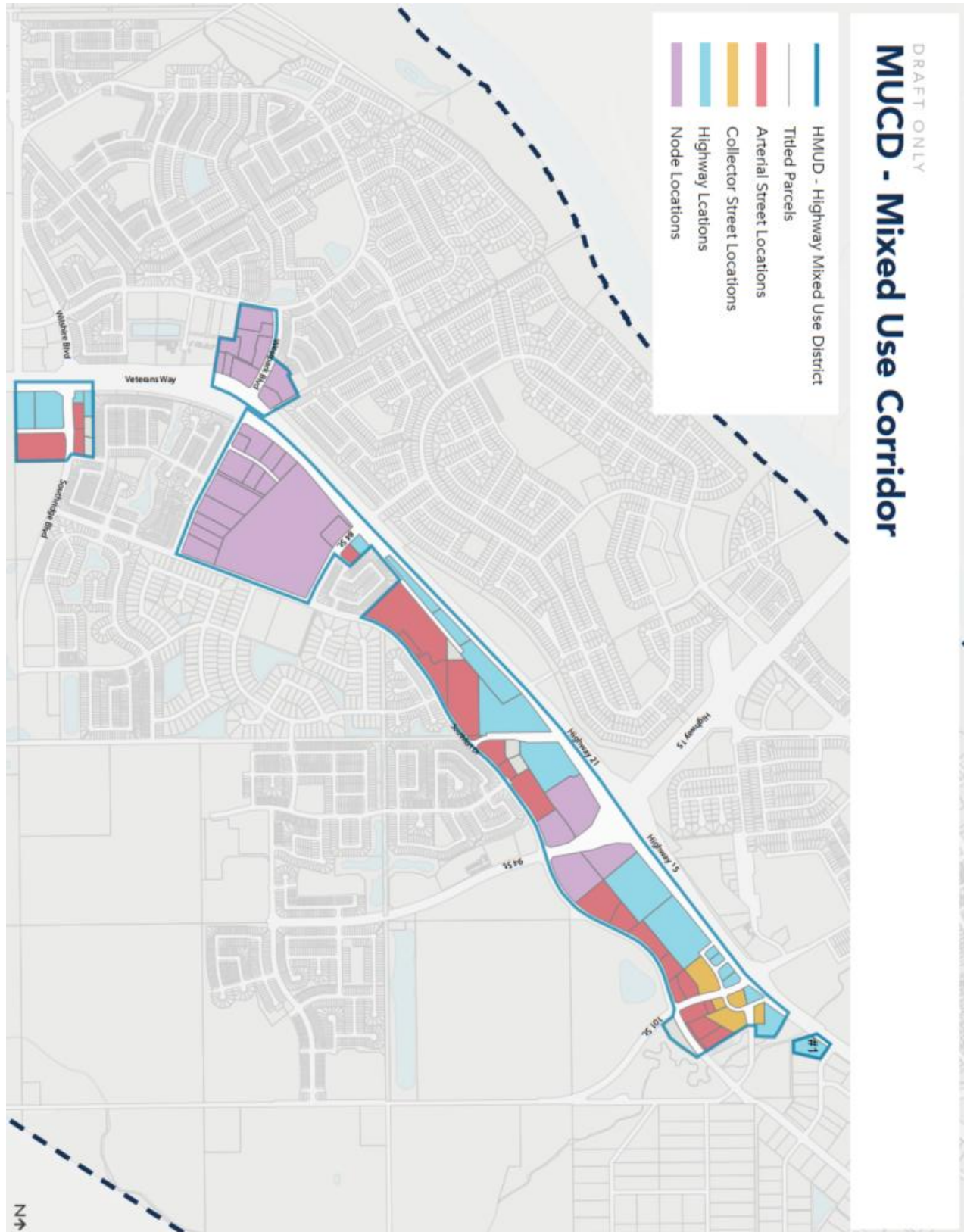


(1) MAP



(2) PLACE TYPE

This place type applies to Civic, Residential, and Commercial lands positioned along the highway corridor. This corridor functions as a significant transportation route, facilitating the movement of goods and people within Fort Saskatchewan and providing a key connection between adjacent municipalities and the Industrial Heartland area. Acting as a gateway into the city, this corridor contributes to Fort Saskatchewan's role as a destination for both residents and industry.

The corridor is currently characterized by vehicle-oriented development, often featuring large format Commercial and Civic establishments surrounded with parking areas. A network of private roads supports these establishments, providing necessary connectivity and services. A multi-purpose pathway runs parallel to the corridor, linking it to Fort Saskatchewan's active transportation network. Medium to high-rise residential developments are also located in the place type.

At present, substantial portions of land along this corridor remain underutilized, serving as parking lots or undeveloped spaces which present opportunities for future intensification and optimized land use along this corridor.

