

## APPENDIX C- RELEVANT POLICIES

### RELATED POLICIES TO BYLAWS C17-16 99<sup>TH</sup> AVENUE RESIDENTIAL MIXED USE CENTRE

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#### CITY OF FORT SASKATCHEWAN STRATEGIC PLAN (2014-2017)

1 – Goal One: Position for Growth	
1.3	Incorporate future growth requirements in planning and development of commercial and residential areas, and of new and enhanced facilities, programs and services.
3 – Goal Three: Vibrant and Thriving Community	
3.3	Promote sustainability through infill development.

#### COMMUNITY SUSTAINABILITY PLAN

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.
UR3	Develop the City around neighbourhood nodes so people can walk to the nearest node for daily needs and amenities.
UR12	Promote multi-use and multi-age sites.
UR12	Promote infill sites for development prior to greenfield sites.
UR21	Planning and development of the existing hospital lands.

**MUNICIPAL DEVELOPMENT PLAN – BYLAW C16-10**  
**DESIGNATION: RESIDENTIAL MIXED USE CENTRE (RMU)**

<b>6.5 Residential Mixed Use Centre</b>	
<b>6.5.1</b>	Encourage the development of neighbourhood-oriented residential and commercial buildings, or mixed-use buildings with commercial uses on the ground floor.
<b>6.5.2</b>	Ensure that new development is oriented to the street, with active frontages and parking to be located below, behind, or to the side of buildings.
<b>6.5.4</b>	Encourage the development of Residential Mixed Use areas as major transit nodes within the City.
<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>9.1 Diverse Housing Options</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>13.2 Redevelopment</b>	
<b>13.2.1</b>	Continue to encourage redevelopment of the mall and old hospital sites.

## OLD HEALTH CENTRE SITE REDEVELOPMENT BRIEF- BYLAW C12-13

<b>2.1 Objectives</b>	
<ul style="list-style-type: none"> <li>Creating an architectural and activity anchor at the western end of 99 Avenue that will compliment, as well as integrate with, the initiatives identified in the Downtown Area Redevelopment Plan (ARP) for the 99th Avenue Commercial Precinct</li> </ul>	
<ul style="list-style-type: none"> <li>Creating a mixed use concept supporting a complete community that could potentially incorporate residential, commercial, institutional office and/or open space land uses</li> </ul>	
<ul style="list-style-type: none"> <li>Support complementary redevelopment which enhances connectivity between the subject area and existing residential neighbourhoods and amenities</li> </ul>	
<b>2.2 Principles- Sustainable Design</b>	
<ul style="list-style-type: none"> <li>Improving access to essential neighbourhood services (retail, service, residential, cultural and recreational) for the subject area and surrounding neighbourhoods by connecting to nearby services and/or providing services within the subject area</li> </ul>	
<ul style="list-style-type: none"> <li>Developing at densities which support the community and businesses</li> </ul>	
<b>3.1.1 Land Use Guidelines</b>	
<ul style="list-style-type: none"> <li>Providing logical transitions in height and density between land uses</li> </ul>	
<b>3.2.1.1 Transportation Guidelines- Parking, Access and Loading</b>	
<ul style="list-style-type: none"> <li>Locating surface parking to the rear and/or sides of buildings where feasible</li> </ul>	
<b>3.6.1.1 Urban Design Guidelines- Views</b>	
<ul style="list-style-type: none"> <li>Appropriate building heights, building setbacks and step backs for upper storey building development to maintain views and create a comfortable pedestrian environment</li> </ul>	
<b>3.7.1.1 General Architectural Design Guidelines- Building Types</b>	
<ul style="list-style-type: none"> <li>Apartment buildings should provide a consistent, multi-storey, base element. Upper floors should be stepped back above the floors within the base element</li> </ul>	
<ul style="list-style-type: none"> <li>The materials used in the building should be timeless. Brick, masonry, or stone should be used where durability and formality are desired (i.e. at grade / main floor levels, surrounding building entries, etc.). Stucco or alternative siding products may be considered for the balance of building (vinyl siding is allowed except for mid-rise and commercial applications.)</li> </ul>	