



# CITY OF FORT SASKATCHEWAN AGENDA

## **Regular Council Meeting** **Tuesday, October 25, 2016 – Immediately following the Organizational** **Council Meeting** **Council Chambers – City Hall**

- 6:00 P.M.**
1. **Call to Order** Mayor Katchur
  2. **Approval of Minutes of October 11, 2016 Regular Council Meeting** (attachment)
  3. **Delegations**  
*Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Each individual will be allowed a maximum of five (5) minutes.*
  4. **Unfinished Business**
  5. **New Business**
    - 5.1 Ice Allocation Policy GOV-011-C Sharleen Edwards (attachment)
    - 5.2 Economic Development Update Mark Morrissey (attachment)
  6. **Bylaws**
    - 6.1 Bylaw C16-16 – Amend Land Use Bylaw C10-13 – Redistrict Lot 15, Plan FORTSAS from UR – Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre - Highway 21 at Pineview - 1<sup>st</sup> reading Matthew Siddons (attachment)
    - 6.2 Bylaw C17-16 – Amend Land Use Bylaw C10-13 – Redistrict Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99 Avenue Residential Mixed Use Centre – Old Hospital Site – 1<sup>st</sup> reading Matthew Siddons (attachment)
  7. **Notice of Motion**
    - 7.1 Urban Bees Coun. Randhawa (attachment)
  8. **Points of Interest**
  9. **Councillor Inquiries**
  10. **Adjournment**



**CITY OF FORT SASKATCHEWAN  
MINUTES  
REGULAR COUNCIL  
Tuesday, October 11, 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  
Jeremy Emann, Chief Financial Officer  
Richard Gagnon, Director, Infrastructure Management  
Bradley McDonald, Utility Services Manager  
Chad Paddick, Transportation Services Manager  
Wendy Kinsella, Director, Corporate Communications  
Reade Beaudoin, Digital Media Coordinator  
Sheryl Exley, Recording Secretary

**1. Call to Order**

Mayor Katchur called the regular Council Meeting of October 11, 2016 to order at 6:00 p.m.

**2. Approval of Minutes of September 27, 2016 Regular Council Meeting**

**R147-16**

MOVED BY Councillor Hennig that the minutes of the September 27, 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**

The following individuals were in attendance to speak in favour of Councillor Bossert's Notice of Motion regarding an Urban Hens Pilot Project for Fort Saskatchewan:

- Jocelyn Manning-Fox, representative from River City Chickens
- Margaret Fisher, representative from River City Chickens
- Stephen Lagaree, Alberta Urban Garden

- Susan Gronau, resident
- Sarah Burgess, resident and member of River City Chickens

Councillor Bossert vacated the Council Chambers at 6:44 p.m.

Councillor Bossert re-entered the Council Chambers at 6:45 p.m.

The following individuals were in attendance to speak in favour of Councillor Sperling's Notice of Motion regarding the 2017 Budget:

- Lisa Makin, President, Fort Saskatchewan Chamber of Commerce
- Howard Johnson, business owner
- Brian Kelly, business owner and member of the Fort Saskatchewan Chamber of Commerce

#### **4. Unfinished Business**

##### **4.1 Fort Saskatchewan Historical Society Canada 150 Project - Interest Free Loan**

Councillor Garritsen withdrew his motion, which was made at the September 27, 2016 regular Council Meeting, that Council approve an interest free loan to the Fort Saskatchewan Historical Society to a maximum of \$60,000 from the Financial Stabilization Reserve to be paid back within 12 months.

#### **5. New Business**

##### **5.1 Water Meter Reading System - Infrastructure Enhancement for Monthly Billing**

Presented by: Richard Gagnon, Director, Infrastructure Management

**R148-16**

MOVED BY Councillor Blizzard that Council direct Administration to look at the feasibility of monthly water billing starting in early 2017, and bring back to Council a report on how it would proceed and the cost implications.

In Favour: Birgit Blizzard

Against: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa, Sheldon Bossert, Ed Sperling

DEFEATED

**R149-16**

MOVED BY Councillor Sperling that Council approve \$385,000 from the Utility Reserve for the installation of approximately 3,000 water meter transmitters.

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

CARRIED UNANIMOUSLY

**R150-16**

MOVED BY Councillor Bossert that Council approve ongoing funding of \$80,000 from the utility rate to cover the Finance Department operating costs for achieving monthly billing by the end of 2018.

**R151-16** MOVED BY Councillor Blizzard that Council refer Resolution #150-16 for discussion during the 2017 Budget Deliberations.

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

Against: Frank Garritsen, Sheldon Bossert

CARRIED

Mayor Katchur called a short recess at 7:58 p.m.

The regular Council Meeting reconvened at 8:06 p.m.

## **6. Bylaws**

### **6.1 Bylaw C15-16 - Amend Fees & Charges Bylaw C23-15 - Transit Fees - 3 readings** Presented by: Chad Paddick, Transportation Services Manager

**R152-16** MOVED BY Councillor Garritsen that Council authorize Administration to enter into an agreement with the City of Edmonton, City of St. Albert and Strathcona County for inclusion into the U-Pass Program.

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

CARRIED UNANIMOUSLY

**R153-16** MOVED BY Councillor Garritsen that Council give first reading to Bylaw C15-16, which amends Fees and Charges Bylaw C23-15, for transit fees.

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

CARRIED UNANIMOUSLY

**R154-16** MOVED BY Councillor Garritsen that Council give second reading to Bylaw C15-16, which amends Fees and Charges Bylaw C23-15, for transit fees.

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

CARRIED UNANIMOUSLY

**R155-16** MOVED BY Councillor Garritsen that Council provide unanimous consent to proceed with third and final reading to Bylaw C15-16, which amends Fees and Charges Bylaw C23-15, for transit fees.

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

CARRIED UNANIMOUSLY

**R156-16** MOVED BY Councillor Garritsen that Council give third reading to Bylaw C15-16, which amends Fees and Charges Bylaw C23-15, for transit fees.

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

CARRIED UNANIMOUSLY

## **7. Notice of Motion**

### **7.1 Urban Hens Pilot Project**

**R157-16** MOVED BY Councillor Bossert that Administration develop, for Council's consideration in the first quarter of 2017, a 2017-2018 Urban Hens Pilot Project including appropriate policy changes, bylaw amendments, and budget/resource requirements.

In Favour: Arjun Randhawa, Sheldon Bossert, Ed Sperling

Against: Gale Katchur, Frank Garritsen, Stew Hennig, Birgit Blizzard

DEFEATED

### **7.2 2017 Budget**

**R158-16** MOVED BY Councillor Sperling that given the current challenges facing Albertans, and residents and businesses of Fort Saskatchewan that the City Manager direct Administration to work towards a 0% operating budget increase for 2017.

In Favour: Stew Hennig, Arjun Randhawa, Sheldon Bossert, Ed Sperling

Against: Gale Katchur, Frank Garritsen, Birgit Blizzard

CARRIED

Councillor Randhawa gave notice that he would like to introduce the following motion:

"That Council direct Administration to:

- a) immediately temporarily suspend all water disconnections on residential properties in the City of Fort Saskatchewan, whose past due amounts do not exceed \$1,000;
- b) to bring forward a plan of action report at the October 25th Council meeting on revamping all past due, late notice, and water disconnection procedures. This report shall also include best practices of surrounding municipalities, a possible payment terms program, and an expedited implementation schedule."

**R159-16**

MOVED BY Councillor Randhawa that Council waive the notification requirement for his Notice of Motion for the City's water disconnections and related procedures, and vote on the motion at tonight's meeting.

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

CARRIED UNANIMOUSLY

**R160-16**

MOVED BY Councillor Randhawa that Council direct Administration to:

- a) immediately temporarily suspend all water disconnections on residential properties in the City of Fort Saskatchewan, whose past due amounts do not exceed \$1,000;
- b) to bring forward a plan of action report at the October 25th Council meeting on revamping all past due, late notice, and water disconnection procedures. This report shall also include best practices of surrounding municipalities, a possible payment terms program, and an expedited implementation schedule.

In Favour: Arjun Randhawa, Sheldon Bossert, Ed Sperling

Against: Gale Katchur, Frank Garritsen, Stew Hennig, Birgit Blizzard

DEFEATED

**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 October 11, 2016 adjourned at 9:52 p.m.

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Mayor

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Director, Legislative Services

## **CITY OF FORT SASKATCHEWAN**

### **Ice Allocation Policy GOV-011-C**

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#### **Motion:**

That Council adopt Ice Allocation Policy GOV-011-C.

#### **Purpose:**

To present Ice Allocation Policy GOV-011-C for Council's approval.

#### **Background:**

Ice allocation is the process by which ice time is assigned to all community ice users. Administration's intention is to deliver an allocation process that balances the needs of City ice users of all ages and abilities.

The City is transitioning from an informal process of scheduling to the implementation of a formal ice allocation process. This Council Policy provides a framework to support the Administrative Procedure. As the City moves forward to modernize processes, consideration will to be given to the impacts of the increased demand for ice.

The past ice allocation process was not a formal one, but was based on traditional use. This practice effectively met users' needs at that time. A formal allocation procedure has now been developed to ensure that ice allocation is fair and equitable for all users.

This Council Policy and the Administrative Procedure support a documented process which is fair, transparent and collaborative for both the City and users. The purpose of the Policy and Procedure are to:

- act as a reference document that clearly defines procedures, policies and responsibilities in governing the allocation of arena surfaces in all current and future City owned facilities;
- provide the guiding principles for scheduling ice in arenas and to ensure current and future demands of community groups and users are met in a fair, balanced and equitable manner; and
- act as a communication tool between community groups, individuals and Administration.

#### **Plans/Standards/Legislation:**

Implementation steps are derived from industry best practice.

#### **Internal Impacts:**

Implementation of the Ice Allocation Policy will be accomplished with existing staff resources.

#### **Recommendation:**

That Council adopt Ice Allocation Policy GOV-011-C.



**Attachments:**

Ice Allocation Council Policy

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File No.:

Prepared by:	Barb Shuman Director, Recreation Services	Date: October 19, 2016
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Approved by:	Troy Fleming General Manager, Infrastructure and Community Services	Date: October 19, 2016
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Reviewed by:	Kelly Kloss City Manager	Date: October 19, 2016
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Submitted to:	City Council	Date: October 25, 2016
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## Ice Allocation

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Date Issued: XXXXX

Mandated by: City Council

Current Revision: XX.XXX.XX

Cross Reference: XXXXX

Next Review: XX.XXX.XX

Responsibility: Director, Recreation

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### PURPOSE

The City of Fort Saskatchewan is committed to balancing the ice usage of all community users to ensure fair and equitable distribution of allocated ice at the City of Fort Saskatchewan arena facilities.

### POLICY

The City of Fort Saskatchewan arena facilities are made available for the community groups and residents of Fort Saskatchewan. The City of Fort Saskatchewan has the responsibility to manage the allocation of ice, be fiscally responsible for ice operations, and ensure community users and visitors are able to participate in arena programs that reflect population, registration, and utilization and participation patterns.

