



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 C8-15

WHEREAS the *Municipal Government Act*, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;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. This Bylaw is cited as the Amendment to Land Use Bylaw C10-13, as amended, repealed, and/or replaced from time to time.
2. That Schedule “A” of Bylaw C10-13 be amended as follows:
 - a) by adding the following High Rise Residential District:

“5.25 RHR - High Rise Residential District

5.25.1 Purpose

This District is intended to provide for apartment buildings between 12 and 20 storeys and urban design direction to effectively integrate high rise developments with the surrounding planned or existing built form. Preferred sites will be located within close proximity (400.0m or 1312.3ft) to commercial amenities and transit nodes. This zoning is not intended for lands included within the Downtown Area Redevelopment Plan (Bylaw C14-08).

5.25.2 RHR Permitted and Discretionary Uses

Permitted Uses:

- Accessory development
- Apartment dwelling
- Fascia sign
- Home office
- Identification sign
- Projecting sign
- Show suite in an apartment dwelling

Discretionary Uses:

- Assisted living facility
- Business supportive service
- Community garden
- Day care facility
- Eating and drinking establishment (limited)
- Health services
- Professional, financial and office services
- Personal services
- Retail store (convenience)
- Retail store (general)
- Show home
- Temporary sales centre

5.25.3 Site Subdivision Regulations

		Interior or Corner Site
Site Area	Minimum	1,360.0m ² (14,638.9ft ²)

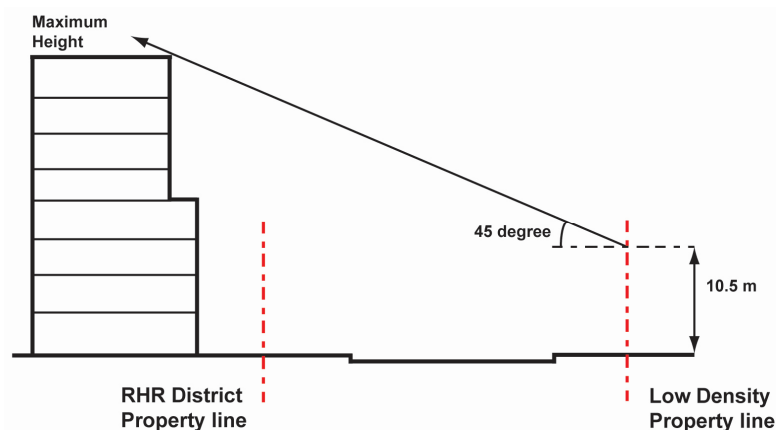
5.25.4 Site Development Regulations

		Interior or Corner Site
Setbacks	Minimum	7.0m (23.0ft)
Unit Density	Maximum	370 dwelling units per net developable hectare
Height	Minimum	12 storeys or 40.0m (131.2ft)
	Maximum	20 storeys or 67.0m (219.0ft), and as per Section 5.13.4(a) of this Bylaw.
Common Amenity Area	Minimum	4.5m ² (48.4ft ²) per dwelling unit.
Private Amenity Area	Minimum	3.0m ² (33.3ft ²) per dwelling unit to be provided by balconies. Balconies may project a maximum of 1.0m (3.3ft) into the minimum setback.

5.25.5 Urban Form, Building Massing and Architectural Character

- (a) The maximum building height shall be limited by the application of a 45° Angular Plane where the RHR District abuts a District that allows low density residential. The 45° Angular Plane, as shown in Figure 5.1, shall be taken from a height of 10.5m (34.4ft) above the nearest property line of the parcel that allows low density residential and subsequent storeys must fit within this angular plane.

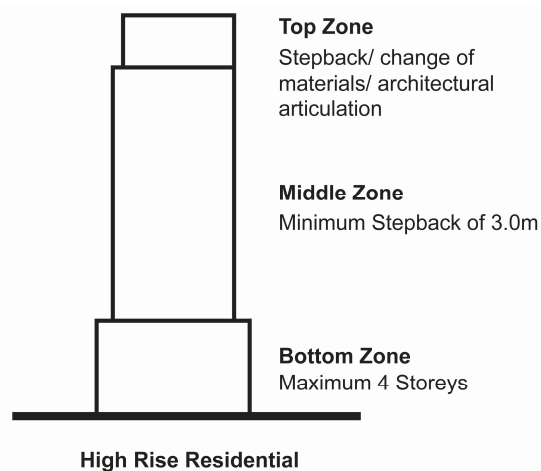
Figure 5.1: 45 Degree Angular Plane for Determining Height Maximums



- (b) Buildings shall provide three distinct vertical zones as per the Figure 5.2, and meet the following step back requirements:

- i. The base zone shall be a minimum of two storeys and a maximum four storeys and shall be integrated with townhouses, apartments or commercial retail units;
- ii. The middle zone shall provide a minimum step-back of 3.0m (9.8ft). To avoid adverse massing effects, the middle zone shall be no wider than 25 metres on any side;
- iii. The top zone shall include the top three stories. The top zone shall provide either an additional stepback or a change in material/colour or special architectural treatment to the satisfaction of the Development Authority.

