

Mature Neighbourhoods & New Land Use Bylaw Information Sessions Summary Report

June 30, 2021

City of Fort Saskatchewan | Planning & Development

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Introduction:

The Planning and Development Department is undertaking a new Land Use Bylaw project. To align the new Land Use Bylaw with the City's 'Our Fort. Our Future.' Municipal Development Plan, Administration intends to take a place specific approach to drafting new regulations. To inform this approach, Administration will engage residents of our mature neighbourhoods to better understand the unique aspects of each area and draft appropriate regulations. This summary is for the first of these engagements where Administration hosted information sessions to initiate conversations with the residents of the city's mature neighbourhoods. The purpose of these sessions was to share project and mature neighbourhoods related information with residents, outline future engagement opportunities, and collect feedback on the Draft Development Patterns Map.

Virtual Engagements:

Engagements were hosted virtually through the Webex platform. A morning, afternoon, and evening session were offered to accommodate a variety of schedules. 61 residents signed up for these workshops with 54 of those also signing up to be stay informed and receive project update emails.

June 23, 2021, 7:00pm – 8:30pm	16 attendees
June 24, 2021, 1:00pm – 2:30pm	11 attendees
June 25, 2021, 9:00am – 10:30am	10 attendees

Notification:

On June 3, Administration sent project information letters to the almost 4400 residents and property owners of our mature neighbourhoods. The information packages included an outline of the anticipated project timeline, webpage URL, instructions to sign up for information sessions, and a draft Conceptual Development Patterns Map.

Summary:

Administration shared information about the neighbourhood lifecycle, current real estate, demographic, and population trends in our mature neighbourhoods, as well as the content of Local School Board's Capital Plans for area schools, and commercial vacancy information. The intended project approach, anticipated project timeline, and future engagement opportunities. Participants were able to ask questions throughout the sessions.

Administration solicited feedback on the draft Conceptual Development Patterns Map. Participants were asked:

- Does this map make sense to you?
- Are there any distinct development areas not identified?
- Should any of the identified areas be merged?

All participants felt the map made sense and appropriately identified distinct patterns of development with mature neighbourhoods. No concerns were raised regarding the map or delineation of areas. Some

participants expressed appreciation for the attention to detail and accurate reflection of development areas.

Working Groups:

Participants were asked to complete a short survey to help understand how willing residents are to participate in working groups and what level of commitment can be expected. Administration explained working group members will be expected to attend meetings, review data and reading materials, seek to share project information in their neighbourhood and to learn perspectives from residents with different experiences from themselves.

Approximately 74% of respondents indicated they would be willing to participate in a working group.

Of those willing to participate 76% indicated they would be willing to meet monthly, while the remaining were evenly split between meeting twice a month and every other month.

Next Steps:

Administration will prepare a Working Group Terms of Reference and expressions of interest form for residents. These will be posted the www.fortsask.ca/lub and sent to everyone who has signed up for the LUB project email list. The number of Working Groups will depend on the level of interest. Working Groups are intended to be a cross-section of the neighbourhoods they will represent. Members will help Administration identify suitable development regulations that fulfill the objectives for each area and add value to the neighbourhoods. Working Groups will begin meeting in the fall.

Attachments:

- A. Information letter
- B. Information Session Presentation

ATTACHMENT A: INFORMATION LETTER



MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY

We are reaching out to each household in your neighbourhood to ask you – “What are the things that make your area unique, that make it home?” Of course we know this is different for everyone so we really want to hear every viewpoint – new residents, long term residents, retired, busy families, singles, couples, renters and owners. You are the neighbourhood!

Why is this conversation important?

We are working on the new Land Use Bylaw (LUB) that will incorporate a development strategy for your area over the coming decades. You and only you can share real life experiences and knowledge as a resident. Please sign up for one of the sessions so we can explain the project, and how you can be involved in the project! Sessions will be online using the Cisco Webex Platform, there will be a short presentation at the beginning:

June 23, 7:00 pm – 8.30 pm

June 24, 1:00 pm – 2.30 pm

June 25, 9:00 am – 10.30 am

To sign up for more information, to receive project updates, to learn about opportunities to participate, or for an information session please visit www.fortsask.ca/LUB or call 780.992.6198.

How did we get here and why are we doing this?

‘Our Fort. Our Future.’ Fort Saskatchewan’s Municipal Development Plan (MDP), adopted in January 2021, is the Plan to guide the city’s growth into a community of over 50,000 residents, over the coming decades. The Plan was built through extensive community engagement throughout 2019 and 2020, the plan establishes our objectives for growth, development and revitalization for various areas of the city. The Plan, which is a blueprint for city building, recognizes that not all places within the city are same and therefore need different development approaches. For more information on the ‘Our Fort. Our Future.’ Plan, visit www.fortsask.ca/MDP.

To achieve the objectives of “Our Fort, Our Future”, the City must create a new bylaw that aligns with the new MDP and will serve the community’s needs into the future. The MDP is a high level, long term visionary plan for our community and the Land Use Bylaw

engaged people, thriving community



regulates development. In other words, if a MDP is the destination, the LUB is the vehicle or a GPS we use to reach our destination.

The Project

In order to make sure we have the best Land Use Bylaw to addresses the characteristics of your neighbourhoods while achieving the MDP objectives set for the area, we want to hear from you!

In 2021, we are having conversations with the residents of Fort Saskatchewan's Mature Neighbourhoods as shown on the attached map. This is a critical step for developing and considering LUB regulations for your area. We want to continue to work with residents throughout the next few years as we develop and finalize Fort Saskatchewan's LUB.