### DEFINITIONS

*Ice Allocation* - The process by which ice time is assigned to community groups.

*Community Groups* - Ice user groups which include, but are not limited to Minor Hockey, Ringette, Figure Skating, Adult Hockey and Junior Hockey.

*Priority Ranking* – Indoor ice within the City of Fort Saskatchewan shall be distributed with the following priority lists as a guideline:

- Priority #1 – Special Events
- Priority #2 – Public Skating
- Priority #3 – City of Fort Saskatchewan programs
- Priority #4 – Minor Ice Users
- Priority #5 – Junior Hockey
- Priority #6 – Adult Ice Users
- Priority #7 – School Programs – non-prime time
- Priority #8 – Other

### GUIDING PRINCIPLES

The following serve as a framework for developing the Ice Allocation Policy:

1. Access and Equity: ensure fair and equitable access for ice allocation and the application of fees and charges.
2. Efficiency: ensure the effective and efficient use of facilities for time and space.
3. Diversity: ensure there is provision for a wide range of opportunities, such as public skating and organized ice sports.
4. Youth Sport: ensure there is a balance of time distribution between all user groups, while recognizing the importance of youth sport development.
5. Partnership: ensure there is mutual cooperation among all users, with consideration given when balancing between regular season and special event needs.
6. Financial Sustainability: ensure cost effective and fiscally responsible management of the facilities, while balancing responsible application of fee and charges.
7. Historical Precedent: ensure relevant historical practices are considered.

**AUTHORITY / RESPONSIBILITY TO IMPLEMENT**

1. The City Manager is responsible for the implementation and monitoring of this Policy.

## CITY OF FORT SASKATCHEWAN

### Economic Development Update

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#### **Purpose:**

To provide Council with an annual update on the activities of the Economic Development Department with regards to industrial/commercial development, business support and licensing, promotional activities, and ongoing/upcoming projects.

#### **Background:**

1. **Industrial Development** – Compared to previous years, industrial development has been slower this year due to the challenging economic situation the region and province are experiencing. Many of our key prospects (businesses we have actively targeted to develop in the City) are now struggling to stay in business and not in a position to expand to our region. This trend is expected to continue in the short-term until such a time when the oil and gas industry recovers and more projects begin to develop. The Department is currently reviewing its strategy for attracting industrial development as well as the sectors the Department targets. Economic Development is happy to report that partnership efforts with Alberta's Industrial Heartland Association (AIHA) to attract major industrial development to the region continues to produce results as the Department is seeing an increased number of international investors visit the region and discuss potential projects with the City. This is a direct result of the increased marketing efforts of AIHA, which the Department is heavily involved in.
2. **Commercial Development** – Despite the economic downturn, the City continues to see growth and development of its commercial sector, with several new developments planned for this year and for 2017. The Department is actively working with developers of these commercial sites to attract businesses that meet the needs of our residents.
3. **Business Support Programs** – As noted in the Department's October 20, 2015 presentation to Council, the Business Support Programs have been updated and enhanced for the existing Storefront Improvement and Curbside Enhancement programs, which were created under the Downtown Area Redevelopment Plan. Launched in February of 2016 with a total budget of \$60,000, the Department is pleased to report that uptake of these programs has been better than expected. To date, the Department has received 16 applications from local businesses, compared to 2 last year. The Department has approved 13 applications, and has committed over \$41,000 in funding to support to local business community.
4. **Business Licensing** – Earlier this year Council approved the updated Business Licence Bylaw, which was part of an overall effort to improve the City's licensing processes. Further to these efforts, the Department is currently working to implement online licensing for new and existing businesses, as well as streamlining the process to reduce the amount of staff time and resources required for business licence approvals. As the primary purpose of a business licence is to provide the City with data and statistics on the local business community, the Department is also expanding the amount and type of data that is collected as part of the licensing process. This will provide the City with more accurate and relevant information and will assist in the Department's efforts to support and expand the local economy.

5. **Promotional Activities** – The Department has been working in close partnership with Corporate Communications to redevelop its marketing and promotional materials that are used to attract development to the City. One of the Department's marketing projects, the Discover Fort Sask video project, recently won a major international award from the International Economic Development Council. Economic Development is also pleased to advise that this project won a major Canadian award from the Economic Developers Association of Canada. In addition to the video project, the Department is developing a series of profiles on the City that outline the industrial and commercial opportunities which exist here, as well as an overall community profile. These efforts help provide prospective companies and businesses with a good picture of how successful they can be in Fort Saskatchewan. Once developed, they will continue to be updated regularly.
6. **Ongoing/Upcoming Projects** – The Department has a number of projects and activities underway or planned for the upcoming year, which will be of interest to Council. These include a comprehensive Business Retention and Expansion Strategy, an update to the Retail Analysis, an update to the Department's Industrial Land Strategy, downtown business consultations, as well as some land management activities.

**Attachments:**

Economic Development Department Presentation

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File No.:

Prepared by:	Mark Morrissey Director, Economic Development	Date: October 18, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: October 19, 2016
Reviewed by:	Kelly Kloss City Manager	Date: October 19, 2016
Submitted to:	City Council	Date: October 25, 2016

# Economic Development

Update to Council

October 25, 2016



## Topics Covered

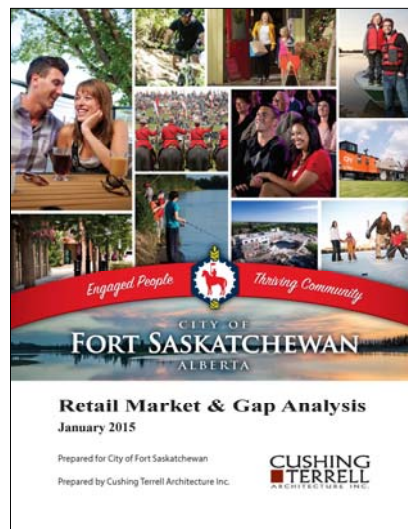
- Industrial & Commercial Development
- Business Support Programs
- Business Licensing
- Promotional Activities
- Ongoing & Future Projects



## Industrial Development



## Commercial Update



# Heartland Common



# SouthPointe

SouthPointe

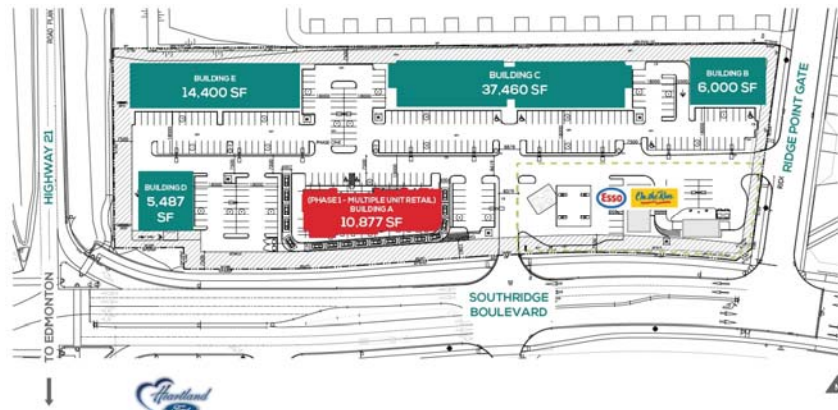
Site Plan

Available  
Leased





## Southridge Landing



## Southfort Towne Centre



# Business Development Program

## Business Development Program

Commercial Property  
Improvement

Small Business Growth

Storefront  
Improvement

Commercial Infill

Entrepreneurship  
Education

Small Business  
Marketing

Small Business  
Equipment &  
Technology

50% up to  
\$10,000

10% up to  
\$20,000

50% up to  
\$250

50% up to  
\$2,500

50% up to  
\$5,000



# Business Licencing

As of October 19	2016	2015	2014
Home Based	361	274	238
Resident	577	532	482
Non-Resident	421	316	269
<b>Total Licensed</b>	<b>1,359</b>	<b>1,122</b>	<b>989</b>



# Business Licencing

Why do we issue business licences?



# Business Licencing

Next Steps for Licencing



## Promotional Activities



## Ongoing & Future Projects

- Business Retention & Expansion Strategy
- Update to Retail Analysis & Industrial Land Strategy
- Business Consultations
- Investor Website
- GIS and Data Intelligence



Thank-you



## **CITY OF FORT SASKATCHEWAN**

### **Bylaw C16-16 to Amend Land Use Bylaw C10-13 - Redistrict Lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre (Highway 21 at Pineview)**

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#### **Motion:**

That Council give first reading to Bylaw C16-16, to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre (Highway 21 at Pineview).

#### **Purpose:**

The purpose of this report is to present Council with information regarding a proposed commercial development located at 8705 Highway 21 (Lot 15 Plan Fortsas) and to request first reading of the associated bylaw.

#### **Background:**

The site is 7.71 ha (19.06 ac) in size and is located between Highway 21 and the Pineview neighbourhood. A 30 metre (98 ft.) wide park containing a trail exists between the site and detached dwellings. The lands are a remnant parcel from when the Pineview area was developed. There are no road connections into the neighbourhood. The site is zoned as “UR-Urban Reserve” in the Land Use Bylaw. This land use district is applied to areas that are undeveloped but have been identified for future development.

In January 2016, Urban Revision Consulting Inc. submitted an application to amend the Land Use Bylaw to permit new commercial development. The original application was to redistrict the site from “UR - Urban Reserve” to “C2 - Vehicle Oriented Retail and Service District.”

On February 18, 2016, the applicant hosted an information session at the Dow Centennial Centre. The purpose of this meeting was for the applicant to share the proposal with the community. Concerns raised related to traffic, land use, building height, noise, lighting, landscaping, parking, construction and security.

Based on these concerns, the applicant amended the proposed zoning from “C2 - Vehicle Oriented Retail” to “DC(A) - Direct Control (Administration)”. Direct control districts are applied to areas requiring site-specific controls, where the application of a conventional zoning would be insufficient. The Direct Control regulations were drafted to reduce the potential impact that the commercial development could have on the nearby residential area. This includes maximum building heights, architectural controls, noise mitigation measures and additional landscaping requirements.

On September 14, 2016, the applicant hosted a second information session at the Dow Centennial Centre. The purpose of this meeting was for the applicant to demonstrate how the new regulations addressed community concerns. Details regarding the proposed regulations and community concerns will be outlined in the subsequent report.

### **Plans/Standards/Legislation**

The lands are designated as “General Urban Area (GUA)” in the City’s Municipal Development Plan. Further details regarding applicable policies can be found under Appendix D.

The following documents were submitted with the application:

- Traffic Impact Assessment
- Engineering Design Brief
- Phase 1 Environmental Assessment

These documents have been circulated for technical review and no major concerns have been raised. The Traffic Impact Assessment outlined the requirement for an all directional signalized intersection and a right-in/right-out along Highway 21. Further detailed engineering work would be required at the development permit stage and addressed through a Development Agreement.

