What We Heard Report

New Land Use Bylaw:

Mature Neighbourhood Workshops

Internal Parties: February 2, 2024

Residents: February 9 & 12, 2024



Mature Neighbourhood Residents Workshops

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB) to align with the new *Our Fort. Our Future.* The LUB is one of the most important bylaws for a municipality. Most planning documents provide goals and objectives that are to be achieved. Thus, they are plans for the future of "future" documents. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens. Therefore, unlike planning documents, the LUB is live and it is a key tool to achieve the goals and objectives within the City's planning documents.

As part of the project, Administration hosted two Workshops with residents of the Mature Neighbourhoods (Ross Creek, Sherridon, and Old Fort) and one Workshop with the internal parties, i.e. the representatives of the City's various departments. At these workshops, the Project Team presented the Place Based approach to the City's new Land Use Bylaw and first draft of the Downtown Fringe District to the residents and the City's internal parties. The residents' workshop was limited to the residents of the Downtown Fringe District at this time. Attendees were advised that the information they provided would be considered in the creation of the new LUB.

Our Approach

Promotional Activities

The City utilized a variety of promotional tools to advertise the Mature Neighbourhood Residents' Workshops. The project webpage was updated to provide information about the project and engagement activities. Additionally, information was disseminated through social media, newspaper ads, and email notifications to the members of Mature Neighbourhood Working Group. Temporary Signs were also placed in different locations within Ross Creek, Old Fort and Sherridon Neighbourhoods with information about the Workshops.

Project Webpage

The project webpage (Appendix A) provided information on the new Land Use Bylaw Project, upcoming Workshop dates, times, and project updates. A copy of previous What We Heard Reports were uploaded on the webpage for interested parties to review. The Mature Neighbourhood Workshop Summary will also be posted on the City's website for public viewing.

Social Media

The Open House was advertised via social media on the City's Facebook and X (former Twitter) accounts. Information on the social media posts directed readers to the new Land Use Bylaw website.

Social Media posts were published on the following dates:

- January 24, 2024
- February 2, 2024
- February 8, 2024
- February 13, 2024

Newspaper Advertisement

Two newspaper advertisements were published in *Fort Saskatchewan: The Record*. The advertisement provided readers with information regarding the Mature Neighbourhood Workshops and directed them to the website for more information.

Advertisements were published on the following dates:

- January 25, 2024
- February 1, 2024

Workshops

Workshop sessions to gather feedback from the residents of Old Fort, Ross Creek and Sherridon were held at the Fort Saskatchewan Community Hall Normandy Room on February 9, 2024, from 2:00-5:00 pm, and February 12, 2024, from 6:00-9:00 pm. Residents were encouraged to RSVP to attend the workshops. Internal interested parties were invited to attend a Workshop session at the Lang Room at Fort Saskatchewan City Hall. The Workshop was held on February 2, 2024, from 9:00 to 12:00 pm.

The purpose of the Workshop was to facilitate conversation with those who will be directly impacted by the changes to the City's new LUB.

Each workshop began with a presentation and was followed by discussions about the new Land Use Bylaw District – the Downtown Fringe District. The February 2, 2024, the internal interested parties' workshop was attended by ten (10) attendees representing multiple City departments and a variety of input was received regarding the new LUB. The February 9, 2024, Mature Neighbourhood Residents' Workshop was attended by forty (40) people and the February 12, 2024, Open House had twenty-two (22) people in attendance. Appendix B refers to the list of Mature Neighbourhood residents that attended. Please note, a few participants may have not signed-in at the workshops.

During the discussions, attendees were grouped into tables of 8-10 and asked to provide feedback on the District Map and District Regulations (Appendix C). A designated member of the Planning Team was available to answer clarifying questions about the new Land Use Bylaw.

Questionnaire Feedback Forms (Appendix D) were given to the Mature Neighbourhood Residents' Workshop attendees. Attendees were given the option of completing the Questionnaire at the Workshop or at home. Attendees who completed the Questionnaire at home were requested to email or mail the form to City Hall.

Comments Summary

Internal City Department Workshop Comments

A total of ten (10) people from different City departments attended the Workshop. The comments have been organized in the following themes: Clarification and Definitions, Laneway Housing, Building Regulations and Standards, Servicing, Landscaping, Building Design, Land Use and Typologies, Parking and Traffic, Mixed-Use Development, and Density and Intensification. The entirety of the feedback can be found in Appendix E.

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Theme	Feedback
Clarification and	Need for Definitions and Explanations: Participants requested clearer definitions and
Definitions	use of graphics to explain terms and concepts, and to show how various terms apply
	in different contexts (i.e. "Block", "Mixed-Use", and "Nodes").
	Requisite Qualifiers: There was confusion about the application of requisite qualifiers
	for mixed use, apartments, and retail stores, with specific queries about including
	cannabis in retail stores.
Laneway	Questions were raised regarding the feasibility of laneway housing in this district.
Housing	Due to the requirement of servicing easement on the parent parcel and subsequent
	liability to the City, it was suggested that the laneway housing was best suitable for
	the corner lots; where servicing can be separate and directly from the abutting
	roadway.
	Definition and separate setbacks are required.
	Maximum height for the Laneway house was questioned.
Building	Concerns were raised about the necessity for distinct setback regulations for
Regulations and	commercial and residential buildings.
Standards	Lot and Site Dimensions: Comments focused on the adequacy of lot site width, site
	depth, and building width per site, with specific concerns about the feasibility of
6	laneway dwellings given current lot dimensions.
Servicing	Engineering noted that they were in the process of updating the water section the
	City's Engineering standards which will enable to move the cc location to the
	property line. This will remove our concerns over cc's being located under stairs or
	too close to the house so the front yard set back could be decreased if planning
	wanted to.
	Damage and Upgrades: Participants suggested adding language to the Land Use
	Bylaw (LUB) about covering damage or infrastructure upgrades due to
Landasanina	redevelopment activities.
Landscaping	Attendees asked about the feasibility of requiring a min tree count on each lot and
	pointed out difficulty in planting boulevard trees when lot widths are narrow and
Puilding Dosign	especially where development has front attached garages.
Building Design	Consider feasibility of façade articulation requirement for multi-attached development.
Land Use and	Appropriate Building Types: Suggestions included restricting semi-detached buildings
Typologies	on arterial roads and ensuring scale appropriate educational uses (i.e. schools) are
i ypologies	located along street types.
	Scale of school should be suitable to the street type. It is okay to locate a high school
	on an arterial but you would not want to locate a elementary school along an arterial.
Parking and	Parking Management: Participants were concerned about parking, especially in
Traffic	compact development areas. Suggestions included encouraging underground
	parking, restricting on-street and surface parking, and parking allowances for
	development along transit routes.
	Concern was raised about increased traffic on busy streets, especially near schools
	and residential areas.
Mixed-Use	Comments indicated a need for more flexibility in mixed-use buildings and
Development	considerations for restricting unit sizes in retail and commercial developments.
	participants questioned suitability of commercial offices and retail spaces in
	residential areas, particularly regarding traffic, noise, and parking issues.
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Theme	Feedback
Density and Intensification	Areas for Intensification: There were mixed opinions on intensification, with some areas being marked as suitable while others, like along 96 Street, were suggested for removal. Intensification was suggested along 95 St (between 94Ave-96Ave) and the lots on 94 Ave (between 95St-96St)
	Balanced Density: Participants suggested spreading density increases across different neighborhoods to avoid overburdening specific areas and infrastructure.

