

## CITY OF FORT SASKATCHEWAN

### Bylaw C10-16 to Amend Land Use Bylaw C10-13, C5 – Fort Mall Redevelopment District Regulations

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#### **Motion:**

That Council give first reading to Bylaw C10-16 amending Land Use Bylaw C10-13, to reflect updates to the C5 – Fort Mall Redevelopment District regulations.

#### **Purpose:**

To present Council with information regarding proposed amendments to the C5 – Fort Mall Redevelopment District regulations and to request consideration of first reading.

#### **Background:**

The C5 - Fort Mall Redevelopment District regulations were approved through Bylaw C22-14 on September 9, 2014. The site was then subdivided into 5 separate lots in May 2015. Since then, redevelopment of the site has been underway including renovations to existing buildings and demolition works. Future phases include proposals for several residential projects.

On December 2, 2015 a design charrette was held with the developer, Haro Developments Inc. and Administration. The goal of the charrette was to work through some of the technical site issues that were arising from the redevelopment plans and the C5 regulations. The exercise was intended to be an all-encompassing approach to address the discrepancies, ensuring changes to the regulations could be brought forward with one amendment instead of individual corrections.

On February 2, 2016, Administration received an application from the developer to amend the C5 district. In general, these regulations are in keeping with the recently approved Downtown Land Use Bylaw. The applicant is proposing the following changes:

#### *Multi-attached Dwellings*

This land use is proposed to be changed from a “discretionary” to a “permitted” use. This would allow for additional housing types along the perimeter of the site.

#### *Reduced Setbacks*

In light of the urban context and municipal reserve lands along the perimeter, reduced setbacks have been proposed.

#### *Common Amenity Area*

The applicant is proposing that the common amenity area for multi-attached developments be shared throughout the entire district. Administration is not supportive of this and has proposed an alternative. This alternative would allow for the site specific provision of common amenity areas. Further details can be found under Appendix D.

### Private Amenity Area

Currently, this requirement is specific to balconies, as defined in the Land Use Bylaw. This regulation is proposed to be updated, to allow for decks and patios to be considered as private amenity area.

### Built Form

In regards to building height, the applicant has proposed increasing the maximum height along 98 Avenue from 3 to 4 storeys. This would allow for greater flexibility in the design for a potential assisted living facility. In addition, changes are being proposed to provide further clarity for building height requirements.

### Parking Requirements

The proposed parking requirements reflect the new Downtown Land Use Bylaw minimum requirements. This does not include the downtown parking overlay. To note, such requirements would be implemented at the development permit stage. Based on a review of preliminary plans for a new development proposal, there appears to be there may be a parking deficiency.

### Definitions

In order to provide greater clarity, the definitions for residential density have been updated to exclude the downtown and C5 Districts. Further, definitions have been added for Display Gardens and Floor Area Ratio.

Further details regarding the proposed regulations can found under Appendix B and C.

### **Plans/Standards/Legislation**

The site has been designated as “Downtown” in the City’s *Municipal Development Plan*. It has also been designated as “Mall Redevelopment Precinct” in the *Downtown Area Redevelopment Plan & Design Guidelines*. Appendix “E” contains the applicable policies from these documents. Further details and analysis regarding applicable policies will be outlined in the subsequent report to Council.

As per the *Municipal Government Act*, if Council gives Bylaw C10-16 first reading, affected landowners will be notified by mail. A Public Hearing advertisement will be published in the local paper for 2 consecutive weeks. The target date for the Public Hearing is June 28, 2016, and will be held in Council Chambers at 6:00 p.m.

### **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 C10-16 amending Land Use Bylaw C10-13, to reflect updates to the C5 – Fort Mall Redevelopment District regulations.

**Attachments:**

1. Bylaw C10-16
2. Appendix A - Location Map
3. Appendix B - Amended C5 Regulations
4. Appendix C - Summary of Existing and Proposed Regulations
5. Appendix D – Applicant's Amenity Area Request
6. Appendix E - Relevant Policies

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File No.: Bylaw C10-16

Prepared by:	Katie Mahoney Senior Long Range Planner	Date: May 25, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: June 6, 2016
Reviewed by:	Kelly Kloss City Manager	Date: June 6, 2016
Submitted to:	City Council	Date: June 14, 2016