2021

Research &
Information
gathering

Conversations
with Mature
Neighbourhood
residents

Initiate
stakeholder
conversations

2022

*Subject to
Budget Approval

Continue Mature
Neighbourhood
conversations

Start citywide
conversations

Continue
stakeholder
conversations

Begin drafting
Bylaw content

2023

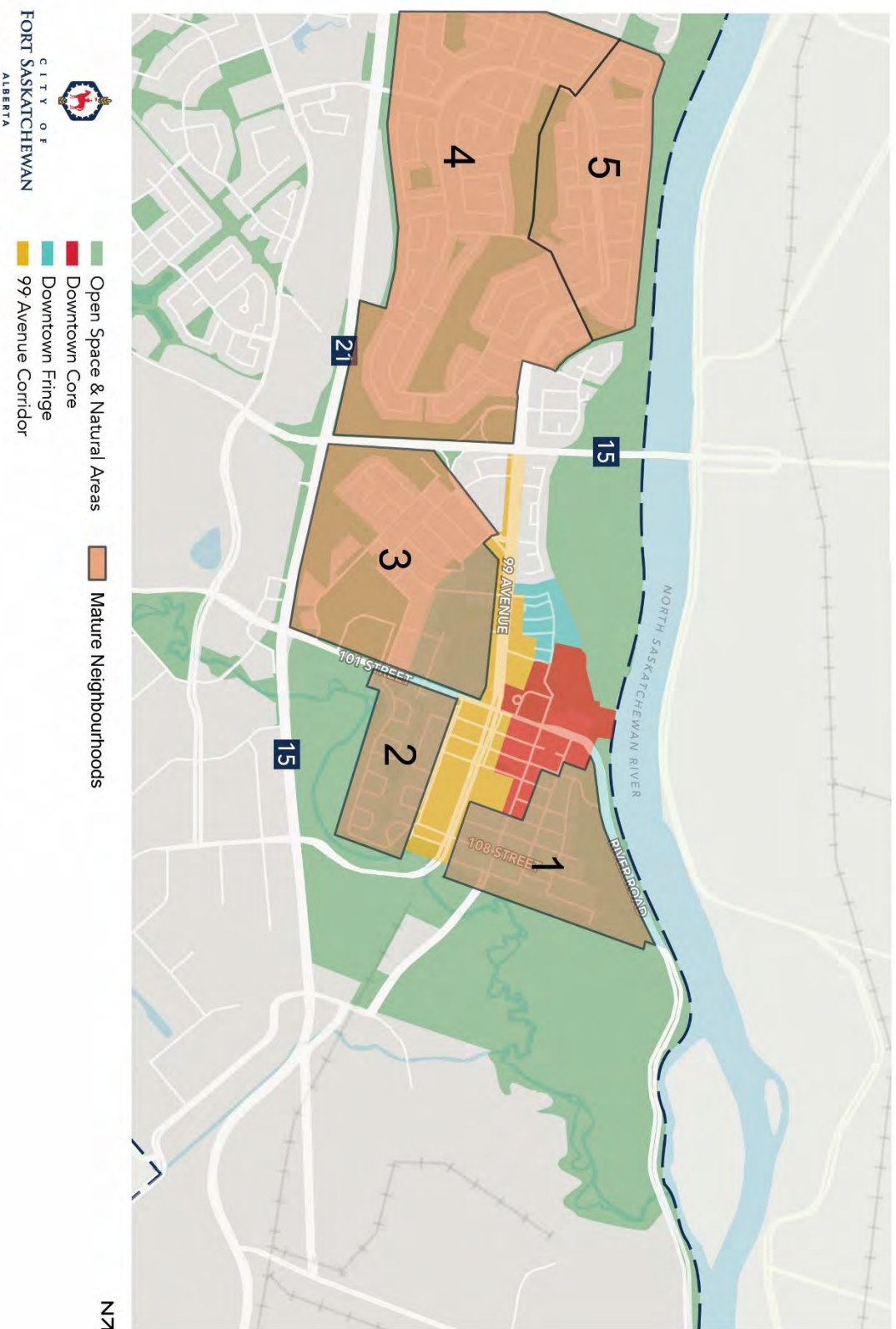
*Subject to
Budget Approval

Wrap-up
community and
stakeholder
conversation

Finalize draft
Bylaw

Bring Bylaw to
Council for
decision

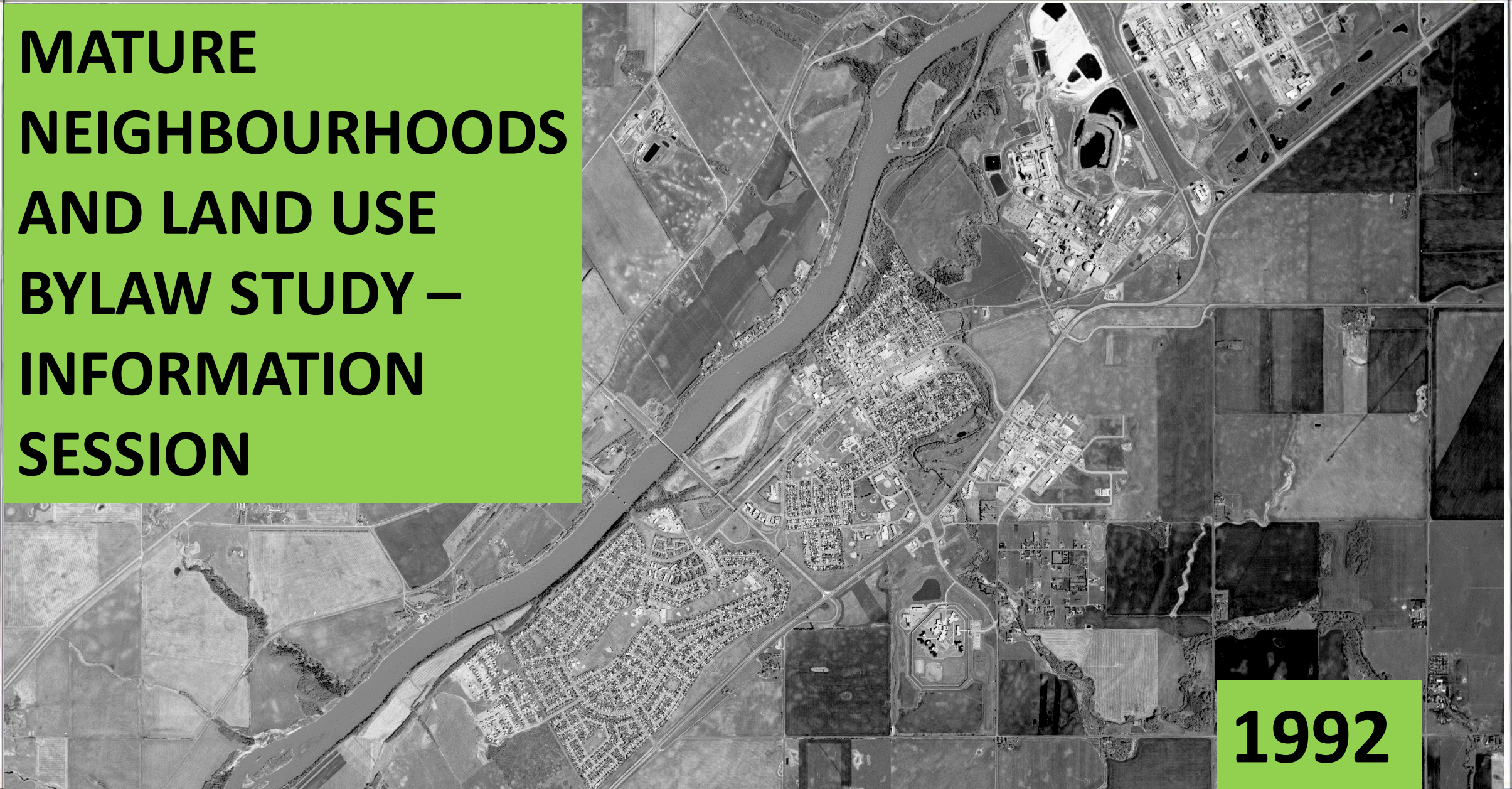
Mature Neighbourhoods - Conceptual Development Patterns Map



ATTACHMENT B: INFORMATION SESSION PRESENTATION



MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY – INFORMATION SESSION



1992



Outline

- Neighbourhood lifecycle and current trends
- Project Timeline
- Planning Bylaws and Relationships
- Working Groups and Future Engagement



Mature Neighbourhoods

- Neighbourhoods that were built for a previous period of growth
- An area is generally considered mature when the majority of housing reaches 40 years and older
- Understanding the unique character and shared building blocks of our mature neighbourhoods

YEARS 1 - 12

COMMUNITY DEVELOPMENT NEARS COMPLETION; THE RESIDENTS WHO ARRIVE ARE TYPICALLY YOUNG FAMILIES



YEARS 13 - 20

COMMUNITY COMPLETE; FAMILIES CONTINUE TO GROW AND POPULATION REACHES ITS PEAK



POPULATION BEGINS TO DECLINE AS CHILDREN GROW UP AND LEAVE HOME.



YEARS 37 - 46

WITHOUT REVITALIZATION, NEIGHBOURHOODS DECLINE; SCHOOLS OFTEN CLOSE, TRANSIT IS REDUCED AND LOCAL BUSINESSES CAN'T THRIVE.



OR

YEARS 37 - 46

WHEN REVITALIZATION BEGINS, THE NEIGHBOURHOOD GAINS VITALITY AND IS SEEN AS DESIRABLE; NEW FAMILIES MOVE IN, STABILIZING THE POPULATION.



How We Are Growing

Pre 1960 - today



CITY OF
FORT SASKATCHEWAN
ALBERTA



Pre 1960
(Downtown and
Ross Creek
develops)



1959 to 1969
(Sherridon
develops)



1973 to 1981
(Pineview
develops)



2021 and forward
(Westpark and
Southfort
developing)

