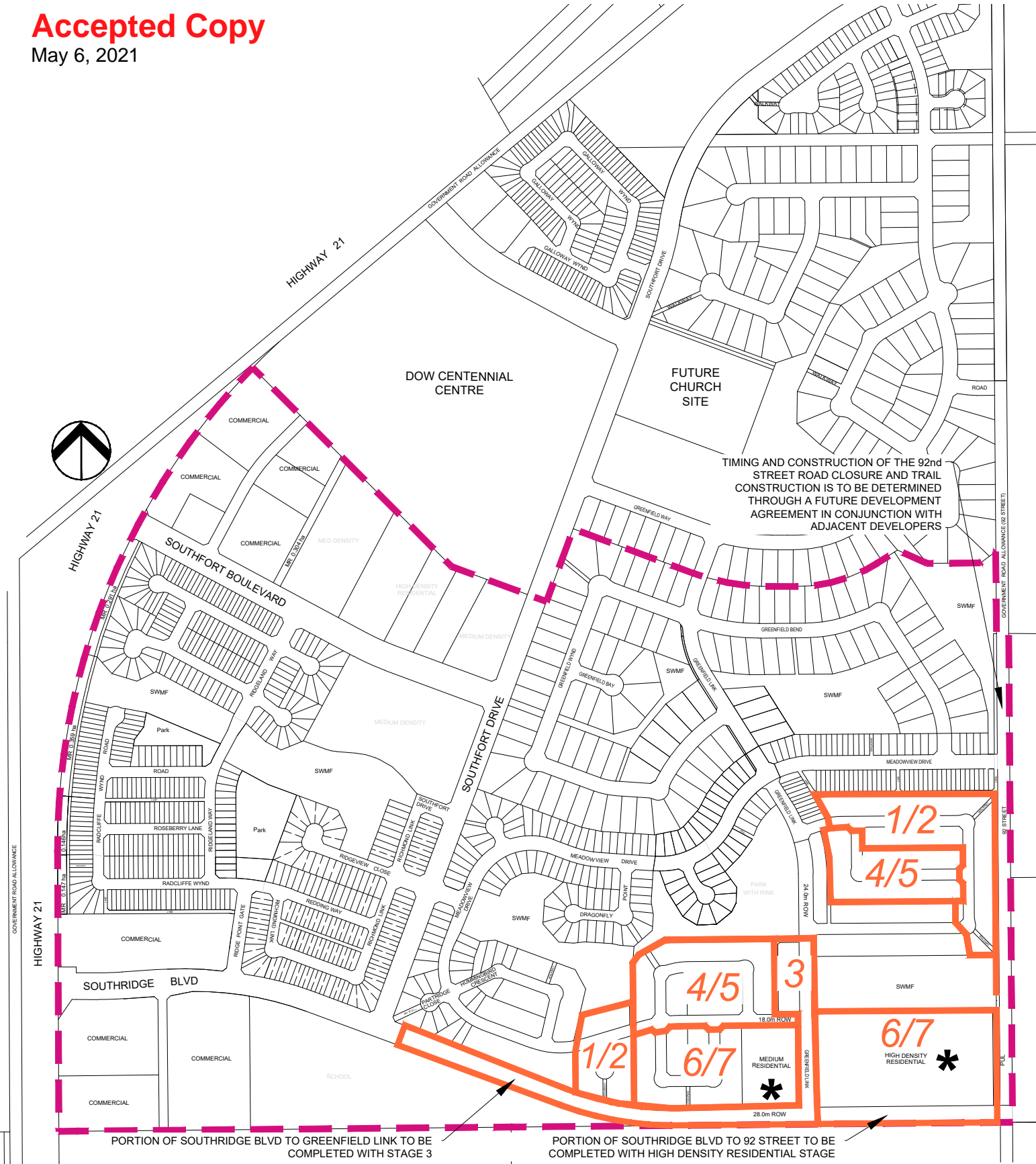


- Outline Plan Boundary
- Street-Oriented Design Required
- Possible Mixed Use Opportunity
- Reduced Setback Housing Development

