

CITY OF FORT SASKATCHEWAN

Bylaw C17-16 to Amend Land Use Bylaw C10-13 - Redistrict Lots 17 – 18, Block 22, Plan 1523644 from DC(C) - Direct Control (Council) to DC(A)-08 - Direct Control – 99th Avenue Residential Mixed Use Centre

Motions:

1. That Bylaw C17-16 be amended to include the following:
 - “2. That the regulations for the DC(A) – Direct Control – 99th Avenue Residential Mixed Use Centre form part of this Bylaw, as shown on the attached Schedule “B”.”
2. That Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre be given second reading, as amended.
3. That Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre be given third reading.

Purpose:

To present Council with information regarding proposed zoning regulations for the old hospital site and to request second and third readings of Bylaw C17-16.

Background:

The site is 2.31 ha (5.72 ac) in size and is located at the intersection of 99th Avenue and 95th Street. The residential neighbourhoods of Bridgeview and Sherridon are located across the street. Abutting the site is Dr. Turner Lodge which accommodates seniors housing.

Currently, the site is identified as “DC” – Direct Control (Council), which has no specific development regulations. Under the proposed district, site specific regulations would apply. These regulations are intended for the development of a mixed use centre. Residential building types include apartments and townhouses, with an opportunity for limited commercial uses. Commercial uses can only occur within apartment buildings, and not as separate standalone buildings.

Summary of DC(A)-08 Regulations:

- Maximum 4 storey building height along 99th Avenue and 95th Street.
- Maximum 12 storey building height at the centre of the site.
- Apartment buildings can include commercial uses on the ground floor.
- Commercial uses may include a convenience store, hair salon and coffee shop.
- Architectural features such as vertical articulations and projections are encouraged.

Building Heights

Maximum building heights of 4 storeys along the street and 12 storeys within the centre of the site is proposed. This means that a developer could build *up to* these heights. The developer could only build to the maximum height if all other zoning requirements, including building setbacks and the required number of parking stalls are satisfied. The proposed regulations regarding height were written to ensure an appropriate transition between the site and the

existing residential neighborhoods. For example, the use of stepbacks or tiered storeys for any buildings over 4 storeys.

Architecture and Urban Design

The regulations encourage the use of architectural features, such as vertical articulations and projections which provide visual interest and enhance the appearance. In addition, should there be any surface parking, it would be located to the rear or the sides of buildings.

Community Feedback

At the time this report was written, Administration had received 1 email in which concerns about building height and traffic were raised. Response: In regards to height, the proposed regulations have been written to ensure an appropriate height transition. This includes a 4 storey building height maximum along the street, and stepbacks for any building over 4 storeys. There is a distance of over 100 m (328 ft.) from the centre of the site to surrounding detached dwellings. If additional accesses are required for the site, the Developer will need to provide a Traffic Impact Assessment as part of the Development Permit process.

Bylaw C17-16 received first reading at the October 25, 2016 regular Council Meeting. For first reading, the DC(A)-08 regulations were presented as "Appendix B" and not noted in the Bylaw. The DC(A)-08 regulations have now been included as "Schedule B", which requires an amendment to the bylaw prior to second reading. No changes have been made to the content of the DC(A)-08 regulations.

Plans/Standards/Legislation

The lands are designated as "Residential Mixed Use Centre (RMU)" in the City's *Municipal Development Plan (MDP)*. The lands are subject to the *Old Health Centre Site Redevelopment Brief*.

- The Strategic Plan, Community Sustainability Plan (CSP) and Municipal Development Plan (MDP) all support infill development.
- The CSP and MDP specifically support redevelopment of this site.
- Mixed use development is strongly supported as it encourages a walkable environment and promotes complete neighbourhoods.

Specific applicable policies can be found under Appendix B.

The Capital Region Board recently approved the *Edmonton Metropolitan Region Growth Plan, Re-Imagine. Plan. Build*. The Plan includes an intensification target of 15% for Fort Saskatchewan. This means that out of 100 new residential units, 15 should be from infill development. While the target is aspirational, it is important to that the City work towards achieving this.

Financial Implications:

Council previously approved costs related to working with an appraiser and marketing the site.

Recommendation:

1. That Bylaw C17-16 be amended to include the following:
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Attachments:

1. Bylaw C17-16
2. Schedule A to Bylaw C17-16
3. Schedule B to Bylaw C17-16 – Regulations for DC(A)-08 Direct Control 99th Avenue Residential Mixed Use Centre
4. Appendix A - Aerial Map
5. Appendix B - Applicable Policies
6. Appendix C - Bylaw C16-10 Municipal Development Plan - Land Use Concept Map

File No.: Bylaw C17-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: November 2, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: November 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: November 2, 2016
Submitted to:	City Council	Date: November 8, 2016