

## Relevant Policies

### Community Sustainability Plan

<b>CC – Compassionate Community &amp; 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
<b>SB2 – Supporting Businesses</b>	
<b>SB2</b>	Proactive downtown revitalization including incentives, high density development, multiple uses and connectivity.
<b>SB3</b>	Develop a strategy for redevelopment of the mall site to ensure best possible future use.
<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.
<b>UR4</b>	Develop the City around neighbourhood nodes so people can walk to their nearest node for daily needs and amenities.
<b>UR17</b>	Promote infill sites for development prior to greenfield sites.

### Municipal Development Plan

#### Designation: Downtown (D)

<b>6.1 Downtown</b>	
<b>6.1.2</b>	Promote the Downtown as the centre for commerce and civic life in Fort Saskatchewan
<b>6.1.4</b>	Establish the Downtown as the City's most prominent walkable, urban neighbourhood, providing a unique range of residential, commercial, entertainment, cultural, and recreational opportunities.
<b>6.1 General Urban Area</b>	
<b>6.2.5</b>	Consider proposals for sensitive residential infill redevelopment projects that contribute to the livability of existing neighbourhoods.
<b>7.1 Urban Structure and Placemaking Policies</b>	
<b>7.1.1</b>	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.
<b>7.1.5</b>	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.	
<b>8.5 Parking</b>	
<b>8.5.1</b>	Review the Land Use Bylaw to implement reduced parking requirements in all areas, such as the Downtown and Mixed Use Centres, that have access to frequent transit and neighbourhood amenities, or where other strategies can be employed to effectively manage parking demand.
<b>9.0 Housing</b>	
<b>9.1.4</b>	Support sensitive infill and redevelopment in the Downtown, Residential Mixed Use Centres, General Urban Area, and Core Residential land use districts.
<b>13.0 Responsive Local Economy</b>	
<b>13.2.1</b>	Continue to encourage redevelopment of the mall and old hospital sites.

## **Downtown Area Redevelopment Plan & Design Guidelines**

### **Designation: Mall Redevelopment Precinct**

<b>9.5.1 Mall Redevelopment Precinct Land Use Policies</b>	
1)	The primary focus for the area is to provide medium to high density and scale residential and commercial development on the two mall sites.
3)	Retain the east side of 108 Street for commercial/residential mixed-uses, with a maximum building height of 4 storeys (14.0 m).
7)	Commercial development on the ground floor of buildings will have entrances that address the street and the pedestrian through the use of glazing, weather protection, signage, and lighting.
8)	The principal entrance to dwelling unit(s) provided on the ground floor of buildings will provide direct external access to the adjacent public sidewalk.
<b>9.5.1 Mall Redevelopment Precinct Parking Policies</b>	
2)	Consider proposals for the reduction of required on-site parking for new developments, redevelopments, or additions or enlargements to existing buildings in this Precinct, in accordance with the parameters outlined in Section 2.33 of the Land Use Bylaw.