

## APPLICANT'S AMENITY AREA REQUEST

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### EXISTING C5 REGULATION - 6.13.3 (j):

#### Amenity Area

7.5 m<sup>2</sup> (81ft<sup>2</sup>) per dwelling unit. Minimum 25% of the required amenity area shall be provided as outdoor space

### APPLICANT'S REQUEST:

#### Common Amenity Area

Apartment Dwellings - 4.5m<sup>2</sup> (48.4ft<sup>2</sup>) per dwelling unit

### ADMINISTRATION'S RECOMMENDATION:

#### Common Amenity Area

Apartment Dwellings - 4.5m<sup>2</sup> (48.4ft<sup>2</sup>) per dwelling unit

All other Residential Dwellings - At the discretion of the Development Authority. This can include indoor and outdoor amenities such as seating areas and roof top patios

#### *Reasoning:*

- To provide flexibility for the developer while maintaining a requirement for an amenity area for multi-unit developments
- This area could include benches at the ground floor or a rooftop patio
- The wording of the regulation allows for the requirement to be reviewed on a case by case basis

### RESOLUTION (Should Council support the applicant's request):

1. That the amenity area requirement be amended to remove the requirement for all other residential dwellings in regards to the common area requirement.



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June 14, 2016

**RE: C5 - Fort Mall Redevelopment District Bylaw Amendment Application**

Attention City Council, Planning and Development, and Residents of Fort Saskatchewan:

As the economy has shifted in the last few years, Haro Developments' initial concept has been required to change with it to ensure the successful revitalization of Fort Saskatchewan's Fort Mall District. After multiple attempts in 2015 to get development permits approved, it was determined that amendments to the C5 District would be required to help align these changes. Together with the City's Planning and Development Department, the proposed C5 District aligns with the recently adopted Downtown Land Use Districts and Haro Developments' vision for the past 4 months (see attached timeline). During these collaborations, Haro Developments has compromised with the City on things such as parking, permitted uses, exterior elevations, and setback regulations. However, the Amenity Area was an area where a decision could not be reached.

*Common Amenity Area*

Currently, Haro Developments has dedicated 15% of the total site towards landscaping, which has been developed and promised to be developed as amenity spaces. Through the new proposed regulations, this would require additional amenity areas to be dedicated. The amenity area is one of the highlights of the Fort Mall site, something that the condominium association takes pride and ownership of. The condominium association currently includes all the parcels and maintains the space. With competing amenity areas throughout the Fort Mall site, the possibility of competing interests may arise, causing the attention to be shifted elsewhere. With the large landscaped area prominently located along 99 Avenue, it is critical that this amenity area be focused on, ensuring the goal of creating an integrated site.

The Fort Mall site was designed to be an interactive, integrated, pedestrian-oriented mixed-use site with a large landscaped amenity area for all residents in the area to utilize. Enhanced pedestrian connections were planned to provide residents on and off site connections to this amenity area from all directions. The proposal is to utilize this large amenity space as intended and have it be shared by all those living and working in the Downtown. By creating a large amenity area, the vibrancy and energy is focused on the Fort Mall site, which is centrally location on both the site and downtown. This creates a natural gathering place that highlights 99 Avenue. Sharing the common space will accomplish three goals: improve greenspace connectivity between the Old Fort/Legacy Park and Langworthy Park, create a destination in the Downtown that is walkable from all directions for all residents of Fort Saskatchewan, and support a future transit line by creating a gathering place along 99 Avenue as indicated in the DARP.

*Private Amenity Area*

The Downtown Land Use Bylaw that was recently passed by Council was used to revise the policies found in the C5 District to ensure consistency among the regulations. Under the Downtown Land Uses, Private Amenity Areas are to be accommodated through balconies. Balconies are defined under the Land Use Bylaw as being a platform with or without supporting structure above the first storey. By specifying balconies, this limits the diversity in housing choices that would utilize alternative forms of private amenity areas, such as stacked



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townhouses, and ground level residential uses. As the east and south side of the Fort Mall site are intended to have residential frontages, ground floor dwellings or multi-family dwellings with porches would not be able to accommodate this regulation. Furthermore, rooftop terraces would also be restricted as they are not a platform that is attached to and projecting.

Thank you for your time and consideration.

Regards,

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