- Low Density Residential - Meadows
- Low Density Residential - Ridge
- Low Density Residential - Estates
- Medium Density Residential
- High Density Residential
- Commercial

- Park/Open Space
- School/Park
- Stormwater Management Facility
- Public Utility Lot
- Trail
- Pedestrian Walkway Link

Southfort Ridge-Meadows Outline Plan



PORTION OF SOUTHRIDGE BLVD TO GREENFIELD LINK TO BE COMPLETED WITH STAGE 3

PORTION OF SOUTHRIDGE BLVD TO 92 STREET TO BE COMPLETED WITH HIGH DENSITY RESIDENTIAL STAGE



- Outline Plan Boundary
- Proposed Staging Boundary

Southfort Ridge-Meadows Staging Plan

Southfort Ridge-Meadows Outline Plan
LAND USE STATISTICS AND POPULATION
CALCULATIONS

October 26, 2022

	Area (ha)	%GDA
GROSS AREA	151.53	
Environmental Reserve Pipeline & Utility Right-of-Way	0.00	
Arterial Road Right-of-Way	0.00	
GROSS DEVELOPABLE AREA	151.53	100.0
Municipal Reserve - Schools and Parks Stormwater Management Facilities & PULs Roads	12.63	8.3
Arterial Roads	17.21	11.4
Collector Roads	7.54	5.0
Local Roads / Lanes	7.87	5.2
	16.80	11.1
NET DEVELOPABLE	89.48	59.0

AREA LAND USES

<u>Non-Residential Land Uses</u>	<u>Area (ha)</u>	<u>% GDA</u>
Commercial	14.80	9.8
Total	14.80	9.8

<u>Residential Land Uses²</u>	<u>Area (ha)</u>	<u>Units/ha</u>	<u>Units</u>	<u>People/Unit</u>	<u>Population</u>	<u>% GDA</u>
LDR - Southfort Estates Neighborhood	17.29		102	2.80	285	11.4
LDR - Southfort Ridge Neighborhood	16.42		486	2.80	1360	10.8
LDR - Southfort Meadows Neighborhood	23.81		520	1.80	936	15.7
Medium Density Residential - Existing	7.83		291	1.80	524	5.2
Medium Density Residential - Future	1.53	42.5	65	1.80	117	1.0
High Density Residential - Existing	3.20		256	1.50	384	2.1
High Density Residential - Future	4.60	85	391	1.50	586	3.0
Total	74.68		2111		4192	49.2

28.3 upnrha

STUDENT GENERATIONS¹

Public School Board	1056
Elementary School	549
Junior High School	232
Senior High School	275
Separate School Board	296
Elementary School	169
Junior High School	85
Senior High School	42
TOTAL STUDENTS	1352

Note:

1 Student Generation Factors:

Public School Board (Elementary 0.26/unit, Junior High 0.11/unit, Senior High 0.13/unit) Separate School Board (Elementary 0.08/unit, Junior High 0.04/unit, Senior High 0.02/unit) 2 Meadows unit total is based on count of existing units and frontage estimate of 11.5m wide lots. 3 Statistics based on V51



SOUTHFORT MEADOWS HIGH DENSITY STREET ORIENTED MIXED-USE SITE DESIGN GUIDELINES

1. INTRODUCTION

1.1 BACKGROUND INFORMATION

The subject site to which these guidelines pertain is located in the City of Fort Saskatchewan in Southfort Meadows. The site is identified as a high-density residential site in the southeast corner of Southfort Meadows, bounded to the north by a 2.70 ha stormwater management facility, to the west by Greenfield Link, to the south by Southridge Boulevard and to the east by a future pedestrian corridor. The site is within the boundary of the Southfort Area Structure Plan, which is further informed by the City of Fort Saskatchewan Municipal Development Plan.

