home. Understandably though the Transition Area is our biggest focus and we would like to clear up the confusion we are experiencing about it so that we can then participate in the improvements in other areas.

This is what I mean when saying if specific issues (allowing duplexes for example or mandating that duplexes be built) will affect a specific group of people (in this case a small group of residences in the Transition Area) then everyone in that area should be notified and made aware of this. As you can appreciate, reading through a By-Law document is not the easiest thing to do, nor is it something that residents do on a regular basis. They would not be looking for changes unless they have been made aware that they should be.

Citizen Feedback #2

Further to the comments that I sent to you regarding the Transition Area, we live in, and the construction of duplexes in this area we have previous personal experience with this issue. The subdivision that we bought a new house in, in Ft. McMurray was constructed and most of the single family homes sold. Once that was completed the remaining empty lots had duplexes put on them. They were all given an A& B designation to their addresses. In some cases a whole half block was duplexes, one after the other. This included our street and others behind us. This area was zero lot housing so very close together with limited street parking and no back alley access. Eventually over the years a good majority of the duplexes and single family homes were allowed to put in basement suites. The reasoning behind this was always that more housing was needed. As I mentioned to you, it also became apparent that companies were buying homes and allowing groups of employees to live in these homes, either temporarily or permanently but they were no longer being utilized as single family homes. By the time we left, although there were some homes that were single family and well cared for, the area had begun to take on a ghetto quality to it. The lots were small and people weren't bothering with flower beds, trees or any landscaping that enhanced the area. Grass areas were uncared for and unattractive. Fencing was in need of repair and painting. Multiple vehicle parking on driveways and streets, either legally or illegally dominated the area and had gotten totally out of control. As you mentioned, By-Law can always be contacted but it had become a situation that was in no way manageable. Because there were so many extra vehicles on the streets and it had gotten to the point that no one knew for sure who they belonged to or who their neighbours were, it became increasingly difficult to monitor and caused constant stress for residents trying to find parking spaces or having their driveways blocked. Visitors to the area could not find parking within a reasonable distance to the home they were visiting and the street became unsafe for children and pedestrians. There was only a sidewalk on one side as well. Allowing duplexes and basement suites in areas is not in itself a bad idea but there needs to be thought through very carefully and some control put into place in the areas this is happening.

Regarding the relaxing of parking in the downtown core, I have given it more thought.....I have noticed that even though there is a 2 hour parking limit on, 100 Avenue for example, it does not seem to be monitored by By-Law. As two of us were mentioning, at the Open House, there is no intent to cause problems for legitimate customers to downtown but I do know for a fact that there are business employees or owners who are parking on 100 Ave. for the majority or all of their working day. This is not necessarily in front of their own business but in front of someone else's. Not providing parking for a business not only causes problems for customers to the area but does not accommodate staff parking that is required. Slight infractions of the 2 hour limit are not as critical as long term misuse of these parking areas and that is what needs to be addressed. If staff are the first ones to the area, they dominate the parking and very little is left for others. Before there is a huge drive to bring more business in and/or add more residential housing a workable plan to improve the parking is essential. Enforcing the 2 hour limit on 100 Avenue though will force business employees to utilize the

side streets in front of residences in order to park their vehicles for an entire day, which causes a whole new problem.

**OPEN HOUSE SESSION #&
FEEDBACK**
2016

Open House 2 Summary

Purpose

Members of the public were invited to attend an open house at the City Hall on February 9th, 2016, from 5:00pm – 8:00pm to learn more about the proposed changes to the Downtown LUB. This was the second open house within the project timeline.

The proposed LUB changes were presented with supporting graphics, through a series of 13 display panels. GSA and City staff were present to discuss the changes and listen to comments. Participants were requested to sign in, and feedback forms were provided to gather their comments.

Public Participation

GSA and the City thank the approximately 15 people who took the time to attend the open house. Participants included interested land or business owners within or surrounding Downtown. A total of 2 feedback forms, a letter from the Downtown Business Council and an email from an interested Architect were received by the project team. Additionally, the City received 5 responses to the Downtown LUB survey that was available online from February 17th – March 7th 2016.

Feedback Themes

The following are key themes that were identified from the verbal and written feedback received:

- Majority of the proposed regulations were viewed as appropriate within Downtown;
- Revisit canopy requirements in Downtown;
- Concern with the exclusion of Single Detached Dwelling use in Transitional Residential District since Single Detached Dwellings currently exist; and

- Desire to retain current parking regulations within the existing Bylaw.



Next Steps

The feedback received will help guide further critical review of the Downtown LUB in preparation for the next steps as a listed below.

- March 15: Council Workshop;
- March 22: Request for Council direction (canopies, parking, and TR-D single detached dwellings);
- April 12: First Reading; and
- April 26: Public Hearing and final readings.

COMMENTS



CITY OF
FORT SASKATCHEWAN



CITY OF FORT SASKATCHEWAN

DOWNTOWN LAND USE BYLAW FEEDBACK FORM

1. Which best describes your interests in the Downtown?

A) Resident of Fort Saskatchewan

☒ B) Local Business Owner

☐ C) Local Land Owner

D) Other _____

2. Are you familiar with the Downtown Area Redevelopment Plan (DARP)? If so, do you think the new regulations reflect the DARP's principles?

YES.

3. Do you feel the proposed regulations are appropriate? Why or why not?

Appropriate. Keeps ~~BEAUTY~~ BEAUTIFICATION
PROJECTS in check.
MAKES THE DOWNTOWN AREA MORE INVITING
TO THE PUBLIC.

4. Are there any items you would like to see within the Downtown Land Use Bylaw?

NOT AT THIS TIME

5. Currently the core commercial area of the downtown has an 80% parking reduction. For example, if a business outside of the downtown requires 10 stalls, they would only require 2 stalls in the downtown.

