



## **CITY OF FORT SASKATCHEWAN AGENDA**

### **Regular Council Meeting Tuesday, November 08, 2016 - 6:00 PM Council Chambers – City Hall**

#### **1. Call to Order**

**Approval of Minutes of October 25, 2016 Organizational Council Meeting** (attachment)

**Approval of Minutes of October 25, 2016 Regular Council Meeting** (attachment)

**4. Approval of Minutes of October 27, 2016 Regular Council Meeting** (attachment)

#### **5. 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.*

#### **6. Presentations**

Shell Scotford Update

Peter  
Zebedee,  
GM,  
Scotford  
Upgrader  
(attachment)

#### **7. Public Hearing**

Open Public Hearing

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 – 99th Avenue Residential Mixed Use Centre – Old Hospital Site

Matthew  
Siddons  
(verbal)

Close Public Hearing

**8. Business Arising from Public Hearing**

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 – 99th Avenue Residential Mixed Use Centre – Old Hospital Site– 2<sup>nd</sup> & 3<sup>rd</sup> reading Matthew Siddons (attachment)

**9. Unfinished Business**

**10. New Business**

10.1 Appointment of City Auditors Jeremy Emann (attachment)

**11. Bylaws**

**12. Notice of Motion**

**13. Points of Interest**

**14. Councillor Inquiries**

**15. Adjournment**



**CITY OF FORT SASKATCHEWAN  
MINUTES**

**Organizational Council Meeting  
Tuesday, October 25, 2016 - 6:00 P.M.  
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  
Reade Beaudoin, Digital Media Coordinator  
Nate Weller, Corporate Webmaster  
Sheryl Exley, Recording Secretary

**1. Call to Order**

In accordance with Section 192(1) of the *Municipal Government Act*, Mayor Katchur called the Organizational Council Meeting of October 25, 2016 to order at 6:00 P.M.

**2. Mayor's Introductory Remarks**

Mayor Katchur provided introductory remarks at the Organizational Council Meeting.

**3. Appointment of Deputy Mayors**

**R161-16** MOVED BY Councillor Blizzard that Council approve the Deputy Mayor appointments as noted below:

November and December	2016	Councillor Hennig
January and February	2017	Councillor Blizzard
March and April	2017	Councillor Sperling
May and June	2017	Councillor Garritsen
July and August	2017	Councillor Randhawa
September and October	2017	Councillor Bossert

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

CARRIED UNANIMOUSLY

#### 4. Council Meeting Dates and Time

**R162-16** MOVED BY Councillor Hennig that Council approve regular Council Meetings for the City of Fort Saskatchewan to be held on the second and fourth Tuesday of each month in Council Chambers at City Hall, 10005 – 102 Street, Fort Saskatchewan, commencing at 6:00 p.m.

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

CARRIED UNANIMOUSLY

**R163-16** MOVED BY Councillor Hennig that Council schedule additional regular Council Meetings for the City of Fort Saskatchewan on the following dates and times in Council Chambers at City Hall, 10005 – 102 Street, Fort Saskatchewan, for 2017 budget deliberations:

- Thursday, October 27, 2016 commencing at 6:00 p.m.
- Wednesday, November 9, 2016 commencing at 9:00 a.m.
- Monday, November 14, 2016 commencing at 9:00 a.m.
- Monday, November 21, 2016 commencing at 9:00 a.m.

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

CARRIED UNANIMOUSLY

**R164-16** MOVED BY Councillor Hennig that Council cancel the following City of Fort Saskatchewan regular Council Meetings:

- Tuesday, December 27, 2016
- Tuesday, July 25, 2017
- Tuesday, August 8, 2017

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

CARRIED UNANIMOUSLY

#### 5. 2016/2017 Council Appointments - Boards/Committees/Commissions

**R165-16** MOVED BY Councillor Garritsen that Council ratify the recommended 2016/2017 Council member board, committee, and commission appointments, as presented:

Councillor Garritsen be re-appointed to the **Alberta Capital Region Wastewater Commission** for a one-year term expiring October 2017. In Councillor Garritsen's absence the Deputy Mayor will serve as alternate to the Commission and will follow the rotation schedule approved by Council earlier in the meeting.

Mayor Katchur be re-appointed to the **Alberta's Industrial Heartland Association** for a one-year term expiring October 2017. In the Mayor's absence Councillor Randhawa will serve as alternate to the Association.

Councillor Bossert be re-appointed to the **Board/Committee Application Review Committee** for a one-year term expiring October 2017.

Councillor Randhawa be re-appointed to the **Capital Region Assessment Services Commission** for a one-year term expiring October 2017. In Councillor Randhawa's absence the Deputy Mayor will serve as alternate to the Commission and will follow the rotation schedule approved by Council earlier in the meeting.

Mayor Katchur be re-appointed to the **Capital Region Board** for a one-year term expiring October 2017. In the Mayor's absence, Councillor Sperling will serve as alternate to the Board.

Councillor Blizzard and Councillor Hennig be re-appointed to the **Capital Region Northeast Water Services Commission** for a one-year term expiring October 2017. If Councillor Blizzard or Councillor Hennig are unable to attend a meeting, the Deputy Mayor will serve as alternate to the Commission and will follow the rotation schedule approved by Council earlier in the meeting.