Mature Neighbourhood Residents Workshop Comments

A total of sixty-two (62) participants attended the workshops offered. Some residents' who were part of the working groups and participated in previous engagements acknowledged and appreciated reflection of their comments from earlier conversations in the draft regulations for this district. They further noted that some more tweaks would be required to finalize the district. The discussion from these two workshops is organized in the following themes: Building Heights and Density, Parking and Traffic, Green Spaces and Parks, Land Use, Site Regulations, Infrastructure and Services, and Appearance. The entirety of the feedback comments can be found in Appendix F.

Theme	Feedback
Building Heights	There were mixed feelings about increasing population density. While some saw it as
and Density	necessary, others were worried about the impact on traffic, parking, infrastructure,
	and the character of the neighborhoods.
	Some felt density should be distributed through all neighbourhoods.
	Old Fort:
	Some felt 100 Ave as a good candidate for multi-attached development.
	Higer density on 106 to 109 Street (between 99 -101 Ave) could create parking
	issues. Old hospital site, the Old Mall site, and downtown core were also suggested
	as suitable locations for higher density.
	Some expressed concerns about height along the local and collector roads. Some felt
	a maximum height of 10.0m for low density housing forms would be appropriate.
	More height and less width will change the character.
	Ross Creek
	Lowe Avenue is classified as a collector street and is home to some higher density
	and institutional uses. Attendees raised concerns about intensification along south
	edge of the road where low-density development backs onto the Golf Course.
	Sherridon
	Some residents of Sherridon felt that their neighbourhood especially Sherridon Drive
	is already home to schools and services. Intensification along collector roads will
	increase traffic in the area. Attendees felt that 93 Ave and 96 Street should be
	treated as local roads. They suggested 95 Street for intensification. Two storey height
	(9.5 m) seemed acceptable to some.

Theme	Feedback
Parking and	Parking Issues: Increased density raised concerns about parking availability, especially
Traffic	along busy streets like 106 St to 109 St and Lowe Ave.
	Traffic Management: There were worries about the impact of higher density on
	traffic flow, particularly around schools and downtown.
Green Spaces	Limited and Aged Park Spaces: Participants noted the limited green spaces and aging
and Parks	parks in the area, emphasizing the need for more and better-maintained parks.
	Green Space Requirements: There were calls for specific percentages of green space
	in new developments and considerations for making the old mall area a green space.
Land Use	Mixing Commercial uses in low density residential: There were concerns about the
	viability and impact of mixed-use developments (liquor store, shop fronts),
	particularly in residential areas. Issues included increased traffic, noise, and parking
	problems.
	Expressed concerns about allowing multi-attached where single family housing
	already exists. Where some thought no more than three or more multi-attached
	should be allowed along collector roads and some felt multi-attached should be a
	discretionary use along collector roads.
	Mix housing types - Avoid two multi-attached and semi-detached in a row.
	Basement suites and mother-in-law suites were supported.
Site regulations	Use of lot coverage and setback to enhance privacy - further reduce lot coverage
	and increase side setback where increase in height is considered.
_	Street setback consistent with the existing
Infrastructure	Drainage and Services: Concerns about adequate drainage and the impact of
and Services	increased density on infrastructure were raised.
Appearance	Historical Preservation: Participants emphasized the need to protect historical
	buildings and the character of mature neighborhoods.
	Residents also emphasized on the need of architectural control and guidelines for
	new developers.
	Speaking to finishing materials, residents noted that new developments on 100 Ave
	lack the application of stone and brick.

Additional Comments

A total of sixty-two (62) interested parties attended the Workshop with twenty-eight (28) questionnaires received. The City received general comments through exit survey regarding the notice and format of the Workshop sessions. The comments have been organized as Community and Engagement. The entirety of the feedback comments can be found in Appendix G.

Theme	Feedback
Communication	Need for Better Communication: Some participants felt that communication about
and Engagement	the engagement sessions and proposed changes was inadequate.
	Public Involvement: There were calls for more focused questions and better-targeted workshops to gather meaningful feedback.
	Transparency and Participation: Questions were raised about who checks and enforces the new regulations and how the public can participate in decision-making processes.

Recommendation

- 1. Enhance Clarity and Communication: Provide clearer definitions, more visual aids, and better communication channels to keep residents informed and engaged.
- 2. Revise Building Standards: Consider adjustments to height, site coverage, and setback regulations
- 3. Respect Neighborhood Character: Ensure new developments align with the existing character of neighborhoods through architectural controls and diverse plot sizes.
- 4. Address Parking and Traffic: Develop comprehensive parking and traffic management strategies, particularly in high-density and mixed-use areas.
- 5. Balance Density and Intensification: Distribute density increases across different areas and carefully select sites for intensification to avoid overburdening infrastructure and services.
- 6. Improve Promotion of Public Engagement: Utilize targeted workshops, direct mailouts, and follow-up communications to enhance public participation and feedback.
- 7. Enhance Green Space: Implement minimum green space/yard requirements for infill homes to maintain usable yard space.

Next Steps

Feedback gathered from the Mature Neighbourhood residents in this round of engagement will be used update the new LUB. Summary of these workshops will be made available on the project webpage and will be emailed to those residents in the subject neighbourhoods who signed up for the project updates. A final draft of the Districts along with the rest of the draft land use bylaw will be shared with the public later in 2024.