The proposed regulations are intended to ensure that there is appropriate amounts of parking available. This will mean more parking stalls will be required for new developments. What are your comments or thoughts?

THERE SHOULD BE MORE PARKING FOR
SOME OF THE RESTAURANTS ETC.

6. Additional Comments and Suggestions



CITY OF FORT SASKATCHEWAN

DOWNTOWN LAND USE BYLAW FEEDBACK FORM

1. Which best describes your interests in the Downtown?

- ☒ A) Resident of Fort Saskatchewan
B) Local Business Owner
C) Local Land Owner
D) Other _____

2. Are you familiar with the Downtown Area Redevelopment Plan (DARP)? If so, do you think the new regulations reflect the DARP's principles? *Yes*

3. Do you feel the proposed regulations are appropriate? Why or why not?

We live at _____ This is in the Transitional Residential area. Attached are maps, LUB update that applies to our address and a list of questions/concerns. Under PURPOSE the underlined sentence referring to redevelopment, does not address what would happen in a situation where a single family home

*

4. Are there any items you would like to see within the Downtown Land Use Bylaw?

were to burn down and need to be replaced or if the home needed major repairs and you wanted to rebuild a newer home (single) on the lot. Having to rebuild a duplex (for example) could have a huge impact on the owner of the property, or if a person is trying to sell their home.

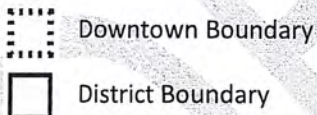
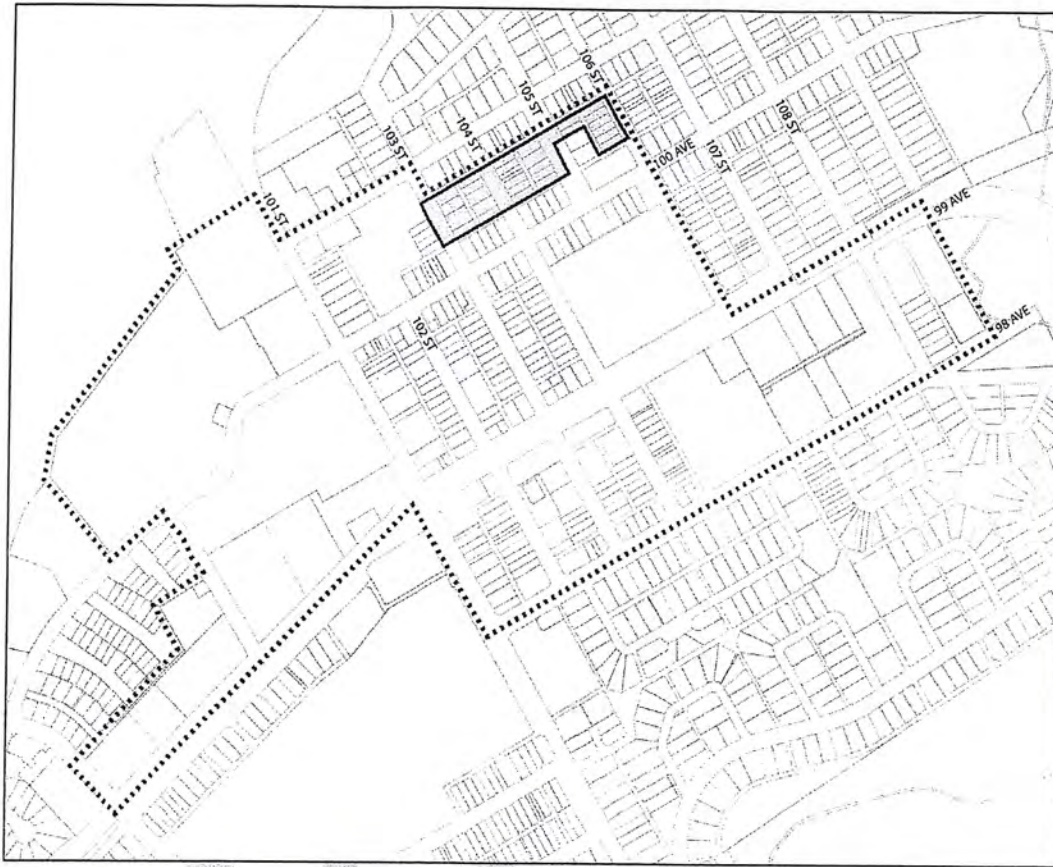
5. Currently the core commercial area of the downtown has an 80% parking reduction. For example, if a business outside of the downtown requires 10 stalls, they would only require 2 stalls in the downtown.

The proposed regulations are intended to ensure that there is appropriate amounts of parking available. This will mean more parking stalls will be required for new developments. What are your comments or thoughts?

6. Additional Comments and Suggestions

Under Additional Development Regulations regarding back alley access our particular residence has a "green" alley behind us that is not cleared of snow in the winter. We are required to put our garbage out front for pick up. We have a garage at the back of the lot and front driveway. What are future implications if the driveway needed to be widened or the garage needs to be replaced if front access is not allowed. Will this green area be paved in the future?

13.14 TR-D - Transitional Residential – Downtown



13.14.1 Purpose

This district is intended to allow low to medium residential development and small scale commercial developments in the northeast portion of the downtown. The district also establishes regulations to provide appropriate transition from higher density mixed land uses in the downtown core to lower density residential neighbourhoods located immediately adjacent to the downtown. *Residential redevelopment opportunities should be limited to semi-detached, duplex, or townhouse developments. Stand-alone small scale commercial buildings may be considered.

