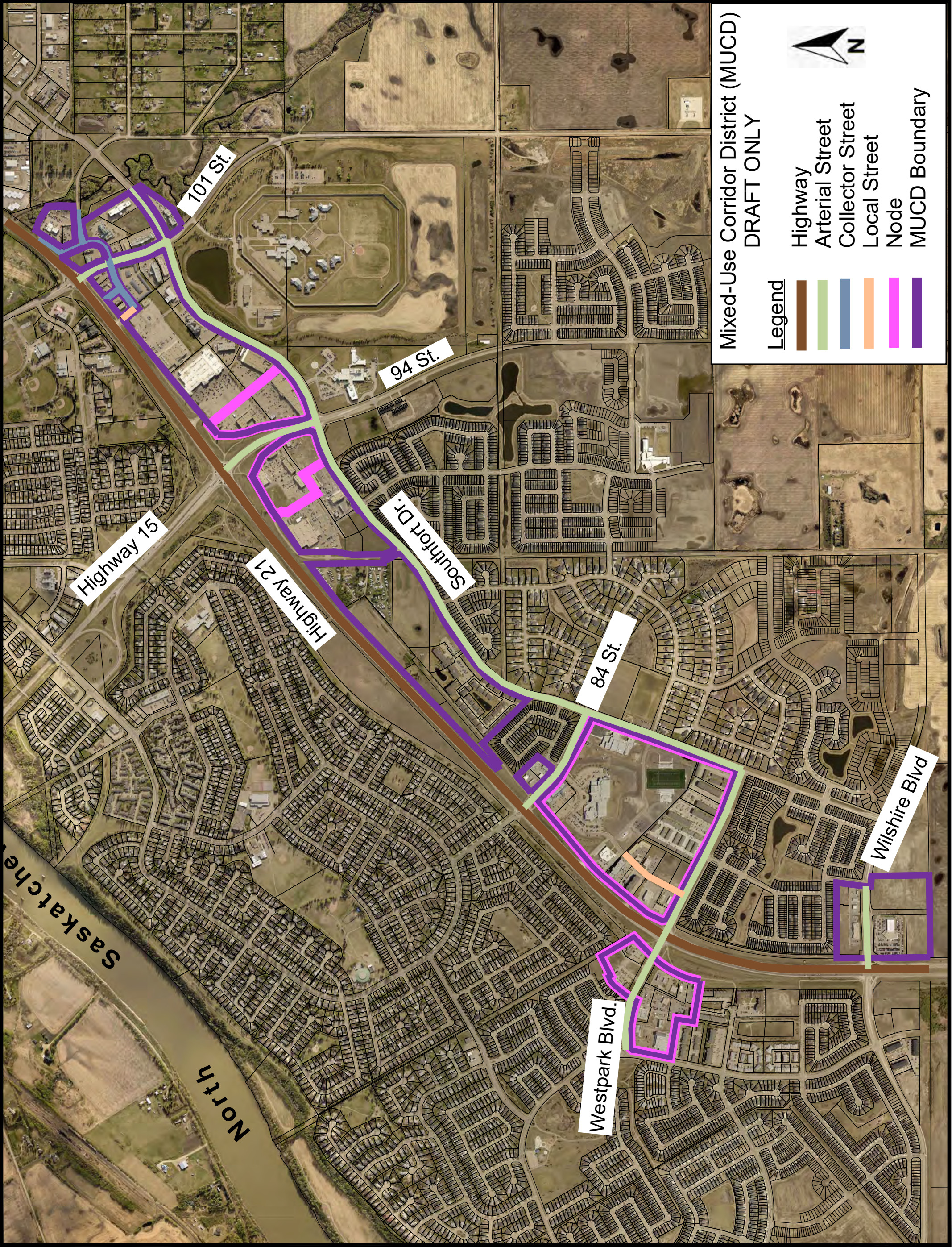


MUCD – Mixed-Use Corridor District

(1) MUCD MAP



(2) PLACE TYPE

This Placetype includes institutional and commercial areas positioned along the Highway 21 (Veterans Way) Corridor. Highway 21 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 Heartland Industrial 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 development tailored for vehicle-oriented access, featuring a broad road right-of-way and large parking areas that front sizeable commercial establishments. A network of private roads supports these businesses, providing necessary connectivity and services. A multi-purpose pathway runs parallel to the corridor, linking it to Fort Saskatchewan's city-wide active transportation network.