Should Council give first reading to Bylaw C16-16, a public hearing will be scheduled. As per *Municipal Government Act* requirements, affected landowners will be notified by mail. In addition, an advertisement will be published in the local paper for 2 consecutive weeks prior to the hearing. The target date for the public hearing is November 22, 2016 and will be held in Council Chambers at 6:00 p.m.

### **Financial Implications:**

Any costs associated with municipal infrastructure improvements would be incurred by the developer at the development permit stage.

### **Recommendation:**

That Council give first reading to Bylaw C16-16, to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre (Highway 21 at Pineview).

### **Attachments:**

1. Bylaw C16-16
2. Schedule A to Bylaw C16-16
3. Appendix A - Aerial Map
4. Appendix B - UR - Urban Reserve District Regulations
5. Appendix C - Proposed DC(A)-07- Direct Control- Commercial Centre Regulations
6. Appendix D - Applicable Policies

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File No.: Bylaw C16-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: October 4, 2016
Approved by:	Dean McCartney Acting Director, Planning Development	Date: October 19, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: October 19, 2016
Reviewed by:	Kelly Kloss City Manager	Date: October 19, 2016
Submitted to:	City Council	Date: October 25, 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**

**BYLAW C16-16**

**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. That Appendix A, Land Use District Map covering Lot 15, Plan FORTSAS, be amended to redistrict from UR - Urban Reserve District to DC(A)-07 - Direct Control-Commercial Centre (HWY 21 at Pineview), as shown on the attached Schedule "A".
2. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, as amended, repealed and/or replaced from time to time.
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
4. This Bylaw becomes effective upon third and final reading.

READ a first time this	day of	2016.
READ a second time this	day of	2016.
READ a third time and passed this	day of	2016.

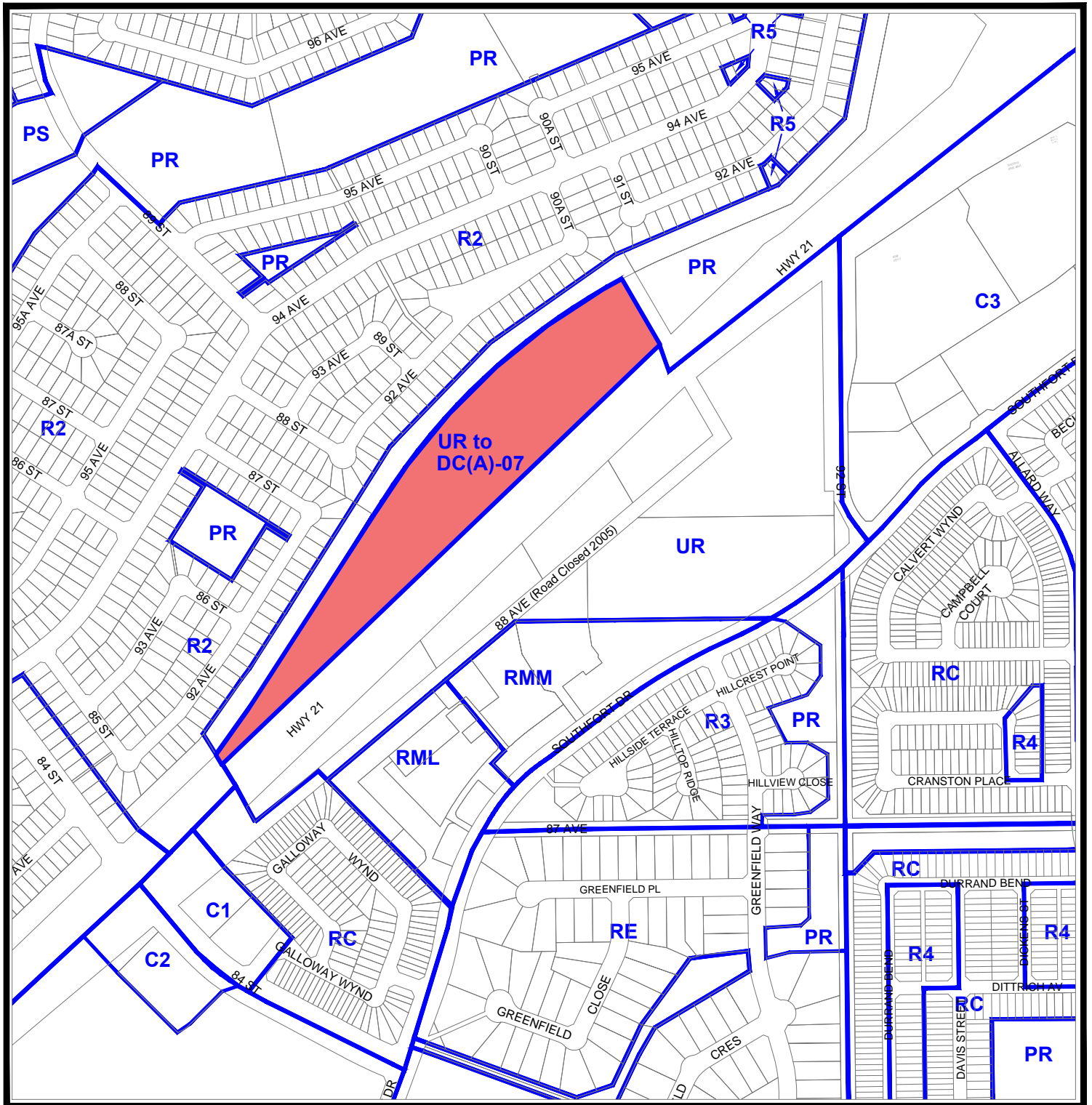
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: \_\_\_\_\_

# Bylaw C16-16

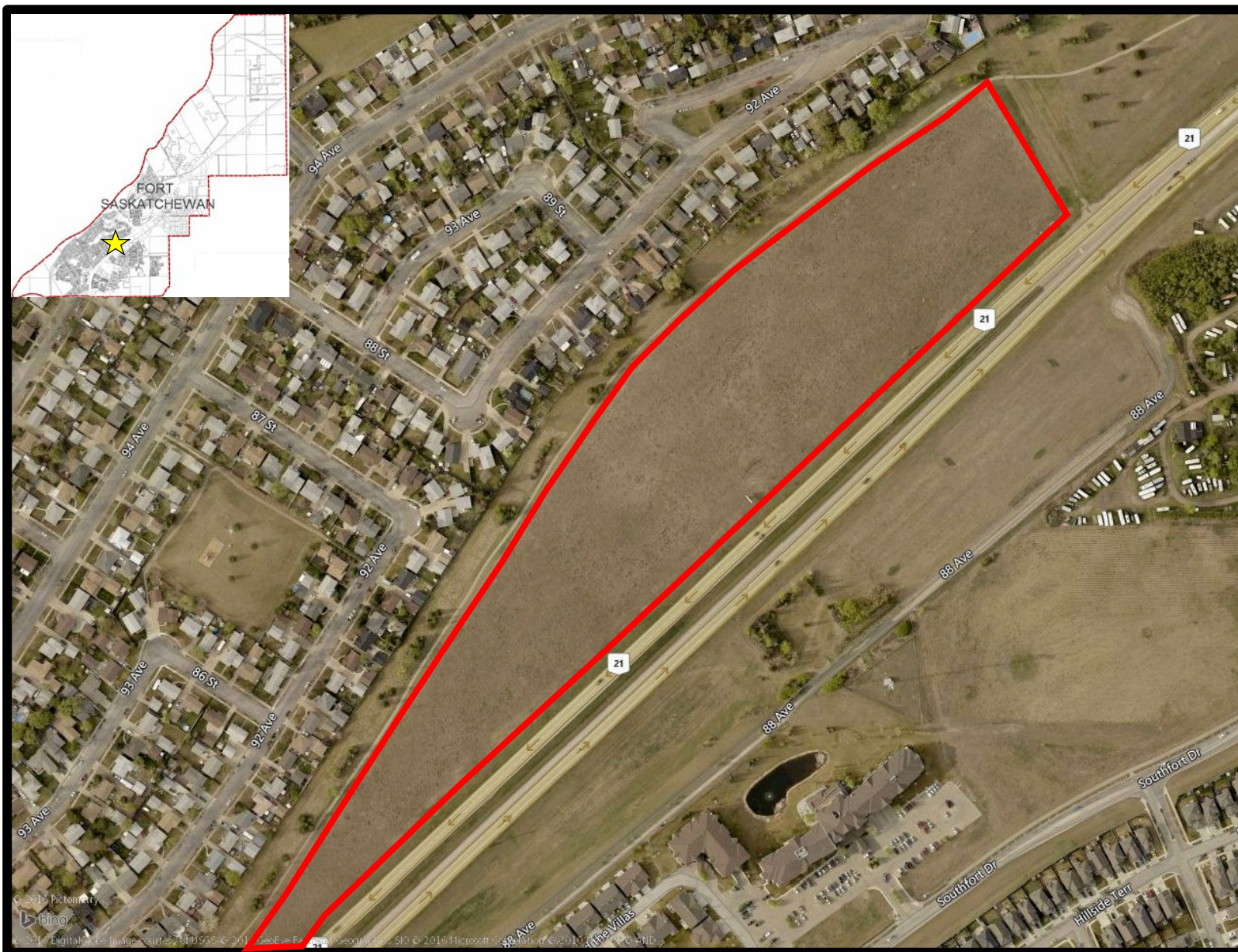
## Schedule "A"



## Subject Area



# APPENDIX A



**Subject Site**



DISCLAIMER: The information shown is for reference only. The City of Fort Saskatchewan disclaims all responsibility for the accuracy, completeness, timelines and merchantability of information show. Use this information at your own risk

## 8.9 UR – Urban Reserve District

### 8.9.1 UR Purpose

This District is intended to reserve areas within the City which are typically rural or undeveloped and have been identified for future subdivision and development. Interim uses may be permitted provided they would not inhibit the convenient and economical redevelopment of the site.

### 8.9.2 Discretionary Uses in the UR District

<b>(a) UR Discretionary Uses</b>
<ul style="list-style-type: none"> <li>- Agriculture</li> <li>- Billboard sign</li> <li>- Communication tower</li> <li>- Community garden</li> <li>- Natural conservation use</li> <li>- <sup>1</sup>(Deleted)</li> <li>- <sup>2</sup>Accessory development to any use listed in subsection 8.9.2(a)</li> </ul>

### 8.9.3 UR Site Subdivision Regulations

	<b>Interior or Corner Site</b>
<b>a) Site Area</b>	At the discretion of the Development Authority
<b>b) Site Width</b>	At the discretion of the Development Authority
<b>c) Site Depth</b>	At the discretion of the Development Authority

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<sup>1</sup> C19-15

<sup>2</sup> C19-15

#### 8.9.4 UR Site Development Regulations

	Interior Site	Corner Site
<b>a) Front Yard Setback</b>	7.0m (23.0ft) minimum	Front: 7.0m (23.0ft) minimum  Flanking: 7.0m (23.0ft) minimum
<b>b) Rear Yard Setback</b>	7.0m (23.0ft) minimum	
<b>c) Side Yard Setback</b>	7.0m (23.0ft) minimum	
<b>d) Principal Building Height</b>	At the discretion of the Development Authority	
<b>e) Site Coverage</b>	40% maximum	

#### 8.9.5 Additional Development Regulations for UR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site; and
- (c) All development shall be compatible with the Municipal Development Plan and any applicable Area Structure Plan.