Figure 5.2: Vertical Zones

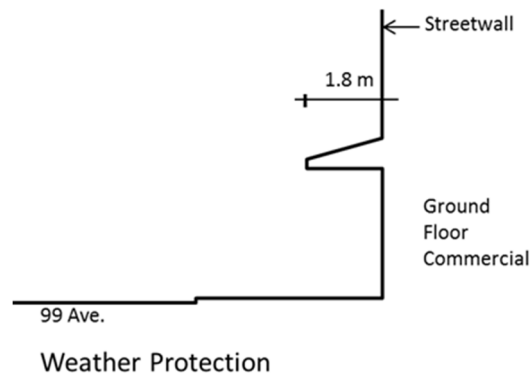


- (c) A minimum separation distance of 25.0m (82.0ft) shall be provided between towers. The 25.0m separation distance shall be measured from the middle zone of each tower located on the property and on any adjacent or abutting properties.
- (d) Architectural treatment of all sides of the building shall create visual interest through the use of architectural features, materials, windows and articulation.
- (e) Buildings shall be finished with glass curtain wall, cement based envelope materials, such as brick veneer, stone veneer, or other manufactured stone veneer, and/or pre-finished metal, and/or painted metal, wood, brick or stone.
- (f) Exterior lighting shall be designed and finished in a manner consistent with the design and finishing of the development, be provided to ensure a well-lit environment and to highlight the development, to the satisfaction of the Development Authority.
- (g) All mechanical equipment shall be visually and acoustically screened from both the public realm and/or adjacent developments or be concealed by incorporating it within the roof envelope or by screening it in a way that is consistent with the character and finishing of the development.

5.25.6 Building Articulation

- (a) The building shall incorporate articulated façades, rooflines, and architectural treatments that establish the building as a distinctive landmark for the surrounding areas.
 - i. The base zone shall incorporate continuous weather protection in the form of a 1.8m (5.9ft) wide canopy or any other architectural element wherever commercial frontages exist to create a comfortable environment for pedestrians, as per Figure 5.3.

Figure 5.3: Canopies and Weather Protection



- (b) The middle and top zone shall be designed to reduce both on and off the site impacts to maintain view corridors, maximize solar penetration, and reduce adverse microclimatic effects related to wind, precipitation and shadowing. Prior to the acceptance of a development permit application, the following studies shall be provided to support this objective:
 - i. A Wind Impact Study prepared by a qualified professional. The Study shall be based on a computer model simulation analysis; and
 - ii. A Sun Shadow Impact Study prepared by a qualified professional.

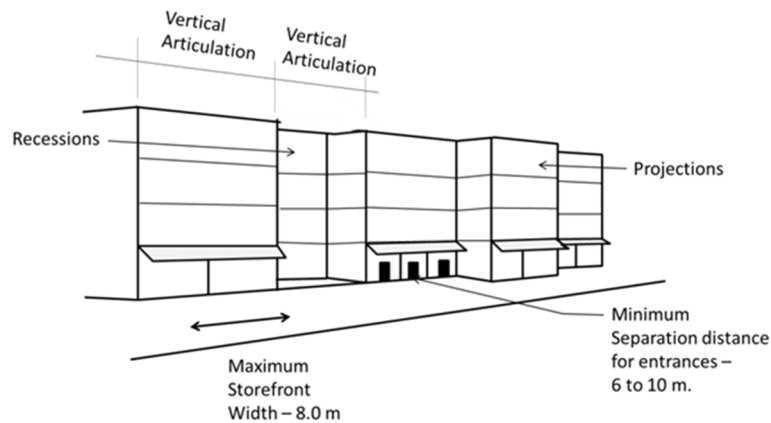
5.25.7 Entrances and Street Character

- (a) All ground level residential units with street frontage shall have individual entrances that front onto the street, adjacent sidewalk, or private outdoor amenity space. Entry transitions, such as steps, fences, gates or hedges, shall be provided to create an appropriate relationship with, and definition of, the public realm and the private space of dwelling units.
- (b) The building shall clearly differentiate residential entrances from commercial entrances through distinct architectural treatment, whereas:
 - i. Entrances for commercial and office uses shall be located at intervals of 6.0m to 10.0m (19.7ft to 32.8ft) along building façades fronting public roadway, as per Figure 5.4; and
 - ii. To ensure the pedestrian amenity areas are maintained, entrances that are adjacent to the public realm shall be recessed at least 1.0 m from the face of

the building.