Let's Place It!

Neighbourhoods Need Love Too

Mature Neighbourhood Workshops

Residents of Old Fort, Ross Creek/Drives, and Sherridon South, your input is vital! Join us to discuss the new Land Use Bylaw (LUB) and shape our mature neighbourhoods.

Our goal? To keep these areas vibrant and attractive, respecting their unique character while preparing for future development. These engagement sessions are continuation of and builds on the Mature Neighbourhood Engagement carried out in 2021-2022.

Participate in our engagement sessions:

- Session #1: Friday, February 9, 2024, 2:00 PM 5:00 PM
- Session #2: Monday, February 12, 2024, 6:00 PM 9:00 PM

Both sessions will take place at the Fort Saskatchewan Community Hall Normandy Room.

Registration for both sessions will close on February 9, 2024 @ 9AM.

Register now!

What is Place & Placemaking?

A place is more than a space, it's where people feel a deep connection to and have a sense of belonging – you're drawn to it and want to spend time there. It's welcoming, enjoyable, and safe for groups of all ages, incomes, and lifestyles.

Placemaking is the process of using the community's vision, aspirations, needs, and wishes to create places to which people will enjoy and feel connected. Placemaking can be a small initiative, like adding planters with flowers to spruce up an area, or a large initiative, like updating old bylaws to have a place-based approach.

Examples of Placemaking in Fort Saskatchewan:

- Downtown Murals
- West River's Edge (WRE)
- New Land Use Bylaw project

What is the new Land Use Bylaw Project?

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important bylaws for a municipality as it guides day-to-day planning and development activities. It will be a key tool in implementing the vision, objectives, and place-based approach of the new Our Fort. Our Future. Municipal Development Plan (MDP).

A LUB is a key element of the planning framework for every municipality in Alberta. LUB's impact the various places within our community and set the standards for development on private land in a municipality. Examples of what LUBs can regulate include:

- Where a business or storefront can open in the community
- What a building or property can be used for
- What a building or property can look like

Why is a new LUB needed?

A new LUB is required to ensure consistency with the MDP. The MDP took a "place-based approach" with emphasis on the residents' and visitors' experience of various places in the city. Creating welcoming, enjoyable, and safe places for all ages, groups, and lifestyles will strengthen the city's identity and provide great quality of life within our neighbourhoods.

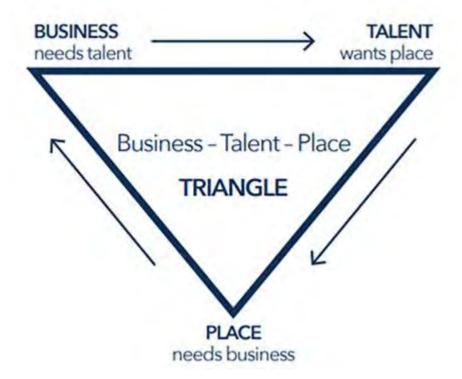
The MDP recognizes seven (7) different *place types* within the city:

- 1. Downtown
- 2. Established Neighbouhoods (e.g. Sherridon, Pineview)
- 3. Developing Neighbourhoods (e.g. Westpark, Southfort)
- 4. Future Urban Areas (e.g. annexed lands)
- 5. Major Employment Lands (e.g. industrial lands)
- 6. Special Study Area (e.g. Clover Park)
- 7. Open Spaces and Natural Areas

By recognizing that these areas within the city are different, we can create custom regulations that reflect the uniqueness of our neighbourhoods.

Why use a place-based approach?

If we create and design great places, we can attract talent, which will then in turn support our current businesses and bring new businesses to our community.



A place-based approach, with an emphasis on design and flexibility, ensures the LUB supports development that meet the needs and aspirations of our community.

Project objectives

The new LUB will:

- Reflect the vision and objectives of the MDP, focusing on built form and place types rather than use.
- Focus on making places that are diverse and inclusive.
- Include regulations that:
 - Enable diverse housing and support redevelopment and intensification in mature neighbourhoods, while respecting community character.
 - Facilitate mixed-use areas to create vibrant communities and places wo which people feel connected.
 - Facilitate intensification of highway commercial development that integrates with surrounding areas.
- Include user friendly and gender inclusive language.
- Incorporate visuals to clarify regulations.



Engagement

Locally Focused Engagement

The LUB project includes an in depth review the existing neighbourhoods to gain a deeper understanding of existing development and the unique neighbourhood characteristic. This will be done through data analysis and many conversations with residents and local businesses.

To date, the City has hosted information sessions, working groups, neighbourhood walking tours, and stakeholder workshops with residents and business owners to better understand what makes our existing areas unique.

Information Sessions

In June 2021, the City hosted project information sessions to initiate conversation with the residents of mature neighbourhoods.

View the Engagement Summary Report

Working Groups

In 2021, working group sessions focused on building deeper understanding of residents' experiences with their neighbourhoods. The sessions commenced in September of 2021 and mature neighbourhood residents will continue to be engaged throughout the new Land Use Bylaw Project.

Read the Mature Neighbourhood Working Group Series 1 Summary Report

Walking Tours

In August of 2022, residents joined the City during 5 walking tours through the mature neighbourhoods. In our discussions, residents helped us better understand the existing characteristics of the development and the built form that gives these areas their identity.

The greater understanding of the mature neighbourhoods helps ensure the LUB regulations respect the neighbourhood context while achieving the objectives set out in the MDP.

Read the Mature Neighbourhoods Walking Tours What We Heard Report

Stakeholder Workshops

In November of 2022, Internal and Stakeholder Workshops were held. The purpose of these sessions was to gather feedback and insights from stakeholders who will be directly impacted by changes to the Land Use Bylaw.