1960

1970

1981

2021

POPULATION
2,582
CENSUS 1956

POPULATION
4,961
CENSUS 1969

POPULATION
11,983
CENSUS 1986

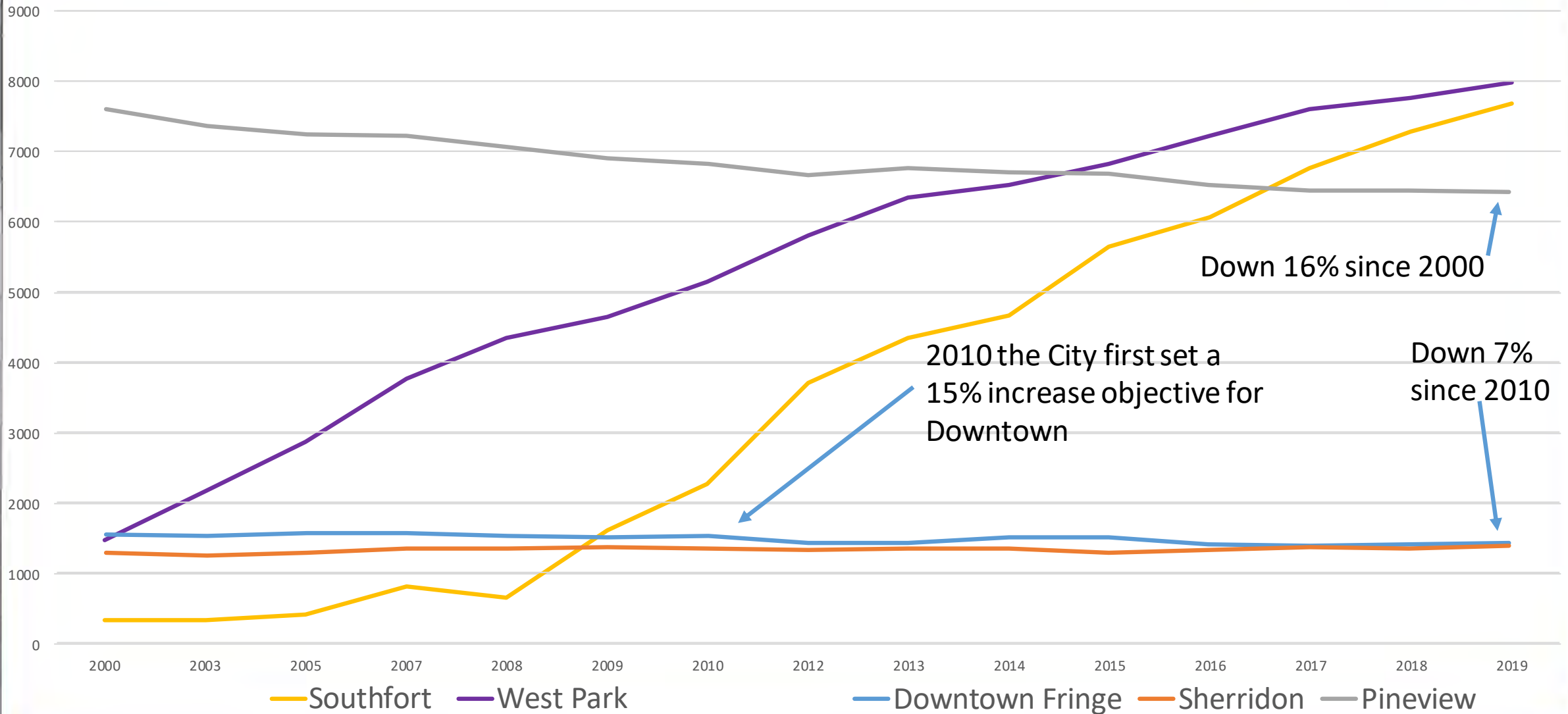
POPULATION
26,942
CENSUS 2019



1974

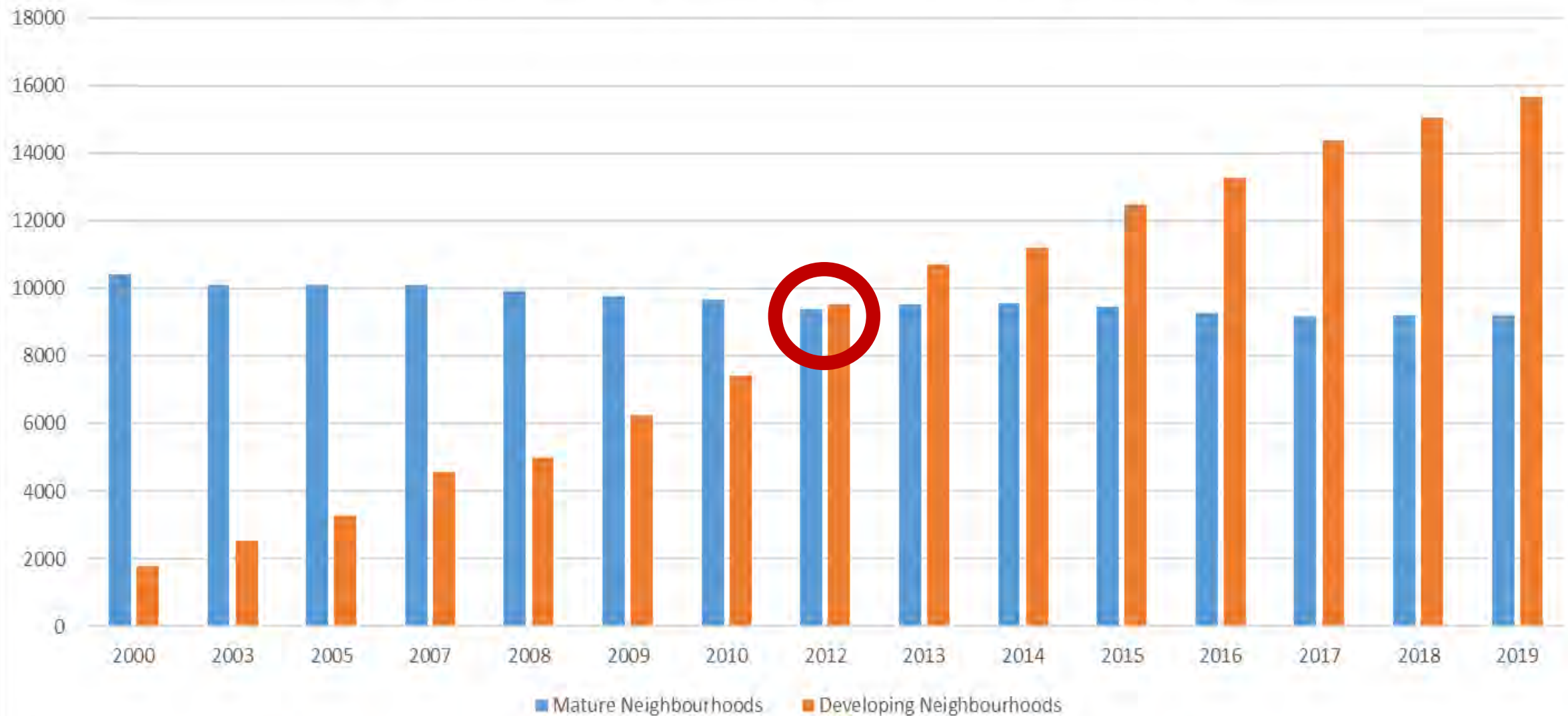


Population Change 2000 - 2019



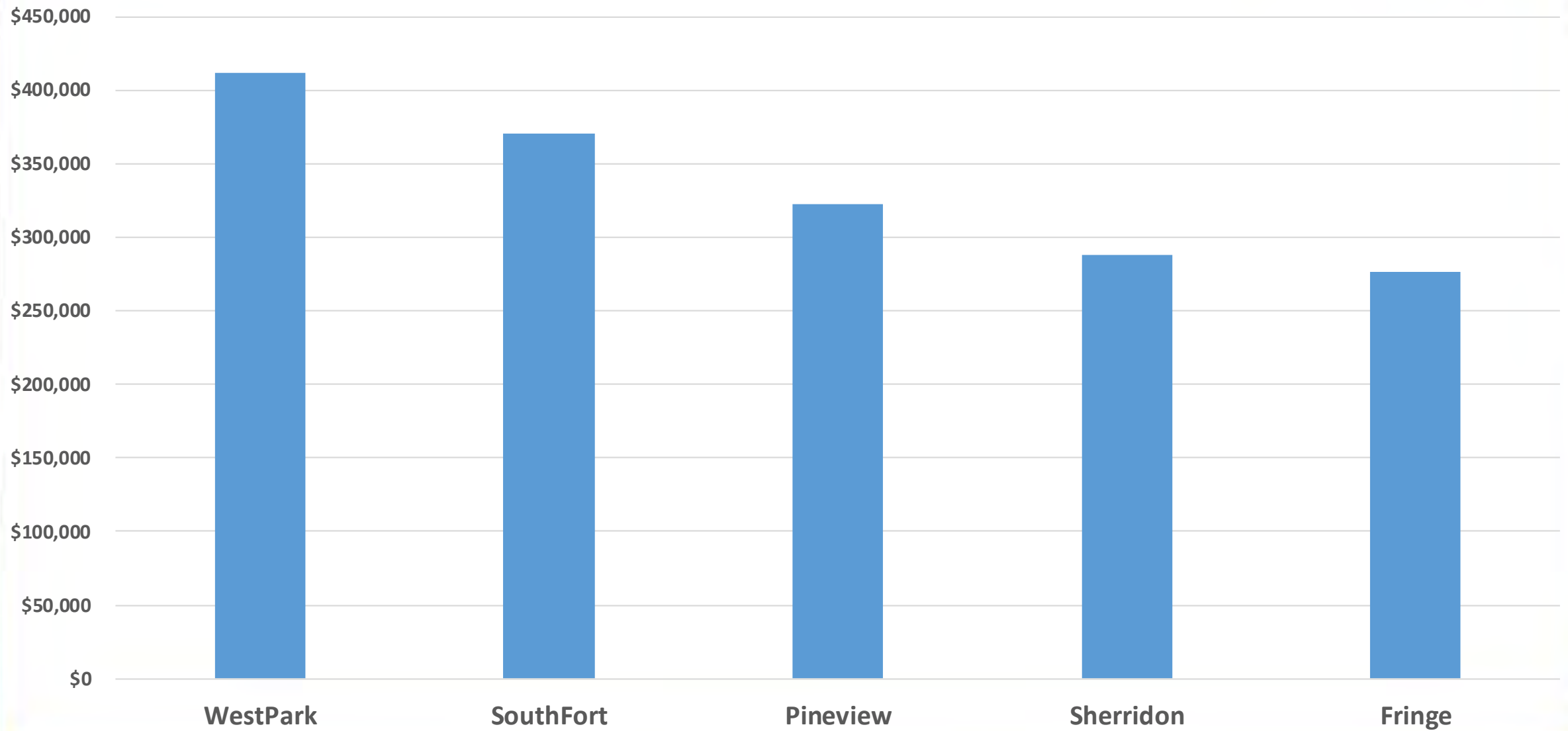


Population Mature & Developing Neighbourhoods 2000-2019





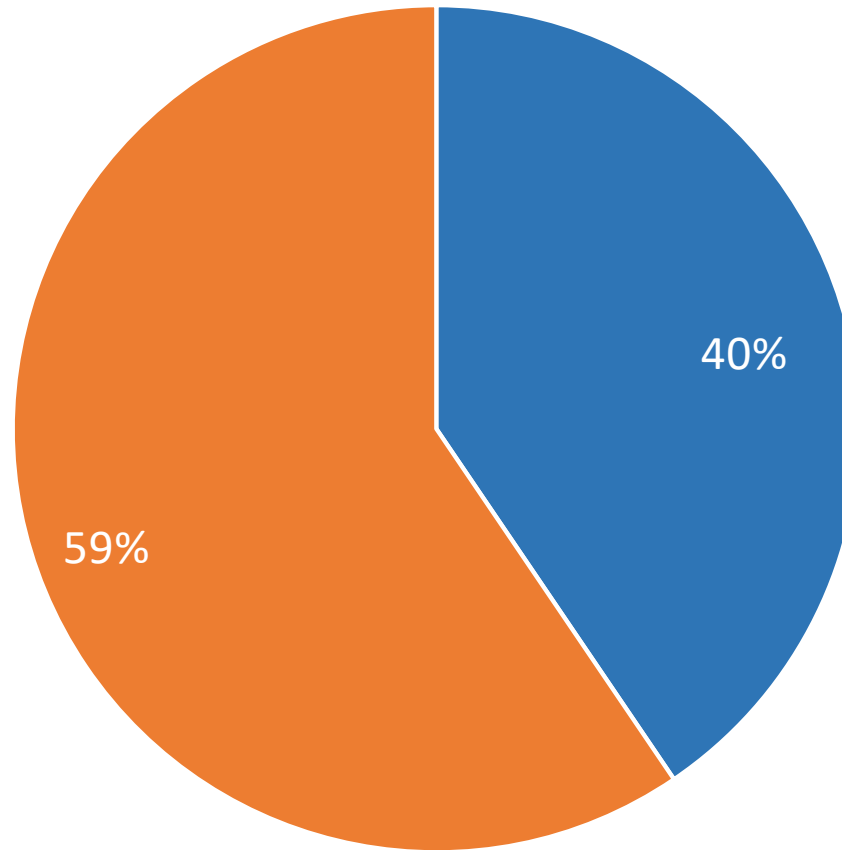