- (c) Individual retail store frontages at ground floor shall not exceed 8.0m (26.3ft) in width, as per Figure 5.4.
- (d) To avoid monotony in architecture, all buildings shall be required to provide a vertical articulation in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade, as per Figure 5.4;

Figure 5.4: Vertical Articulation Specifications

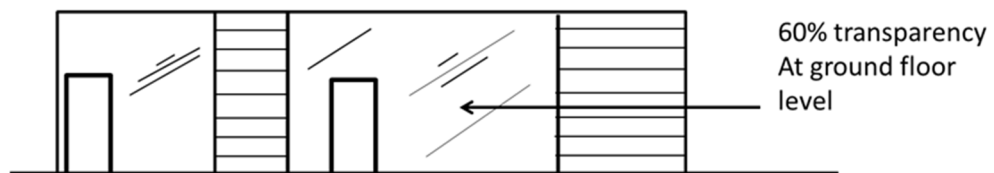


- (e) Common Amenity Areas shall accommodate design features or street related activities, such as architectural elements, landscaping, public art or sidewalk cafes.

5.25.8 Development Regulations for Commercial Uses

- (a) Commercial uses, if developed, shall be limited to the first two storeys of the high rise development.
- (b) Non-residential listed uses shall:
 - i. Not be permitted as a freestanding use in a stand-alone building; and
 - ii. Shall have separate access at grade from residential uses.
- (c) The ground floor of each commercial development shall be required to provide a minimum of 60% transparency measured along the front facade. Tempered or tinted glass that prohibits visibility shall be considered as opaque surface, as per Figure 5.5.

Figure 5.5: Transparency in Ground Level Commercial Developments



5.25.9 Parking, Circulation, Accesses, Loading and Waste Collection

- (a) Notwithstanding Part 11, if a development is located within 200m (656.1ft) of a public transit stop the Development Authority may reduce the required parking by 5%.
- (b) Notwithstanding Part 11, if a development has a car share program the Development Authority may reduce the required parking by 5%, or 4 parking spaces for each car share vehicle in the residential tower, whichever is greater.
- (c) Notwithstanding Part 11, bicycle parking for residents shall be located inside the building in a common area. Bicycle parking for visitors or commercial patrons shall be located adjacent to building entrances.
- (d) Resident parking shall be provided in an above or an underground parkade. Visitor parking may be provided at grade, and shall be located at the rear of buildings and not within a required setback. If an aboveground parkade is located fronting a public roadway, then the following design considerations shall be utilized:
 - i. The ground floor shall include retail uses with multiple entrances;
 - ii. Entrance to the parking facility shall be designed with architectural features to maintain the integrity of retail frontage; and
 - iii. The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- (e) Vehicular access shall be from the flanking roadway or abutting lane. In the event there is no flanking roadway or abutting lane, the vehicular access shall be designed in a manner that has minimal impact on abutting public roadways.
- (f) Driveway ramps shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5m (14.7ft) inside the property line.
- (g) Loading, storage and garbage and recycling collection areas shall be located to the rear or sides of the principal building. These areas shall:
 - i. Have a minimum setback of 7.0m (23.0ft) from a public roadway and residential dwellings; and
 - ii. Be incorporated into the overall design theme of the building and screened from public roadways using landscaping or architectural features.

5.25.10 Technical Studies and Assessments

- (a) In addition to Section 3.4.2 of this Bylaw, the Development Authority shall also request that the applicant complete and submit any or all of the following:
 - i. Geotechnical Assessment;
 - ii. Servicing Analysis; and

- iii. Traffic Impact Assessment.

5.25.11 Off-site Improvements

- (a) The Development Authority may condition the permit requiring that the applicant enter into an agreement with the City to do the following improvements necessary to serve the development and address off-site requirements.
 - i. Relocation of all underground and above ground utilities and maintaining required clearances as specified by the utility companies;
 - ii. The construction of on-street fire hydrants;
 - iii. Removal of all existing accesses as necessary to the site, with the restoration of the right-of-way;
 - iv. Provide sidewalk connections from the site to adjacent developments to create a continuous pedestrian environment;
 - v. The improvements to adjacent intersections to facilitate traffic movements into the area, if deemed required by a Traffic Impact Assessment; and
 - vi. Upgrading of adjacent right-of-ways directly abutting the site to appropriate standards; or
 - vii. Any improvements determined to be necessary as identified in Section 3.10.2.

5.25.12 Additional Development Regulations for RHR

- (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, Sections 5.1 to 5.13 of Part 5 - Residential Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs.
 - (b) In addition to Part 4 – Section 4.8 and Part 5 – Section 5.10 of this Bylaw, landscaping and site design shall:
 - i. Provide a minimum of one deciduous tree every 10.0m (32.8ft) along the street frontage;
 - ii. Provide two minimum 3.0m (9.8ft) wide walkways through the site (from the front property line to the building and from the visitor parking area to the building) to the satisfaction of the Development Authority.
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 10th day of March 2015.

READ a second time this day of 2015.

READ a third time and passed this day of 2015.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____