**9.12 DC(A)- 07 DIRECT CONTROL – Commercial Centre (HWY 21 at Pineview)**

**9.12.1 Purpose**

The purpose of this District is to establish site specific regulations for the development of a commercial retail and service centre. The site is to be developed in a manner that is sensitive to the adjacent residential neighbourhood. It is also to be developed in a comprehensive manner with high architectural and urban design standards given the site's frontage and prominence along Highway 21.

**9.12.2 Area of Application**

This District applies to River Lot 15 Plan FORTSAS, as shown on Figure 9.12b.

**9.12.3 DC(A)-07 Uses:**

<b>(a) DC(A)-07 Permitted Uses</b>	<b>(b) DC(A)-07 Discretionary Uses</b>
<ul style="list-style-type: none"> <li>- Business Support Service</li> <li>- Commercial School</li> <li>- Community Service Facility</li> <li>- Day Care Facility</li> <li>- Eating and Drinking Establishment</li> <li>- Eating and Drinking Establishment (limited)</li> <li>- Fascia Sign</li> <li>- Freestanding Sign</li> <li>- Government Service</li> <li>- Health Service</li> <li>- Identification Sign</li> <li>- Personal Service</li> <li>- Pet Care Service</li> <li>- Portable Sign</li> <li>- Professional, Financial and Office Service</li> <li>- Projecting Sign</li> <li>- Retail Store (Convenience)</li> <li>- Retail Store (General)</li> <li>- Retail Store (Liquor)</li> <li>- Seasonal Garden Centre</li> <li>- Veterinarian Clinic</li> <li>- Accessory development to any use listed in subsection 9.6.2 (a)</li> </ul>	<ul style="list-style-type: none"> <li>- Drive Through Service</li> <li>- Eating and Drinking Establishment (outdoor)</li> <li>- Indoor Entertainment Facility</li> <li>- Indoor Recreation Facility</li> <li>- Parking Facility</li> <li>- Service Station (Limited)</li> </ul>

#### 9.12.4 DC(A)-07 Site Subdivision Regulations

	Interior or Corner Site
a)Site Area	2,023.5m <sup>2</sup> (0.5ac) minimum
a)Site Width	At the discretion of the Subdivision/Development Authority
b) Site Depth	At the discretion of the Subdivision/Development Authority

#### 9.12.5 DC(A)-07 Site Development Regulations

	Interior or Corner Site	
a)Site Area	Minimum	0.2 ha (0.5 ac)
a)Front Yard Setback	Minimum	7.5m (24.6ft)
b) Rear Yard Setback	Minimum	7.5m (24.6ft)
c) Side Yard Setback	Minimum	4.5m (14.8ft)
d) Building Height	Maximum	14.0m (45.9ft)
e) Site Coverage	Maximum	70%



### 9.12.6 Building Height

- (a) Maximum building height shall be determined based upon:
  - i. The location of the building in proximity to low density residential as per Figure 9.12a.

**Figure 9.12a Maximum Building Height Diagram**



### 9.12.7 Architectural Design

- (a) The design of each building shall establish a single architectural theme or architectural style. Similar design elements, finishing materials, colours and roof style shall be applied to each building regardless of the staging sequence of the project.
- (b) Buildings along Highway 21 shall have significant building orientation towards the Highway.
- (c) The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest.



- (d) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
- (e) The site shall be developed to maximize aesthetic views from the adjacent roadway and adjacent residential land use. All sides of buildings that are exposed to a public roadway or another site shall be finished in a consistent, harmonious manner.
- (f) The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.

#### **9.12.8 Lighting**

- (a) Appropriate lighting shall provide for security and visual interest. Lighting shall be directed towards parking areas and buildings on site and shall be directed away from the adjacent residential area.
- (b) A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial, and institutional sites located adjacent to a residential land use.

#### **9.12.9 Noise Mitigation**

- (a) A noise report prepared by a qualified professional shall be submitted prior to the issuance of development permits. This report shall consider appropriate fencing along the rear of the property in order to mitigate noise from future commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- (b) Loading docks shall be designed in a manner which direct associated noise away from the residential area.
- (c) Except for on-site parking, loading areas, short term marketing promotions, and eating and drinking establishment (outdoor), all business activities shall be carried out entirely within completely enclosed buildings or structures.

#### **9.12.10 Pedestrian Connectivity**

- (a) Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- (b) A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

#### **9.12.11 Waste Collection**

- (a) Garbage and recycling containers shall not be visible from Highway 21 and shall be screened using appropriate architectural or landscaping treatment.
- (b) The site plan shall identify where garbage and storage areas are located. Areas designated for storage, truck parking and waste collection shall have a minimum separation distance of 25.0 m (82.0ft) from residential uses.

#### **9.12.12 Landscaping**

- (a) A detailed landscape plan for each development shall be submitted and approved by the Development Authority. These plans should include details of pavement materials, fencing, street furniture, garbage and storage areas, pedestrian seating areas and sizes and species of plantings.
- (b) The landscape plan shall incorporate a row of trees along the rear property line for the length of the entire site.
- (c) A minimum 4.0 m (13.1ft) wide landscape buffer is required along the frontage of Highway 21. Landscaping treatment within the buffer shall contain a mixture of coniferous and deciduous trees and shrubs to enhance the streetscape and development. .

#### **9.12.13 Construction Notification Requirements**

- a) Prior to any construction on-site, the adjacent residential properties shall be notified and provided with the contact information for the on-site construction manager.
- b) Contact information for the on-site construction manager shall be posted around the perimeter of the site during construction.

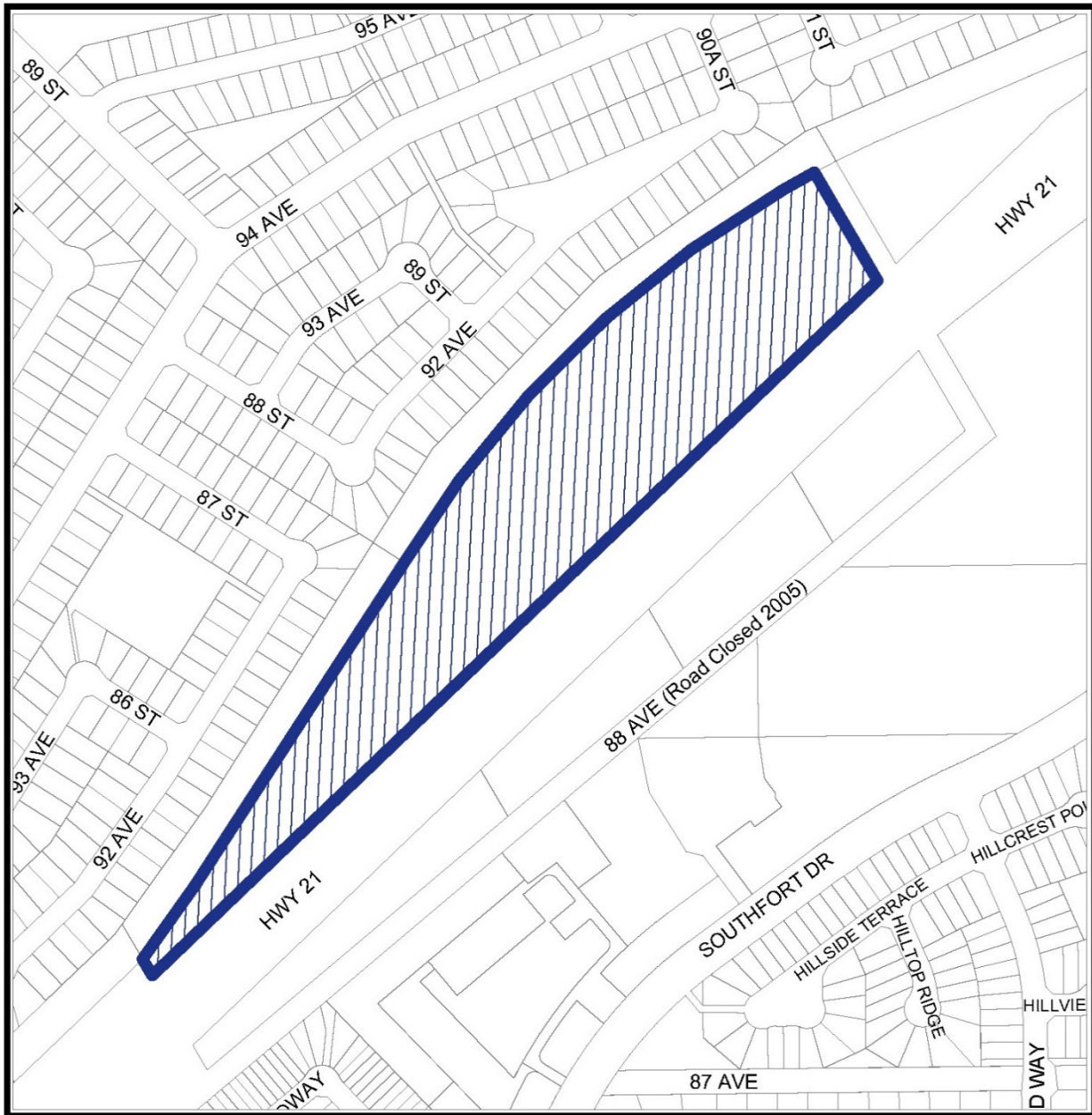
#### **9.12.14 Additional Development Regulations**

- (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, Sections 6.1 to 6.7 of Part 6- Commercial Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs. Notwithstanding, should there be conflicting regulations, the regulations of the DC(A) District shall prevail.
- (b) A master plan for the entire site shall be submitted for approval by the Development Authority prior to the issuance of any development permits.
- (c) For buildings along Highway 21, parking shall be located at the rear or along the sides of the buildings. There shall be no parking within 6.0 m of MR.

Figure 9.12b: Applicable Area for DC(A)-07- Commercial Centre (HWY 21 at Pineview)

## DC(A)-07

### Lot 15, Plan FORTSAS



**SUBJECT AREA**

## RELATED POLICIES- BYLAW C16-16

## CITY OF FORT SASKATCHEWAN STRATEGIC PLAN (2014-2017)

<b>1 – Goal One: Position for Growth</b>	
<b>1.3</b>	Incorporate future growth requirements in planning and development of commercial and residential areas, and of new and enhanced facilities, programs and services.
<b>2 – Goal Two: Strong, Diverse Economy</b>	
<b>2.1</b>	Expand development of our general, medium and heavy industrial parks, and commercial and retail land.
<b>3 – Goal Three: Vibrant and Thriving Community</b>	
<b>3.3</b>	Promote sustainability through infill development.