2019 Average Sale Prices







Percent of Total Population



- Established Neighbourhoods
- Developing Neighbourhoods



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Mature Neighbourhoods - Conceptual Development Patterns Map

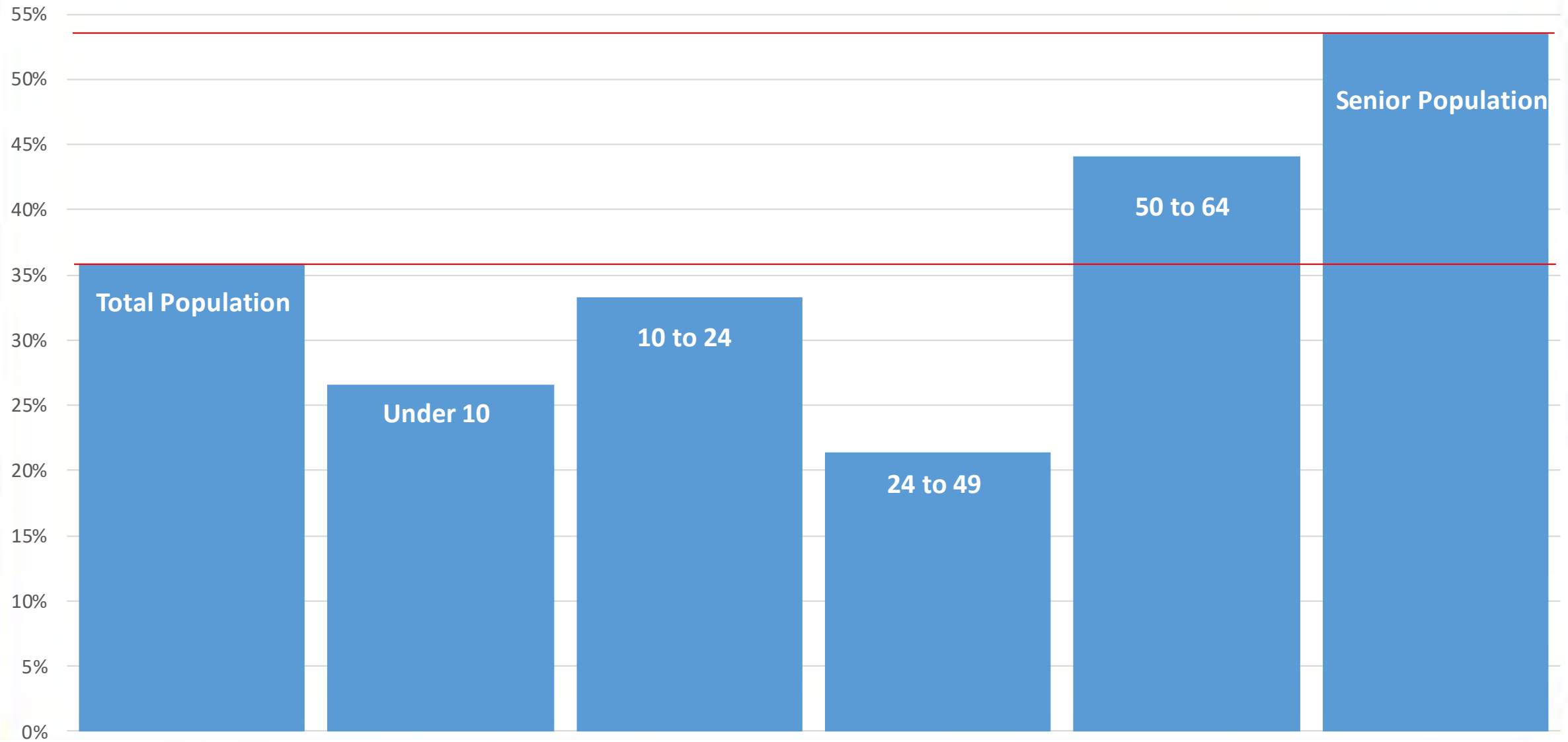


- Open Space & Natural Areas
- Downtown Core
- Downtown Fringe
- 99 Avenue Corridor
- Mature Neighbourhoods

