

TECHNICAL REPORT

Introduction of a Special District SLDR – Southpointe Low Density Residential District and Associated Amendments to Southpointe Outline Plan

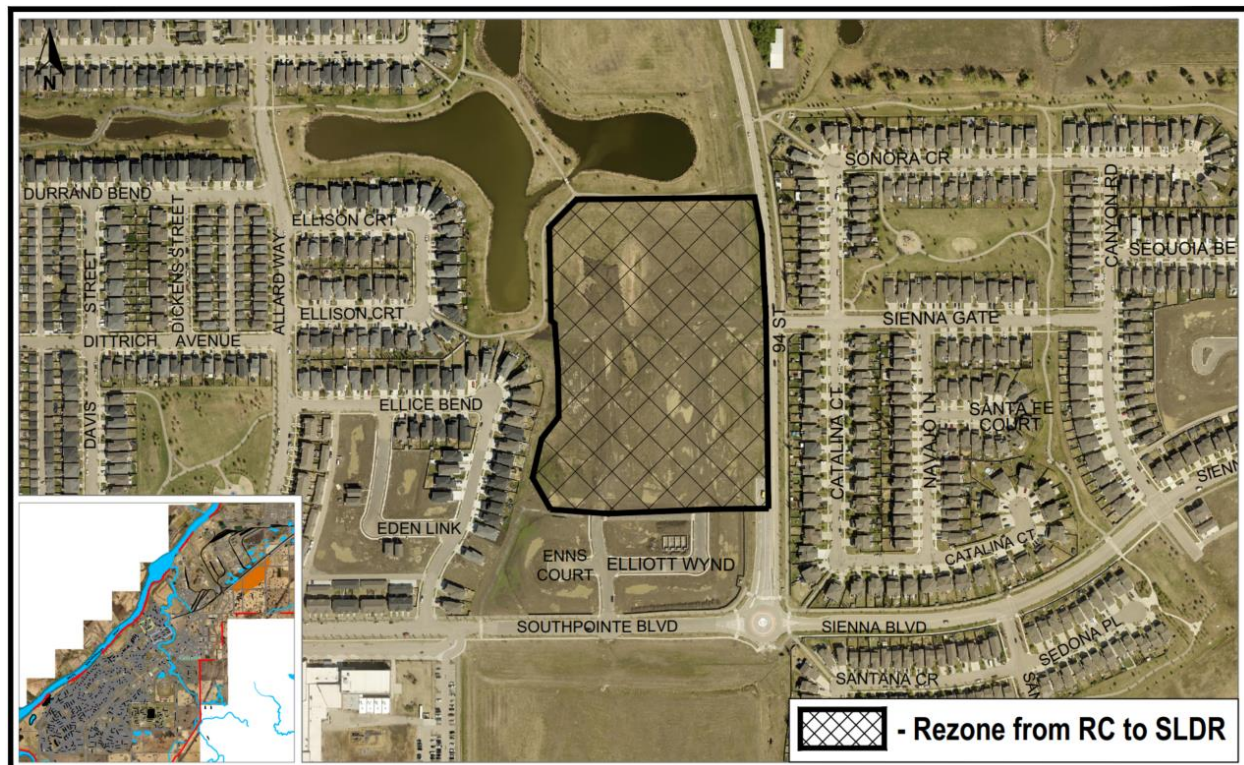
1.0 Reason for Application

The applicant is proposing to develop single detached dwellings, reduced setback (0.0m side yard) single detached dwellings, semi-detached dwellings, and multi-attached dwellings on conventional and narrow lots within Southpointe. To permit this type of development, the applicant has submitted two applications which amend the Southpointe Outline Plan, and the Land Use Bylaw.

2.0 Site and Surrounding Area

This site is located within the undeveloped portion of the Southpointe neighbourhood, west of 94 Street, north of residential development along Elliott Wynd, west of residential development along Ellice Bend, and south of a stormwater pond.