13.14.2 TR-D Permitted and Discretionary Uses

(a) TR-D Permitted	(b) TR-D Discretionary
<ul style="list-style-type: none"> - Community Garden - Duplex Dwelling - Home Office - Multi-Attached Dwellings - Semi-Detached Dwelling - Swimming Pool 	<ul style="list-style-type: none"> - Bed and Breakfast - Day Care Facility (Limited) - Government Service - Group Home (Limited) - Home Business - Personal Service - Pet care Service - Place of Worship - Professional, Financial and Office Service - Show Home - Temporary Outdoor Event - Temporary Sales Centre - Accessory Development to those uses listed in 13.14.2(a) and (b)

* Up to a maximum of four attached dwellings

13.14.3 TR-D Development Regulations

	Site and Building Criteria	
Site Area	Minimum	150m ² (1,614.6ft ²)
Front Setback and Flanking Front Setback	Minimum	3.0m (9.8ft)
	Maximum	4.5m (14.8ft)
Side Setback	Minimum	1.5m (4.9ft)
Rear Setback	Minimum	8.0m (26.3ft)
	Minimum	6.0m (19.6ft) where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site.
Site Coverage	Maximum	40% for principal building over 1 storey, excluding decks.
	Maximum	45% for principal building of 1 storey, excluding decks.
	Maximum	45% for all buildings and structures where principal building is over 1 storey.

	Site and Building Criteria	
	Maximum	50% for all buildings and structures where principal building is 1 storey.
Unit Density	Maximum	Multi-attached Dwellings 4 units per site.
Building Height	Maximum	Duplex Dwellings 2 ½ Storeys (10.0m or 32.8ft)
	Maximum	Semi-detached Dwellings 3 Storeys (11.0m or 36.1ft). A maximum differential of 1 storey shall be allowed between adjacent sites.

* 13.14.5 Additional Development Regulations

(b) Each site shall have access to a lane at the rear; and there shall be no vehicular access across the front lot line.

(c) Vehicular accesses from 103 Street, 104 Street, 105 Street and 106 Street to on-site parking areas within individual sites should be discouraged. Where possible, vehicular access should be provided from rear lanes.

5:00 - 8:00 / City Hall
Lang Room

- What control do we have regarding what type of business is next to or across from a residence?
- How much influence will one person have?

- What does it mean when selling your house?
Implications of restrictions

- If a garage has to be rebuilt do you have to rebuild with back alley access? Remove front driveway? - or not at all because Duplex must be built.

Alley: Is not paved nor cleared of snow in winter.

Garage is picked up at front.

We were told corners are too narrow and difficult for garbage truck to get down alley.

Will it be paved in future? What happens then?

* Can we widen front driveway?
how

* With no back alley access - duplex or town-house people would have to park on front street.

* What happens if single family home burns down or you want to tear down + rebuild a single family home? (older home)
Will it be allowed? or must a duplex town house go in?

Fort Saskatchewan



March 7, 2016

Planning Department
City of Fort Saskatchewan

RE: Bylaw C10-13

This response is based on Resolutions passed by the Downtown Business Council. Resolutions made by the Downtown Business Council require the approval of the majority of all members.

The Downtown Business Council has supported the Downtown Area Redevelopment Plan. In particular, we have asked that new development downtown meet the pedestrian-friendly design requirements of the plan. However, we have also supported the right of downtown property owners and businesses to continue to operate unimpeded. We recognize that the changes proposed by the plan may also have potential to significantly harm existing businesses.

The change in planning documents represents the most significant concerns for the downtown. If Bylaw C10-13 were to be an ordinary planning document, it would simply bring in sweeping new rules that would instantly have a negative impact to any building that does not comply with the new rules where such "non compliant" properties become difficult to mortgage, buy, sell or redevelop.

We see that Bylaw C10-13 tries to avoid this with wording in places that outlines the intent to apply only to new development. However, we feel it is vital to improve the definition of these terms and make this innovation clear beyond any doubt.

We suggest specifically, that Section 13.9 Urban Design Regulations state:

"The Following regulations establish specific standards regarding urban design to create an attractive physical character at the pedestrian scale.

"As it is also vital that the downtown retain and encourage existing businesses and buildings, these regulations are to apply only to new buildings constructed after the approval of this bylaw."

The Downtown Business Council also questions the limitation on the many pre-existing business activities that have been part of our district. These restrictions have crept into the plan over time. They are unnecessary and potentially harmful. We see no reason to ban auto repair of auto-related business from any part of the downtown. We see no reason to ban blacksmith shops or printing shops.

Many uses listed as discretionary should be permitted. A funeral home, for example, has no more impact than a professional, financial or office service. It appears most existing downtown businesses would become discretionary, rather than permitted, and this strikes us as contrary to the intent of the bylaw.

Parking rules listed in Bylaw C10-13 surprise us as they appear to be contrary to the intent of the bylaw. The parking stall requirements as listed would either restrict development or result in many more parking stalls being added to the downtown. The parking rules in the draft version of Bylaw C10-13 should be re-written entirely to reduce requirements and the discretionary options listed as permitted options rather than discretionary.

Sincerely

David Truscott
Secretary, Downtown Business Council

Micheal Borland

From: Matthew Siddons <MSiddons@fortsask.ca>
Sent: March-09-16 11:45 AM
To: Micheal Borland
Subject: FW: downtown rezoning plan

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Micheal, This comment came in today.
Thanks,

Matthew Siddons

Current Planner
City of Fort Saskatchewan
T: 780-992-6286 E: MSiddons@fortsask.ca
fortsask.ca



From:
Sent: March-08-16 6:05 PM
To: landuse planning
Subject: downtown rezoning plan

In general the regulations are well done. But review of the proposed zoning shows regulations that need to be rethought.

Where multi use buildings are developed, the building size should be regulated but the density of units or area dedicated to commercial should not. This allows for short and long term changes in use including live work.

