

**Related Policy to Bylaw C13-15  
Southfort Meadows Stage 5 Redistricting**

**Municipal Development Plan – Bylaw C16-10  
Designation: Developing Community Area**

| <b>6.0 Developing Community Area</b> |   |                           |
|--------------------------------------|---|---------------------------|
| <b>6.4.7</b>                         | 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 Developing Community Area.  | Above satisfactory        |
| <b>7.0 Community Design</b>          |   |                           |
| <b>7.1.4</b>                         | Recognizing the role that streets and parks play as a key feature of the public realm, encourage building and housing development that face public streets and parks, rather than turning its back on the public realm.   | Above satisfactory        |
| <b>7.1.7</b>                         | In undeveloped portions of Westpark and Southfort, promote small block sizes, encouraging the development of 60 to 100 metre block widths in order to encourage walking and cycling.  | Opportune for improvement |
| <b>7.1.8</b>                         | In undeveloped portions of Westpark and Southfort, encourage the use of block shapes that can facilitate changes in future land uses.   | Above satisfactory        |
| <b>8.0 Mobility</b>                  |   |                           |
| <b>8.14</b>                          | When undertaking transportation planning, ensure that streets are designed for all users, with adequate facilities for pedestrians, cyclists, and users of public transit, as well as consideration for the effective operation of Public Works and Emergency Services. | Above satisfactory        |
| <b>9.0 Housing</b>                   |   |                           |
| <b>9.1.1</b>                         | Encourage a range of housing types within all areas of Fort Saskatchewan, with close access to neighbourhood services and amenities.  | Above satisfactory        |
| <b>9.2.3</b>                         | Achieve neighbourhood targets of 20% of new housing units to be developed as affordable or attainable housing.  | Satisfactory              |
| <b>12.0 Sense of Community</b>       |   |                           |
| <b>12.1.1</b>                        | Promote land use patterns and mobility connections that foster community interactions.  | Above satisfactory        |

## Community Sustainability Plan – R173-14

| <b>UR – Urban Resources</b>                                |   |                           |
|--|---|---------------------------|
| <b>UR1</b>   | Rezone city to allow mixed use development, higher densities and a higher percentage of land (approximately 10-15% more) being dedicated to green spaces.           | Above satisfactory        |
| <b>UR4</b>   | Develop the City around neighbourhood nodes so people can walk to their nearest node for daily needs and amenities.   | Opportune for improvement |
| <b>UR6</b>   | Emphasize the pedestrian experience in all urban design ensuring people have places to socialize and connect.   | Above Satisfactory        |
| <b>UR19</b>  | Restrict maximum lot size and minimum density to promote higher density.  | Above satisfactory        |
| <b>UR36</b>  | Promote alternate building form and materials that have low environmental impact for building and construction (e.g., straw bale, rammed earth, and sod buildings). | Opportune for improvement |
| <b>NE – Natural Environment</b>                            |   |                           |
| <b>NE2</b>   | Incorporate the natural environment, greenways and parks in the overall design of the City.   | Excels                    |
| <b>CC – Compassionate Community and Sense of Community</b> |   |                           |
| <b>CC5</b>   | Adapt land use policies to allow for a greater range of housing options including mixed use and high density developments   | Above satisfactory        |

## Southfort Area Structure Plan – Bylaw C7-13

### Designation: Low Density Residential

| <b>4.1 Overall</b>     |  |                    |
|------------------------|--|--------------------|
|                        | Neighbourhood character and quality shall be enhanced through public realm improvement such as boulevards, entrance features, street furniture, public art, and other landscape features.  | Above satisfactory |
| <b>4.2 Residential</b> |  |                    |
|                        | Provide a variety of lot sizes and housing forms to provide choice and accommodate all residents in the community.   | Excels             |
|                        | Urban design shall be used 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.                              | Above satisfactory |
|                        | The overall targeted density for undeveloped lands at the time of the 2013 Updates shall be 25-30 dwelling units per net developable residential (du/ndrha), in line with the Municipal Development Plan and the Capital Region Growth Plan. | Excels             |
|                        | In support of the City's Market Affordable Housing Strategy, consider  | Above              |

|   |                             |
|---|-----------------------------|
| strategies to provide market affordable housing options and supportive housing units.   | Satisfactory                |
| <b>4.6 Green Spaces</b>   |                             |
| Consider landscaping with natural vegetation (xeriscaping) for parks to reduce water, energy and labour requirements.   | Excels                      |
| Provide neighbourhoods with access to passive and active recreational opportunities.  | Excels                      |
| Ensure all parks and open spaces, schools and recreational sites are connected through trails and/or walkways. Facilitate continued development of community and regional trail systems that provide connectivity for both leisure and commuting purposes.  | Excels                      |
| <b>6.4 Transportation</b>   |                             |
| Prohibit front driveway access to arterial and major collector roadways. Front drive access from minor collector roads may be permitted on a limited basis.   | Opportunity for improvement |
| Where possible and considered necessary by the City, dwellings with front access shall face dwellings with rear access to allow one side of the street to be used for off-site parking and snow storage, especially in developments that are primarily semi-detached and multi-attached dwelling. | Above satisfactory          |

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### Evaluation Criteria

| Evaluation                | Description  |
|---------------------------|--|
| Excels                    | The proposal fully reflects the policy.  |
| Above satisfactory        | The proposal mostly reflects the policy. Minor changes within the proposal could improve policy implementation.    |
| Satisfactory              | The proposal partially reflects the policy. Major changes within the proposal could improve policy implementation. |
| Opportune for Improvement | The proposal does not reflect the policy. Changes will not be required prior to future development approvals.      |
| Revisions required        | The proposal does not reflect the policy. Changes will be required prior to future development approvals.          |