Read the Stakeholders Workshop What We Heard Report

Upcoming engagement includes:

- Additional stakeholder workshops
- Online survey
- Open house

Project timeframe



Stay connected

To learn more and to participate in upcoming engagement opportunities for the new LUB:

- Follow Fort Saskatchewan on Twitter and Like our Facebook Page
- Follow the Fortitude Blog
- Sign up for project updates

Social Media Posts

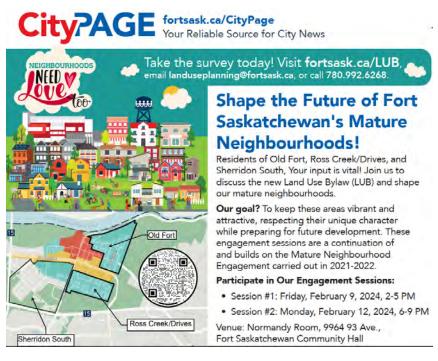


Fort Saskatchewan

Big news, Fort Saskatchewan! We're shaping the future of our mature neighbourhoods with a new Land Use Bylaw (LUB). Stay tuned for more info on how you can be ... See more



Newspaper Ad



Sign Information



Powerpointe Presentation Slides

Appendix B

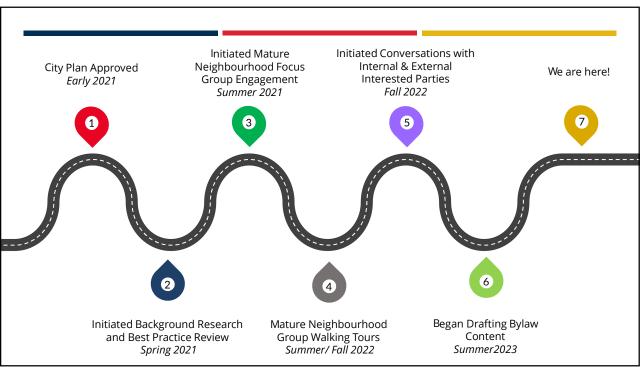


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The City of Fort Saskatchewan is located within Treaty 6 territory and Métis Nation of Alberta District 11; the ancestral and traditional territory of the Nehiyawak, Dene, Blackfoot, Saulteaux, Nakota Sioux, and Métis. We acknowledge the many First Nations, Métis and Inuit whose footsteps have marked these lands for generations. It is because of our treaty relationship that we can live, work, and play on Treaty 6 territory.

LAND ACKNOWLEDGEMENT







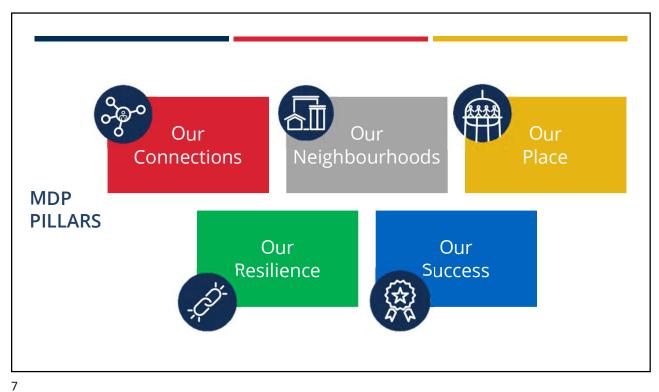
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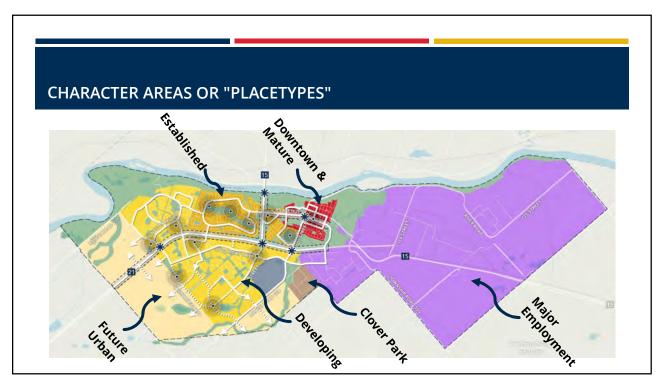
COMMUNITY DIRECTION STATEMENT

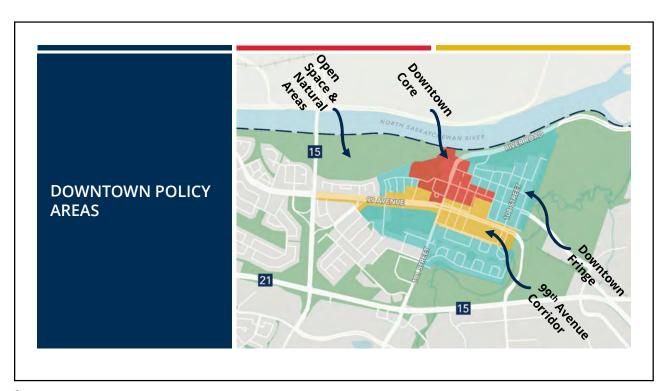


With 50,000 residents, our community of Fort Saskatchewan:

- Provides a great quality of life within our neighbourhoods where everyone can grow, age, and stay.
- Builds on its heritage, connects people, and fosters innovation.
- Creates great places for residents and visitors to enjoy.
- Supports a resilient economy for everyone to achieve and thrive.









OBJECTIVES FOR THE DOWNTOWN FRINGE

Aim is to revitalize the Downtown Fringe, create a more diverse and dynamic residential community, and contribute to the overall growth and vibrancy of the Downtown Core.

Key objectives are:

- Population Growth and Business Support
- Enhance vibrancy
- Re-investment
- Context Sensitive Development

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WHAT WE HEARD - SHERRIDON

Unique Characters

- Wide streets, boulevards, street parking, mature trees
- Concentration of schools and recreation facilities
- Housing style variety bungalow, bi-level, 2-storey, semi-detached
- Alley access to the most of the area
- More horizonal development





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WHAT WE HEARD - SHERRIDON

Likes:

Spacing between the homes

Parking options

Street Parking

Housing mix-Semi-detached development blends in

Concerns:

Lot splitting will change the character

State of infrastructure





WHAT WE HEARD - ROSS CREEK/ DRIVES

Unique Characters

- Radburn style development
- Homes similar in size and massing
- Different architectural styles
- Variety of finishing materials







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WHAT WE HEARD - ROSS CREEK/ DRIVES

Likes:

- Housing diversity all density forms co-exist and blend well together.
- Welcome 2-storeys
- Like lower massing
- · Big size lots
- · Building materials variety
- · Lower fencing

Concerns:

- Yards and fencing confusion
- Personal belongings in front yards
- Parking on the streets



WHAT WE HEARD - OLD FORT

Unique Characters

- Mature trees
- Wide Streets street parking
- Separated Sidewalks Boulevards
- Variation in building facades
- Variation in building materials





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WHAT WE HEARD - OLD FORT

Likes:

- Diversity Mix of Old and new homes
- No cookie-cutter designs
- Similar setbacks
- Two storey homes and bungalows
- Garage suites
- Vinyl siding wasn't dominant

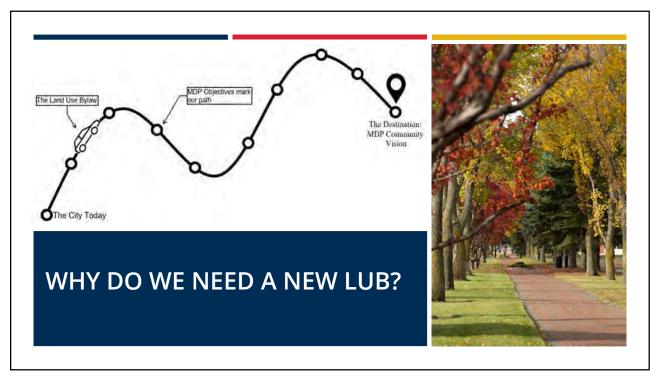
Concerns:

- Impact of massing shadow, reduced sun penetration, privacy
- Keep multi-family limited

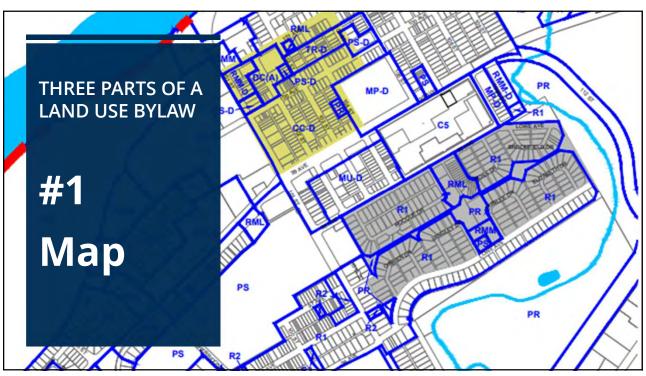


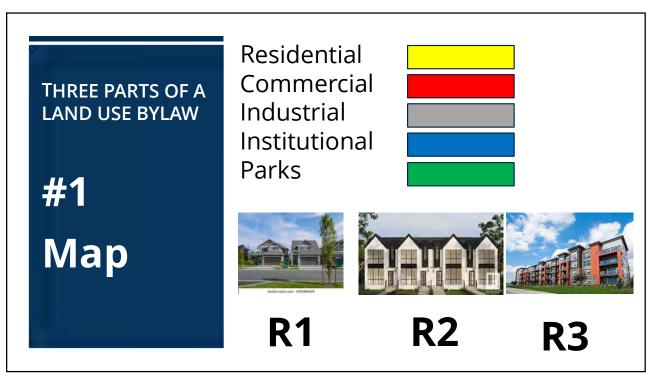




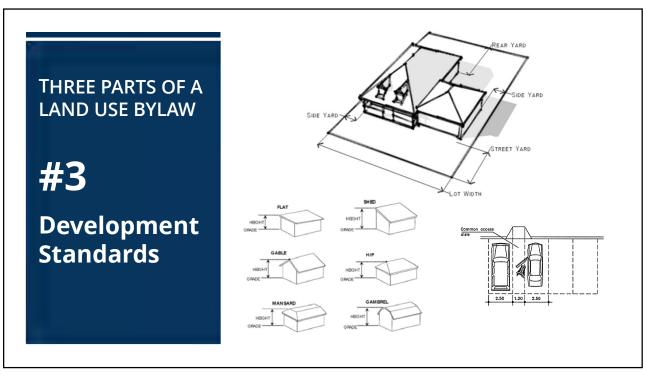






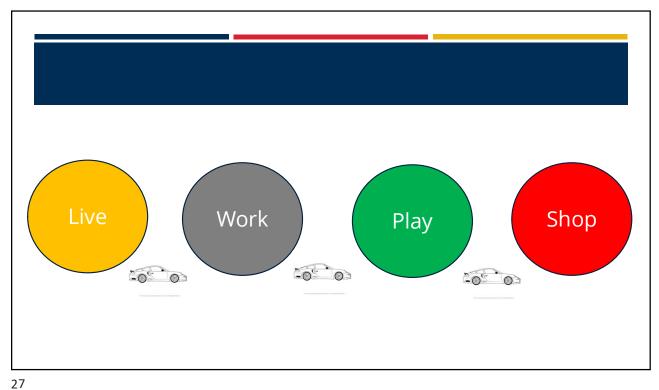


THREE PARTS OF A **LAND USE BYLAW** (b) R1 Permitted (c) R1 Discretionary Home Office Bed and Breakfast Secondary Suite **Boarding Facility** #2 Garage Suite Garden Suite Single Detached Housing Accessory development to any use listed in Group Home (Limited) subsection 6.12.2(b) Home Business **Show Home Temporary Sales Centre** Use Accessory development to any use listed in subsection 6.12.2(c) **Table**



SEEMS REASONABLE, RIGHT?

- Predictable
- Reasonable
- Minimizes Impacts







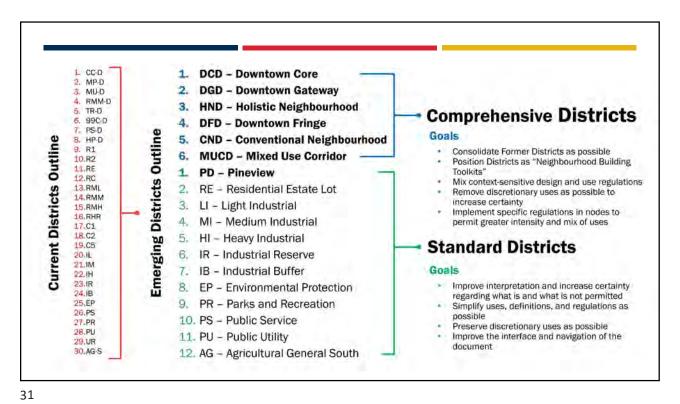
OLD VS NEW

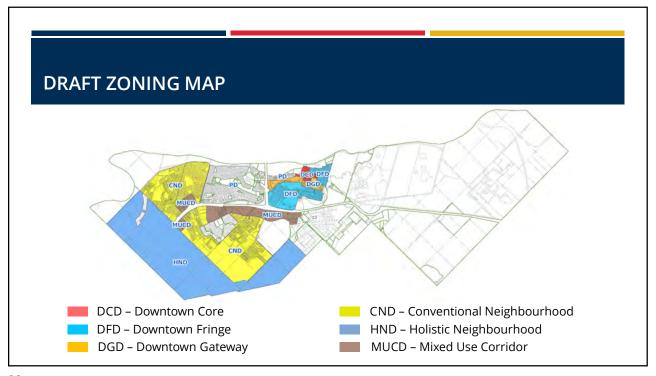
Traditional

- Does not recognize unique character areas
- Single Use Neighbourhoods
- Not conducive for "complete communities"
- Focus on "cannot"
- Hinders creativity