## COMMUNITY SUSTAINABILITY PLAN

<b>UR – Urban Resources</b>	
<b>UR12</b>	Promote infill sites for development prior to greenfield sites.

## MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10

<b>6.6 Commercial</b>	
<b>6.6.4</b>	Encourage a high quality of building design in commercial areas, with buildings that are adaptable to different users over time.
<b>7.1 Urban Structure and Placemaking Policies</b>	
<b>7.1.10</b>	Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate.
<b>8.2 Pedestrians and Cyclists</b>	
<b>8.2.1</b>	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.
<b>13.3 Economic Diversification</b>	
<b>13.2.1</b>	Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities.

## SOUTHFORT AREA STRCUTURE PLAN – BYLAW C7-13

### Southfort Area Structure Plan- Land Use Concept

The site (Lot: 15, Plan: Fortsas) is outside of the Southfort Area Structure Plan. The Southfort ASP includes an “Optional Collector” connecting the site to Southfort Drive. This is identified as a potential intersection on Highway 21.

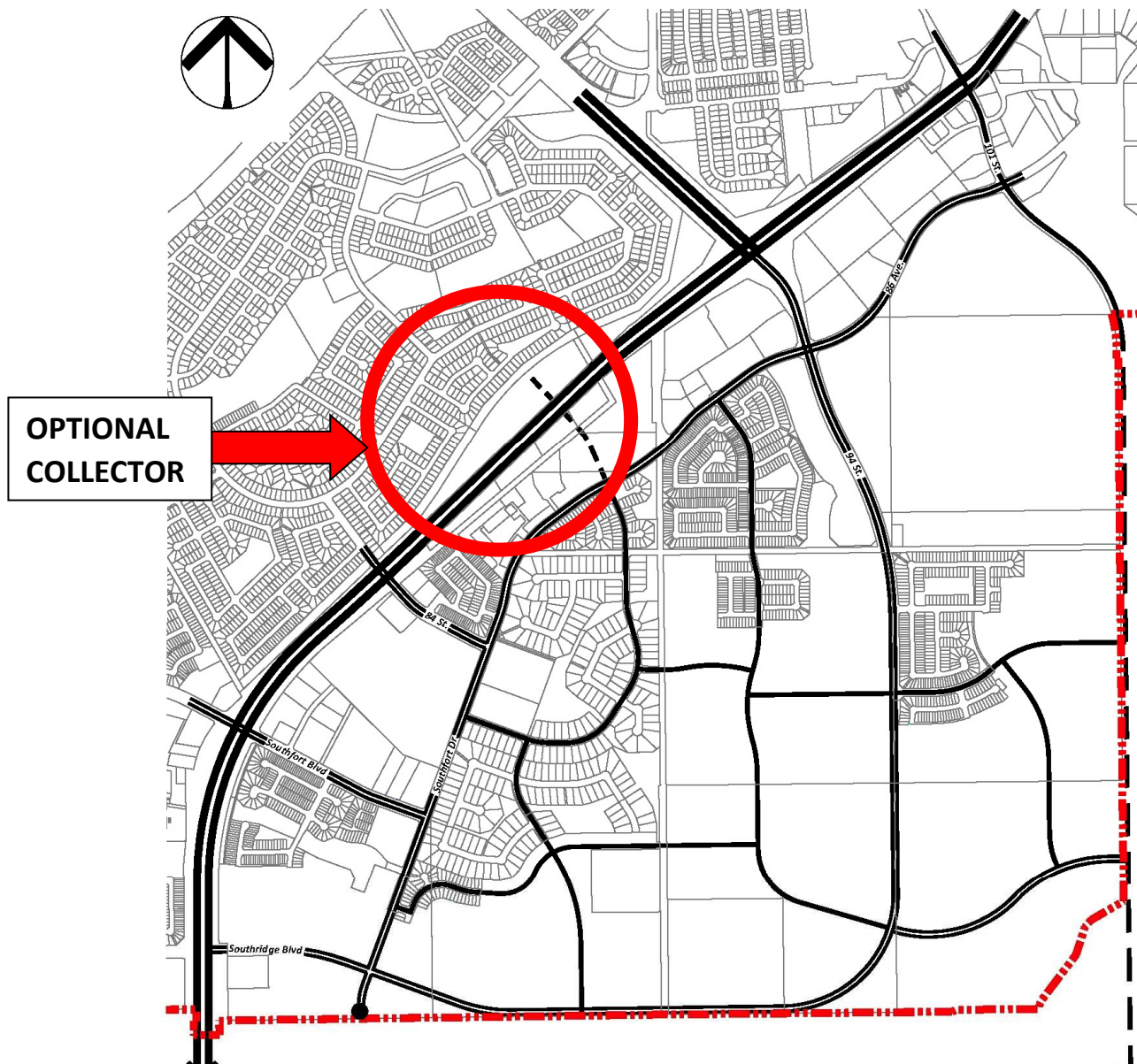


Figure 9.0 - Transportation Plan

**City of Fort Saskatchewan**

*Southfort Area Structure Plan*

--- City Boundary

Note: All size, locations, and areas depicted are conceptual. Actual location & size will be determined through the outline plan and subdivision approval process. The number, size, and location of future school sites may change in response to student demographics. Building of new schools and other institutional uses is dependant upon provincial funding.

- Highway
- Arterial
- Collector
- Optional Collector



## CITY OF FORT SASKATCHEWAN

### **Bylaw C17-16 to Amend Land Use Bylaw C10-13 - Redistrict Lots 17 – 18, Block 22, Plan 1523644 from DC(C) - Direct Control (Council) to DC(A)-08 - Direct Control – 99<sup>th</sup> Avenue Residential Mixed Use Centre**

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#### **Motion:**

That Council give first reading to Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99<sup>th</sup> Avenue Residential Mixed Use Centre.

#### **Purpose:**

The purpose of this report is to present Council with information on the old hospital site at 9430-95 Street (Lots 17-18, Block 22, Plan 1523644) and to request consideration of first reading of the associated bylaw.

#### **Background:**

The site is 2.31 ha (5.72 ac) in size and is located at the intersection of 99 Avenue and 95 Street. The residential neighbourhoods of Bridgeview and Sherridon are located across the street. Abutting the site is Dr. Turner Lodge which accommodates seniors housing.

In June 2013, Council approved Bylaw C12-13 which redistricted the old hospital lands from PS (Public Service) to DC(C) Direct Control Council. Council also adopted the *Old Health Centre Site Redevelopment Brief*.

In February 2015, Council gave approval to subdivide and market the site. It was subdivided into a 1.81 ha (4.48 ac) lot, and a 0.50 ha (1.24 ac) lot. Both lots were marketed for sale.

In June 2016, Council approved the sale of the lands at a market value as determined by professional appraiser. A professional appraiser has been selected and is working with Administration. Through this process, site specific zoning regulations have been drafted, as outlined in Appendix B. The principles outlined in the *Old Health Centre Redevelopment Brief* were used to create the DC(A)-08 regulations.

The regulations have been written for the development of a residential mixed use centre. The intent is to create an area of high-density residential development with supporting neighbourhood level commercial and retail uses. Residential developments include apartment buildings and townhouses units. Apartment buildings can include spaces for commercial and retail business on the ground level.

#### **Summary of DC(A)-08 Regulations**

- Maximum 12 storey building height at the centre of the site.
- Maximum 4 storey building height along 99 Avenue and 95 Street.
- Building height transition from the centre of the site to the perimeter near existing low-density residential development.
- Apartment buildings can include commercial businesses on the ground level.
- Commercial businesses include retail and convenience stores, personal services, and restaurants.
- High quality building materials like brick, masonry, and stucco are encouraged.

## **Plans/Standards/Legislation**

The lands are designated as “Residential Mixed Use Centre (RMU)” in the City’s *Municipal Development Plan*. The lands are subject to the *Old Health Centre Site Redevelopment Brief*. Further details regarding applicable policies can be found under Appendix C.

The lands are currently zoned DC(C) - Direct Control (Council). Under this zoning, Council is the Development Authority, which reviews and approves development. Development permits for this site would be considered and approved based upon the proposals brought forward.

Bylaw C17-16 would change the zoning to DC(A)-08 - Direct Control (Administration). Administration would be the Development Authority, which reviews and approves development. The DC(A)-08 regulations would be used for the review and approval of development permits.

Should Council give first reading to Bylaw C17-16, a Public Hearing will be scheduled. As per *Municipal Government Act* requirements, affected landowners will be notified by mail. In addition, an advertisement will be published in the local paper for 2 consecutive weeks prior to the hearing. The target date for the Public Hearing is November 8, 2016 and will be held in Council Chambers at 6:00 p.m.

## **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 C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99<sup>th</sup> Avenue Residential Mixed Use Centre.

## **Attachments:**

1. Bylaw C17-16
2. Schedule A to Bylaw C17-16
3. Appendix A - Aerial Map
4. Appendix B - Proposed DC(A)-08 Direct Control 99th Ave Residential Mixed Use Centre
5. Appendix C - Applicable Policies
6. Appendix D - Bylaw C16-10 Municipal Development Plan - Land Use Concept Map

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File No.: Bylaw C17-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: October 11, 2016
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Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: October 19, 2016
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Reviewed by:	Kelly Kloss City Manager	Date: October 19, 2016
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Submitted to:	City Council	Date: October 25, 2016
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## 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

#### BYLAW C17-16

**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. That Appendix A, Land Use District Map covering Lots 17-18, Block 22, Plan 1523644, be amended to redistrict from DC(C) - Direct Control Council to DC(A)-08 - Direct Control - 99<sup>th</sup> Avenue Residential Mixed Use Centre, as shown on the attached Schedule "A".
2. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, as amended, repealed and/or replaced from time to time.
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
4. This Bylaw becomes effective upon third and final reading.

READ a first time this	day of	2016.
READ a second time this	day of	2016.
READ a third time and passed this	day of	2016.

