

## ATTACHMENT 1

### Amendment to the Fort Road Old Town Master Plan

1. That the Fort Road Old Town Master Plan be amended by
  - a. deleting the second sentence of the first paragraph under “Goals, Objectives and Principles” under the Executive Summary and replacing with “In doing so the project will result in opportunities for commercial activity and further medium to high-density residential housing within walking distance of the Belvedere LRT station, a greatly improved pedestrian environment and increased LRT ridership.”;
  - b. deleting the text of the second bullet point under “The Concept” under the Executive Summary and replacing the text with “The development of medium to high-density residential housing (approximately two hectares) between Fort Road and the CN/LRT tracks as well as the upgrade of existing businesses along Fort Road and the development of new commercial, office, and residential mixed-use developments to create a new urban village”;
  - c. deleting the “Old Town Master Plan Concept” under the Executive Summary;
  - d. deleting the second sentence of the third paragraph under 1.1 The Master Plan and replacing with “Redevelopment will result in opportunities for business activity, further medium to high-density residential housing, a greatly improved pedestrian environment and increased LRT ridership.”;
  - e. deleting the first sentence of the fourth paragraph under 1.1 The Master Plan and replacing with “The development will involve the widening of Fort Road and the development of medium to high-density residential units and the opportunity for mixed-use and commercial uses in close proximity to the LRT station.”;
  - f. deleting Section 3.1.6 in its entirety;
  - g. deleting the last sentence of the paragraph under Section 4. The Proposed Development;
  - h. deleting “Map 6: Overall Planning Concept” and replacing with “Map 6: Overall Planning Concept” as shown on Appendix “A” of this Resolution;
  - i. deleting “Map 7: Old Town Master Plan Concept” and accompanying explanation text to the left of the map;

- j. deleting “High-density residential” under the sixth bullet point under Section 4.2 and replacing with “ Medium to high-density residential”;
- k. deleting the second and third paragraphs and the first sentence of the fourth paragraph under 4.2.3 and replacing with “The proposed development will allow for commercial development along Fort Road and medium to high density residential development in the area between Fort Road and the CN/LRT rail line. The area in between will be mixed use with commercial and residential uses.”;
- l. deleting the first sentence of the second paragraph under “Fort Road - Main Street Commercial” under Section 4.2.3 and replacing with “The ground floor of the buildings along Fort Road are encouraged to be commercial units and/or retail shops where the development of plazas, sidewalk cafes and pedestrian oriented services will be encouraged.”;
- m. deleting the “High Density Residential Area” section under 4.2.3 and the rendering and caption to the left of this section, and replacing with the following:

**“Medium to High Density Residential Area**

The Fort Road Old Town area is ideally suited for medium to high density residential development. Providing higher densities of residential living adjacent to the Belvedere LRT station will enhance the ridership of the LRT, provide transportation and lifestyle choices for Edmonton’s citizens, and further support Fort Road as a walkable neighborhood.

This residential area will provide a range of housing types from townhouses to medium rise apartment developments. Ground floor units are encouraged to have individual access to the tree lined streets. This will ensure an attractive pedestrian environment for residents.

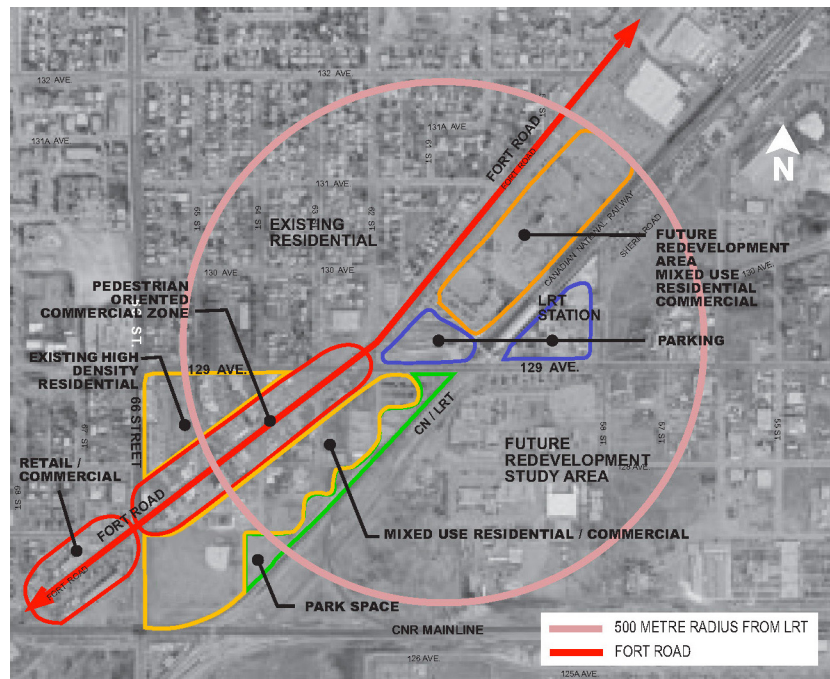
Parking will be accommodated through a combination of on and off-street parking. Integrated parking structures above or below grade are encouraged for all residential development.

Interior courtyards and rooftop terraces are encouraged to provide attractive outdoor semi-private space for residents while the proximity to the Fort Road business district presents opportunities for casual dining and spontaneous shopping.”;

- n. deleting the first sentence under “Mixed Use Area” under Section 4.2.3 and replacing with “The area between the Fort Road commercial strip and the medium to high density residential area will be a truly mixed use area.”;

- o. deleting “Map 9: Old Town Area Land Use Concept”;
- p. deleting “high density” from the second sentence of the second paragraph under 4.2.4, “Open Space and Pedestrian Circulation”, and replacing with “medium to high density”;
- q. delete Section 4.3 in its entirety, including “Map 10: Existing and Proposed Zoning”; and
- r. deleting the second sentence of the second paragraph under Section 7.

## APPENDIX "A"



Map 6: Overall Planning Concept