New Land Use Bylaw

- Context-sensitive "Place-Based"
- Encourages diversity of housing
- Conducive for "complete communities"
- Emphasis on intent rather than checking the boxes
- Group uses that have similar impact







DOWNTOWN FRINGE DISTRICT



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DOWNTOWN FRINGE DISTRICT - INTENT

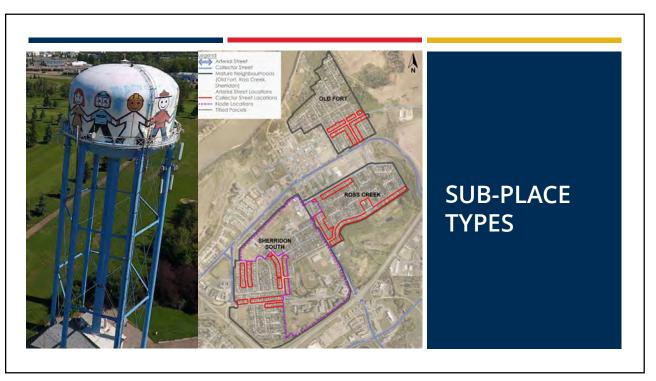


- Covers the Old Fort, Sherridon South, and Ross Creek neighbourhoods shown in blue
- Intent: To reinforce
 neighbourhood character while
 providing opportunities for
 context-sensitive intensification
 which utilizes existing
 infrastructure to support the
 services offered in the
 downtown core.

REGULATORY APPROACH TO DOWNTOWN FRINGE

- Draft regulations designed to ensure development is "contextual" by taking into consideration the adjacent properties.
- For example:
 - Increased side yard setbacks when building is over a certain height
 - Setbacks are the compatible with the setbacks on adjacent lots

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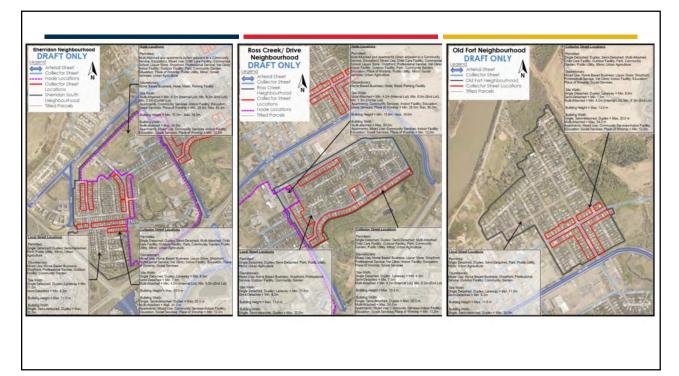
WORKSHOP RULES

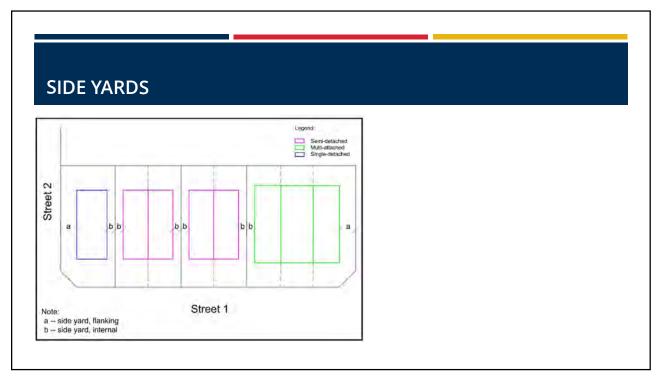
- Be respectful
- Listen to everyone
- Keep an open mind
- Have fun

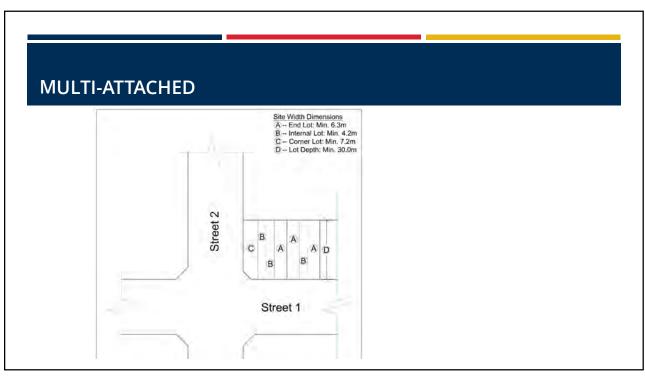
WORKSHOP FLOW

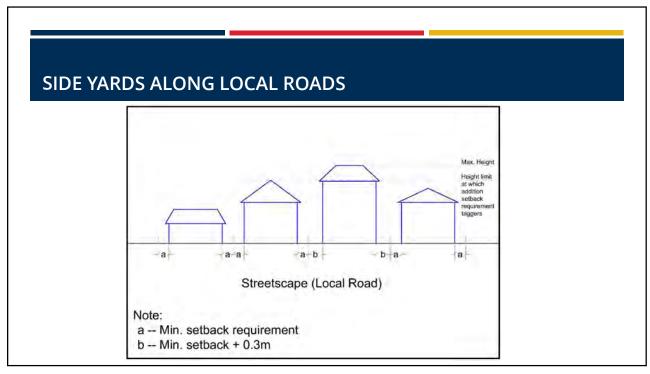
- Facilitator explains the structure of the district
- Review and discuss each section one by one
- Note your comments
- Share the comments with the room