Councillor Sperling be re-appointed to the **Capital Region Waste Minimization Advisory Committee** for a one-year term expiring October 2017.

Councillor Sperling be re-appointed to the **Fort Saskatchewan Policing Committee** for a one-year term expiring October 2017.

Councillor Bossert be re-appointed to the **Fort Saskatchewan Public Library Board** for a one-year term expiring October 2017.

Councillor Blizzard and Councillor Hennig be re-appointment to the **Heartland Housing Foundation** for a one-term expiring October 2017.

Mayor Katchur and Councillor Blizzard be re-appointed to the **Intermunicipal Relations Committee - City of Fort Saskatchewan / Strathcona County** for a one-year term expiring October 2017. The third Council representative to the Committee will be the Deputy Mayor which will follow the rotation approved by Council earlier in the meeting.

Councillor Bossert be re-appointed to the **River Valley Alliance** for a one-year term expiring October 2017 with Councillor Randhawa as alternate.

Councillor Randhawa be re-appointed to the **Special Transportation Services Society** for a one-year term expiring October 2017.

Councillor Garritsen and Councillor Hennig be re-appointed to the **Subdivision and Development Appeal Board** for a one-year term expiring October 2017.

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

CARRIED UNANIMOUSLY

**6. Adjournment**

The Organizational Council Meeting of October 25, 2016 adjourned at 6:11 p.m.

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Mayor

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Director, Legislative Services



**CITY OF FORT SASKATCHEWAN  
MINUTES  
REGULAR COUNCIL  
Tuesday, October 25, 2016 - 6:14 P.M.  
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  
Mark Morrissey, Director, Economic Development  
Sharleen Edwards, Recreation Community Coordinator  
Matthew Siddons, Current Planner  
Reade Beaudoin, Digital Media Coordinator  
Nate Weller, Corporate Webmaster  
Sheryl Exley, Recording Secretary

**1. Call to Order**

Mayor Katchur called the regular Council Meeting of October 25, 2016 to order at 6:14 p.m.

**2. Approval of Minutes of October 11, 2016 Regular Council Meeting**

**R166-16**      MOVED BY Councillor Blizzard that the minutes of the October 11, 2016 regular Council Meeting be adopted as presented.

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

CARRIED UNANIMOUSLY

**3. Delegations**

Mr. Stephen Lagaree, Alberta Urban Garden, was in attendance to speak in favour of Councillor Randhawa's Notice of Motion regarding the implementation of an Urban Bees Strategy for Fort Saskatchewan.

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

None.

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

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

Presented by: Sharleen Edwards, Community Recreation Coordinator

**R167-16**

MOVED BY Councillor Garritsen that Council adopt Ice Allocation Policy GOV-011-C.

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

CARRIED UNANIMOUSLY

##### **5.2 Economic Development Update**

Mark Morrissey, Director, Economic Development provided Council with an annual update on the activities of the Economic Development Department, which included industrial/commercial development, business support and licensing, promotional activities, and ongoing/upcoming projects.

Mayor Katchur called a short recess at 7:12 p.m.

The regular Council Meeting reconvened at 7:20 p.m.

#### **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**

Presented by: Matthew Siddons, Current Planner

**R168-16**

MOVED BY Councillor Garritsen 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).

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

CARRIED UNANIMOSLY



**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**

Presented by: Matthew Siddons, Current Planner

**R169-16**

MOVED BY Councillor Blizzard 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 – 99th Avenue Residential Mixed Use Centre.

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 Bees**

**R170-16**

MOVED BY Councillor Randhawa that 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.

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

Against: Frank Garritsen

CARRIED

**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 25, 2016 adjourned at 7:57 p.m.

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Mayor

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Director, Legislative Services



**CITY OF FORT SASKATCHEWAN**  
**MINUTES**  
**REGULAR COUNCIL**  
**Thursday, October 27, 2016 - 6:00 P.M.**  
**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  
Sheryl Exley, Recording Secretary

**1. Call to Order**

Mayor Katchur called the regular Council Meeting of October 27, 2016 to order at 6:00 p.m.

**2. Community Presentations - 2017 Budget**

The City of Fort Saskatchewan's various community non-profit groups, organizations, boards and committees were in attendance to present Council with their 2017 grant requests. This meeting is the beginning of the 2017 budget process and the budget information presented will be considered by Council during the upcoming budget deliberations.

2017 budget grant presentations were made by the following:

- Clarizze Truscott and Kevin Clark, Downtown Business Council
- Larry Wall and Guy Bridgeman, River Valley Alliance
- Karen Sliwkanich, Fort Saskatchewan Families First Society
- Jack North, Fort Saskatchewan Historical Society
- Miranda Brun and David Larsen, Fort Saskatchewan Public Library
- Wendy Doyle, Volunteer Programs Association
- Sharron Roberts, Special Transportation Services Society
- Cameron McCormick, Fort Saskatchewan Nordic Ski Club
- Pauline Campeau and Wendy Serink, Boys & Girls Club of Fort Saskatchewan
- Sheldon Helbert, Fort Saskatchewan Prairie Stewardship Program

Mayor Katchur thanked the community groups, organizations, boards and committees for their presentations.

