

## CITY OF FORT SASKATCHEWAN

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

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#### **Motion:**

1. That Council give second 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 give third 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 Bylaw C8-15 is to amend the Land Use Bylaw C10-13 by adding a new Land Use District designed to allow for residential buildings up to 20 storeys in height and provide regulations that effectively deal with potential impacts on nearby properties.

#### **Background:**

On August 26, 2014, Administration presented Council with Bylaw C19-14 - 2014 Land Use Bylaw Refresh, which proposed 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 high density residential developments in Fort Saskatchewan. On March 10, 2015, Administration brought forward information with the introduction of Bylaw C8-15 at which time Council gave first reading.

The Land Use Bylaw currently allows a range of height maximums depending on the nature of intent of each district. The C5 - Fort Mall Redevelopment District allows buildings to be as high as 15 storeys. This district is specific to the downtown mall site and cannot be applied elsewhere in the City. The RMH - High Density Multiple Residential District allows buildings to be as high as 12 storeys in height. This is considered as a conventional Land Use District, and as such is not specific to a single location. A chart is provided as Appendix "C" showing the maximum allowable height in each district.

The RHR - High Rise Residential District is proposed as a new residential district within Land Use Bylaw. The addition of the district will create a greater hierarchy of residential districts whereby each district regulates built form to correspond with the district's specific purpose. The new district is designed to regulate the building's form to effectively deal with potential impacts on nearby properties. Adding the new district provides the opportunity for land to be redistricted, allowing buildings as high as 20 storeys, without having to amend the existing RMH District and sites to which the RMH District applies.

Subsequent to the information report presented at the March 10, 2015 regular Council meeting, the proposed amendment to the Land Use Bylaw was posted on the City of Fort Saskatchewan Planning and Development Services website. Prior to first reading, 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 by Council, and scheduling of a Public Hearing.

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

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

As per the *Municipal Government Act*, advertisements were published in a local newspaper for two consecutive weeks. As the District is not being applied to a specific site, there is no requirement to notify adjacent landowners. At the time this report was completed, no submissions regarding the proposed bylaw were received.

#### **Financial Implications:**

The City of Fort Saskatchewan would be responsible for regular maintenance of roads and public lands associated with development within lands redistricted to the new zone. Such maintenance would be considered to be usual municipal operations (waste pickup, fire, policing, snow removal, utilities, roads and the related hardware, future infrastructure, etc.). An analysis conducted by

ISL Engineering concluded there would be no evident constraints to existing transportation and/or municipal infrastructure.

**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.

**Alternatives:**

1. That Council give second and third 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 second and third reading to Bylaw C8-15, to establish 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

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File No.: Bylaw C8-15

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Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: April 7, 2015
Reviewed by:	Brenda Rauckman Acting City Manager	Date: April 7, 2015
Submitted to:	City Council	Date: April 14, 2015