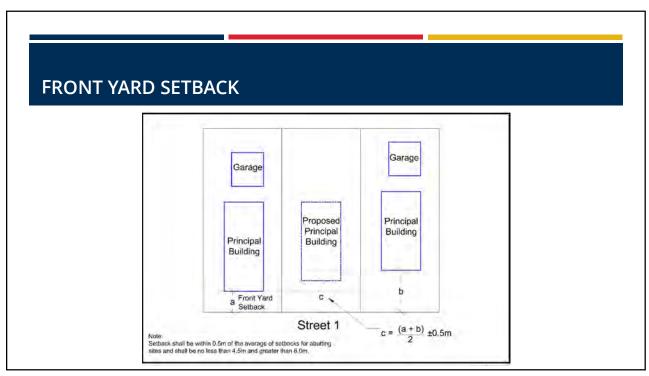
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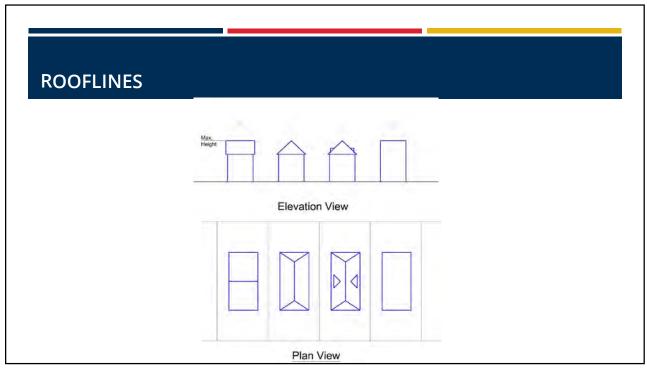








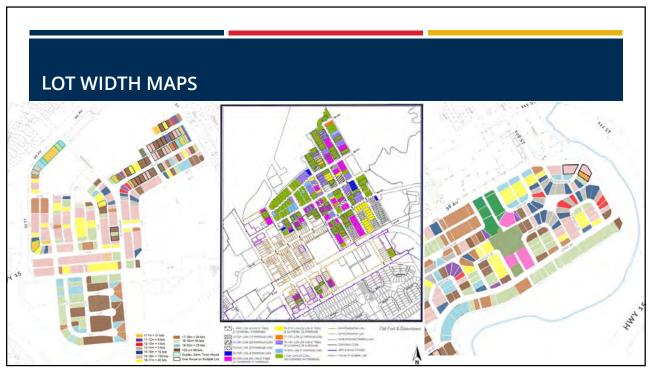




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ARCHITECTURAL CONTROL AND OTHER REGULATIONS

- Architectural features to create interest and aesthetics
- Use of accent material such as stone and brick
- Minimum area for secondary suites
- Semi-detached housing design that blends in with the surrounding context
- Vehicular access from the alley



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NEXT STEPS

NEXT STEPS

- External interested parties consultation
- Revise the draft District
- Draft general regulations
- Public Engagement on the draft Land Use Bylaw
- Make revisions and Finalize

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Feb. 9/2024

Sign-in Sheet

Appendix C

Name	Neighbourhood	Email & Phone Number
Louise Walter	Sherridan	
DEBBIE BAXTER	DLD DOWNTOWN	
DEBBIE BAXIER Willie Ferguson	Sherridon	
Kenkletke	l 1	

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Feb 9/2024

Sign-in Sheet

Name	Neighbourhood	Email & Phone Number
Rick WELK	OLD DOWN TOWN	
LYNNE & BEN FISCHER	SHLIDAN	
JACK & IRENE WELSH	OLD DOWN TOWN	
Phyllis Slukepiske	Oho-and (Ross Shevie)	
Deb Sm. th	Old/Downtown	
Wade Mattson	Sheridan	
Jeff Heiland	Shevidan Extension	
Mite Walter	Sheroban	

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Sign-in Sheet

Name	Neighbourhood	Email & Phone Number
Keith Cameum	5Cd Fox	
Mary-Ann Quast	Sherridon	
Gerry Orchowski	Sherridon.	
David Truscott	Sheridan	
Lisa Melnyk	Old Fort	
Anna+ Allen Grahn	Drives - Ross Creek	
Carol Slukynski	Old Fort	
Joanne Dystrek	Old Fort	
Blonski	Old Fort	_

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Feb 9/2024

	Name	Neighbourhood	Email & Phone Number
	STEVE WAITE	SHERIDON	
)	GRACE STELMASCHUR	PINEVIEW	
	WADE, GAR SIBULAK	Sherri den	
	Jim & Shirley CockBURN.	Old Fort	
	GLERN PIEMAN.	OLD FORT	
	JOW FLUKER	OLD FERT?	
	Doug Jon 53	CA FORT SASK.	
	George & Gaylene Ponech	Sheridon Ext	
	Ivan & Joanne Brown	Old Fort	

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Sign-in Sheet

Name	Neighbourhood	Email & Phone Number
Marcia Schultz	Old Fort.	
Daves Andrea Annbursto	Old Fort	

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Sign-in Sheet

Name	Neighbourhood	Email & Phone Number
CLAUDE CAMPERU	ROSS CREEK	Extraction of the second of th
LEO M CAMPEAU	UlsiTor	
Perry Degen	howe Ave	
Perry Degen Alison Poulin	Sherridon Dr.	
Kathleen Prins	Shemdon	
Sandra Leebach +1 +2		
TeffAdema	Sherviden	
Goanne Dewart	ι γ	
Terra Currie	old fert	

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City of Fort Saskatchewan

Land Use Bylaw Engagement - Mature Neighbourhood Workshop

Sign-in Sheet

Name	Neighbourhood	Email & Phone Number
DAN THOMPSON	OLD FORT	
JESS MACDONALD		
Ellisa Wilson -	Ross Creek	
Deni Swansm	Old Fort	
hyles Kosses	SHERRIDON.	
Jack Folking a	Westpark	
RAN CULRIO	OLD FOR	
Nevry Reutan	old Fort	
Olga Degen	Old Fort	

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DFD – Downtown Fringe District

(1) PLACE TYPE

The place type designated for the Old Fort, Sherridon South, and Ross Creek areas is defined by a composite of historical and contemporary urban design elements. The integration of traditional grid, modified grid, and Radburn street layouts, along with the inclusion of lanes and large residential plots, encapsulates the unique urban and historical identity of this place type. This designation serves as a framework for acknowledging, preserving, and enhancing the intrinsic architectural and cultural heritage of these foundational residential areas of the city.

(2) INTENT

(a) General Intent

To reinforce neighbourhood character while providing opportunities for context-sensitive intensification which utilizes existing infrastructure to support the services offered in the downtown core.