Parking should also be flexible particularly with respect to seniors wanting to be downtown and not drive and for businesses that are downtown oriented.

Unless the streets are very level, allowance should be made to vary front setbacks next to the sidewalks to allow for wheelchair access.

DOWNTOWN LAND USE BYLAW ONLINE SURVEY RESPONSES

Which of the following best describes you?

- A) Resident of Fort Saskatchewan
- B) Local Business Owner
- C) Local Land Owner
- D) Other

RESPONDENT	RESPONSE
1	Local Resident
2	Local Resident
3	Local Resident
4	Local Resident
5	Local Resident

Are you familiar with the Downtown Area Redevelopment Plan (DARP)? If so, do you think the new regulations reflect the DARP's principles?

RESPONDENT	RESPONSE
1	
2	No
3	Yes
4	No
5	recently yes. thanks to a concerned neighbour. real unfortunate that a representative of this plan has not one and knocked on the door and run it by those that are effected, i have invested in my neighbourhood and now feel really disrespected. this land use bylaw is a great theory but as new commercial areas in the fort open more moves away from the downtown area. as someone who has lived here my entire life i have watched the whole area slowly die. even since i have bought my home 11 years ago in your "TR-D" area it is worse than ever. the streets are almost empty during the weekend and any given day i can walk past a restaurant and unfortunately it has few or no customers.

Do you feel the proposed regulations are appropriate? Why or why not?

RESPONDENT	RESPONSE
1	We are concerned about the resident's right to rebuild their single family home if need be. We have lived in the same house here for 14 years and have no desire to leave should our house burn down. Many people in this neighbourhood feel this way as I'm sure you have already heard. Reconsider your bylaws and have them reflect what the public actually wants
2	Yes. We NEED affordable housing in Fort Saskatchewan!
3	I do think they are appropriate. My one concern would be the characteristics of the exterior decor. This has been an ongoing issue for me with this town. We say we have a "historic" downtown and yet we do nothing to send this message. Our new City Hall is a prime example. What a disgrace to spend so much on that facility. It is an eyesore... A modern monstrosity in a supposed historic downtown. If history is the theme we are going to grasp then lets do it right. Have regulations for new buildings to be designed with a historic theme, similar to St. Albert. This will give an overall consistent feel yet allow for originality within confines. It will also draw people and businesses to the area due to its originality and historic trendiness. This is of extreme importance. We continue to want to expand our historic identity (as we should) so then lets do it. (Other examples where this has happened recently; the new street signs in the residential area of Old Fort {yes, they hold historic names and the flags but the physical appearance is modern}, the Downtown sign - same thing).
4	I do not believe they are appropriate at all. Specifically, the part that affects those of us who own homes in the area. We personally are on a single lot and replacing our house (should something happen), with a multi-family home/duplex/condos, would not be feasible on our small lot. It would make for a house layout that is not useable for any size of family, certainly not our family of four. We would be forced to move which would be a devastating ordeal after losing our home. Also, our insurance will only cover to re-build what we had before (which is a single family dwelling), we would be forced to cover the cost of building a multi-family home which is unfair to any land owner.
5	the major problem i have as a resident effected by the TR-D bylaw is that as read from the record if my house burns down i have to build a duplex. how absurd. who is going to pay for this duplex? definitely not my insurance company. looking around my neighbourhood i must have one of the smallest lots. the last two weeks I've been driving in anger as any home i drive past has a lot at least 50% wider than mine and yet is not being targeted. talking to the neighbourhood this proposed transition zone is already putting a stop to upcoming improvements. i have absolutely nothing against duplexes in the area, if there is space to justify it. there is already a duplex on 105st (must be on a double lot) and a business on 103st. and i have not opposed either.

Are there any items you would like to see within the Downtown Land Use Bylaw?

RESPONDENT	RESPONSE
1	
2	It looks good to me
3	See above. I can't stress this enough. Also, commercial garbage disposal bins should be discrete and unseen. A good example is the 7/11 by Westpark - it has a gate around
4	Anything that revitalizes downtown is a positive, but the by-law that affects us home owners, needs to be removed.
5	how about getting rid of the lounge in the brandt hotel. the front sidewalk looks like a giant ash tray. but at least homes are not being kept up till morning hours like years prior when the alley was the go to smoke pit. i have personally witnessed butts being thrown without even coming close to a can and not even a second glance to pick up the trash that is still glowing red. terminating the negative elements may be the best improvement in the area and the brandt is an extreme on the negative.

Currently the core commercial area of the downtown has an 80% parking reduction. For example, if a business outside of the downtown requires 10 stalls, they would only require 2 stalls in the downtown. The proposed regulations are intended to ensure that there is appropriate amounts of parking available. This will mean more parking stalls will be required for new developments.

What are your comments or thoughts?

RESPONDENT	RESPONSE
1	There is plenty of parking downtown as it is. (if you know where to look) The newly narrowed streets however seem to be quite tight, especially when people Jaywalk through all the time; also when delivery trucks block a lane. Enforcement of this would be nice.
2	
3	Needed IF the parking areas are maintained! The current parking lot (and it is city owned, I believe) behind Gott the Gift of music down to the Brandt is disgusting. Always garbage there never manicured in the summer... Looks like one is heading into a ghetto when driving past it into the residential are
4	I believe that currently there is enough parking downtown. I live down here, attend dinner, hair salons, dance studio, law firms and banks and shops and never have an issue finding a stall. Sometimes I have to walk half a block (i.e - no parking directly in front of the business), but nothing unreasonable and have used the parking at all times of the day/evening. Most times the streets are half full of cars and there are multiple spots available.
5	there is always parking available if not directly in front of a business a short walk away. this would likely prevent new developments as there is no area to put additional spaces. if there is already a reduction in place it would definitely not be possible to pull additional spaces out of thin air. for example the building that house of hong occupies would need at least 20 spaces, the building next to it would have to be taken down to make room for spaces. if anything happens to the current business it would stay unoccupied.