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MAYOR

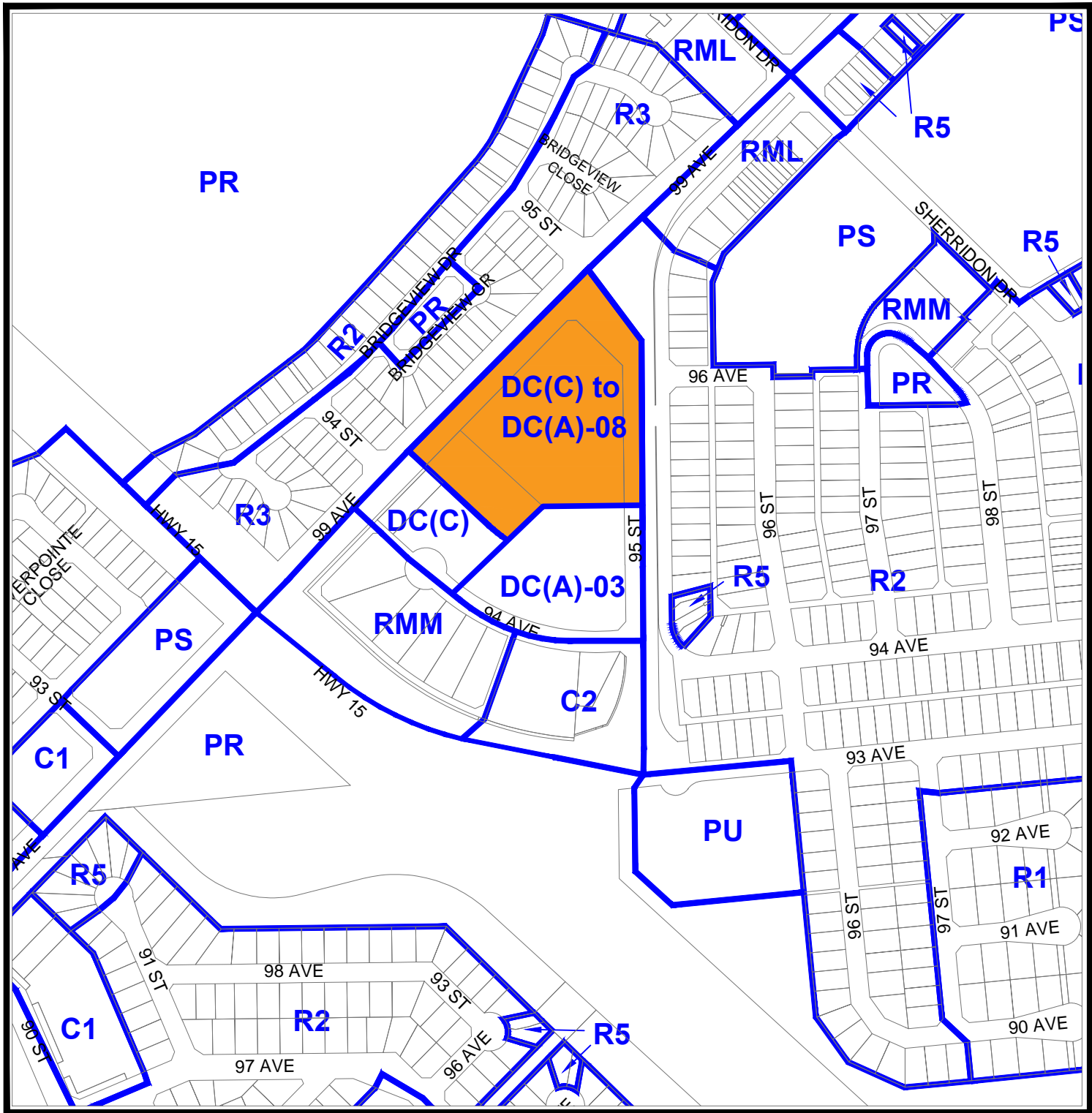
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DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: \_\_\_\_\_

# Bylaw C17-16

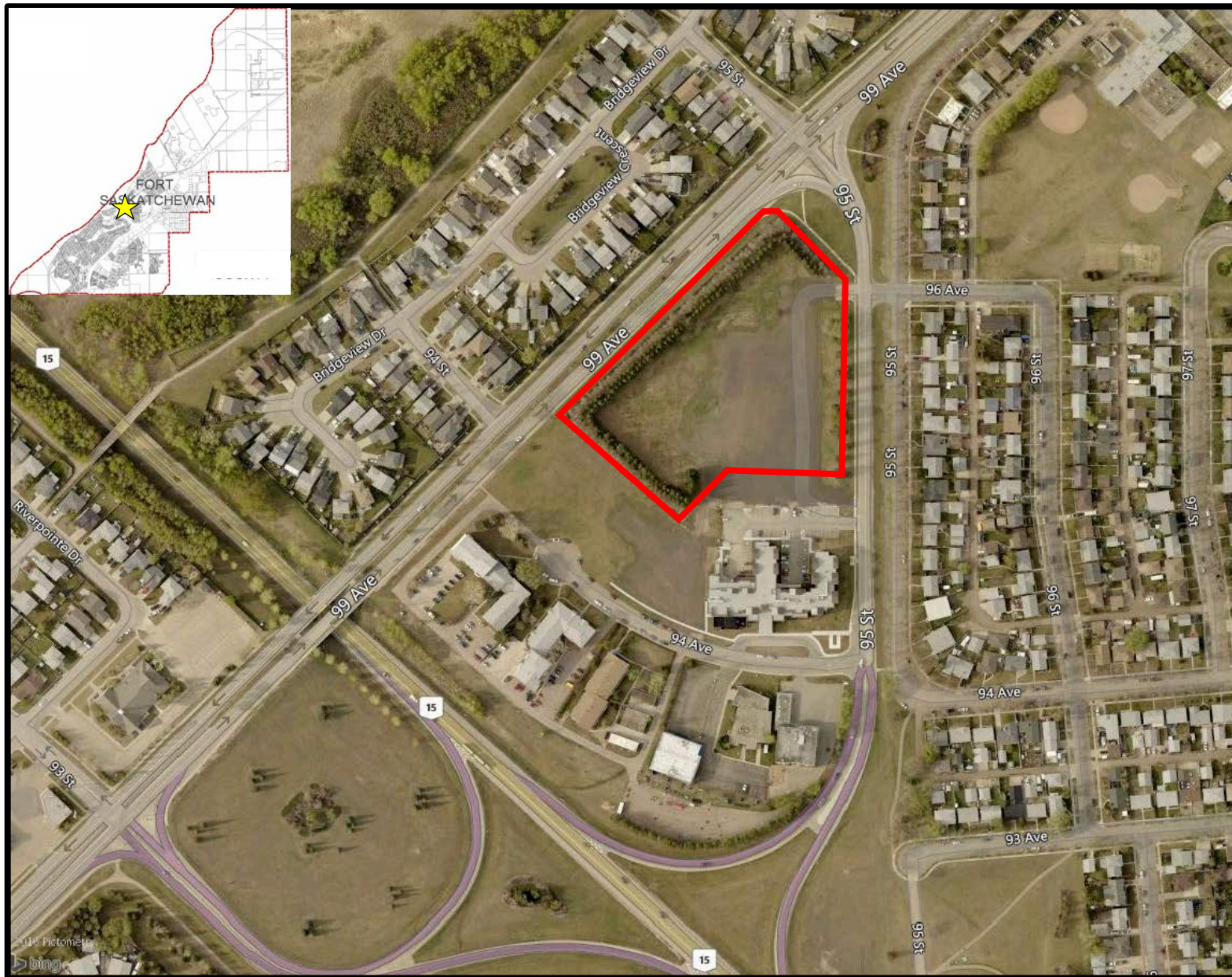
## Schedule "A"



**SUBJECT AREA**



# APPENDIX A



**Subject Site**

DISCLAIMER: The information shown is for reference only. The City of Fort Saskatchewan disclaims all responsibility for the accuracy, completeness, timelines and merchantability of information show. Use this information at your own risk

**9.13 DC(A)-08 DIRECT CONTROL- 99<sup>th</sup> AVENUE RESIDENTIAL MIXED USE CENTRE**

**9.13.1 Purpose**

This District is intended for the development of a residential mixed use centre. Residential apartment developments can include neighbourhood level commercial and retail uses.

**9.13.2 Area of Application**

This Direct Control District applies to Lots: 17-18, Block: 22, Plan: 1523644, as shown in **Figure 9.13.**

**9.13.3 DC(A)-08 Permitted and Discretionary Uses:**

(a) DC(A)-08 Permitted	(b) DC(A)-08 Discretionary
<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Assisted Living Facility</li> <li>- Assisted Living Facility (Limited)</li> <li>- Day Care Facility</li> <li>- Eating &amp; Drinking Establishment (Limited)</li> <li>- Home Office</li> <li>- Parking Facility</li> <li>- Personal Service</li> <li>- Professional, Financial and Office Service</li> <li>- Retail Store (Convenience)</li> <li>- Retail Store (General)</li> <li>- Sign, Fascia</li> <li>- Sign, Identification</li> <li>- Sign, Projecting</li> <li>- Temporary Sales Centre</li> </ul>	<ul style="list-style-type: none"> <li>- Community Garden</li> <li>- Day Care Facility (limited) *</li> <li>- Eating &amp; Drinking Establishment</li> <li>- Eating &amp; Drinking Establishment (Outdoor)</li> <li>- Health Services</li> <li>- Home Business**</li> <li>- Live Work Unit***</li> <li>- Multi-attached Dwelling</li> <li>- Show Home</li> <li>- Sign, Freestanding</li> <li>- Accessory Development to those uses listed in 5.24.2 (b)</li> </ul>

\* Day care facility (limited) may not occur within a dwelling unit.

\*\* Home business uses may not occur within a dwelling unit.

\*\*\* Live work unit may not occur within an apartment dwelling.

#### 9.13.4 RMH Site Subdivision Regulations for Apartment Dwellings

	Interior or Corner Site
<b>a) Site Area</b>	1,360.0m <sup>2</sup> (14,638.9ft <sup>2</sup> ) minimum
<b>b) Site Width</b>	40.0m (130.2ft) minimum
<b>c) Site Depth</b>	34.0m (111.5ft) minimum

#### 9.13.5 DC(A)-08 Site Development Regulations for Apartment Dwellings\*\*

	Interior Site	Corner Site	
<b>a) Front Yard Setback</b>	7.0m (23.0ft) minimum	Front	7.0m (23.0ft) minimum
		Flanking	6.0m (19.7ft) minimum
<b>b) Rear Yard Setback</b>	7.0m (23.0ft) minimum		
<b>c) Side Yard Setback</b>	6.0m (19.7ft) minimum		
<b>d) Principal Building Height</b>	12 storeys not to exceed 40.0m (131.2ft) maximum. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites as per figure 9.13a		
<b>e) Site Coverage</b>	60% maximum for all buildings and structures		
<b>f) Density</b>	A minimum of 70 dwelling units per net development hectare		

\*\* Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

### 9.13.6 DC(A)-08 Site Subdivision Regulations for Multi-Attached Dwellings

	Internal Unit	External Unit
<b>a) Site Area</b>	207.0m <sup>2</sup> (2,218.1ft <sup>2</sup> ) minimum	360.0m <sup>2</sup> (3,875.0ft <sup>2</sup> ) minimum
<b>b) Site Width</b>	6.1m (20.0ft) minimum	10.6m (34.8ft) minimum
<b>c) Site Depth</b>	34.0m (111.5ft) minimum	

### 9.13.7 DC(A)-08 Site Development Regulations for Multi-Attached Dwellings\*\*

	Interior or Corner Site	
<b>a) Front Yard Setback</b>	Front Yard	3.0m (9.8ft) minimum with a lane
		4.5m (14.8ft) maximum with a lane
	Flanking Yard	6.0m (19.6ft) minimum without a lane
		7.0m (23.0ft) maximum without a lane
<b>b) Rear Yard Setback</b>	8.0m (26.2ft) minimum	
<b>c) Side Yard Setback</b>	1.5m (4.9ft) minimum	
<b>d) Principal Building Height</b>	Three storey not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
<b>e) Site Coverage</b>	60% maximum	
<b>f) Density</b>	A minimum of 70 dwelling units per net developable hectare	