### **3. Adjournment**

The regular Council Meeting of October 27, 2016 adjourned at 8:24 p.m.

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Mayor

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Director, Legislative Services

## CITY OF FORT SASKATCHEWAN

### Shell Scotford Update

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**Purpose:**

Mr. Peter Zebedee, General Manager, Scotford Upgrader will be in attendance to provide an update to members of Council and Administration on Shell's activities.

**Action Required:**

That Mr. Peter Zebedee be thanked for his presentation.

**Attachment:**

Shell Scotford PowerPoint

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File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: November 3, 2016
Approved by:	Brenda Molter Director, Legislative Services	Date: November 3, 2016
Approved by:	Brenda Rauckman General Manager, Corporate & Protective Services	Date: November 3, 2016
Reviewed by:	Kelly Kloss City Manager	Date: November 3, 2016
Submitted to:	City Council	Date: November 8, 2016



## Shell Scotford

### Community Update

**Peter Zebedee**  
General Manager, Scotford Upgrader



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## What is Shell Scotford

- Upgrader, Refinery, Chemicals Plant and Carbon Capture & Storage
  - Producing gasoline, diesel and jet fuel for western Canada
  - Producing the ingredients for manufacturers to make plastic water bottles, foam food trays, truck bed liners, diapers
  - Canada's largest producer of elemental sulphur
- 1,200 full-time employees, 600 long-term contractors, 10,000+ short-term contractors annually
- Approx. \$125 million annually in contracts in Fort Saskatchewan & Strathcona County



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## Turnaround Activity

### 4 Major Turnarounds in 2015 & 2016

- All completed with strong safety performance
- Approx. 5,000 skilled trades supported the turnarounds
- Next major turnaround activity in 2018



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## Quest Carbon Capture & Storage

### Quest captures and safely stores its first million tonnes of CO<sub>2</sub>

- First CCS project applied to oil sands operations
- Exceeding target of capturing one million tonnes of CO<sub>2</sub> per year
- Subsurface geology is proving ideal for long-term, safe storage of CO<sub>2</sub>
- Operating costs for Quest are also 30 per cent less than expected
- Any intellectual property or data generated by Quest is publicly available



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## Climate Change Challenge

### Case Study: Desert Sunlight Solar Farm

- Opened in 2015
- Displaces 300,000 tonnes CO<sub>2</sub> per year
- Size: Covers equivalent of all of Southfort, Westpark & Pineview
- Cost: \$2.00 billion USD, aided by government loan

### Case Study: Quest CCS

- Opened in 2015
- Displaces 1,100,000 tonnes CO<sub>2</sub> per year
- Size: Covers equivalent of Wal-Mart parking lot
- Cost: \$1.35 billion (incl. 10 years operation) aided with governments grants of \$865M



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## Fuelling Kindness (Community Crew)

### Continue to support community through our Fuelling Kindness initiatives

- Random acts of kindness completed in Fort Sask
- 40+ Days of Caring completed to date in 2016
- 35+ organizations have received silent/live auction donations
- \$141,500 donated via Community Service Fund (2015 total)



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## Community Investment



### Highlights from our 2016 programme of strategic donations:

- \$225,000 – West River's Edge: Reforestation project, lookouts, public art, interpretive signage
- \$110,000 – Boys & Girls Club Parking Lot: Opening held in summer 2016
- \$30,000 – Community Grants: Families First, Pioneer House, Pottery Guild, Fun With French Preschool
- \$6,300 – Road Safety Initiatives: Operation Red Nose, Light Up The Night Halloween Safety Program

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## Looking Ahead

- Moving into run & maintain mode after two years of turnaround activity
- Major announcement on our refinery hydrocracker project
- Shell Wetlands (\$175,000 donation):  
Construction in 2017 between Bridgeview and North Saskatchewan River – closer to Hwy 15
- Scotford Community Grants

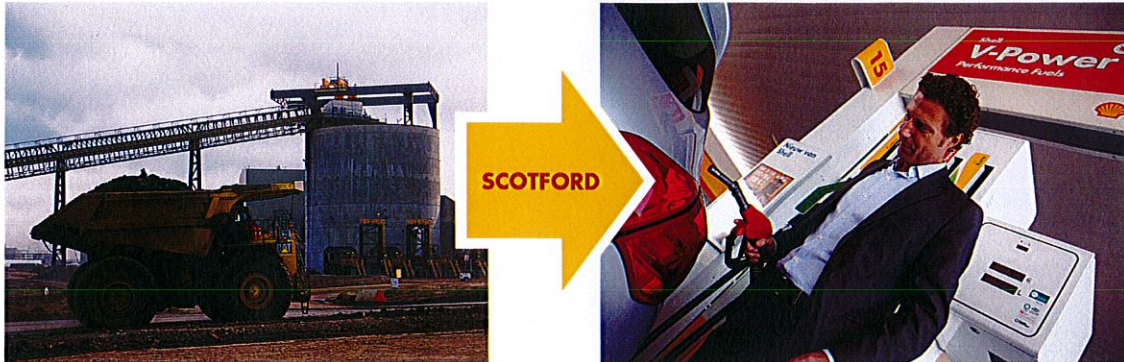


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## Impact of global economy on Scotford



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## Q&A

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## **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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#### **Motions:**

1. That Bylaw C17-16 be amended to include the following:
  - “2. That the regulations for the DC(A) – Direct Control – 99<sup>th</sup> Avenue Residential Mixed Use Centre form part of this Bylaw, as shown on the attached Schedule “B”.”
2. That 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 be given second reading, as amended.
3. That 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 be given third reading.