N

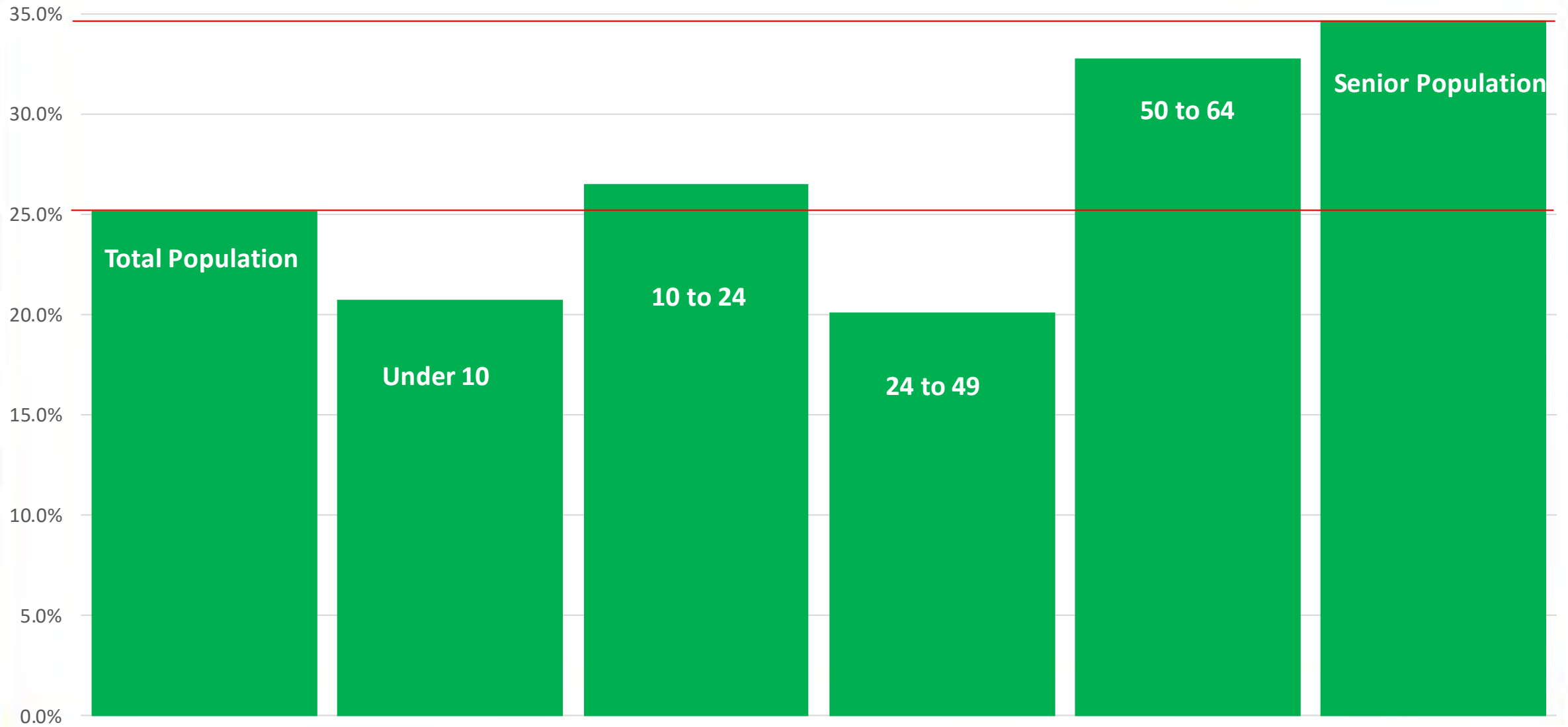


Mature Neighbourhoods



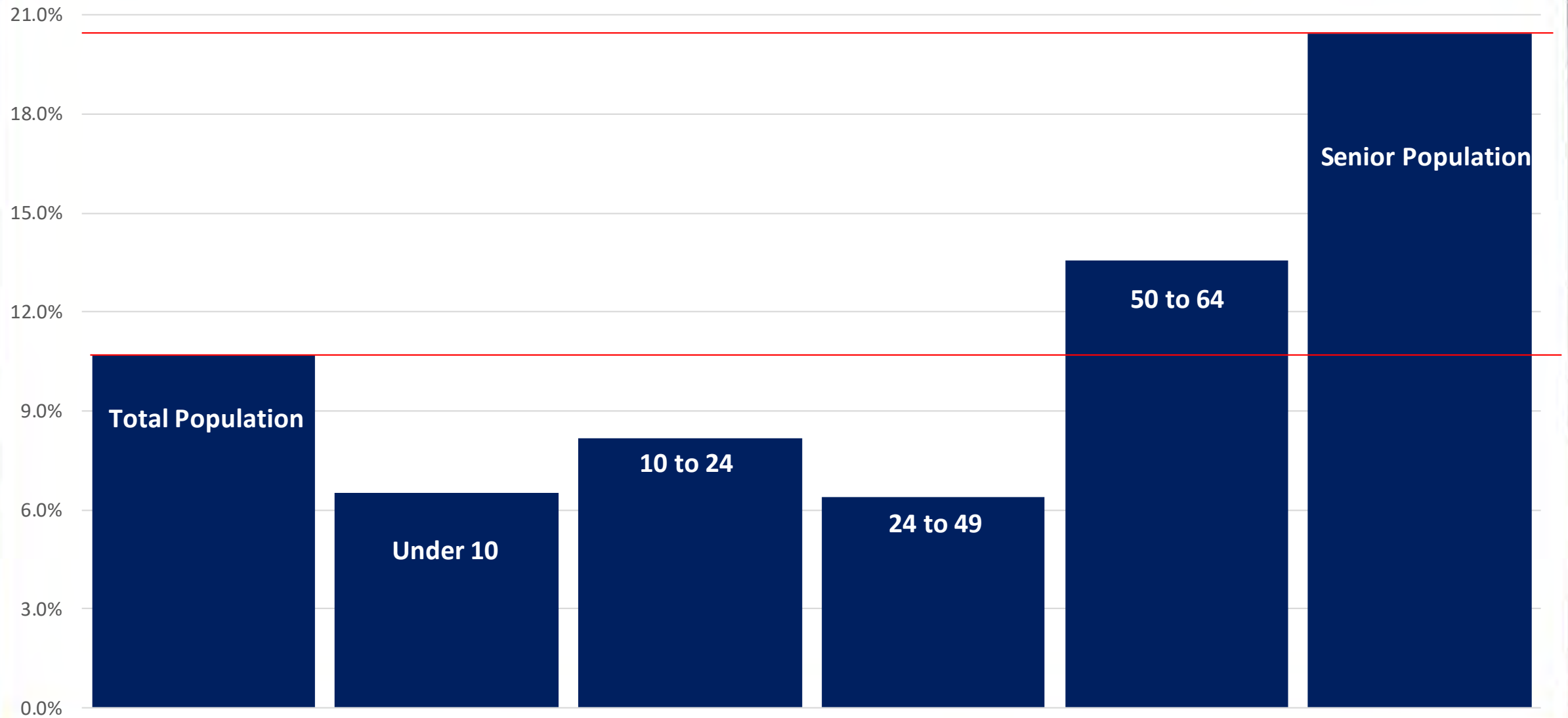


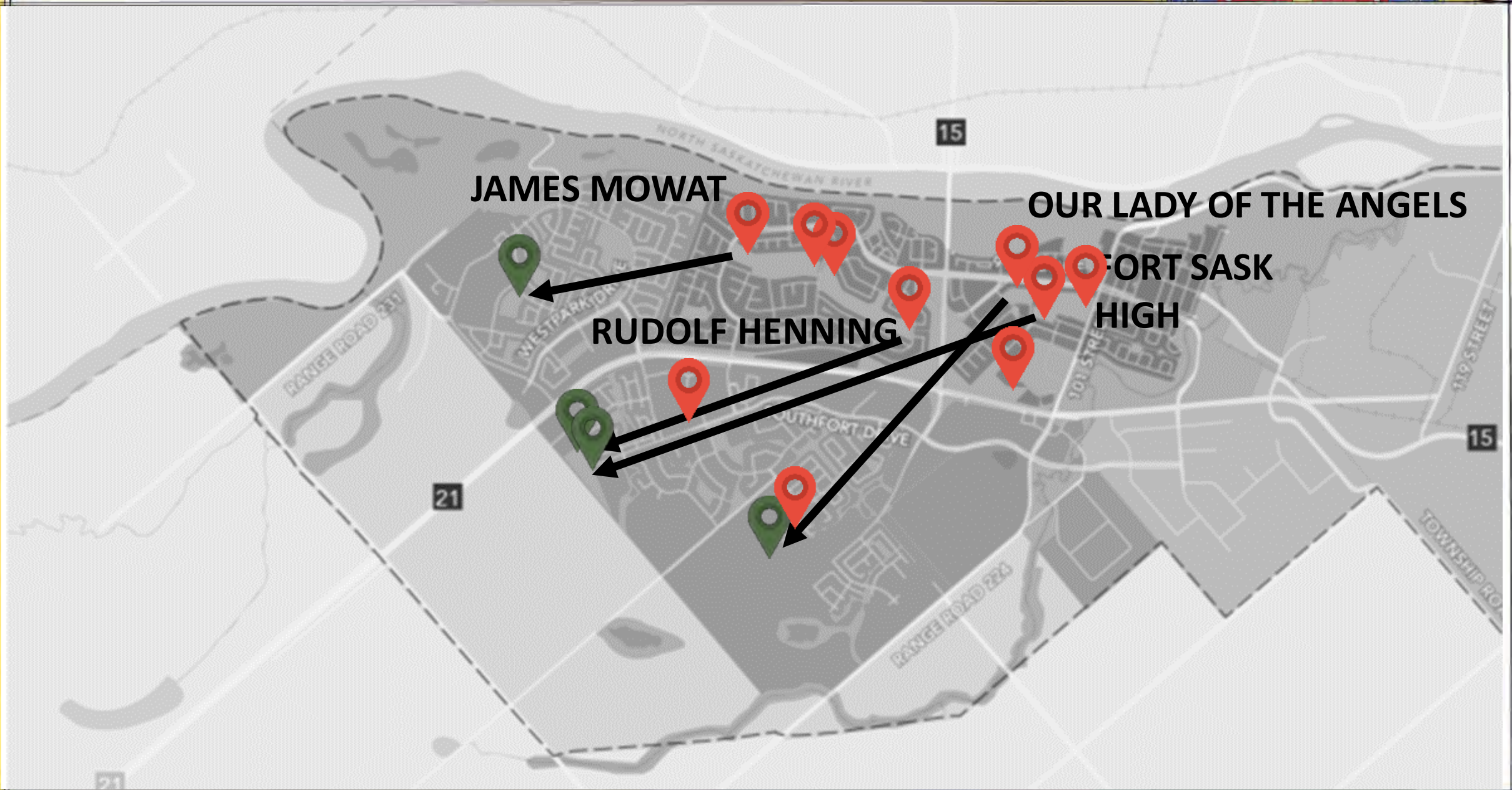
Pineview





Downtown Fringe and Sherridon