Additional Comments and Suggestions

RESPONDENT	RESPONSE
1	
2	
3	
4	<p>We are very strongly against the by-law which will affect our home (on 104street), and intent to fight it to the fullest extent. We have worked hard to build our home and should something happen to our home (burn to the ground), it would be devastating enough to lose our home, let alone being forced to build a new home that would not suit our needs and then forced to sell (most likely at a loss as no one will want to buy a duplex that is too small for anything other than a single person). We would then be forced to start all over when we have a house that is paid for and we have invested time and money into up keeping. Our current home is only 1000sq ft and due to the lot size, we would not be able to build much bigger, meaning each side of the duplex would have 500-600sq ft for a foot print which does not make for a usable floor plan. We have worked hard to own our property and we should be able to re-build how we feel is appropriate, not forced into building something we cannot live in.</p>
5	<p>this land use bylaw sounds like a waste of resources. lets fill the vacant lot where the old stationary store stood before it burnt to the ground, not to mention where the old twice but nice burnt down and still has not been developed(must have been 20+ years ago). dog wash is vacant. nail shop is vacant, many vacancies in the building that is home to vn express, part of the old farnesse building has not been occupied. also since safeway moved out it still has vacant space. a clothing shop tried to make it next to the coop and is vacant. top floor of the integrity land bldg is vacant. why is this group looking to damage residential as well? this also brings up the un developed lot across from the post office... perhaps making downtown a unique place to be may be what it needs to stay alive. lets pray co-op doesn't move. loosing the last supplier of peoples needs could have devastating consequences. 100ave looks great. lets keep that trend going, even I put a lot into the front of my home. please don't give the rest of my neighbourhood a reason to stop.</p>

*Survey was available on the City website from Feb 17, 2016 to March 7, 2016



CITY OF
FORT SASKATCHEWAN

pA
planningAlliance

gotta♥*it!*
FORTSASK.CA

**Related Policy to Bylaw C4-16
Downtown Land Use Bylaw**

**Community Sustainability Plan
R173-14**

UR – Urban Resources	
UR1	Rezone portions of the City to allow mixed use development, higher densities and a higher percentage of land (approximately 10-15% more) being dedicated to green spaces.
UR5	Implement the Downtown Area Redevelopment Plan and Design Guidelines
UR6	Emphasize the pedestrian experience in all urban design ensuring people have places to socialize and connect.
UR7	Create a downtown land use designation with specific regulations to ensure the Downtown Area Redevelopment Plan can be implemented
UR17	Promote infill sites for development prior to greenfield sites.
CC – Compassionate Community and Sense of Community	
CC5	Adapt land use policies to allow for a greater range of housing options including mixed use and high density developments
CC25	Create a sense of community where people make an effort to know their neighbours.
SB – Supporting Business	
SB2	Proactive downtown revitalization including incentives, high density development, multiple uses and connectivity
SB8	Work to attract new businesses into the downtown shopping area

**Municipal Development Plan
Bylaw C16-10**

6.1 Downtown	
6.1.1	Implement the Downtown Area Redevelopment Plan and Design Guidelines document, which sets the main policy direction for the development of the Downtown, and support the ongoing initiatives identified in this Plan
6.1.3	Establish the Downtown as the primary location within the City for new office developments, to augment the commercial land base

6.1.4	Establish the Downtown as the City's most prominent walkable, urban neighbourhood, providing a unique range of residential, commercial, entertainment, cultural, and recreational opportunities
6.1.5	Encourage initiatives in the Downtown area that support the principles and policies of the City of Fort Saskatchewan Community Sustainability Plan
7.1 Urban Structure and Placemaking Policies	
7.1.1	Encourage the development of the Downtown and Mixed Use Centres as primarily walkable precincts, with special attention given to the public realm and facilities for pedestrians.
7.1.2	Provide public realm improvements such as street furniture, public art, street trees, and other landscape features in urban areas, with special attention given to the Downtown and Mixed Use Centres.
7.1.5	Encourage a variety of land uses in the Downtown, Mixed Use Centres, and the General Urban Area, to promote integrated, complete neighbourhoods where residents can carry out most of their day-to-day activities.
7.1.10	Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate.
8.2 Pedestrians and Cyclists	
8.2.1	Ensure the delivery of pedestrian and bicycle facilities throughout the City as an integral part of the transportation system for both recreational and commuting use.
8.2.2	Plan for pedestrian and cyclist facilities as part of development and redevelopment proposals, ensuring the provision of adequate walking and cycling paths and lanes, and adequate cycle facilities such as secure storage, changing rooms, and showers where appropriate/feasible.
9.1 Diverse Housing Options	
9.1.2	Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing and to meet the density targets established in the Capital Region Plan.
9.1.4	Support sensitive infill and redevelopment in the Downtown, Residential Mixed Use Centres, General Urban Area, and Core Residential land use districts.
13.2 Redevelopment	
13.2.2	Promote downtown revitalization by implementing the Downtown Area Redevelopment Plan and Design Guidelines.

**Downtown Area Redevelopment Plan
Bylaw C14-08**

14.0 Implementation Program	
18	Amendments to Land Use Bylaw, other planning documents to reflect ARP policies

CITY OF FORT SASKATCHEWAN
Council Code of Conduct Bylaw C6-16

Motions:

1. That Council give first reading to Council Code of Conduct Bylaw C6-16.
2. That Council give second reading to Council Code of Conduct Bylaw C6-16.
3. That Council provide unanimous consent to proceed with third and final reading of Council Code of Conduct Bylaw C6-16.
4. That Council give third reading to Council Code of Conduct Bylaw C6-16.

Purpose:

To provide information on proposed guidelines, and to request approval of the Council Code of Conduct Bylaw C6-16.

Background:

The Province is currently reviewing the *Municipal Government Act*. Changes to the legislation are expected to be brought forward within the next 12 to 18 months. One of the expected changes is the requirement for Councils to develop a Code of Conduct Bylaw. The exact nature of the requirements for the Code of Conduct is unknown at this time.

Administration has proactively developed a bylaw which may address the impending legislative requirements, as well as provide guidance to Council members for areas which are currently not addressed in City documentation.

Key points of the proposed bylaw are:

1. A philosophical approach to the Bylaw, which deals with the spirit of the intended use, rather than placing an emphasis on the details.
2. A section on compliance in the event that a Member of Council does not fulfill their obligations under the Bylaw.
3. Where possible, plain language has been used to provide the reader with a better understanding of the provisions of the Bylaw.

Plans/Standards/Legislation:

The *Municipal Government Act* is currently under review by the Provincial Government. The exact nature of the changes to be made is unknown at this time.

Recommendation:

That Council give three readings to Council Code of Conduct Bylaw C6-16.

Attachments:

Council Code of Conduct Bylaw C6-16.

Prepared by:	Robert Stephenson Senior Legislative Officer	Date: April 1, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: April 5, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: April 5, 2016
Reviewed by:	Kelly Kloss City Manager	Date: April 5, 2016
Submitted to:	City Council	Date: April 12, 2016



CITY OF FORT SASKATCHEWAN

Council Code of Conduct

BYLAW NO. C6-16

A BYLAW TO ESTABLISH A CODE OF CONDUCT FOR MEMBERS OF CITY COUNCIL IN THE CITY OF FORT SASKATCHEWAN.

Council enacts as follows:

1. This Bylaw may be referred to as the "Council Code of Conduct Bylaw".
2. The Code of Conduct attached as Schedule "A" to this Bylaw represents the Code of Conduct that is applicable to Members of Council for the City of Fort Saskatchewan.
3. If there are any inconsistencies between this Bylaw and policies or procedures previously established by the City of Fort Saskatchewan, this Bylaw shall take precedence.

4. INTERPRETATION

- 4.1 Council shall use this Bylaw as a guide to conduct themselves in a manner that reflects the spirit and intent of the position they hold.
- 4.2 This Bylaw is to be given a broad, liberal interpretation in accordance with applicable legislation.
- 4.3 This Bylaw shall be brought forward for review at the beginning of each term of Council, to meet legislative requirements, or as required.
- 4.4 References to provisions of statutes, rules or regulations shall be deemed to include all references to such provisions as amended, modified or re-enacted from time to time.
- 4.5 Nothing in this Bylaw relieves any person from compliance with any other bylaw or applicable federal or provincial law, regulation, or enactment.

5. SEVERABILITY

- 5.1 If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed and the remainder of the Bylaw shall be deemed valid.

6. MEMBER AND GENDER REFERENCE

- 6.1 As appropriate, references shall be read as a corporation or partnership and pronouns shall be deemed to not be gender specific.

7. This Bylaw comes into force and effect upon third and final reading.

READ a first time in Council this day of A.D. 2016.

READ a second time in Council this day of A.D. 2016.

READ a third time in Council this day of A.D. 2016.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____



Schedule A - Bylaw C6-16

Council Code of Conduct

GOVERING PRINCIPLE

The public expects the highest standards of professional conduct from members elected to City Council. This Schedule A sets out guidelines for the ethical and interpersonal conduct of Members of Council.

CODE OF CONDUCT

Members of Council will:

1. maintain the highest standards in public office and faithfully discharge the duties of their office in accordance with the requirements and obligations set out in the legislation of the Province of Alberta;
2. use confidential information only in their role as a Member of Council, and not for the personal profit of themselves or any other person;
3. communicate confidential information only when authorized to do so;
4. use their position for the good of the community and not to secure special privileges, favours or exemptions for themselves or any other person;
5. preserve the integrity and impartiality of Council when working with other levels of government;
6. seek further input from stakeholders when uncertain of the best course of action;
7. provide leadership, through the governance process and not take on responsibilities delegated to Administration;
8. protect the reputation of the community, Council, and Administration;
9. participate actively, openly, and transparently in the democratic process;
10. maintain a high level of respectful dialog with other Members of Council, the City Manager, Administration, and stakeholders;
11. uphold the intent of this Bylaw and govern their actions accordingly; and

12. for a period of 12 months after leaving office, abide by the guidelines listed above, except those related to confidential information, which shall apply in perpetuity.

COMPLIANCE

1. Should a Member of Council feel the Code of Conduct has not been followed, the first step is to discuss the matter at an in-camera meeting of Council. Should the concern remain unresolved, the following actions may be taken by Council:
 - a. restrict how documents are provided;
 - b. limit travel/representation on behalf of Council;
 - c. require the return of municipal property;
 - d. restrict access to municipal facilities;
 - e. removal from one or more committee/board/commission appointment;
 - f. removal from chairing a committee/board/commission;
 - g. limit contact with Administration;
 - h. reduction of remuneration; and/or
 - i. other actions deemed appropriate by Council.

CITY OF FORT SASKATCHEWAN

Notice of Motion – Harbour Pool Swimming Lesson Registration

Motion:

That Council direct Administration to bring back a report by June 1, 2016 with policy proposals outlining the possibility of aiding in aquatic program subscription issues by looking at an advance registration period for residents.

Purpose:

To determine whether Council wishes to proceed with the motion put forward by Councillor Randhawa.