Figure 1 – Site and Surrounding Aerial Map



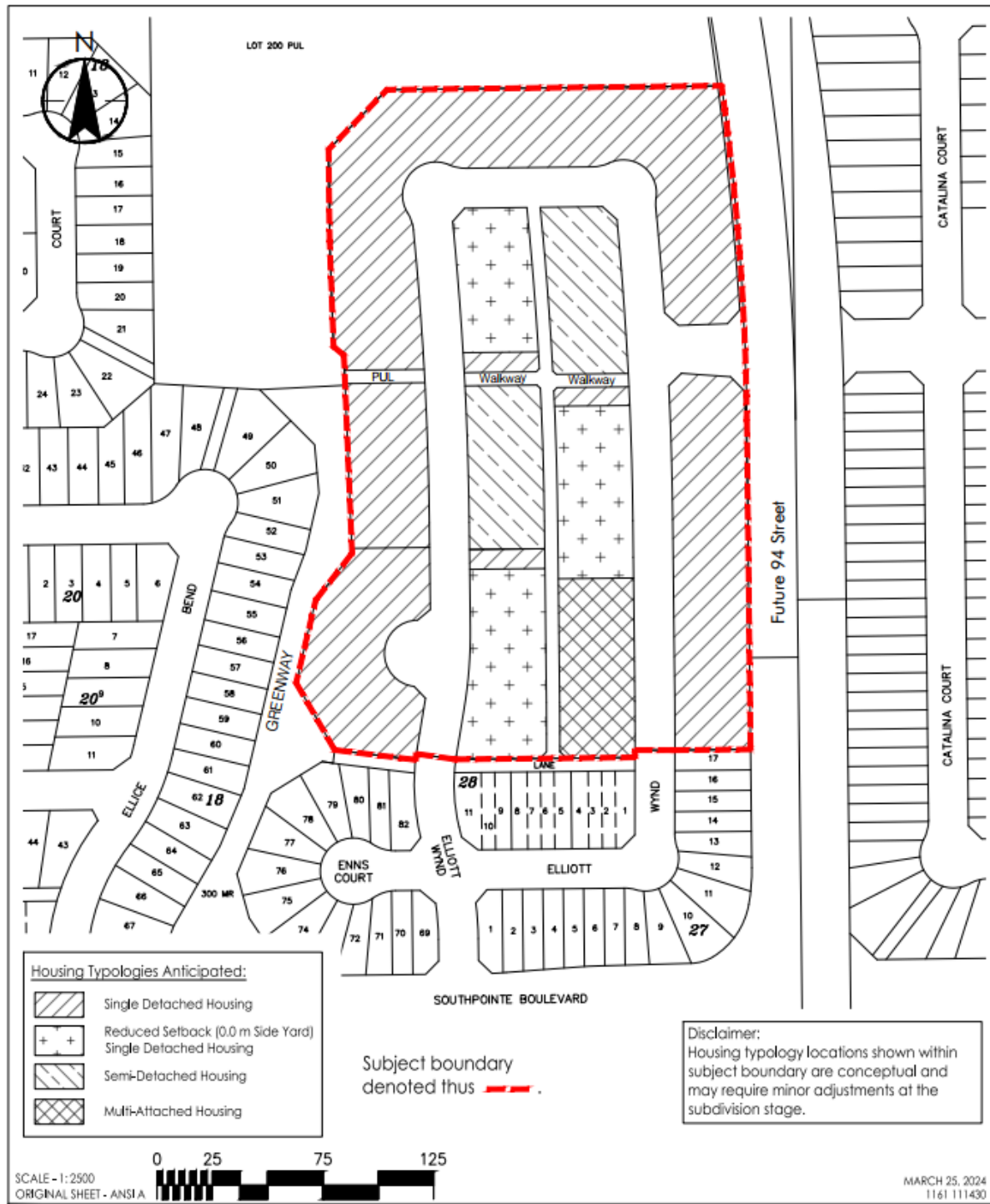
The neighbourhood consists primarily of low-density residential development. A commercial site with a neighbourhood service node is planned immediately south of the subject area, along Southpointe Blvd.

The proposed development is connected to the surrounding neighbourhoods through 94 Street, an arterial road. Southpointe Blvd is also in proximity as a collector road which provides excellent connectivity for vehicles. Multi-use trails within the surrounding road network and adjacent storm water management facility provide excellent connectivity for active transportation users.