(3) INTENT

i. General Intent

The Mixed-Use Corridor District is intended to over time transition underutilized land for medium and high-density residential, Commercial, Civic, and Mixed-Use developments. Commercial establishments and services are intended to remain as the dominant use. However, the area's larger parcel sizes, underutilized and undeveloped lands, and direct access to the highway create opportunities for thoughtful intensification and diversification of land uses. Development and redevelopment in the area are to be supported by private roads, private infrastructure and services. Additional Residential and Civic activities may also be integrated into the district. The design and layout of new developments should emphasize connectivity, landscaping, plazas, and open spaces, creating a cohesive environment among different land uses.

ii. Land Use Intent

The aim is to foster a live, work and shop opportunities while using the existing undeveloped and underutilised lands and existing servicing and transportation infrastructure in the area. Given its proximity to major transportation routes, multi-modal corridors, trail network and existing services; the area is suitable to accommodate more vehicle oriented Large Scale Retail and community services as well as higher density residential forms. Integration of residential in this area needs a careful consideration to ensure pedestrian safety, comfort, and address impacts of non-residential development and transportation corridors in the close proximity. The Dow Centennial Centre (DCC) site and the intersection of 94 Street & Southfort Drive are identified as nodes in this place type, serving as key destinations for the residents. Building on the existing assets and services through complimenting intensification and diversification will further strengthen these nodes. Intensification shall be comprehensively planned and designed to integrate residential and mixed-use development that blends in with the existing development. Careful attention will be given to ensuring residential land uses are appropriately integrated and interact with existing commercial establishments, fostering synergies that enhance the area's functionality and character. Land

uses are to be compatible to support a live-work environment that minimizes dependence on vehicles and creating an environment that promotes safety and comfort for pedestrian movement.

iii. Form of Development and their Locations

The place type is home to diverse range of commercial building build forms including Large Scale Retail Centre, Strip Mall, Commercial Office Building, Single Structure Commercial Pad, and Inn. Residential forms include Apartments and Townhousing. This place type will continue to accommodate the diversity of built forms that accommodate a variety of functions. Where larger built forms could be accommodated in this district due to the proximity to highway, a careful transition would be considered from surrounding lower residential intensity uses and development to minimize adverse impacts on the existing and new users. Building massing, site layout, and facade articulation will create development that addresses human scale and creates seamless integration between new and existing development. Buildings will be designed to create sense of safety and comfort for pedestrians. Nodes will showcase higher urban design standards, as they are the gathering hubs for all the city residents and visitors.

(4) USES AND TYPOLOGY

Building Type	Requisite Qualifiers	
	Node, Highway, Arterial & Collector	Fundamental Use Provision (FUP)
Apartment	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Internal Secondary Suite	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Stacked Townhousing (Development with Shared Access)	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Townhousing (Development with Shared Access)	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Commercial Office Building	P	
Inn	P	
Large Scale Retail Centre	P	
Mixed-Use Building	D	
Single Structure Commercial Pad	P	
Strip Mall	P	
Indoor Assembly	D	
Public Service Building	P	Only on the following parcels: Plan: 0320963 Block: 5 Lot: 1
School	D	Only on sites registered as MR, SR or MSR.
Urban Agriculture	D	
Sign	D	

(5) LOT AND SUBDIVISION STANDARDS

- a) Each subdivision must adhere to the density thresholds, housing typologies, land use designations identified in the relevant Area Structure Plan or Neighbourhood Structure Plan.

	Typology	Standard
Site Width	Apartment, Stacked Townhousing (Development with Shared Access), Townhousing (Development with Shared Access), Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly, Public Service Building	At the discretion of the Subdivision Authority
Site Depth	Apartment, Stacked Townhousing (Development with Shared Access), Townhousing (Development with Shared Access), Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly, Public Service Building	At the discretion of the Subdivision Authority
Site Area	Apartment, Stacked Townhousing (Development with Shared Access), Townhousing (Development with Shared Access),	At the discretion of the Subdivision Authority
	Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly	Min. 2000m ²
	Indoor Assembly, Public Service Building, School	At the discretion of the Subdivision Authority

(6) BUILT FORM AND SITING

- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

	Typologies	Location		
		Node	Highway	Arterial & Collector
Front Yard	Apartment, Inn, Mixed-Use Building, Townhousing, Stacked Townhousing	Min. 4.5m – Max. 6.0m	Min 7.5m	Min. 4.5m – Max. 6.0m When adjacent to residential development- Min. 6.0m for buildings over 13.5 m.
	Commercial Office Building, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall,	Min. 4.5m – Max. 6.0m Notwithstanding the maximum 6.0m setback, a front yard setback may be increased when the space between the building and the lot line is used for landscaping that is in addition to the minimum	Min. 7.5m	Min. 4.5m – Max. 6.0m Notwithstanding the maximum 6.0m setback, a front yard setback may be increased when the space between the building and the lot line is used for landscaping that is in