Background:

Key messages received from residents regarding Pool registration days:

Following program registration days, feedback is received regarding the challenges of getting children registered into prime time swimming lesson programs. Since 2014, this feedback has been especially notable through social media. Staff review the feedback and continually look for new ways to accommodate more registrations, based on the needs and wants of citizens.

Typical feedback received:

1. e-Connect is always overloaded on the first day of registration;
2. how to successfully register for programs (on-line, in person at a City facility, or phoning in);
3. classes are full; and
4. residents are looking for more information.

Current Situation:

Harbour Pool is committed to providing a safe aquatics environment open to everyone. The Pool is programmed to meet the various demands of the community by providing City of Fort Saskatchewan residents with water safety education in the form of swimming lessons, public swim, fitness classes, leadership programs, and specialty programs, such as the Piranhas Swim Club.

The Pool schedule is reviewed regularly for efficiencies and areas of improvement. Harbour Pool has unique design features that limit the amount of safe instructor stations that can be provided to the community. For example, high walls, varied depth in shallow areas, and the Pool's design limits the capacity of lessons which can be programmed at any given time.

The City recognizes that there are limited amounts of spaces available for the growing population in swimming lessons during the peak desirable times. Due to the growth in the region, aquatic centres from nearby municipalities are reporting similar registration challenges, such as:

1. lessons fill within minutes; and
2. limited or no room to expand swimming programs.

What has the City done to create more lesson spaces and fill existing spaces?

1. Increased class sizes to the maximum number recommended by Red Cross.
2. Created additional lessons in the fall of 2014, by starting lessons earlier in September and running until late December.
3. Run lessons during Swim Club booking times, noting that classes offered during this time are limited to younger age groups.
4. Prime-time days (Tuesday/Thursday evenings, Fridays, and Saturdays) are currently utilizing the full capacity of the Pool in order to provide as many safe quality lessons to the public as is possible.
5. To alleviate waitlists and attempt to fill programs to capacity, staff call individuals placed on a waitlist to offer available programs. Available programs are advertised at the facility, the City's website and on Facebook. It has been noted that many guests are looking for something specific to their schedule and not necessarily taking what is available.
6. Classes are monitored for trends, and program types are adjusted accordingly for the following sessions.

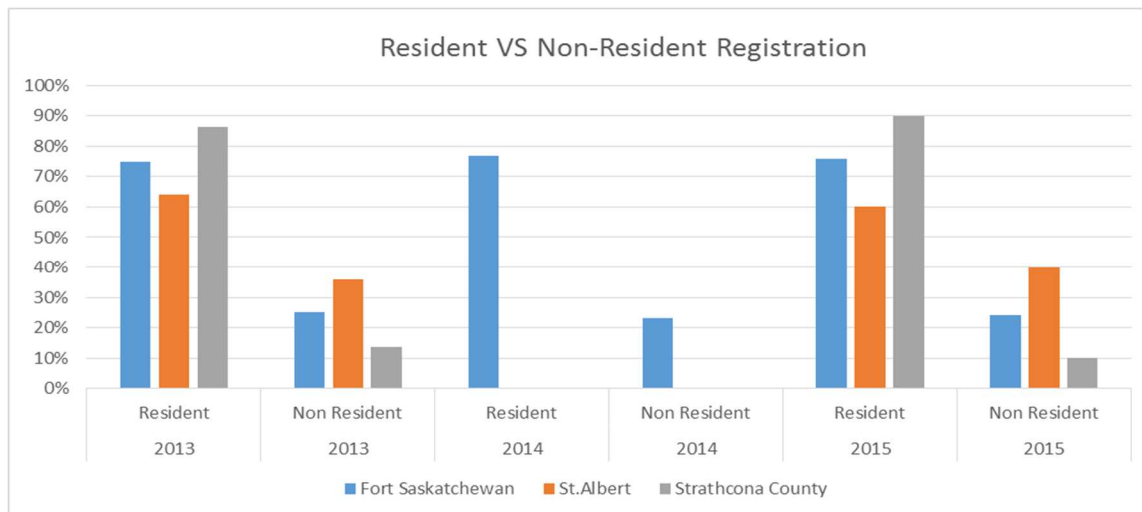
Residents versus Non-Residents:

At this time, Harbour Pool does not distinguish between residents and non-residents. This contributes to maintaining positive intermunicipal relationships and efficient Pool operations.

Why the City should maintain the current registration process and not create a resident only preference:

1. To allow community residents the choice to access swimming lessons that work with their family's schedules and lifestyles, it is beneficial to have a relationship with our neighbouring municipalities. While there are people registering for City of Fort Saskatchewan lessons from outside the community, it is believed this is consistent with the number of Fort Saskatchewan residents signing up for aquatic programs in other municipalities. Fort Saskatchewan residents may sign up for lessons in other communities for reasons, such as work location, pool design preference, swim club association, and specialty training (leadership programs, diving, synchronized swimming, etc.), in addition to the ability to find programming that better meets their schedules. We would anticipate that if we created barriers to outside residents registering in our programs, our residents would eventually become subject to the same barriers in other municipalities.
2. Due to our proximity to the City of Edmonton and Strathcona County, the City's ability to attract and maintain staff has been limited at times. There is a general trend in aquatics that lesson participants will move on to take lifeguard training courses at the same facility in which they took their lessons. Those future lifeguards then have the potential to become staff at the facility. Any type of restricted registration process could result in residents enrolling in lessons in a different community which may slightly affect the recruitment of lifeguards in the future.
3. Non-resident restrictions for swimming lesson registration have the potential to create the following situations:
 - a) Dishonesty – people could potentially set up accounts using addresses of people they know. Verification of residency could become difficult and a time consuming process, leading to inaccurate statistics. This could result in the City's databases being filled with inaccurate information.
 - b) Breakdown of municipal relationships.