3.0 Proposed development

The proposed district will enable a mix of low-density housing types to cater to diverse living preferences. The layout positions conventional single detached dwellings with front attached garages along the outside of the subdivision, creating traditional housing forms. These units will back onto green space and 94 Street (see Figure 2). Within the center of the subdivision, a varied grouping of housing types is planned. This includes zero lot line single detached dwellings, semi-detached dwellings, and townhouses. These blocks will be accessed through a rear lane. This configuration leverages the benefits of mixed housing types to create an inclusive neighborhood designed to meet a broad range of household needs.

Figure 2. Housing Typologies



The proposed single detached dwellings and semi-detached dwellings are comparable to other developments within the city. The minimum building pocket for a single detached dwellings is 22 feet. The minimum building pocket for the semi-detached dwelling is 18 feet. The minimum building pocket for the reduced setback (0.0m side yard) single detached dwelling is 18 feet. The minimum building pocket for internal and end units for multi-attached dwellings is 14 feet.

Table 1 – Number of Housing Types and Dwelling Widths

Housing Type	Number of Lots	Dwelling Width (Feet)
Single Detached Dwelling	68	22
Reduced Setback (0.0m side yard) Single Detached Dwelling	32	18
Semi-Detached Dwelling	20	18
Multi-Attached Dwelling	16	14

4.0 Administration’s Position

Administration **SUPPORTS** the application to amend the Southpointe Outline Plan and Land Use Bylaw for the following reasons:

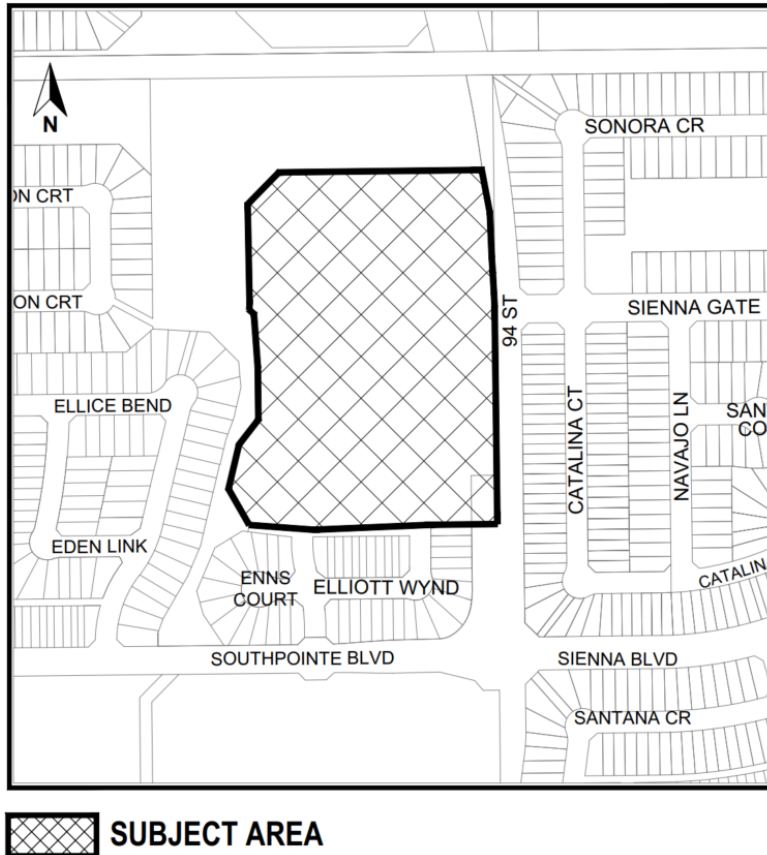
- Policies of the Municipal Development Plan and Southfort Area Structure Plan encourage innovative and diverse housing options to meet the broad housing needs of the community.
- Semi-detached dwellings and multi-attached dwellings are compatible with the existing and planned residential development in the area.
- Provides an appropriate housing mix for the neighbourhood.
- Creates housing options for the city’s diverse population.
- The proposed built form demonstrates an innovative approach to subdivision design.

5.0 Proposed Amendments

5.1 Land Use Bylaw

The Land Use Bylaw regulates development within City limits. The amendment to the Land Use Bylaw adds a new Special District SLDR – Southpointe Low Density Residential District, redistricts land from RC – Comprehensively Planned Residential District to SLDR. The redistricting area is 6.2 hectares (15.3 acres).