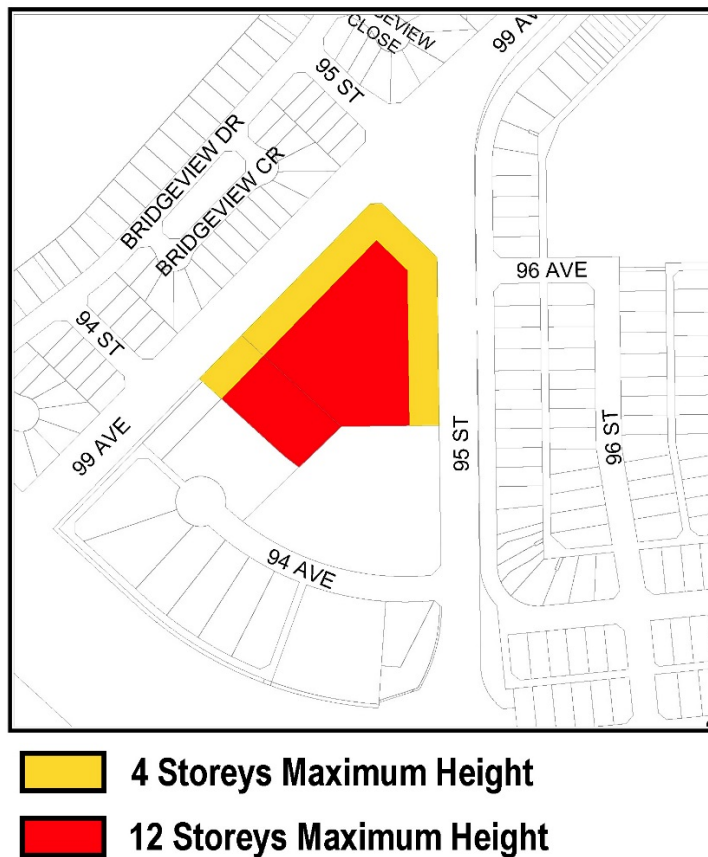
\*\* Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

### 9.13.8 Building Height Transition

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) No buildings above 4 storeys in height should be fronting 99 Avenue and 95 Street, as per Figure 9.13.a

**Figure 9.13a: Maximum Building Heights**



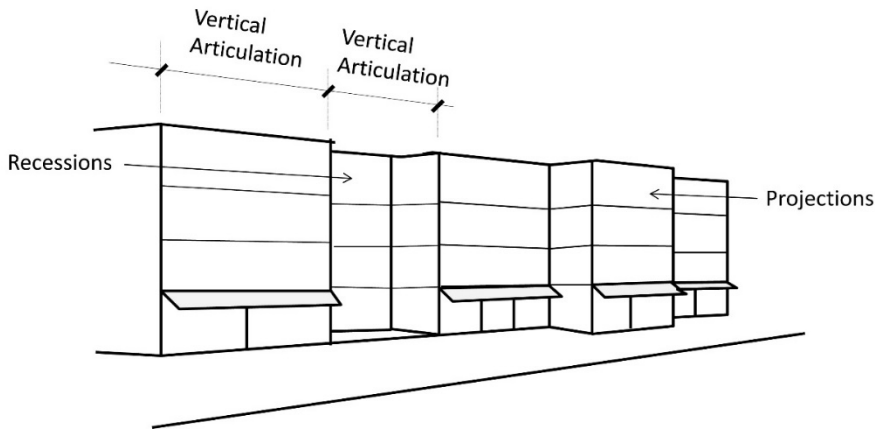
### 9.13.9 Building Massing and Architectural Character

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) The use of stepbacks are encouraged for the upper storeys of buildings over 4 storeys.
- b) Vertical articulations in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade are encouraged, as per Figure 9.13b.



**Figure 9.13b: Vertical Articulation and Building Entrances**



#### **9.13.10 Building Façade Treatment**

The following regulations are intended to ensure quality materials and finishes are used for buildings

- (a) Brick, masonry, and stone features are encouraged on the ground storey and building entrances. Stucco and siding can be considered for the balance of the building.

#### **9.13.11 Development Regulations for Commercial Uses**

The intent of the following regulations are to guide commercial uses for mixed use development.

- (a) Non-residential listed uses shall:
  - i. Not be permitted as a freestanding use in a stand-alone building;
  - ii. Limited to the first storey of apartment buildings; and
  - iii. Shall have separate access at grade from residential uses.

#### **9.13.12 Parking, Parkades, and Accesses,**

- (a) Surface parking should be located to the rear or side of buildings.
- (b) Where possible, vehicular entrances to underground parking facilities should be provided from the rear of buildings.
- (c) Lighting for parking facilities shall not project onto neighbouring properties.



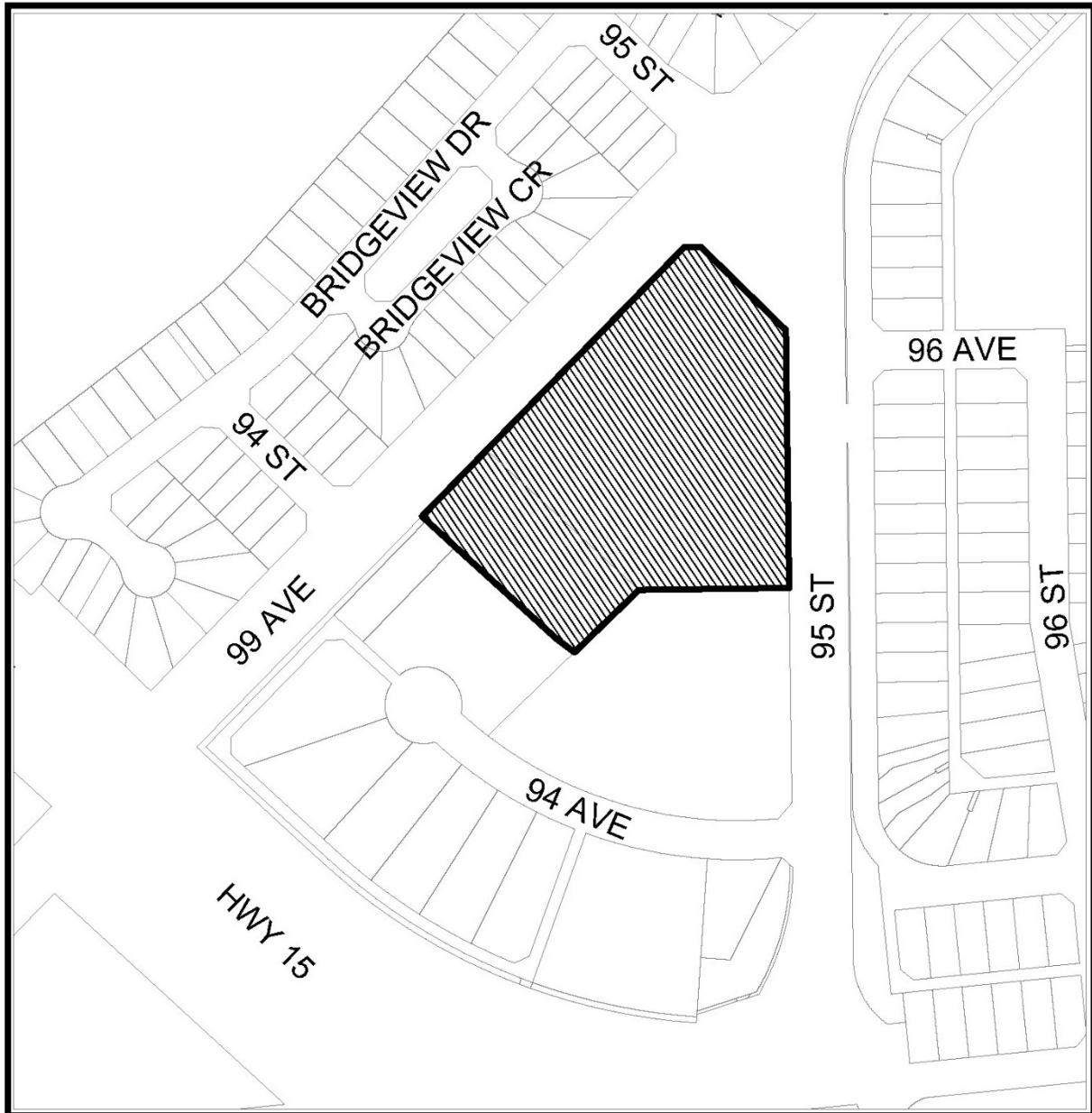
#### **9.13.13 Additional Regulations**

- (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 5 - Residential Land Use Districts – General Regulations, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) 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.

Figure 9.13: Applicable area for DC(A)-08- 99<sup>th</sup> Avenue Residential Mixed Use Centre

## DC(A)-08

Lots 17-18, Block 22, Plan 1523644



**SUBJECT AREA**

## APPENDIX C- RELEVANT POLICIES

### RELATED POLICIES TO BYLAWS C17-16 99<sup>TH</sup> AVENUE RESIDENTIAL MIXED USE CENTRE

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#### CITY OF FORT SASKATCHEWAN STRATEGIC PLAN (2014-2017)

1 – Goal One: Position for Growth	
1.3	Incorporate future growth requirements in planning and development of commercial and residential areas, and of new and enhanced facilities, programs and services.
3 – Goal Three: Vibrant and Thriving Community	
3.3	Promote sustainability through infill development.

#### COMMUNITY SUSTAINABILITY PLAN

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.
UR3	Develop the City around neighbourhood nodes so people can walk to the nearest node for daily needs and amenities.
UR12	Promote multi-use and multi-age sites.
UR12	Promote infill sites for development prior to greenfield sites.
UR21	Planning and development of the existing hospital lands.

