

CITY OF FORT SASKATCHEWAN

Bylaw C8-15 to Amend Land Use Bylaw C10-13 to Add RHR – High Rise Residential District

Motion:

That Council give first reading to Bylaw C8-15 to amend Land Use Bylaw C10-13 by adding the RHR – High Rise Residential District, which allows residential buildings with a maximum height of 20 storeys.

Purpose:

The purpose of this report is to present Council with information and a recommendation on increasing the residential maximum height, and to consider first reading of Bylaw C8-15.

Background:

The Land Use Bylaw currently allows a range of height maximums depending on the nature of intent of each district. Districts that allow tall buildings include the C5 - Fort Mall Redevelopment District, allowing buildings up to 15 storeys; and the RMH - High Density Multiple Residential District, allowing up to 12 storeys in height. A chart is provided as Appendix “C” showing the maximum allowable height in each districts.

On August 26, 2014, Administration presented Council with Bylaw C19-14 - 2014 Land Use Bylaw Refresh, which proposes minor amendments to address development trends, and provide clarification within the regulations. At that meeting, Administration was directed to bring back information to Council on increasing the height capacity for future buildings high density residential developments in Fort Saskatchewan.

Administration conducted an online survey, and displayed presentation material in public locations such as the Dow Centennial Centre (main lobby), Shell Theatre, Harbour Pool, Jubilee Recreation Centre, and City Hall. The displays and online survey provided the opportunity for the public to give feedback on tall buildings within the City of Fort Saskatchewan. The results of the feedback is summarized in Appendix E.

To assess the potential impacts that tall buildings may have on municipal infrastructure and nearby development, Administration obtained the services of ISL Engineering. An Infrastructure Analysis has been prepared by ISL Engineering, and is available as Appendix “D”.

The Infrastructure Analysis focused on three potential locations within the City for high rise development. These three locations include the old hospital site, a site adjacent to Highway 21, and the residential mixed use node, as identified in the Southfort Area Structure Plan. Administration chose to focus on these locations based on size, proximity to transportation and services, and compatibility with nearby land use districts. While the three locations have been identified as potentially suitable for high rise development, the application of the RHR District is not limited nor guaranteed for these sites. The appropriate location would be analyzed and determined through the redistricting process.

To ensure potential impacts associated with tall buildings are minimized, the RHR District ensures reasonable separation between tower locations, and more sensitive land uses. In particular, where the RHR District abuts a district that allows for low density residential, a site would have to be large enough to accommodate a setback proportionate to the height of the high rise. The RHR District also includes regulations to address issues, such as overlooking into sensitive land uses, shadowing, floor area ratios, amenity area, siting of high rise buildings within the site, density, parking, transportation, and so forth.

Should Council approve the proposed RHR District, the new district would allow apartment buildings to be at least 12 storeys in height to a maximum of 20 storeys in height, subject to development regulations. As a new district within the Land Use Bylaw, a landowner would have the ability to make application to redistrict land to RHR - High Rise Residential District. The redistricting application would be vetted by Administration, subject to three readings, and a Public Hearing.

Plans/Standards/Legislation:

Appendix B outlines the related municipal plans for this proposed Land Use Bylaw amendment.

Financial Implications:

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

Internal Impacts:

The functions associated with the adoption of this Bylaw can be completed within existing staff capacities. Should Council direct Administration to conduct further analysis, it may be necessary to obtain the services of a consultant.

To meet the *Municipal Government Act* requirements, assistance from Communication and Marketing would be necessary. Should Council grant first reading to Bylaw C8-15, the Public Hearing would be advertised in the local newspaper for two consecutive weeks. The target date for a Public Hearing regarding Bylaw C8-15 is currently scheduled for Tuesday, April 14, 2015 in Council Chambers at 6:00 p.m., or soon thereafter.

Moreover, staff will post the draft district on-line and promote the project through announcements on the website and social media, in order to encourage feedback and comments.

Alternatives:

1. That Council give first reading to Bylaw C8-15 to amend Land Use Bylaw C10-13 by adding the RHR – High Rise Residential District, which allows residential buildings with a maximum height of 20 storeys.
2. That Council not proceed with first reading to Bylaw C8-15, not establishing a land use district with a maximum building height of 20 storeys, and advise how they wish to proceed.

Attachments:

1. Bylaw C8-15
2. Appendix A – Draft RHR Residential High Rise District
3. Appendix B – Relevant Policies
4. Appendix C – Maximum Heights in Relevant Land Use Districts
5. Appendix D – Residential Height Analysis, ISL Engineering
6. Appendix E – Summary Report of Community Feedback

File No.: Bylaw C8-15

Prepared by:	Craig Thomas Senior Development Planner	Date: February 11, 2015
Approved/Reviewed by:	Troy Fleming General Manager, Infrastructure & Community Services & Acting City Manager	Date: March 4, 2015
Submitted to:	City Council	Date: March 10, 2015