Figure 3 – SLDR District Applicable Area



The SLDR District is most comparable to the RC – Comprehensively Planned Residential District for single detached, semi-detached, and multi-attached housing. The SLDR District also enables reduced setback (0.0m side yard) single detached dwelling, which is most comparable to DC(A)-20 – Street Oriented Small Lot Residential District.

The uses within the proposed SLDR District are a hybrid of the uses within the RC District and the DC(A)-20 District, as shown in Table 2.

Table 2 – Comparison of Uses within the current RC District, DC(A)-20, and the proposed SLDR District

Use	RC	DC(A)-20	SLDR
Bed and Breakfast	D	D	D
Duplex	P	Not Allowed	P
Group Home (Limited)	D	D	D
Home Business	D	D	D
Home Office	P	P	P
Multi-Attached Housing	P	Not Allowed	P
Show Home	D	D	D
Semi-Detached Housing	P	Not Allowed	P
Secondary Suite	P	P	P
Single Detached Housing	P	P	P
Temporary Sales Centre	D	D	D

P – Permitted
D – Discretionary

The subdivision and development regulations within the proposed SLDR District are mostly comparable to the RC District for the single detached, semi-detached and multi-attached housing. The SLDR District is mostly comparable to the DC(A)-20 District for the reduced setback single detached housing. The difference between the districts is summarized in Table 3 and Table 4.

Table 3 – Subdivision Regulations Comparison with the RC District, DC(A)-20 District and the proposed SLDR District

Housing Type	Minimum Requirements	RC (m)	DC(A)-20 (m)	SLDR (m)
Single Detached	Site Width:	9.1		9.1
	Site Depth:	34.0		34.0
Reduced Setback (0.0m side yard) Single Detached	Site Width:		7.6	6.9
	Site Depth:		34.0	34.0
Semi-Detached	Site Width:	7.3		6.9* & 7.3
	Site Depth:	34.0		34.0
Multi-Attached	Site Width (middle unit):	6.1		4.2
	Site Width (end unit):	7.3		5.7
	Site Depth:	34.0		34.0

* Lane accessed semi-detached dwelling.

Table 4 – Development Regulations Comparison with the RC District, DC(A)-20 District and the proposed SLDR District

Development Regulation:	RC (m)	DC(A)-20 (m)	SLDR (m)
Front Yard Setback:	6.0 – 7.0		6.0 – 7.0
Front Yard Setback (Lane Accessed):	3.0 – 4.5	3.5	3.0 – 4.5
Rear Yard Setback:	8.0	8.0	8.0
Single Detached Housing & Duplex Side Yard Setback:	1.2		1.2
Reduced Setback (0.0m side yard) Single Detached Housing Side Yard Setback:		1.5	1.5
Semi-Detached Housing Side Yard Setback:	1.5		1.5
Multi-Attached Housing Side Yard Setback:	1.5		1.5
Building Height:	11.0	10.0	11.0
Site Coverage (all buildings & structures) Maximum:	52%	48%	53%

A 1.5m wide private maintenance easement is to be registered on title for properties that are reduced setback (0.0m side yard) single detached housing. This regulation has been included to ensure property owners have access for routine maintenance and to keep the easement area clear of any buildings, structures, or ground covering that could cause issues.

Architectural and design features have been included within the SLDR District. These regulations mirror the architectural regulations within other districts such as DC(A)-13 and DC(A)-20. The purpose of these regulations is to create an interest in the streetscape using different architectural styles and finishing materials. Builders would be required to use variability by ensuring front facades can only repeat every third lot.

The SLDR District features a reduced parking standard. Multi-attached dwellings are required to have one parking stall on-site, while single detached, reduced setback single detached, and semi-detached housing are required to have two parking stalls on-site. Most low-density residential districts within the Land Use Bylaw currently require two parking stalls per residential unit (excluding secondary suites, which require an additional parking stall). Multi-attached dwellings are accessed by a lane, creating nearby on-street parking

options. The housing across from the multi-attached dwellings is single detached dwellings with front accessed garages, which will provide four parking stalls per lot.