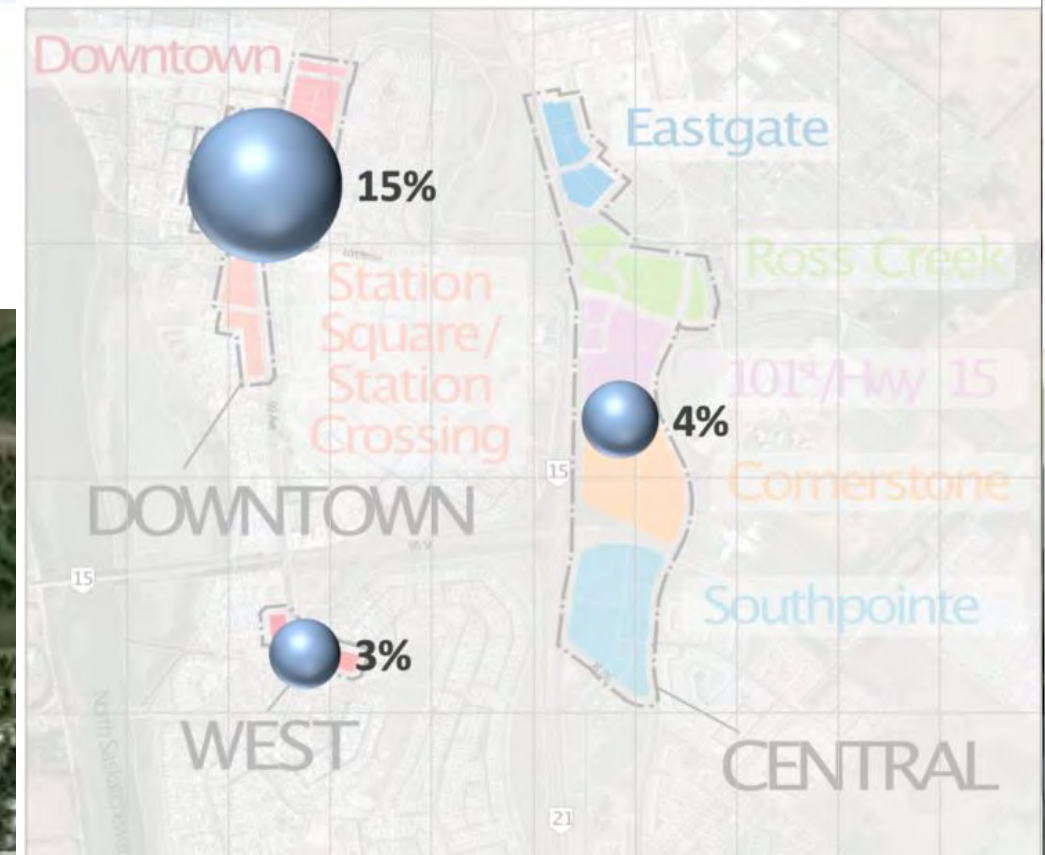
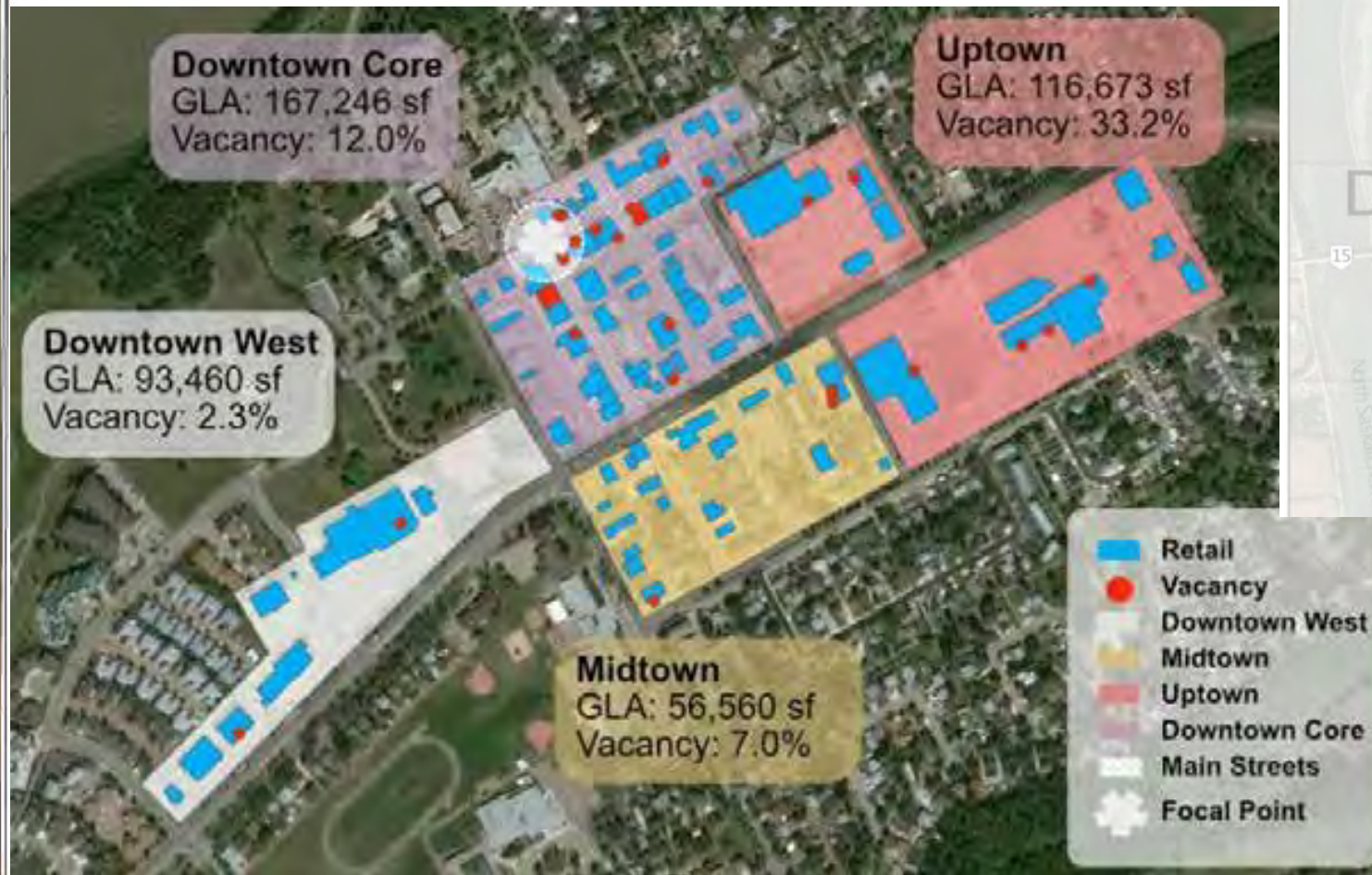
JAMES MOWAT

OUR LADY OF THE ANGELS

RUDOLF HENNING

**FORT SASK
HIGH**

Retail Vacancy



2019 Retail Gap
Analysis



Questions?





