

**Related Policy to Bylaw C5-15  
Southfort Meadows Stage 4 & 5 Redistricting**

**Municipal Development Plan – Bylaw C16-10  
Designation: Developing Community Area**

<b>6.0 Developing Community Area</b>		
<b>6.4.5</b>	Require that new greenfield development follows an efficient and logical pattern of phasing.	Satisfactory
<b>6.4.7</b>	Reinforce the development of complete neighbourhood units by encouraging a range of dwelling unit types and densities, along with supporting services, in each residential neighbourhood within the Developing Community Area.	Satisfactory
<b>7.0 Community Design</b>		
<b>7.1.4</b>	Recognizing the role that streets and parks play as a key feature of the public realm, encourage building and housing development that face public streets and parks, rather than turning its back on the public realm.	Satisfactory
<b>7.1.7</b>	In undeveloped portions of Westpark and Southfort, promote small block sizes, encouraging the development of 60 to 100 metre block widths in order to encourage walking and cycling.	Opportune for improvement
<b>7.1.8</b>	In undeveloped portions of Westpark and Southfort, encourage the use of block shapes that can facilitate changes in future land uses.	Opportune for improvement
<b>8.0 Mobility</b>		
<b>8.14</b>	When undertaking transportation planning, ensure that streets are designed for all users, with adequate facilities for pedestrians, cyclists, and users of public transit, as well as consideration for the effective operation of Public Works and Emergency Services.	Satisfactory
<b>9.0 Housing</b>		
<b>9.1.1</b>	Encourage a range of housing types within all areas of Fort Saskatchewan, with close access to neighbourhood services and amenities.	Satisfactory
<b>9.1.3</b>	Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing and to meet the density targets established in the Capital Region Plan.	Satisfactory
<b>9.2.3</b>	Achieve neighbourhood targets of 20% of new housing units to be developed as affordable or attainable housing.	Opportune for improvement
<b>10.0 Parks &amp; the Natural Environment</b>		
<b>10.1.1</b>	Provide all neighbourhoods with access to passive and active recreational opportunities.	Excels
<b>12.0 Sense of Community</b>		
<b>12.1.1</b>	Promote land use patterns and mobility connections that foster community interactions.	Satisfactory

## Community Sustainability Plan – R173-14

UR – Urban Resources		
UR1	Rezone city to allow mixed use development, higher densities and a higher percentage of land (approximately 10-15% more) being dedicated to green spaces.	Satisfactory
UR4	Develop the City around neighbourhood nodes so people can walk to their nearest node for daily needs and amenities.	Opportune for improvement
UR6	Emphasize the pedestrian experience in all urban design ensuring people have places to socialize and connect.	Satisfactory
UR14	Promote all new building development to follow a green building rating system (e.g., LEED®) or develop a municipal green building code to be adhered to by developers.	Opportune for improvement
UR19	Restrict maximum lot size and minimum density to promote higher density.	Satisfactory
UR36	Promote alternate building form and materials that have low environmental impact for building and construction (e.g., straw bale, rammed earth, and sod buildings).	Opportune for improvement
NE – Natural Environment		
NE2	Incorporate the natural environment, greenways and parks in the overall design of the City.	Satisfactory
CC – Compassionate Community and Sense of Community		
CC5	Adapt land use policies to allow for a greater range of housing options including mixed use and high density developments	Satisfactory
CC25	Create a sense of community where people make an effort to know their neighbours.	Satisfactory

## Southfort Area Structure Plan – Bylaw C7-13

### Designation: Low Density Residential

4.1 Overall		
Prior to acceptance of redistricting applications, an Outline Plan and an Engineering Design Brief for the parcel in its entirety shall be provided by the developer, demonstrating how the proposed development will integrate with adjacent development and align with the objectives and policies of this Area Structure Plan.		Satisfactory
When determined necessary, the City shall host design forums prior to accepting redistricting and subdivision applications to facilitate a round table discussions between various City Departments and the developer. The developer shall demonstrate how the proposed development will achieve the planning and operations goals of the City.		Satisfactory
Neighbourhood character and quality shall be enhanced through public realm improvement such as boulevards, entrance features, street furniture, public art, and other landscape features.		Excels

<b>4.2 Residential</b>	
Provide a variety of lot sizes and housing forms to provide choice and accommodate all residents in the community.	Excels
Urban design shall be used to create a cohesive neighbourhood with a variety of architectural styles that encourages interaction with the public realm by orienting buildings towards public streets and parks.	Excels
The City may consider entering a Pilot Project to grant variances to a group of residential lots in a greenfield development in exchange for innovative neighbourhood design and diverse housing options. Notification of the proposed Pilot Project shall be circulated to adjacent property owners with an opportunity for residents to comment, which will be taken into consideration before entering an agreement.	Excels
<b>4.6 Green Spaces</b>	
Provide neighbourhoods with access to passive and active recreational opportunities.	Excels
<b>6.4 Transportation</b>	
Prohibit front driveway access to arterial and major collector roadways. Front drive access from minor collector roads may be permitted on a limited basis.	Concerns to be addressed
Where possible and considered necessary by the City, dwellings with front access shall face dwellings with rear access to allow one side of the street to be used for off-site parking and snow storage, especially in developments that are primarily semi-detached and multi-attached dwelling.	Concerns to be addressed