5.2 Southpointe Outline Plan (Non-Statutory Planning Document)

The applicant is proposing a new Special District that contains low-density housing forms. The proposed development does not affect land use statistics, staging, and population calculations. However, it does propose a non-conventional development (reduced setback housing). A policy within the Southfort Area Structure Plan requires Outline Plans and Neighbourhood Structure Plans to identify the location of non-conventional development. Therefore, to ensure alignment with the Southfort Area Structure Plan policy, the applicant is required to update the Outline Plan Concept Plan. The proposed amendment to the Outline Plan include:

- Updating the Concept Plan to include the location of Reduced Setback (0.0m side yard) Single Detached Housing.

6.0 Policy Overview

The Municipal Government Act (MGA) enables the creation of Statutory Plans. Statutory Plans guide the future growth and development of the entire city. Below are high-level overviews or relevant sections and policies of overarching planning documents.

6.1 The Municipal Development Plan (Our Fort, Our Future)

The Municipal Development Plan (MDP) is the City’s highest level statutory planning document, that provides a regulatory framework focused on the quality of life within our neighbourhoods. This includes housing that meets everyone’s needs throughout all stages of life.

The MDP designates the Southpointe area as a “Developing Neighbourhood”. Developing neighbourhoods are designed to create walkable complete neighbourhoods that incorporate a broad range of housing options for the city’s diverse population.

The design of a site influences how users interact with the site. For example, a pedestrian oriented site is more likely to encourage walking than a vehicle-oriented site. The policies below speak to site design for street-oriented development.

Table 5 – MDP Policies Related to Site Design

<i>Policies</i>	<i>Descriptions</i>
6.2.24	Encourage sustainability, excellence, creativity, and innovation in architectural, landscape, site, and neighbourhood design.
6.2.25	Developments shall incorporate high quality urban, landscape, and architectural design to ensure development builds upon and adds value to the neighbourhood’s established character.
6.2.26	Developments shall be street-oriented with transparent active interfaces and provide multiple pedestrian connections to promote ‘eyes on the street’ and pedestrian oriented development.
6.2.27	Developments shall address adjacent street and/or public space through incorporating quality architecture, appropriate setbacks, scale, and massing, building features such as balconies, windows, canopies and terraces, and landscaping and fencing that contributes to the street appeal.
6.2.42	Encourage the inclusion of barrier free and adaptive units in multi-unit residential developments.

The MDP recognizes that it is important to provide affordable, inclusive, and multi-generational housing for all residents in an equitable manner. This ensures residents can live locally with diverse housing choices to suit their needs and preferences through various stages of life. The policies below speak to housing diversity.

Table 6 – MDP Policies Related to Housing Diversity

<i>Policies</i>	<i>Descriptions</i>
6.2.33	Neighbourhoods shall have a diversity of housing types to enhance character along block frontages, and within neighbourhoods meeting the various financial, lifestyle, and cultural needs of our diverse population.
6.2.39	All neighbourhoods shall have a diversity of housing types, such as single and semi-detached, duplexes, townhomes, rowhouses, stacked townhomes, multi-attached residential, and accessory dwelling units to meet the various financial, lifestyle, and cultural needs of the city's diverse population and to achieve municipal and regional housing targets.
6.2.40	Support the provision of market-affordable and nonmarket-affordable housing in all neighbourhoods.
10.2.1	Encourage and support increased density, efficient growth, and contiguous development patterns that optimize existing infrastructure investments and minimize the impact on the natural environment.

6.2 Southpointe Area Structure Plan

The Southfort Area Structure Plan (ASP) is a neighbourhood level statutory plan. Most land in the Southfort ASP is proposed for residential uses. The ASP encourages a range of housing forms, including single detached, semi-detached, multi-attached, and apartment dwellings. The undeveloped portion of Southfort is expected to achieve an overall density of 25-30 dwelling units per net residential hectare (du/nrha), in line with the Capital Region Board (the predecessor the Edmonton Metropolitan Region Board) density targets.

Below are related objectives and policies from the Southfort ASP:

Objectives:

- To create an attractive and complete community that is designed for people to live, work, and play.
- To ensure a variety of housing forms and choices are incorporated throughout the community to accommodate all members of the community and support market affordability.
- To integrate a mix of uses throughout the community to improve pedestrian accessibility.
- To achieve density target assigned by the Capital Region Growth Plan within undeveloped portions of Southfort.