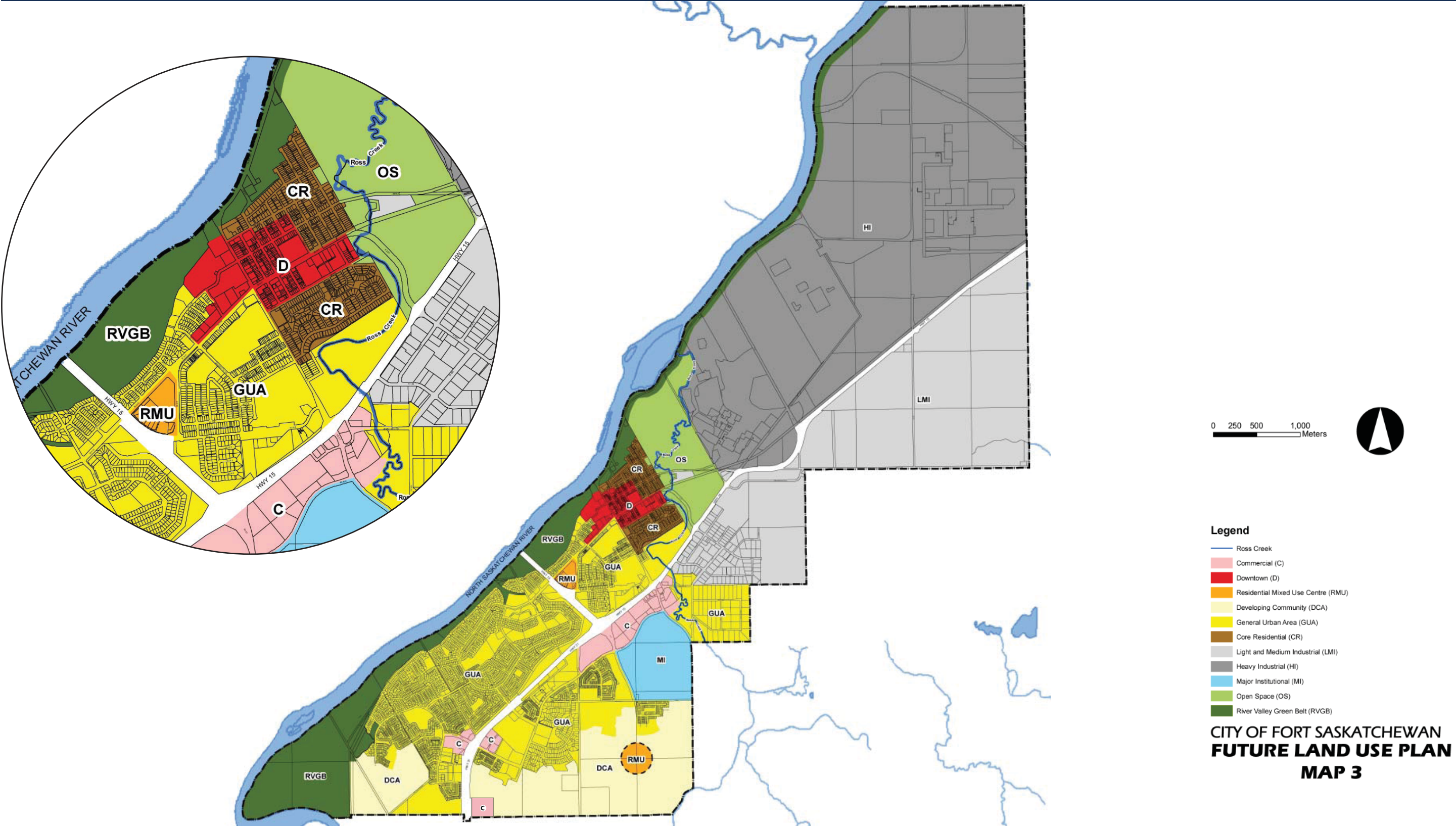
**MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10**  
**DESIGNATION: RESIDENTIAL MIXED USE CENTRE (RMU)**

<b>6.5 Residential Mixed Use Centre</b>	
<b>6.5.1</b>	Encourage the development of neighbourhood-oriented residential and commercial buildings, or mixed-use buildings with commercial uses on the ground floor.
<b>6.5.2</b>	Ensure that new development is oriented to the street, with active frontages and parking to be located below, behind, or to the side of buildings.
<b>6.5.4</b>	Encourage the development of Residential Mixed Use areas as major transit nodes within the City.
<b>7.1 Urban Structure and Placemaking Policies</b>	
<b>7.1.1</b>	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.
<b>7.1.5</b>	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.
<b>9.1 Diverse Housing Options</b>	
<b>9.1.4</b>	Support sensitive infill and redevelopment in the Downtown, Residential Mixed Use Centres, General Urban Area, and Core Residential land use districts.
<b>13.2 Redevelopment</b>	
<b>13.2.1</b>	Continue to encourage redevelopment of the mall and old hospital sites.

## OLD HEALTH CENTRE SITE REDEVELOPMENT BRIEF- BYLAW C12-13

<b>2.1 Objectives</b>	
<ul style="list-style-type: none"> <li>Creating an architectural and activity anchor at the western end of 99 Avenue that will compliment, as well as integrate with, the initiatives identified in the Downtown Area Redevelopment Plan (ARP) for the 99th Avenue Commercial Precinct</li> </ul>	
<ul style="list-style-type: none"> <li>Creating a mixed use concept supporting a complete community that could potentially incorporate residential, commercial, institutional office and/or open space land uses</li> </ul>	
<ul style="list-style-type: none"> <li>Support complementary redevelopment which enhances connectivity between the subject area and existing residential neighbourhoods and amenities</li> </ul>	
<b>2.2 Principles- Sustainable Design</b>	
<ul style="list-style-type: none"> <li>Improving access to essential neighbourhood services (retail, service, residential, cultural and recreational) for the subject area and surrounding neighbourhoods by connecting to nearby services and/or providing services within the subject area</li> </ul>	
<ul style="list-style-type: none"> <li>Developing at densities which support the community and businesses</li> </ul>	
<b>3.1.1 Land Use Guidelines</b>	
<ul style="list-style-type: none"> <li>Providing logical transitions in height and density between land uses</li> </ul>	
<b>3.2.1.1 Transportation Guidelines- Parking, Access and Loading</b>	
<ul style="list-style-type: none"> <li>Locating surface parking to the rear and/or sides of buildings where feasible</li> </ul>	
<b>3.6.1.1 Urban Design Guidelines- Views</b>	
<ul style="list-style-type: none"> <li>Appropriate building heights, building setbacks and step backs for upper storey building development to maintain views and create a comfortable pedestrian environment</li> </ul>	
<b>3.7.1.1 General Architectural Design Guidelines- Building Types</b>	
<ul style="list-style-type: none"> <li>Apartment buildings should provide a consistent, multi-storey, base element. Upper floors should be stepped back above the floors within the base element</li> </ul>	
<ul style="list-style-type: none"> <li>The materials used in the building should be timeless. Brick, masonry, or stone should be used where durability and formality are desired (i.e. at grade / main floor levels, surrounding building entries, etc.). Stucco or alternative siding products may be considered for the balance of building (vinyl siding is allowed except for mid-rise and commercial applications.)</li> </ul>	

Map 3 - Future Land Use Plan





# **CITY OF FORT SASKATCHEWAN**

## **Notice of Motion – Urban Bees**

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### **Motion:**

Council direct Administration to bring forward an Urban Bees implementation strategy, to include impacts on legislation, process for implementation, and estimate of budget/resource requirements, for Council consideration by the end of the first quarter of 2017.

### **Purpose:**

To consider the notice of motion from Councillor Randhawa related to Urban Bees.

### **Background:**

Several municipalities in the Capital Region and in other parts of North America are exploring their policies and procedures regarding allowing rural agricultural practices in urban areas, which have generally been prohibited until now. This includes further research and policy development regarding the keeping of livestock for the purposes of producing food for personal consumption. Such livestock can include hens, bees, rabbits and other small breed livestock.

Some municipalities in the Capital Region are undertaking, or preparing to undertake, the inclusion of Urban Bees in their bylaws and policies.

In 2015, a presentation was given to Council on developing an Urban Bees Program. The presentation was received as information, however no direction was given to Administration to follow-up or investigate implementing such a program in Fort Saskatchewan.

### **Administrative Overview:**

There are a number of items to be considered from a governance, administrative, and operational perspective when moving forward with a project such as Urban Bees. These include:

1. Approval, implementation, and education:
  - a) Criteria outlining who is eligible, location of the residence, size of the yard, and citizen's ability to care for the animals.
  - b) Application and approval processes.
  - c) Education on practices for the proper care and management to ensure the safety and wellbeing of the animals, in addition to minimizing the impact on the surrounding residences.
  - d) Evaluation process to determine the success of the program.
  - e) Communication and media campaign.
2. Processes for notification and appeals:
  - a) Criteria for notifying neighbors including the radius to be used, and if full or partial consensus is needed of those neighbors.
  - b) Criteria for appeals and responding to complaints by neighbors.
  - c) Determination if approval is a one-time occurrence or on an on-going basis.
  - d) Clarify if the approval is based on the occupant of the property, owner or renter, or can the use continue even if the property is sold.
3. Regulations and enforcement:
  - a) Process for ongoing inspections of approved properties.
  - b) Understanding the role of Municipal Enforcement and/or Planning and Development in the enforcement of the bylaws and policies.

- c) Review and amendment of the Land Use Bylaw, Community Standards Bylaw, and Animal Control Bylaw.
  - d) Investigation of provincial or federal regulations.
4. Costs and resources:
- a) Understanding of the impact to City departments, which includes Planning and Development, Municipal Enforcement Services, Infrastructure Management, and Legislative (Legal) Services.
  - b) Expectation on the cost recovery goals balanced with the financial impacts to the organization. This includes setting application fees, inspection fees and penalties.
  - c) Although complaints for most City programs are few, there are a number of examples where those few have taken substantial staff time. In many cases these deal with neighbors' disputes often related to the interpretation of whether a bylaw has been contravened, and the expected course of action. These complaints should be anticipated and factored into work plans and enforcement priorities.
5. Impacts to neighboring citizens:
- a) Understanding the impacts to surrounding neighbors. Noise, smell, cleanliness and health risks must all be managed in addition to ensuring the hives are well kept and their appearance is managed.
  - b) What role do neighbors play after an approval is received.

While some of the research and preparation for a pilot project can be gleaned from the documents made available by other municipalities, there is need to tailor the project to the City's various bylaws, administrative practices, and organizational structures. The time and expense of implementing such a project should not be underestimated.

### **2014 – 2017 Strategic Plan**

The 2014-2017 Strategic Plan is a higher level planning document providing direction to our organization and in some cases outlining specific strategies. In the first quarter of 2015 Council reviewed and reaffirmed the content and direction of the Strategic Plan. This review provided an opportunity to make mid-term adjustments, which in turn would lead to operational work plans being adjusted to accommodate that new strategic direction. Some of the major initiatives included as part of the Strategic Plan are:

- £ Transit Pilot Project;
- £ Organic Waste Pilot;
- £ Recreation and Parks Master Plan update;
- £ business / industry attraction;
- £ future municipal growth study;
- £ affordable housing opportunities and infill development;
- £ intergovernmental stakeholder relationship development; and
- £ development of strategies for future financial requirements.



All of the initiatives listed on the previous page have been integrated into department work plans and budgets. Developing an Urban Bees strategy had not been identified, and as such, has not been included within current work plans or the upcoming Budget Deliberations.

**Financial Implications:**

The financial impact of undertaking an Urban Bees Program will be evaluated if this motion passes. This may involve the use of external expertise.

**Internal Impacts:**

Resources from a number of departments will be needed to analyze and build a program tailored for Fort Saskatchewan.

**Alternatives:**

As Urban Bee programs are fairly new to the Capital Region, however there are a number of programs already in development, Council may wish to delay moving forward to better understand the full impact of such a program. As well, this would allow Council time to discuss the inclusion of an Urban Bees Strategy as part of the next strategic planning process.

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File No.:

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