

CITY OF FORT SASKATCHEWAN

Bylaw C4-16 to Amend Land Use Bylaw C10-13

Motion:

That Council give first reading to Bylaw C4-16 to amend Land Use Bylaw C10-13 for the purpose of creating downtown specific regulations.

Purpose:

The purpose of this report is to present Council with information on Bylaw C4-16, and to request consideration of first reading. This Bylaw will replace the Central Business District (C4) with eight new districts that align with the Downtown Area Redevelopment Plan (DARP) precincts.

Background:

Council adopted the Downtown Area Redevelopment Plan (DARP) in 2009. The DARP is a statutory plan which was created to guide future growth in the downtown area. Since the time of DARP's adoption, the City of Fort Saskatchewan has invested substantial resources to implement components of the Plan. To ensure further investment aligns with the vision and goals of the DARP, the Downtown Land Use Bylaw project was initiated.

Bylaw C4-16 creates a new section within the existing Land Use Bylaw that includes land use districts specific to the downtown. The DARP consists of seven precincts which provide specific policy and design direction for each subarea. To implement this direction, eight new districts have been created, as outlined in the chart below:

LUB District	DARP Precinct	Description
Core Commercial (CC-D)	Core Commercial	Provide mixed use commercial developments in the heart of downtown and enhance its role as a key commercial and business centre within the city.
Mall Precinct (MP-D)	Mall Redevelopment	Allow for new medium to high density residential, commercial, office, institutional, and mixed use developments. Highest buildings (potentially 15 storeys) are allowed in this district.
Mixed Use (MU-D)	Live Work	Allow for a variety of developments including residential apartments, commercial buildings, and mixed-use residential/commercial buildings. Live work lifestyle promoted in this area.
Medium Density Multiple (RMM-D)	<i>Unique Pockets</i>	Accommodate medium density apartment style buildings with some commercial uses.
Transitional Residential (TR-D)	Northeast Transition	Allow for low to medium residential development and small scale commercial developments. Intended as a transition area between the downtown and the nearby lower density neighbourhoods.
99 Commercial (99C-D)	99 Commercial	Allow for a variety of commercial developments with a strong emphasis on pedestrian friendly spaces. Some opportunity for mixed use development.
Public Service (PS-D)	<i>Unique Pockets</i>	Accommodate institutional uses that serve the social needs of the community within a downtown setting.
Historic Precinct (HP-D)	Old Fort/Open Space	Regulations for development in Fort Saskatchewan's Historic Precinct. New developments shall preserve, rehabilitate and reuse existing historical resources.

Any sites with site specific zoning in place were excluded from the Downtown Land Use Bylaw. This include the Fort Station, which is regulated by the Fort Mall Redevelopment District (C5) and the Civic Precinct, which is regulated as a Direct Control – Administration (DC(A)) districting.

Public Engagement

Extensive public engagement has been conducted throughout this project. This includes initial engagement at the start of the project in 2013, and public review of the draft version in early 2016. Public engagement opportunities included:

- Two public open houses
- Online survey
- Stakeholder workshop
- One-on-one interviews
- Director's forum
- Social Media updates

A summary of stakeholder consultation is available as Attachment A.

During the March 22 regular Council Meeting, Council was asked to provide direction on specific items regarding the Downtown Land Use Bylaw. The direction provided by Council has been incorporated into Bylaw C4-16.

Plans/Standards/Legislation:

The Downtown Land Use Bylaw implements the vision and direction provided by the Downtown Area Redevelopment Plan. Completion of this project also aligns with the *Municipal Development Plan* and the *Community Sustainability Plan*. A summary of relevant policies has been provided as Attachment B.

Financial Implications:

Analysis on the financial considerations will be examined and outlined in the subsequent report to Council.

Recommendation:

That Council give first reading to Bylaw C4-16 to amend Land Use Bylaw C10-13 for the purpose of creating downtown specific regulations.

Attachments:

1. Bylaw C4-16
2. Map Amendment to Appendix A - Land Use Map Bylaw C10-13
3. New Appendix E – Land Use Bylaw C10-13
4. Attachment A – Summary of Stakeholder Consultation
5. Attachment B – Relevant Policies

Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: April 6, 2016
Reviewed by:	Kelly Kloss City Manager	Date: April 7, 2016
Submitted to:	City Council	Date: April 12, 2016