2021

Research & Information
gathering

Conversations with Mature
Neighbourhood residents

Initiate stakeholder
conversations

2022

*Subject to Budget
Approval

Continue Mature
Neighbourhood
conversations

Start citywide
conversations

Continue stakeholder
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Begin drafting
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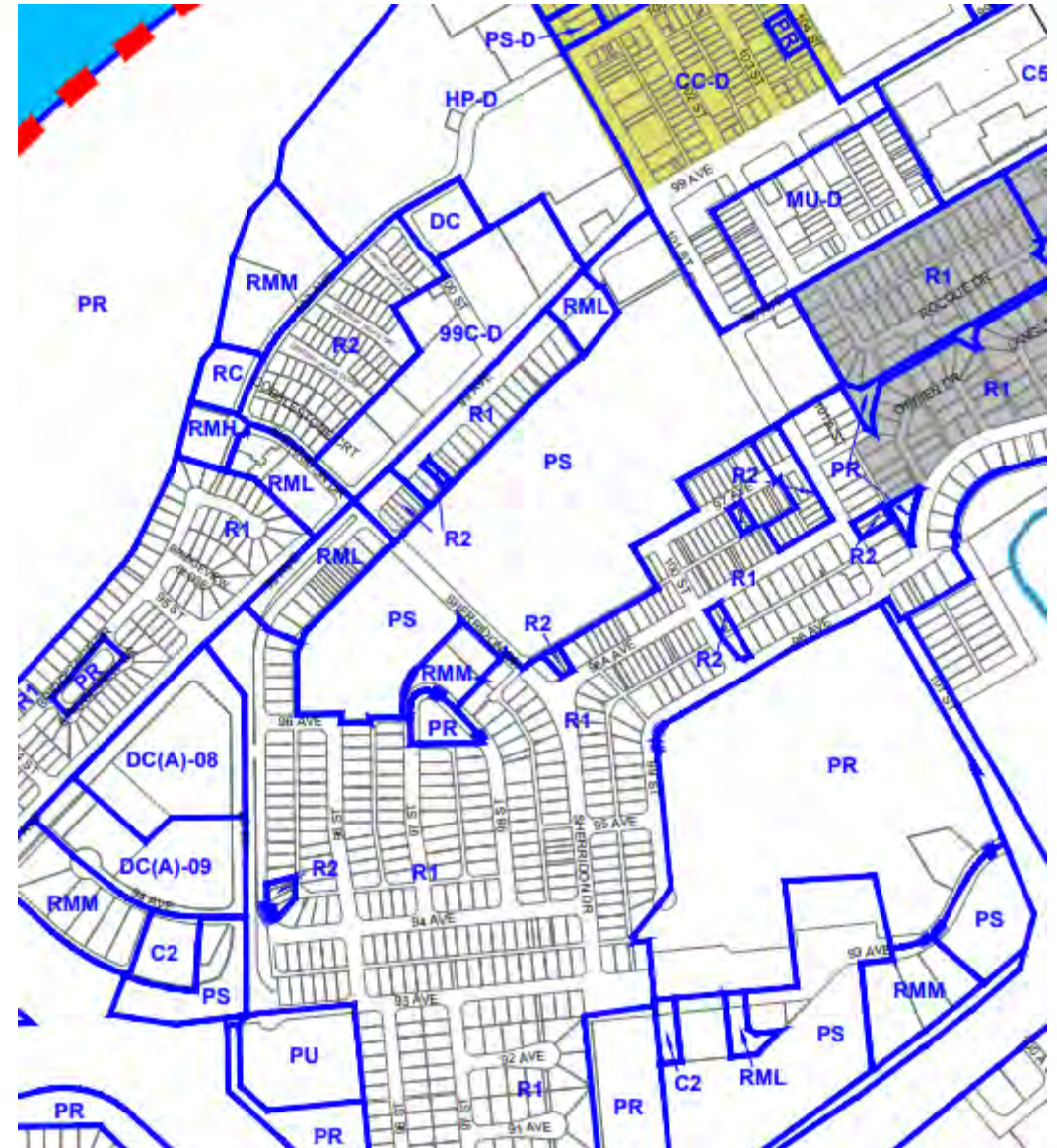
Wrap-up community and
stakeholder conversation

Finalize draft Bylaw

Bring Bylaw to Council for
decision

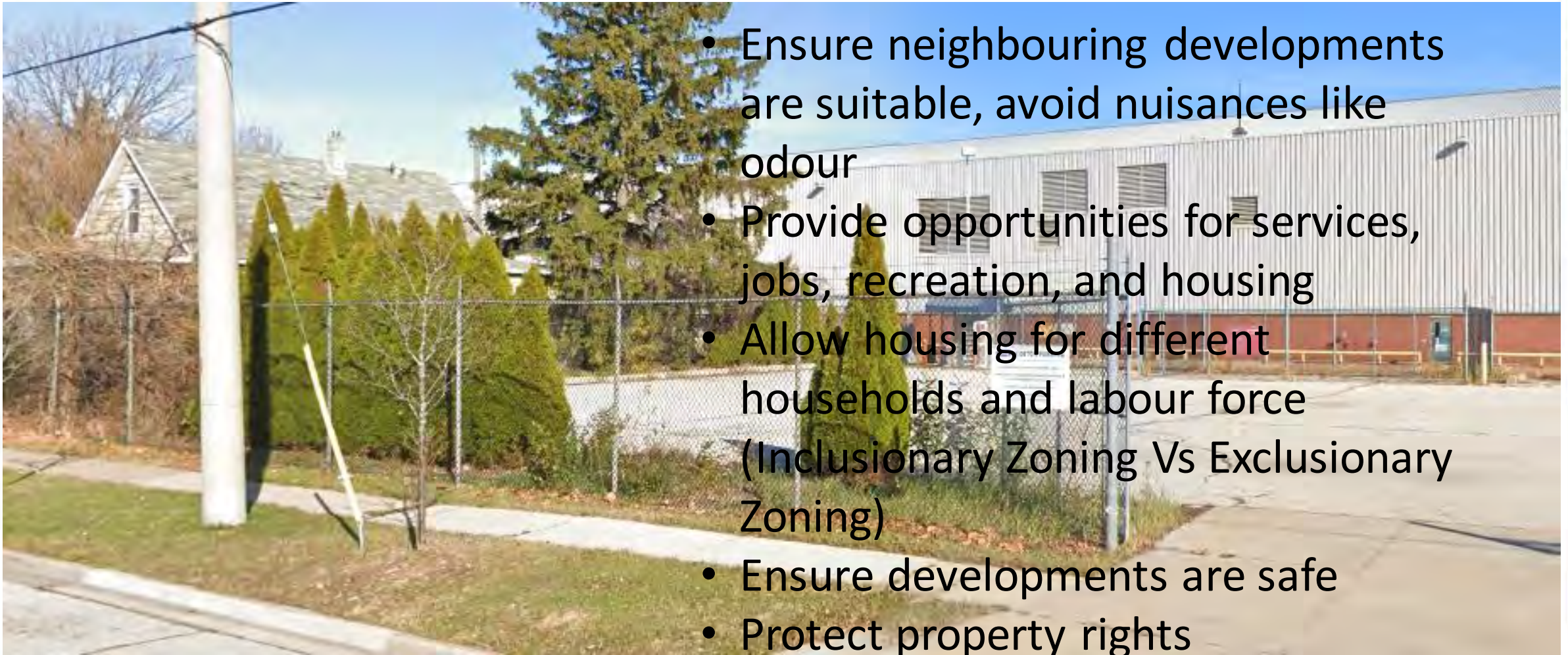
What is a Land Use Bylaw?

- Every Municipality in Alberta must have one
- It regulates what can be developed and how property can be used – often referred to as zoning
- It divides the City into districts
- Each district allows different buildings and uses
- It identifies your property rights





Why a Land Use Bylaw?



- Ensure neighbouring developments are suitable, avoid nuisances like odour
- Provide opportunities for services, jobs, recreation, and housing
- Allow housing for different households and labour force (Inclusionary Zoning Vs Exclusionary Zoning)
- Ensure developments are safe
- Protect property rights

Municipal Development Plan

- Every Municipality must have one
- Council Adopted Our Fort. Our Future in January
- Sets the City's growth strategy and articulates the community's vision for the future.
- Will guide the community for decades as it grows to 50,000 residents

BYLAW # C31-20

OUR FORT. OUR FUTURE.

CITY OF FORT SASKATCHEWAN'S MUNICIPAL DEVELOPMENT PLAN



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

my Fort, my City, my Say.

Final Report on a city-wide engagement process to help shape the future of Fort Saskatchewan



PLANNING the FORT'S FUTURE



HAVE YOUR SAY
myFORT. MY CITY. MY SAY.





Our Fort. Our Future.

- Takes a place based approach recognizing the uniqueness of different areas of Fort Saskatchewan
- Different areas need unique approaches to development.