1.2 PURPOSE

The intent of the Southfort Meadows high density street-oriented mixed-use site design guidelines are to provide guidance and clarity for understanding development rules for the site, while allowing freedom for creative design without compromising functionality, flexibility or efficiency.

1.3 VISION

“To create a street-oriented high-density mixed-use development site targeting a density of 75-85 uph, that integrates seamlessly into the surrounding community, while creating a prominent neighbourhood hub through attention to site design and urban design best practices.”

1.4 DEVELOPMENT OBJECTIVES + SUPPORTIVE POLICIES

The focus of development in Southfort Meadows will achieve the following development objectives:

- A. Encourage design creativity in terms of site planning, safety, building architecture, landscaping, and the interaction between the public and private realm by ensuring:**
- i. Buildings are sited to mitigate shadowing impacts on adjacent developments, streets and public spaces internal to the site.
 - ii. The built form respects the streetscape by utilizing setbacks, stepbacks and architectural treatments in the top zone of taller buildings.
 - iii. Street walls are activated through architectural articulation by using openings, porches, balconies, projecting bays, chimneys, boundary treatments and other features and changes in exterior materials distinguishing each unit as unique, at grade.
 - iv. Buildings are divided into three zones – base, middle and top, each of which should be articulated through the use of material changes and built elements to create an architecturally diverse façade.
 - v. Surface parking is sited to the rear of mixed-use buildings and limit visible parking to on-street options adjacent to multi-use frontages.
 - vi. Publicly accessible outdoor space for resident and public use is designed proportionate to the size of the buildings proposed adjacent.



- vii. Sustainable designs are considered for stormwater mitigation such as integrating raingardens and bioswales into aspects of landscaping to support low-impact development principles.

B. Identify minimum standards in key areas to meet community needs by supporting a range of uses and accommodating multi-modal travel by:

- i. Mixing a variety of uses vertically within the same multi-story building and/or horizontally on the site.
- ii. Providing a variety of housing options and choices to support an overall density of 75-85 uph
- iii. Mixing housing typologies such as mid to high rise apartment-style buildings with an active ground level or 2-storey walk-ups acting as the building base fronting Greenfield Link and Southridge Blvd.
- iv. Providing the option for retail/commercial opportunities at grade on the south (Southridge Blvd) and west (Greenfield Link) edges of the site, with residential land use on floors 2 and higher, where warranted.
- v. Ensuring accessibility is considered through the design of the pedestrian environment, including situating curb-cuts properly and providing pedestrian infrastructure (cross-walks, illuminated crossings) to interface with vehicular uses.
- vi. Constructing multi-use pathway connections to create a cohesive trail network that connects to existing sidewalks and trails, parks and open spaces, stormwater management facility pathways, schools and transit stops.
- vii. Ensuring adequate parking for uses and their visitors is provided on site.

C. Promote neighbourhood integration while maintaining attention to the human scale, activating streets and providing adequate transitions between surrounding land uses by:

- i. Transitioning between housing forms using density feathering and maintaining focus on the pedestrian experience at street level.
- ii. Ensuring that buildings create a continuous street-wall with mid-block pedestrian connections.
- iii. Activating frontages by utilizing transparency through glazing at grade wherever appropriate and by integrating doorways and windows into the street wall.
- iv. Creating a gateway into Southfort Meadows development by siting buildings that are considered “prominent” or “landmark” buildings, with maximum exposure, and locating these buildings at the intersection of Greenfield Link and Southridge Blvd to peak visual interest.
- v. Orienting buildings so that their entrances front onto the dominant pedestrian-oriented streets: Greenfield Link and Southridge Blvd.
- vi. Siting buildings to mitigate shadowing impacts on adjacent developments, streets and public spaces internal to the overall site.

D. Retain flexibility for changing markets and technological advancements over time while meeting the needs of today by:

- i. Providing opportunities for commercial, retail and residential development on this site to allow residents within Southfort Meadows the ability to live, work and recreate locally.
- ii. Providing a variety of housing forms to support current and evolving household compositions and by providing housing opportunities for varying socio-economic statuses.