#### **Purpose:**

To present Council with information regarding proposed zoning regulations for the old hospital site and to request second and third readings of Bylaw C17-16.

#### **Background:**

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

Currently, the site is identified as “DC” – Direct Control (Council), which has no specific development regulations. Under the proposed district, site specific regulations would apply. These regulations are intended for the development of a mixed use centre. Residential building types include apartments and townhouses, with an opportunity for limited commercial uses. Commercial uses can only occur within apartment buildings, and not as separate standalone buildings.

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

- Maximum 4 storey building height along 99<sup>th</sup> Avenue and 95<sup>th</sup> Street.
- Maximum 12 storey building height at the centre of the site.
- Apartment buildings can include commercial uses on the ground floor.
- Commercial uses may include a convenience store, hair salon and coffee shop.
- Architectural features such as vertical articulations and projections are encouraged.

#### **Building Heights**

Maximum building heights of 4 storeys along the street and 12 storeys within the centre of the site is proposed. This means that a developer could build *up to* these heights. The developer could only build to the maximum height if all other zoning requirements, including building setbacks and the required number of parking stalls are satisfied. The proposed regulations regarding height were written to ensure an appropriate transition between the site and the

existing residential neighborhoods. For example, the use of stepbacks or tiered storeys for any buildings over 4 storeys.

### Architecture and Urban Design

The regulations encourage the use of architectural features, such as vertical articulations and projections which provide visual interest and enhance the appearance. In addition, should there be any surface parking, it would be located to the rear or the sides of buildings.

### Community Feedback

At the time this report was written, Administration had received 1 email in which concerns about building height and traffic were raised. Response: In regards to height, the proposed regulations have been written to ensure an appropriate height transition. This includes a 4 storey building height maximum along the street, and stepbacks for any building over 4 storeys. There is a distance of over 100 m (328 ft.) from the centre of the site to surrounding detached dwellings. If additional accesses are required for the site, the Developer will need to provide a Traffic Impact Assessment as part of the Development Permit process.

Bylaw C17-16 received first reading at the October 25, 2016 regular Council Meeting. For first reading, the DC(A)-08 regulations were presented as "Appendix B" and not noted in the Bylaw. The DC(A)-08 regulations have now been included as "Schedule B", which requires an amendment to the bylaw prior to second reading. No changes have been made to the content of the DC(A)-08 regulations.

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

The lands are designated as "Residential Mixed Use Centre (RMU)" in the City's *Municipal Development Plan (MDP)*. The lands are subject to the *Old Health Centre Site Redevelopment Brief*.

- The Strategic Plan, Community Sustainability Plan (CSP) and Municipal Development Plan (MDP) all support infill development.
- The CSP and MDP specifically support redevelopment of this site.
- Mixed use development is strongly supported as it encourages a walkable environment and promotes complete neighbourhoods.

Specific applicable policies can be found under Appendix B.

The Capital Region Board recently approved the *Edmonton Metropolitan Region Growth Plan, Re-Imagine. Plan. Build*. The Plan includes an intensification target of 15% for Fort Saskatchewan. This means that out of 100 new residential units, 15 should be from infill development. While the target is aspirational, it is important to that the City work towards achieving this.

### **Financial Implications:**

Council previously approved costs related to working with an appraiser and marketing the site.

**Recommendation:**

1. That Bylaw C17-16 be amended to include the following:
  - “2. That the regulations for the DC(A) – Direct Control – 99<sup>th</sup> Avenue Residential Mixed Use Centre form part of this Bylaw, as shown on the attached Schedule “B”.”
2. That 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 be given second reading, as amended.
3. That 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 be given third reading.