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

(3) INTENT

i. General Intent

The Mixed-Use Corridor District is intended to transition existing parking lots and undeveloped land into medium and high-density residential and mixed-use developments. While commercial is the intent of the Mixed-Use Corridor, the area's larger parcel sizes adjacent to the highway provide opportunities for intensified land use, accommodating a thoughtfully integrated mix of uses. Careful attention will be given to ensuring that more sensitive residential land uses are appropriately integrated and aligned with existing land uses, fostering synergies that enhance the area's functionality and character. Residential developments should offer a variety of townhouses, walk-up apartments, and high-rise apartments, while mixed-use buildings will feature commercial services on the ground floor with residential units above. Development and redevelopment in the area are to be supported by private roads and services. Additional uses, such as community gardens, civic facilities, and institutional services, 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. Compatible land uses will support a live-work environment that minimizes dependence on vehicles.

ii. Land Use Intent

The aim is to foster a positive and seamless transformation from large open parking areas into a placetype that accommodates residents that live and work in close proximity. This area is intended for medium and high density residential, and mixed-use development. Small-scale commercial shops such as restaurants, coffee shops, pubs, salons, or similar establishments can be found on the main floor of mixed-use buildings. Residential units are permitted to be in single structures. Due to the proximity of the highway, arterial, and collector roads, buildings are not required to be fronting along the highway and arterial streets. Common amenity spaces are to be located near residential areas to provide residences a place to gather. Nodes will see the highest intensification with high density residential and mixed-use development. Nodes exist at the Dow Centennial Centre (DCC) and at the intersection of 94 Street & Southfort Drive. These areas contain large open parking spaces that can accommodate intensification. Intensification shall be planned

and designed to integrate residential and mixed-use development that is blends in with the existing development.

iii. **Form of Development and their Locations**

Nodes within the district will serve as focal points, with the highest concentration of density, intensity, and building massing. These areas will feature taller, high-density structures, enhancing urban vitality and creating a dynamic core. Surrounding the nodes, transitional zones will host a mix of medium to high-density developments that gradually scale down in height and intensity, connecting seamlessly with adjacent lower-density neighborhoods. Smaller-scale compatible apartments and commercial developments may also be located here. The purpose of these areas is to compliment the existing commercial development with residential and mixed-use.

Outside of the nodes, a carefully planned mix of medium to high-density residential, commercial, and mixed-use developments will create transitional zones, bridging the higher-density core with adjacent, lower-density neighborhoods. These transitional areas will support smaller-scale apartments and compatible commercial developments, maintaining synergies with existing non-residential uses. The design and layout of buildings in these zones will prioritize compatibility and cohesion with surrounding development, ensuring that new residential and mixed-use additions complement the existing commercial environment. These areas aim to enhance and integrate with the district’s character, fostering a balanced and interconnected community.

(4) **BLOCK STANDARDS**

(5) **USES AND TYPOLOGY**

- i. Where more than two location types apply to a site, the higher of the two standards (more permissive standards) shall apply.
- ii. Fundamental Use Provision: The fundamental use provisions as requisite qualifiers for permitted and discretionary uses listed within section x_____ shall ensure:
 - a. That Home Business shall not be located within an Apartment or Mixed-Use.
 - b. Townhousing and Stacked Townhousing allowed only when on comprehensive and bareland sites.

Requisite Qualifiers		
Use	Locations	
	Nodes	Street
Apartment	D	D
Stacked Townhousing	D	D
Townhousing	D	D
Commercial Block	P	P
Commercial Office Building	P	P
Inn	P	P
Large Scale Retail Centre	P	P
Mixed-Use Building	P	P
Single Structure Commercial Pad	P	P
Store Front	P	P
Strip Mall	P	P
Indoor Assembly	D	D
Public Service Building	P	P
School	D	D

Requisite Qualifiers		
Use	Locations	
	Nodes	Street
Community Garden	D	D
Urban Agriculture	D	D
Park and Natural Area	P	P
Sign	P	P

P – Permitted

D – Discretionary

(6) LOT AND SUBDIVISION STANDARDS

- i. To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds defined in **Section X** of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

	Typology	Standard
Site Width	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School,	At the discretion of the Subdivision Authority
Site Depth	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	At the discretion of the Subdivision Authority
Site Area	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	Min. 900m ²

(7) BUILT FORM AND SITING

- i) When both a Highway setback and another setback type apply to the site, the more permissive setback standard (higher standard) will be used.
- ii) When more than two road types apply to a site, the lower of the two standards (more restrictive standards) shall apply.