Policies:

- The overall targeted density for undeveloped lands at the time of the 2013 updates shall be 25-30 dwelling units per net developable residential hectare (du/ndrha), in line with the Municipal Development Plan and the Capital Region Growth Plan.
- Outline Plans and Neighborhood Structure Plans shall identify the proposed location and extent of non-conventional development types such as reduced or zero setback developments to ensure its seamless integration with the surrounding development and appropriate housing mix in the neighbourhood to the satisfaction of Administration.
- Administration shall evaluate new residential development types and forms in terms of their impact on and compatibility with existing and proposed surrounding housing development. If determined necessary, the City shall consider additional location criteria, regulations, or

amendments, to ameliorate any potential land use implications or to ensure specific planning policy goals are upheld.

- Provide a variety of lot sizes, housing types, and built forms to provide choice and accommodate residents of different age and income groups in the community.
- Urban Design principles shall be used and implemented 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.
- Residential uses, housing typologies, development patterns, and subdivision designs that run counter to or have impacts to the detriment of specific policy goals within this plan or the Municipal Development Plan shall not be supported.

7.0 Analysis and Rationale

7.1 Enabling the Supply of Underrepresented Housing Types

Fort Saskatchewan, like many North American cities, face challenges aligning its housing stock with the needs of its population and those who wish to reside in the community. A broader range of housing typologies including carriage houses, duplexes, townhouses, live-work units, fourplexes and cluster housing – is necessary to meeting these needs by filling the gap between single-family homes and mid-rise apartment buildings. Such diversity in housing supports walkable neighbourhoods and enhances affordability.

The proposed development enriches the housing landscape by introducing a variety of ground-oriented attached housing such as semi-detached and townhouses that are integrated among zero lot line and conventional single-detached homes. These housing types are essential for addressing the diverse needs and preferences of our community's population.

7.2 Appropriate Transition

With the SLDR District, the applicant can choose to develop a variety of low-density street-oriented housing types which include multi-attached dwellings on reduced yard lots or front accessed single detached and semi-detached dwellings. The density of the subject area is limited to 35 dwelling units per net residential hectare (du/nrha), which is the upper limit for the low-density development as per the ASP.

The proposed development achieves a density of 33.17 du/nrha. This density is comparable to reduced setback (0.0m side yard) single detached dwellings along Daniel Street and Dorais Way which range from 30-35 du/nrha. The proposed development will increase the Southfort density from 25.35 du/nrha to 25.55 du/nrha.

The maximum building height permitted under the SLDR district is 11.0m, which is a common maximum building height within existing low-density residential districts. This maximum building height reduces shadowing impacts on the neighbouring developments.

7.3 Considerate Integration of Zero Lot Line Housing

The proposal integrates zero lot line homes with conventional single detached homes, semi-detached units, and townhouses. This integration ensures a balanced mix of housing types that caters to a wide range of economic levels, household sizes, and lifestyle needs, while maintaining the diversity of the community's housing stock.

In 2022, the Southfort Area Structure Plan was amended to include the following policies:

“Outline Plans and Neighbourhood Structure Plans shall identify the proposed location and extent of non-conventional development types such as reduced or zero setback developments to ensure

its seamless integration with the surrounding development and appropriate housing mix in the neighbourhood to the satisfaction of Administration.”

and

“Administration shall evaluate new residential development types and forms in terms of their impact on and compatibility with existing and proposed surrounding housing development. If determined necessary, the City shall consider additional location criteria, regulations, or amendments, to ameliorate any potential land use implications or to ensure specific planning policy goals are upheld.”

These policies were added following a detailed analysis of reduced setback housing in the region and Fort Saskatchewan. The analysis concluded that based upon the available data, the affordability benefits of zero lot line development had not been realized. The analysis also indicated that zero lot line housing had the potential to become the predominant housing type, reducing the diversity of housing options by replacing semi-detached, townhouse, and conventional entry-level single detached homes.

Administration remains supportive of cautiously integrating zero lot line housing into neighbourhoods. By incorporating zero lot line housing as part of a balanced development that includes multiple housing forms, the risk of these homes overshadowing other types of housing is mitigated. Through considerate planning, zero lot line housing can complement, rather than dominate, the housing landscape.

The proposal limits the proportion of zero lot line homes, ensuring they are used to enhance the overall development, rather than define it. This targeted approach supports the city’s objective of providing diverse and affordable housing options without compromising on community diversity.