

**Related Policy to Bylaw C4-16
Downtown Land Use Bylaw**

**Community Sustainability Plan
R173-14**

UR – Urban Resources	
UR1	Rezone portions of the City to allow mixed use development, higher densities and a higher percentage of land (approximately 10-15% more) being dedicated to green spaces.
UR5	Implement the Downtown Area Redevelopment Plan and Design Guidelines
UR6	Emphasize the pedestrian experience in all urban design ensuring people have places to socialize and connect.
UR7	Create a downtown land use designation with specific regulations to ensure the Downtown Area Redevelopment Plan can be implemented
UR17	Promote infill sites for development prior to greenfield sites.
CC – Compassionate Community and Sense of Community	
CC5	Adapt land use policies to allow for a greater range of housing options including mixed use and high density developments
CC25	Create a sense of community where people make an effort to know their neighbours.
SB – Supporting Business	
SB2	Proactive downtown revitalization including incentives, high density development, multiple uses and connectivity
SB8	Work to attract new businesses into the downtown shopping area

**Municipal Development Plan
Bylaw C16-10**

6.1 Downtown	
6.1.1	Implement the Downtown Area Redevelopment Plan and Design Guidelines document, which sets the main policy direction for the development of the Downtown, and support the ongoing initiatives identified in this Plan
6.1.3	Establish the Downtown as the primary location within the City for new office developments, to augment the commercial land base

6.1.4	Establish the Downtown as the City's most prominent walkable, urban neighbourhood, providing a unique range of residential, commercial, entertainment, cultural, and recreational opportunities
6.1.5	Encourage initiatives in the Downtown area that support the principles and policies of the City of Fort Saskatchewan Community Sustainability Plan
7.1 Urban Structure and Placemaking Policies	
7.1.1	Encourage the development of the Downtown and Mixed Use Centres as primarily walkable precincts, with special attention given to the public realm and facilities for pedestrians.
7.1.2	Provide public realm improvements such as street furniture, public art, street trees, and other landscape features in urban areas, with special attention given to the Downtown and Mixed Use Centres.
7.1.5	Encourage a variety of land uses in the Downtown, Mixed Use Centres, and the General Urban Area, to promote integrated, complete neighbourhoods where residents can carry out most of their day-to-day activities.
7.1.10	Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate.
8.2 Pedestrians and Cyclists	
8.2.1	Ensure the delivery of pedestrian and bicycle facilities throughout the City as an integral part of the transportation system for both recreational and commuting use.
8.2.2	Plan for pedestrian and cyclist facilities as part of development and redevelopment proposals, ensuring the provision of adequate walking and cycling paths and lanes, and adequate cycle facilities such as secure storage, changing rooms, and showers where appropriate/feasible.
9.1 Diverse Housing Options	
9.1.2	Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing and to meet the density targets established in the Capital Region Plan.
9.1.4	Support sensitive infill and redevelopment in the Downtown, Residential Mixed Use Centres, General Urban Area, and Core Residential land use districts.
13.2 Redevelopment	
13.2.2	Promote downtown revitalization by implementing the Downtown Area Redevelopment Plan and Design Guidelines.

**Downtown Area Redevelopment Plan
Bylaw C14-08**

14.0 Implementation Program	
18	Amendments to Land Use Bylaw, other planning documents to reflect ARP policies