		Location	
		Excluding Node	Within Node
Principal Building Setback	Front Yard	Min. 7.0m	Min. 3.0m
	Rear Yard	Min. 6.0m	Min. 3.0m
	Side Yard	Min. 6.0m	Min. 3.0m
	Highway	Min. 7.5m	
Accessory Building Setback	Front Yard	At the Discretion of the Development Authority	
	Rear Yard	At the Discretion of the Development Authority	
	Side Yard	At the Discretion of the Development Authority	
	Highway	At the Discretion of the Development Authority	
Principal Building Height		Adjacent to Highway, Max. 30.0m Adjacent to Arterial Street, Max. 21.0m Buildings over 13.5m to shall provide appropriate transitions in height, scale and massing to adjacent residential sites. Adjacent to Collector Street or Local Street, Max. 13.5m	Adjacent to Highway, Max. 30.0m Adjacent to Arterial Street, Max. 21.0m Buildings over 13.5m to shall provide appropriate transitions in height, scale and massing to adjacent residential sites. Adjacent to Collector Street or Local Street, Max. 13.5m
Site Coverage		Max 80%	
Density	Townhousing/Stacked Townhousing	Min. 50 units/net residential hectare	
	Apartment and Mixed-Use	Min. 100 units/net residential hectare 100m ² of non-residential use is equivalent of 1 du.	
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	

(8) BUILDING CHARACTER AND DESIGN

a) General

- i. Sites shall incorporate elements that prioritize the pedestrian experience. These design, character, and appearance features may include, and are not limited to, transparent facades at the ground floor of commercial and mixed-use buildings, wide and continuous sidewalks and pathways, orient buildings closer to the sidewalk or pathway, pedestrian-scale lighting, street furniture and amenities to the satisfaction of the Development Authority.
- ii. To improve the architectural interest of the streetscape, new principal buildings shall be individually defined through a combination of architectural features that may **INCLUDE**, and are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building

materials, colours and other façade enhancing treatments to the satisfaction of the Development Authority.

- iii. Front façade/s of a new principal building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, clearly defined entryways, windows with bold trim, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority.
- iv. New buildings shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- v. Accessory buildings shall not exceed 5.0m in height.
- vi. 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.
- vii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a) The policies and objectives contained within the municipality's statutory plans;
 - b) Other City plans, standards, and guidelines; and
 - c) Other factors, such as daylight, sunlight and privacy.
- viii. New building facades abutting public spaces and streets that exceed 12.0 m 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.
- ix. New buildings taller than 15.0m in height shall incorporate a step-back to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- x. Entrances to the new multi-unit buildings may incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

b) Node Architectural Controls

- i. To ensure architectural variety and interest, new buildings within Nodes shall incorporate the following design elements on the facades fronting public streets and parks and open spaces to the satisfaction of the Development Authority
 - a) Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles.
 - b) Use of accent colour and/or contrast.
 - c) Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures.
- ii. For new residential and mixed-use buildings, in addition to above may include:
 - a) Use of bold window trims, soffits, muntin bars.
 - b) Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest.

c) Non-Residential and Mixed-Use Buildings

- i. A minimum of 60% of the ground floor façade area between 1.0m and 2.0m above grade, of non-residential and mixed-use buildings shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor non-residential and mixed-use facades must comply with the following:
 - a) A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material.
 - b) Façade articulation through architectural design and treatments such as cornices, decorative columns and beam.
 - c) Barrier free access for users with physical or mobility disabilities.
- iii. Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.
- iv. Every use that has an exterior public entrance shall have a pathway connecting the public entrance to the sidewalk.

(9) OTHER REGULATIONS

a) Site Connectivity

- i. Walkways for pedestrians shall be prioritised throughout the site and shall provide connections to the surrounding pedestrian system.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

b) Noise Mitigation

- i. A noise report prepared by a qualified professional may be required prior to the issuance of development permits. This report shall consider appropriate noise attenuation measures in order to mitigate noise from Highway 21 and surrounding commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- ii. The Development Authority may require mitigation measures including and not limited to:
 - a) provision of noise attenuation walls;
 - b) increased landscaping, including a landscape buffer;
 - c) relocation of parking areas, loading areas, walkways, business entrances, or other high activity areas away from residential property lines;
 - d) screening or relocating on-site lighting to avoid spillage onto residential properties;
 - e) restricting the location of outdoor speakers;
 - f) changing the proposed structure to mitigate noise, light, or glare impacts; and
 - g) these measures may not be required depending on the findings of a noise report prepared by a qualified professional.

c) Urban Agriculture

- i. Urban Agriculture shall not account to majority of the land use within a Principal Building.
- ii. Community gardens are permitted within multi-unit, apartment, mixed use, and community use developments to the satisfaction of the Development Authority.

d) Landscaping

- i. Landscaping on the site shall be in accordance with Section X_____ of this Bylaw.
- ii. A minimum of 20% of the total site area shall be landscaped, including all areas not occupied by buildings, parking areas or vehicular access areas. One tree for each 35.0m² and one shrub for each 15.0m² of landscape area shall be provided.

e) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section X_____ of this bylaw.

f) Application Requirement

- i. In addition to the application requirements of Section X_____ of this Bylaw, an Applicant must submit to the satisfaction of the Development Authority:
 - 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, 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.

g) 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 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 to the facade facing a public street that exceed 50% of the facade's surface area.