- c) Broader economic impact – rural residents use other City facilities and businesses in the community. For example, a non-resident who is registered in swimming lessons may be annual pass holders at City facilities and frequent local businesses.



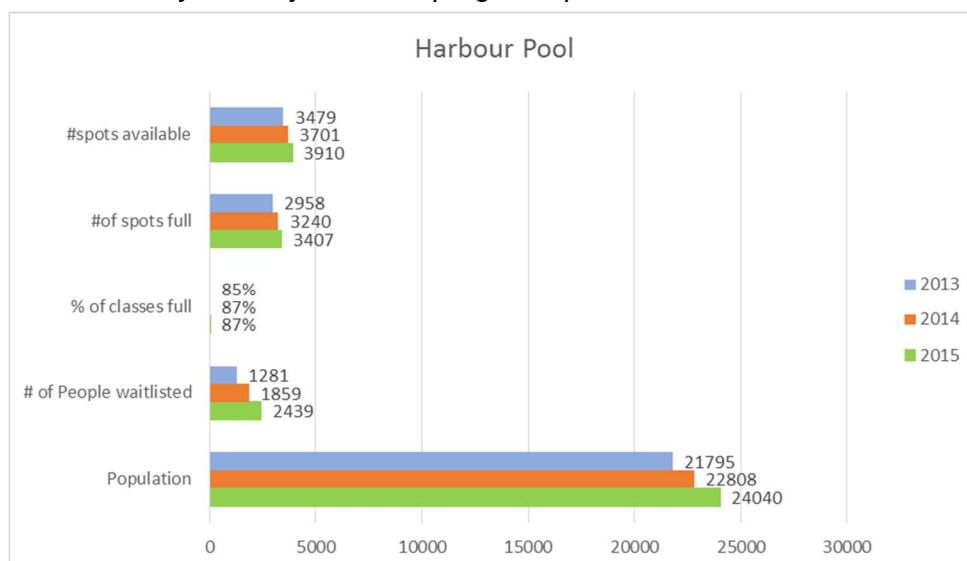
* Please note, 2014 information from St. Albert and Strathcona County was unavailable at this time.

Are programs actually full?

One common belief is that all lesson programs are full. The chart below shows there are still spaces available in lessons. This shows that the issue is with the prime time capacities of our Pool and not overall lesson availability. The Pool schedule and space are reviewed on an on-going basis and staff are continually looking for efficiencies and ways to increase what can be offered to the community.

Annual Program Comparison of Red Cross Lessons

- * Note that waitlist numbers can represent the same person waitlisted for multiple courses; however, they will only take one program spot.



Where do we go from here?

1. Harbour Pool staff continually review the registration processes and Pool programming by exploring different options for program delivery and optimizing the usage of the Pool space where possible.
2. Review the registration process to ensure fairness and clarity for registrants.
3. Provide consistent messaging to residents regarding Pool registration, which will include:
 - updating the Frequently Asked Questions (FAQs) and reposting on the City's website;
 - update and promote Successful Registration Day information;
 - ensuring the "busy page" on eConnect has proper messaging; and
 - provide all staff with key messages to communicate to residents.
4. Set up an inquiry process for residents regarding swimming lessons and registration. This will help identify key points of what residents are looking for in the City's program delivery model, as well as the registration process.

Recommendation:

Administration recommends maintaining the current registration process. The Pool staff will continue to look for efficiencies until more aquatics space is available in the community.

Prepared by:	Barb Shuman Director, Recreation Services	Date:	April 6, 2016
Approved by:	Tory Fleming General Manager, Infrastructure & Community Services	Date:	April 6, 2016
Reviewed by:	Kelly Kloss City Manager	Date:	April 6, 2016
Submitted to:	City Council	Date:	April 12, 2016

CITY OF FORT SASKATCHEWAN

Notice of Motion – 2017 Employee Position Allocations

Motion:

That Council implement a hiring freeze at the City of Fort Saskatchewan due to the current economic conditions within Alberta. All positions are to be managed within the City's current position allocations and salary budgets, and further that the hiring freeze be reviewed after December 31, 2017.

Background:

At the March 22, 2016 Council meeting Councillor Sperling presented a notice of motion with respect to 2017 position allocations and salary budgets.

Analysis:

With the 2016 Budget being approved, it is Administration's understanding the proposed motion relates to any additional full time equivalent (FTE) positions for 2017. If the intent is otherwise the impact to customers and service levels could be substantial and a further administrative report needed.

In preparation for the 2017 budget deliberations, all Directors were provided guidelines in early March to include a scenario to stay within 2016 funding levels. As part of the 2017 budget Directors will outline what is needed to maintain services levels and the impact of a hold the line budget.

Approving the proposed motion now will limit Council's ability to debate this issue during budget deliberations when relevant information, potential future impacts to the community, and any changes to economic conditions, is available. As well, during challenging economic conditions, the effect to municipalities varies from private sector organizations. Often more burden and expectation for service and support is put on municipalities, as demonstrated by recent Provincial and Federal budgets.

Financial Implications:

It is unclear if the intent of the motion is to achieve a certain financial impact to the 2017 budget as the FTE component is only one aspect of service delivery. Without guidelines for a municipal property tax increase and tax split ratio, 2017 budgets will be based on maintaining services levels, managing growth, and inclusion of previously approved initiatives.

If Council did approve the proposed motion, direction would be needed on continuation of newly approved initiatives like the off leash dog park, waste management (organics), curling rink facility management, and RVA projects, as each impacts staffing.

Recommendation:

It is recommended Council not pass the proposed motion as consideration of staffing and the related budget impacts are normally reviewed in context with the overall budget deliberations in the fall.

Approved by: Kelly Kloss
City Manager

Date: March 30, 2016

Submitted to: City Council

Date: April 12, 2016