	Typologies	Location		
		Node	Highway	Arterial & Collector
		landscaping requirement and is not used for parking to the satisfaction of the Development Authority.		addition to the minimum landscaping requirement and is not used for parking to the satisfaction of the Development Authority.
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building	Not permitted within front yard setback.		
Rear Yard	Apartment, Inn, Mixed-Use Building, Stacked Townhousing, Townhousing	Min. 6.0m		
	Commercial Office Building, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall	Min. 3.0m for site abutting non-residential. For sites abutting residential development: Min. 7.0m for buildings up to 15.0m in height. Min. 7.5m for buildings over 15.0m plus 0.5m for every additional 5.0m increase of height		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Side Yard	Stacked Townhousing, Townhousing	Min. 1.2m Min. 3.0m for site abutting non-residential and buildings over 13.5 m in height.		
	Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall	Min. 3.0m for site abutting non-residential. For sites abutting Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse: Min. 6.0m for buildings up to 15.0m in height. Min. 6.5m for buildings over 15.0m plus 0.5m for every additional 5.0m increase of height		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Front Flanking Yard	Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Stacked Townhousing, Townhousing	Min. 4.5m		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		

	Typologies	Location		
		Node	Highway	Arterial & Collector
Principal Building Height	Stacked Townhousing, Townhousing	Max. 13.5m		
	Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall	Max. 15.0m when located within 15.0m of a property line adjacent to Detached, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing. Max. 30.0m. when setback 15.0m or greater from a property line adjacent to Detached, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing.		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Site Coverage	Stacked Townhousing, Townhousing Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall Accessory Building, Indoor Assembly, Public Service Building, School	Max. 60%		
Density per Site	Stacked Townhousing, Townhousing	Min. 50 du/nrha		
	Apartment, Mixed-Use Building	Min. 90 du/nrha		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

(7) BUILDING CHARACTER AND DESIGN

i. General

- a) New and redeveloped buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- b) New and redeveloping building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length; shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

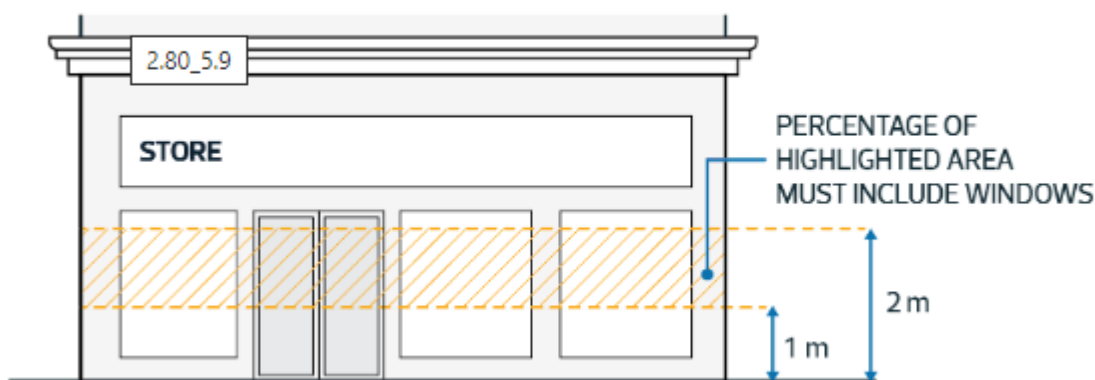
- c) New and redeveloped buildings taller than 15.0m in height may require a step-back from front facade line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- d) Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- e) New buildings with similar or mirrored front elevations must be separated by a minimum of two buildings along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.

ii. Apartments, Stacked Townhousing, and Townhousing

- a) To ensure architectural interest, new and redeveloped buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- b) Within Nodes for Apartments, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.

iii. Commercial Office Building, Large Scale Retail, Inn, Mixed-Use Building, Single Structure Commercial Pad, and Strip Mall

- a) For new and redeveloped buildings a minimum of 60% of the ground floor façade area adjacent to public street, public area or parking area interior to the site, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- b) A minimum of 60% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
- c) When installed, a canopy or awning shall be a minimum of 0.6m from the building and will be located a minimum of 2.5m above grade.
- d) Within Nodes, to promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- e) Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- f) To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

(8) OTHER REGULATIONS

i. Access

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

- a) Every building containing a non-residential typology shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

ii. Landscaping

- a) For Apartment, Commercial Block, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly, Public Service Building, School, a minimum of 20% of the total site area shall be landscaped.
 - a. One tree for each 35.0m² and one shrub for each 35.0m² of permeable landscape area shall be provided.
 - b. In case of an irregular site or a site with physical constraints, the Development Authority may accept 5 shrubs in lieu of a tree.

iii. Nodes & Comprehensively Planned Sites

- a) A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
- b) The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
- c) Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

iv. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements