

**Related Policy to Bylaw C8-15
RHR High Rise Residential District**

Municipal Development Plan – Bylaw C16-10

6.0 Developing Community Area	
6.2.1	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 City.
6.2.5	Consider proposals for sensitive residential infill redevelopment projects that contribute to the livability of existing neighbourhoods.
6.5.6	Support amendments to the Southfort Area Structure Plan (ASP) to facilitate the development of higher density residential and commercial uses in the location generally identified as a Residential Mixed Use Centre in the MDP Future Land Use Plan (Map 2).
7.0 Community Design	
7.1.1	Encourage the development of the Downtown and Mixed Use Centres as primarily walkable precincts, with special attention given to the public realm and facilities for pedestrians.
7.1.5	Encourage a variety of land uses in the Downtown, Mixed Use Centres, and the General Urban Area, to promote integrated, complete neighbourhoods where residents can carry out most of their day-to-day activities.
9.0 Housing	
9.1.1	Encourage a range of housing types within all areas of Fort Saskatchewan, with close access to neighbourhood services and amenities.
9.1.2	Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing and to meet the density targets established in the Capital Region Plan.
9.1.3	Increase the overall planned densities in the Southfort and Westpark ASP areas to bring these plans into conformance with the density targets for Fort Saskatchewan in the Capital Region Growth Plan.
9.1.4	Support sensitive infill and redevelopment in the Downtown, Residential Mixed Use Centres, General Urban Area, and Core Residential land use districts.
12.0 Sense of Community	
12.1.1	Promote land use patterns and mobility connections that foster community interactions.
13.0 Responsive Local Community	
13.2.1	Continue to encourage redevelopment of the mall and old hospital sites.

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.
UR4	Develop the City around neighbourhood nodes so people can walk to their nearest node for daily needs and amenities.
UR6	Emphasize the pedestrian experience in all urban design ensuring people have places to socialize and connect.
UR19	Restrict maximum lot size and minimum density to promote higher density.
CC – Compassionate Community and Sense of Community	
CC5	Adopt land use policies to allow for a greater range of housing options including mixed use and high density developments
CC25	Create a sense of community where people make an effort to know their neighbours.