**Attachments:**

1. Bylaw C17-16
2. Schedule A to Bylaw C17-16
3. Schedule B to Bylaw C17-16 – Regulations for DC(A)-08 Direct Control 99<sup>th</sup> Avenue Residential Mixed Use Centre
4. Appendix A - Aerial Map
5. Appendix B - Applicable Policies
6. Appendix C - 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: November 2, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: November 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: November 2, 2016
Submitted to:	City Council	Date: November 8, 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 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	25 <sup>th</sup>	day of	October	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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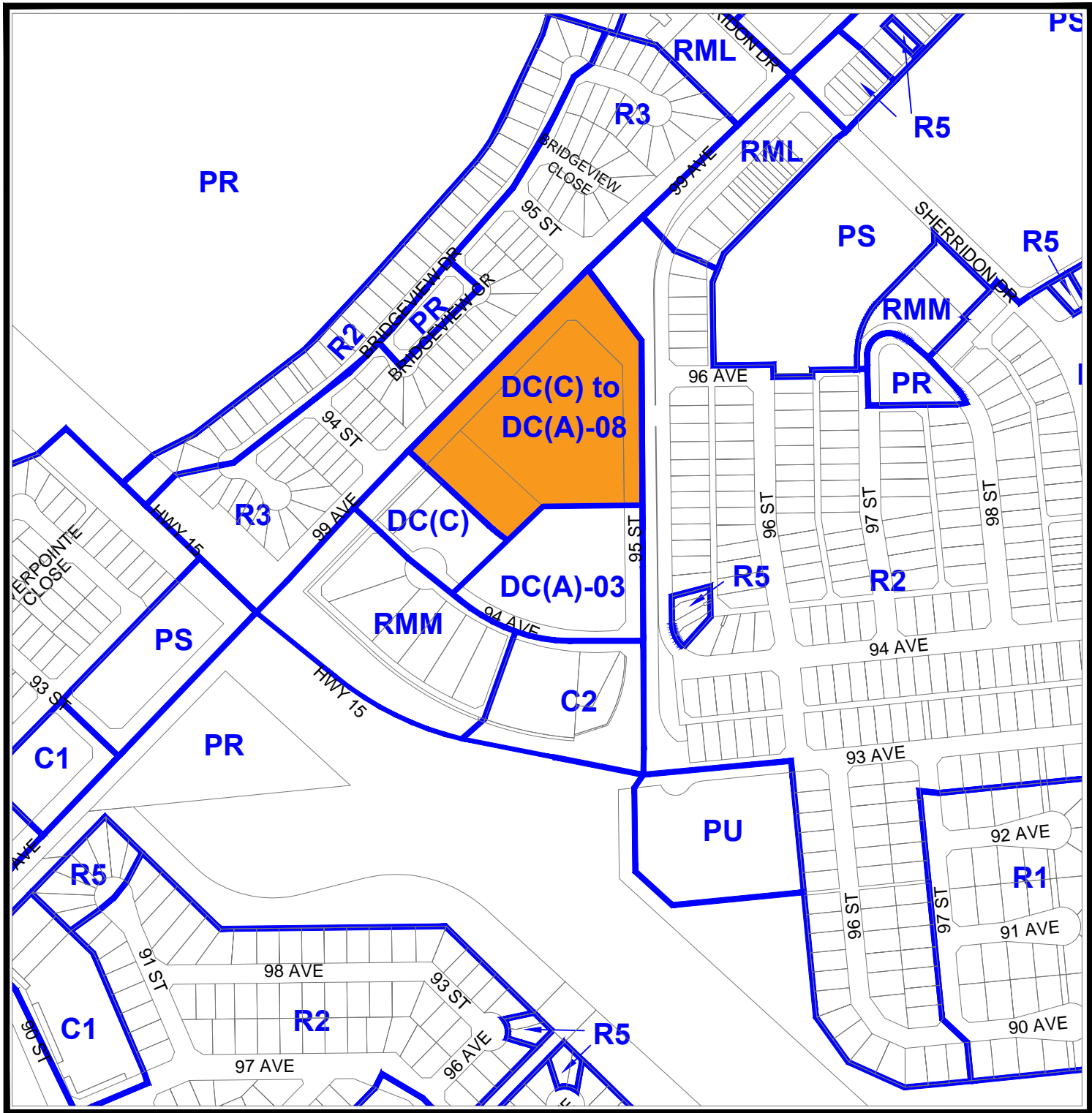
DIRECTOR, LEGISLATIVE SERVICES

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



# Bylaw C17-16

## Schedule "A"



**SUBJECT AREA**



# Bylaw C17-16

## Schedule “B”

### DC(A)-08 Regulations

#### 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
		6.0m (19.6ft) minimum without a lane
		7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site
		4.5m (14.8ft) maximum on a corner site
<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	

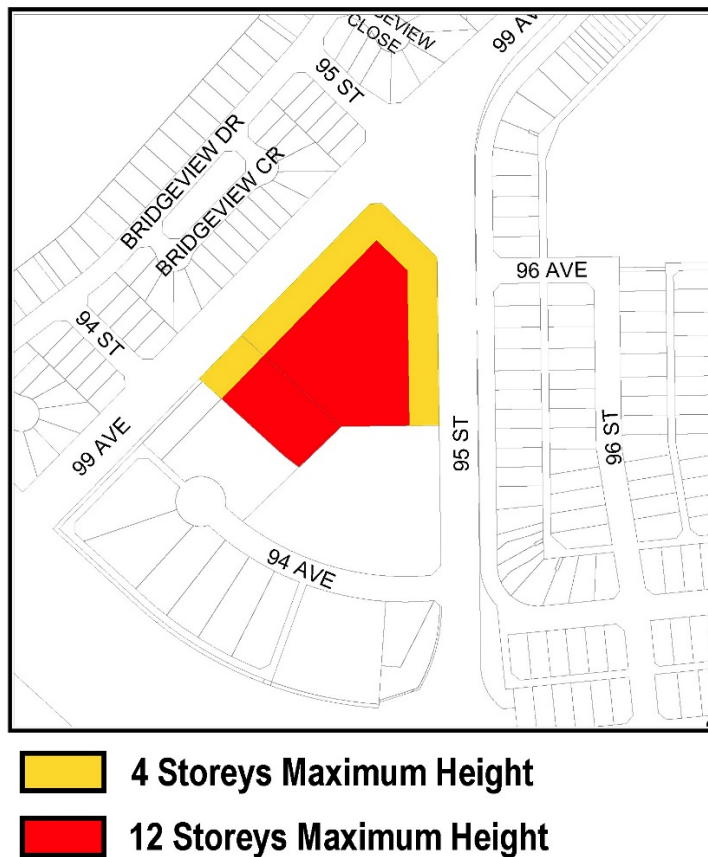
\*\* Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