MAP 2
Community Framework



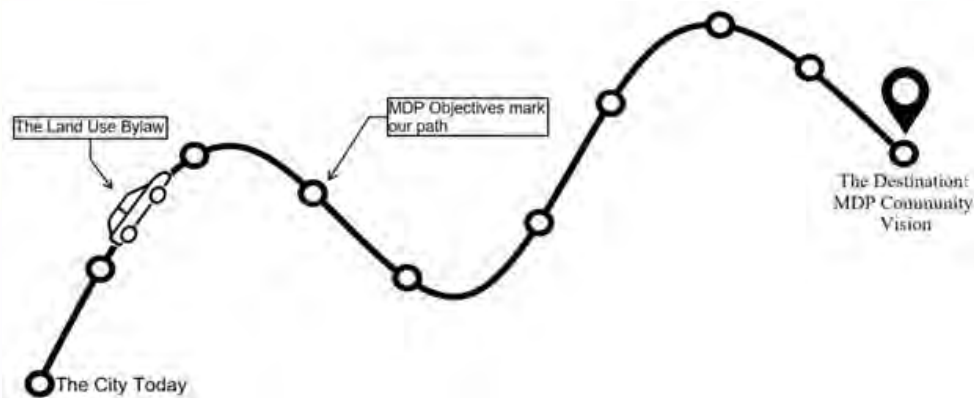
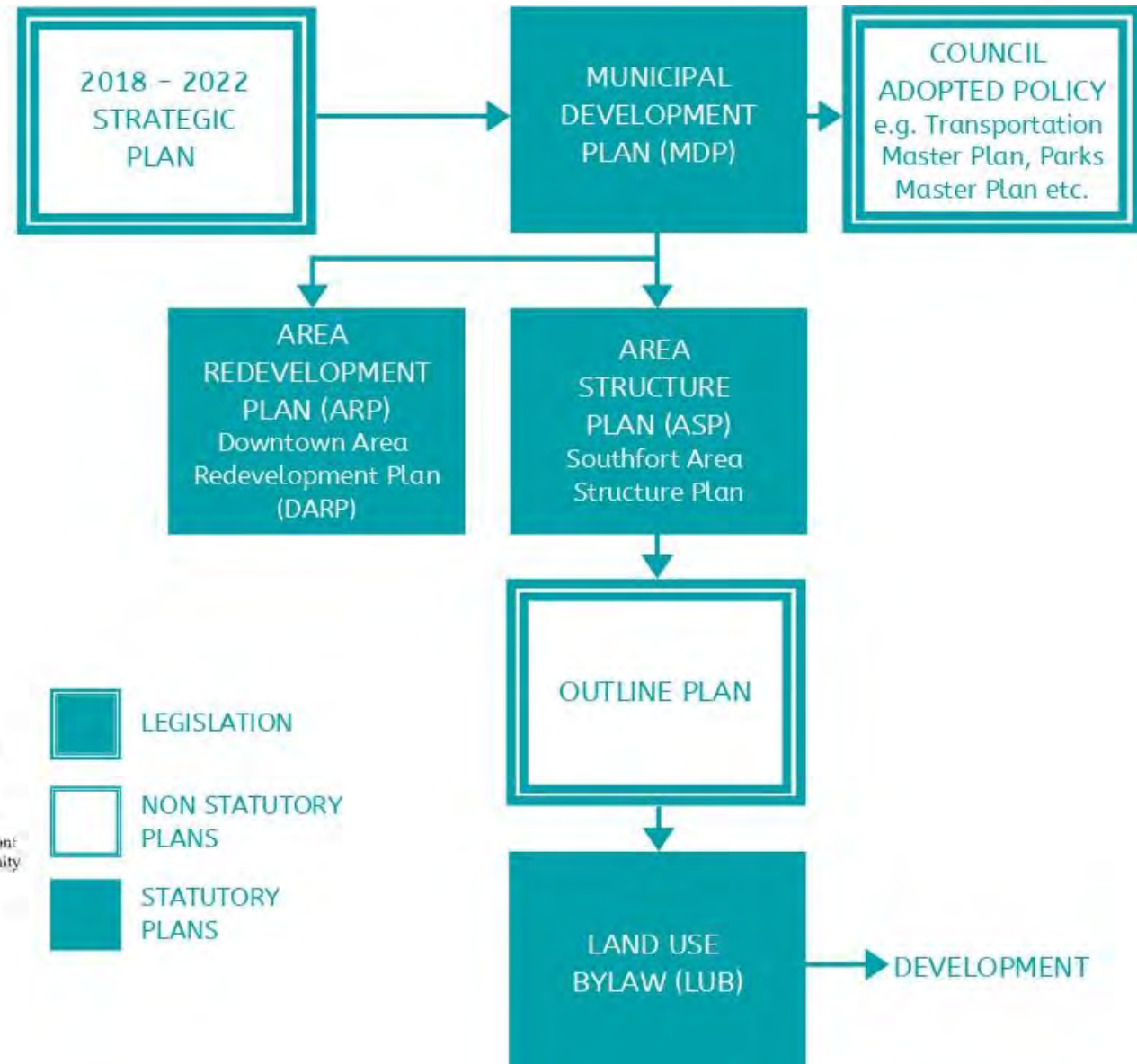
Open Space & Natural Areas
Downtown
Established Neighbourhoods
Developing Neighbourhoods
Future Urban Areas

Major Employment Lands
Special Study Area
Correctional Centre
Existing Major Street Network
Future Major Street Network

Gateways
Nodes
Urban Design Study Area



- The MDP is a high level statutory Plan
- It gives direction to lower level plans and bylaws including the Land Use Bylaw
- Lower level plans and bylaws help to implement the MDP

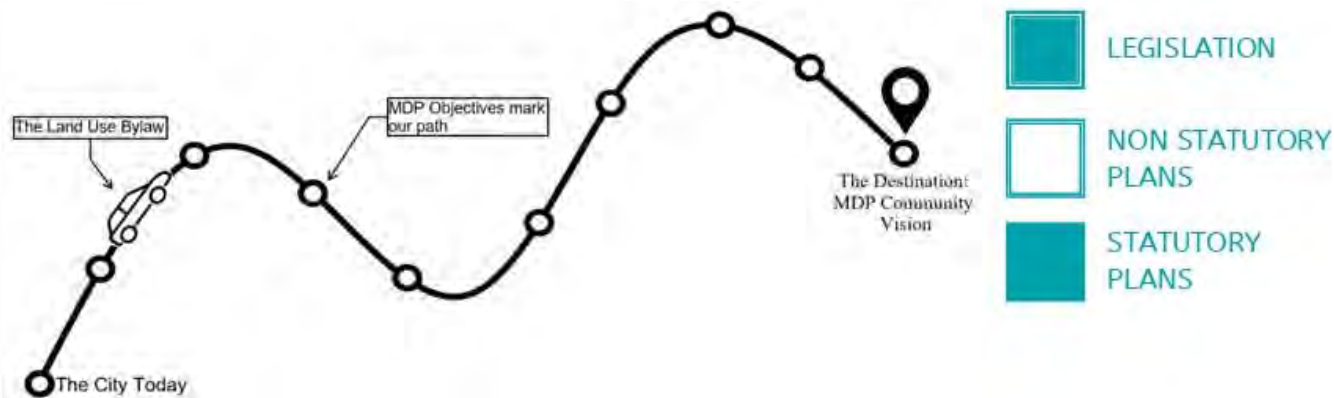




- The MDP is a high level statutory Plan
- It gives direction to lower level plans and bylaws including the Land Use Bylaw
- Lower level plans and bylaws help to implement the MDP



How it works for our Mature Neighbourhoods





2021

- Intend to focus on our Mature Neighbourhoods – the Downtown Fringe and Established Neighbourhoods
- Understanding from residents what makes their neighbourhood special
- Position new LUB regulations to bridge the gap between the MDP and the LUB, like ASPs and Outline Plans do for our Developing Neighbourhoods



Questions?





Project Intent

- Fulfill Our Fort. Our Future. objectives to restore neighbourhood vibrancy and preserve neighbourhood amenities
- Ensure redevelopment including any intensification reflects current neighbourhood, blends in, is gradual, and adds value to the neighbourhood



How do we do that?

Step 1: Understand our mature neighbourhoods

- Starting next week you will be able to fill out an expression of interest to participate in a working group
- Working groups are intended to have 10-15 members. Depending on interest we hope to have working groups for different areas like the Downtown Fringe and Pineview
- Members will be expected to attend meetings, participate in surveys and other activities to gather feedback in their neighbourhood, as well as review data/reading materials and
- Groups will start meeting in the fall and meet into 2022, this work will help inform what content we take to the broader public



Who are we looking for?

- We want to hear from all ages, incomes, and lifestyles
- Working Groups will ideally represent a cross-section of the neighbourhoods they are representing and exploring
- Members will be expected to spread information about the project and seek to discuss it with residents who have different experiences and lifestyles than themselves

A photograph of a single-story suburban house with a grey roof and light-colored siding. A large, dark tree stands in the foreground, partially obscuring the view. To the left, a blue pickup truck and a silver car are parked in a driveway. The lawn is covered with fallen leaves, suggesting autumn. The word "Questions?" is overlaid in large white text in the center of the image.

Questions?



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Mature Neighbourhoods - Conceptual Development Patterns Map



- Open Space & Natural Areas
- Downtown Core
- Downtown Fringe
- 99 Avenue Corridor
- Mature Neighbourhoods

N



AREA 1





AREA 2





AREA 3





AREA 4



AREA 5





DRAFT

Mature Neighbourhoods - Conceptual Development Patterns Map



- Open Space & Natural Areas
- Downtown Core
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- Mature Neighbourhoods

N



THANK YOU

Please complete this short survey:

<https://forms.fortsask.ca/Public-Engagement/LUB-Working-Group>