### 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**

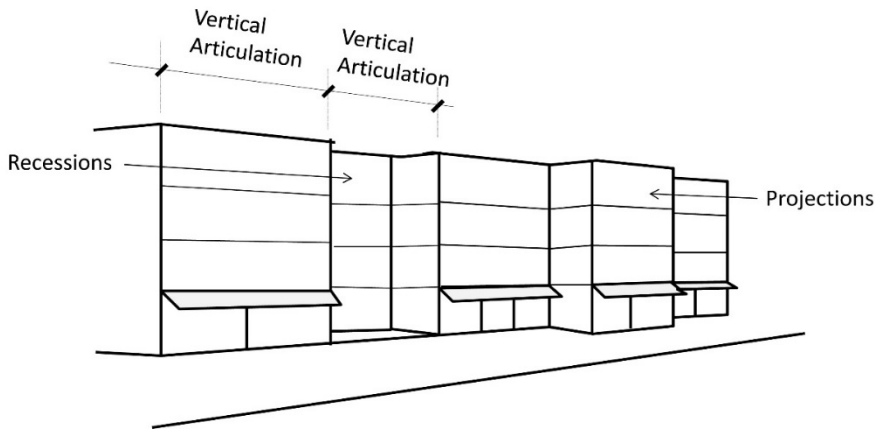


### 9.13.9 Building Massing and Architectural Character

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.

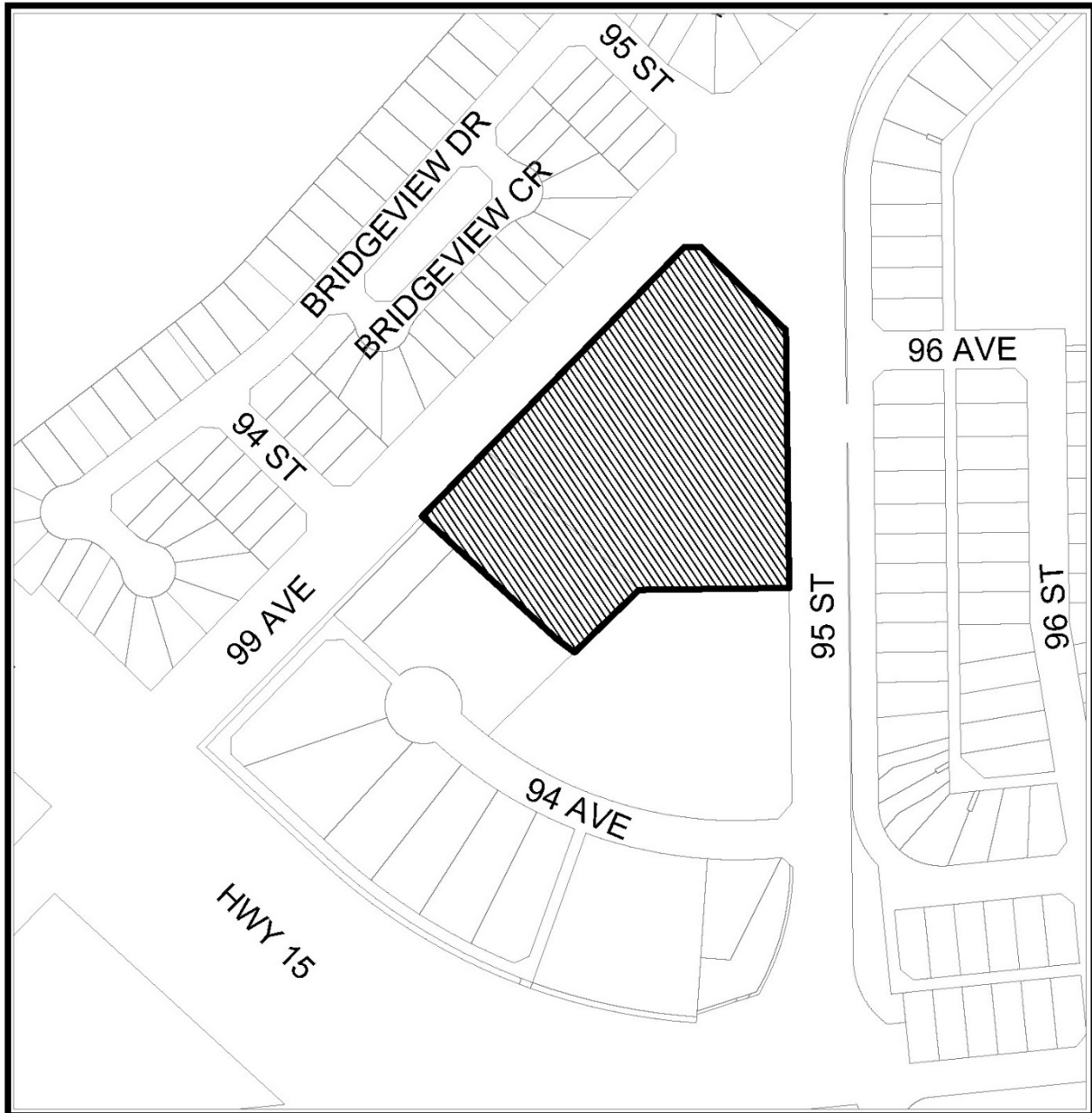
#### **9.13.13 Additional Regulations**

- (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

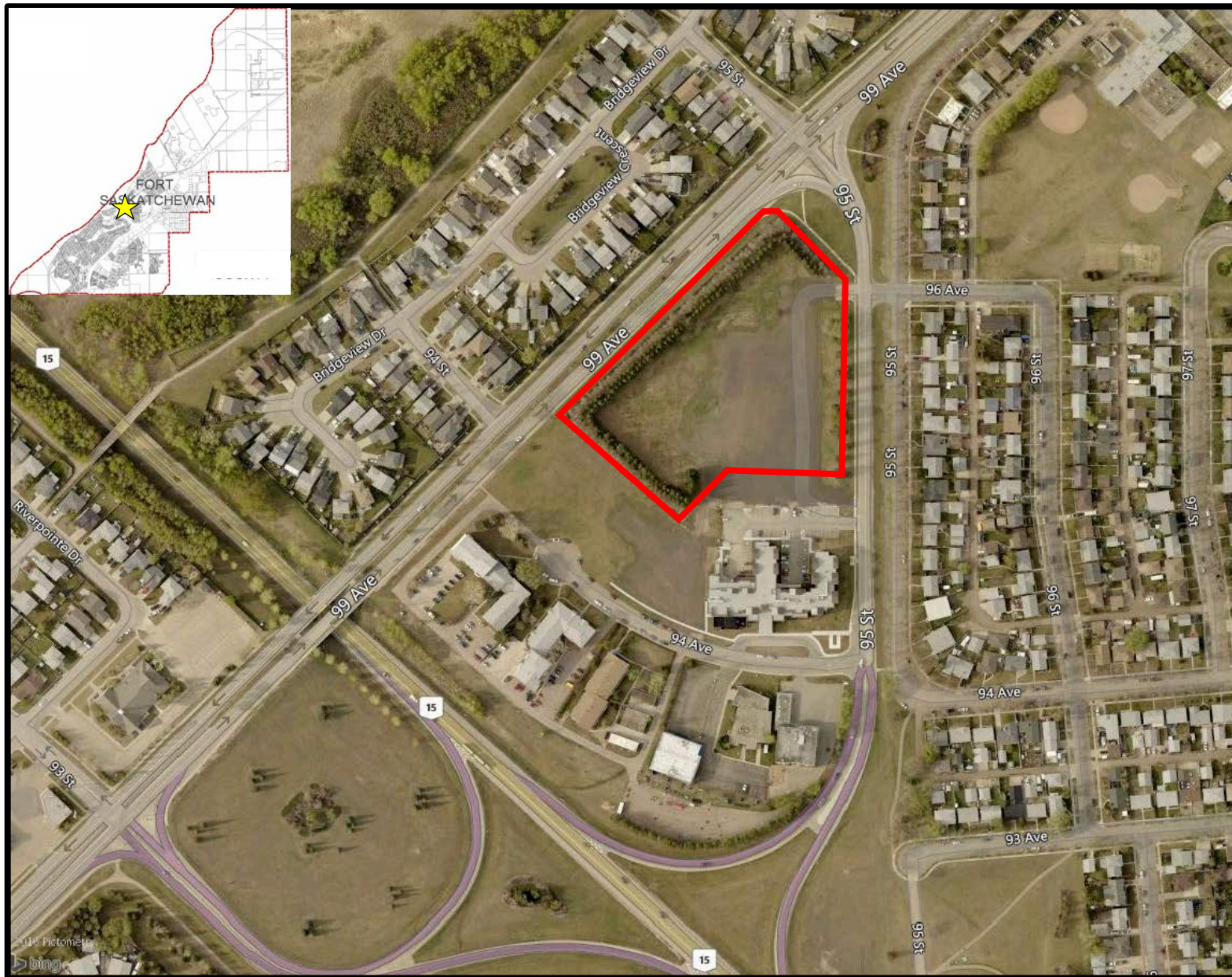
Lots 17-18, Block 22, Plan 1523644



**SUBJECT AREA**



# APPENDIX 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



## APPENDIX B- 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.

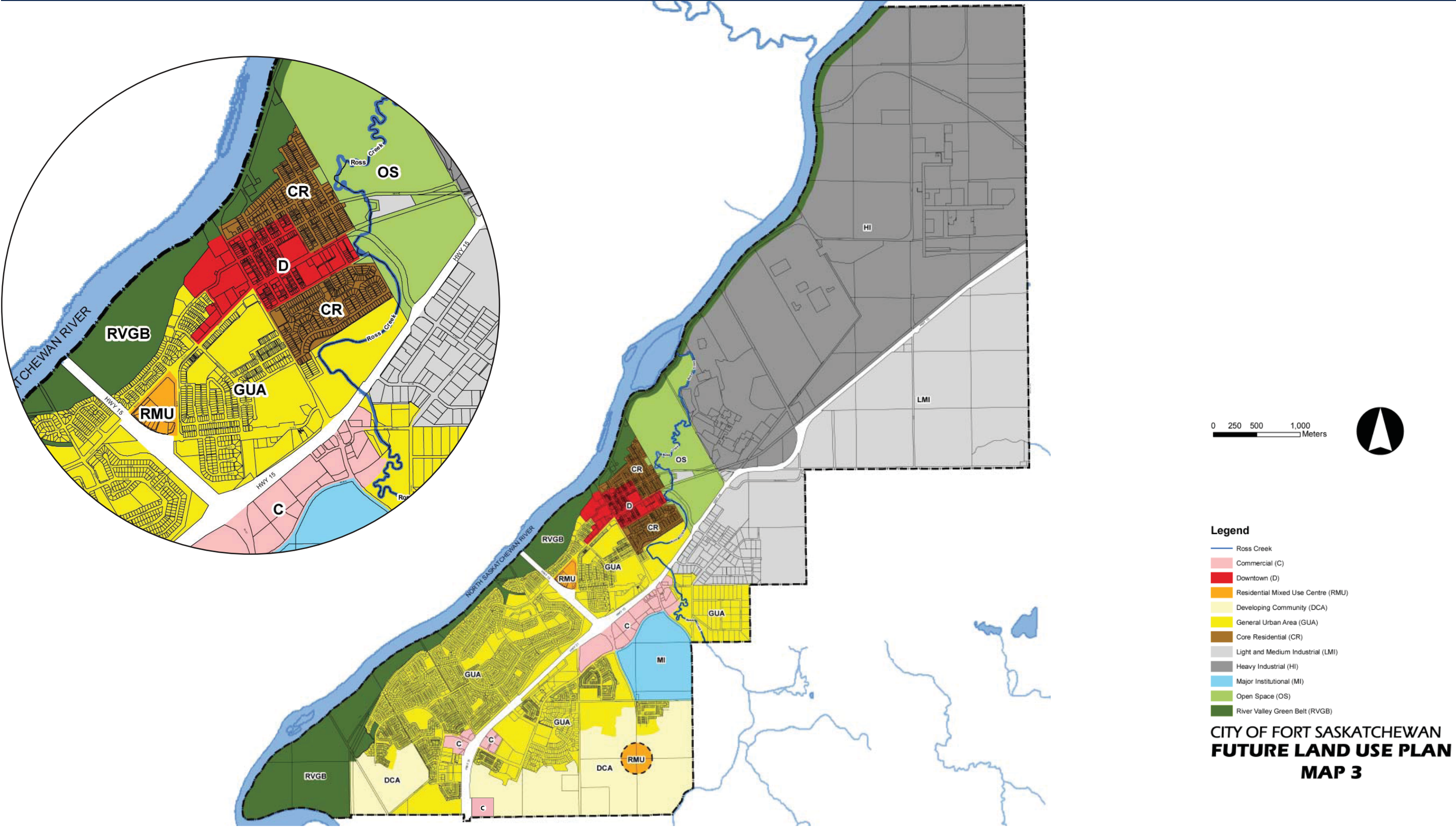
**MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10**  
**DESIGNATION: RESIDENTIAL MIXED USE CENTRE (RMU)**

<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

### Appointment of City Auditors

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**Motion:**

That PricewaterhouseCoopers LLP be appointed as external auditors for the City of Fort Saskatchewan for the 2016 to 2020 fiscal years.

**Purpose:**

To appoint external auditors for the City of Fort Saskatchewan.

**Background:**

In September 2016, the City conducted a Request For Proposal process for audit services for a five year term starting in 2016 and ending in 2020. A number of proposals were received from qualified audit firms, which were evaluated based on established criteria.

Based on the evaluation, Council selected PricewaterhouseCoopers LLP to serve as the City's external auditor for the 2016 to 2020 fiscal years.

**Plans/Standards/Legislation:**

Section 280 of the *Municipal Government Act*, R.S.A 2000 c. M-26 requires the appointment of an auditor by Council.

**Financial Implications:**

The first year audit fees will be \$44,000, which is within the proposed 2017 budget.

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File No.:

Prepared by:           Jeremy Emann  
                              Chief Financial Officer

Date: October 26, 2016

Reviewed by:       Kelly Kloss  
                              City Manager

Date: November 2, 2016

Submitted to:       City Council

Date: November 8, 2016