(b) Land Use Mix

New development and redevelopment will integrate with the existing neighbourhood fabric based on road type frontage and with consideration for the adjacent context, with residential uses permitted throughout the district and non-residential uses targeted to Nodes, Arterial and Collectors Roads.

(c) Form of Development and their Locations

New development and redevelopment will be sensitive to its neighbourhood context, designed in a manner that is compatible with abutting developments and landscaping. Redevelopments and new housing on Local Streets will integrate with the existing neighbourhood through house-form developments such as Single Detached, Semi-Detached, and Duplex. These housing forms will be designed to allow for Laneway and Secondary Suites throughout the district, where feasible. Sites in Nodes, on Arterial and Collector Streets will include more intensive forms of development, such as mixed-use buildings, small Apartments, Multi-Attached Housing and stacked townhomes.

(3) BLOCK STANDARDS

- i. Blocks shall not exceed a maximum of 250 m in length.
- ii. Where the block frontage exceeds 200 m, a mid-block pedestrian connection shall be dedicated as a Walkway to create a pedestrian network. The Walkway shall be located between 60m and 125 m of the block.
- iii. Lot widths within a block should be varied to allow for a diversity of lot widths.
- iv. Block standards may be varied to the satisfaction of the Subdivision Authority conform to constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- V. Reverse lot frontage is not permitted in Nodes, or on Arterials and Collectors, as these areas should reflect a welcoming urban condition with buildings framing and fronting onto the street. Developments with the reverse lot frontage along Arterials and Collectors in accordance with the ASPs and Outline Plans approved prior to the XX YYYYY, 2024 are permitted.

(4) USES AND TYPOLOGIES

Where more than two location types apply to a site, higher of the two standards (More permissive standard) will apply.

Uses and developments approved prior to the Land Use Bylaw xx being adopted are considered as Permitted and may be non-conforming. Continuation of use and alterations and renovation to the building is permitted as long as proposed change does not constitute to more that 70% replacement and/ or cost of redevelopment on the subject property.

Uses	Requisite Qualifiers				
	Building Type		Locati	on	
		Nodes	Arterial Street	Collector Street	Local Street
RESIDENTIAL USES					
Residential	Single detached	N/A	N/A	Р	Р
	Duplex	N/A	N/A	Р	Р
	Semi-detached	N/A	Р	Р	Р
	Multi-attached	Р	Р	Р	N/A
	Apartments	P (when adjacent to a community service, Education)	Р	N/A	N/A
Mixed Use		P	Р	D	D
Home based business		D	D	D	D
Show Home					
COMMERCIAL USES			1	1	1
Child Care Facility		Р	Р	Р	N/A
Commercial School		Р	Р	N/A	N/A
Hotel, Motel		D	D	N/A	N/A
Retail Store (Liquor)		Р	Р	D	N/A
Sales and Service	Shopfront	Р	Р	D	D
	Professional Service	Р	Р	D	D
Vet Clinic		Р	Р	D	N/A
COMMUNITY USES					
Community Services	Indoor Facility	Р	Р	D	
	Outdoor Facility	Р	Р	Р	D
	Park	Р	Р	Р	Р
	Community Garden	Р	Р	Р	D
Education		Р	Р	D	N/A
Parking Facility		D	D	N/A	N/A
Place of Worship		Р	Р	D	N/A
Public Utility, Minor		Р	Р	Р	Р
Social Services		Р	D	D	N/A
AGRICULTURE					
Urban Agriculture		Р	Р	Р	Р

(5) 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 assigned to respective areas within the statutory plans and defined in Section X of this Land Use Bylaw. In case of discrepancy the Land Use Bylaw supersedes the other statutory plans.
 - ii. Where more than two location types apply to a site, higher of the two standards (More permissive standard) will apply.

	Building Typologies	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
Site Width	Single Detached, Duplex	N/A	N/A	Min.9.0m Max Corner Lot: Min. 9.8 m	Min.11.0m Corner Lot: Min. 11.8 m	Min. 11.0 m Corner Lot: Min. 11.8 m
	Semi- Detached	N/A	Min. 7.0m Corner Lot: Min. 7.8 m	Min. 7.0m Corner Lot: Min. 7.8 m	Min. 8.2m Corner Lot: Min. 9.1 m	Min. 8.2m Corner Lot: Min. 9.1 m
	Multi- Attached	Internal Lot: Min. 4.2m End Lot: Min. 6.3 m Corner Lot: Min. 7.2 m	Internal Lot: Min. 4.2m End Lot: Min. 6.3 m Corner Lot: Min. 7.2 m	Internal Lot: Min. 4.2m End Lot: Min. 6.3 m Corner Lot: Min. 7.2 m	N/A	N/A
	Residential - Apartments; Community Services - Indoor Facility; Education; Social Services; Place of Worship	Min. 25.0 m. Max.60.0 m	Min. 25.0 m. Max.70.0 m	N/A	N/A	N/A
Site Depth		Min. 30.0 m	Min. 30.0 m	Min. 30.0 m	Min. 30.0 m	Min. 30.0 m

(6) BUILT FORM AND SITING

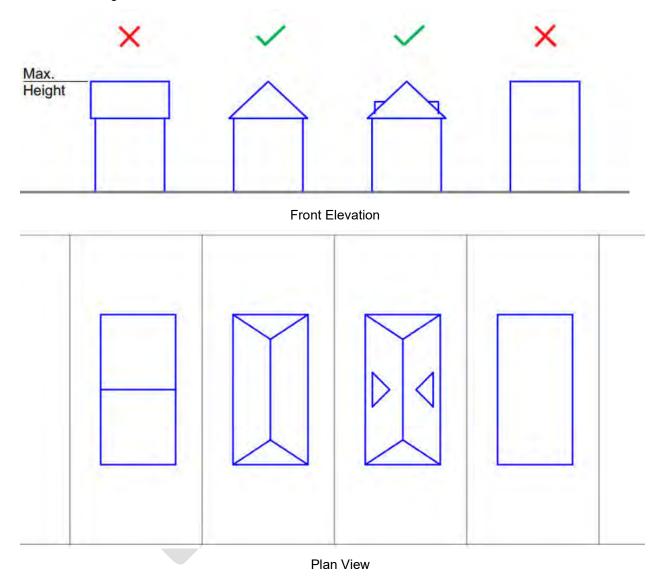
		Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
Principal Building Setback	Front Yard (Note: In Ross Creek area, yard facing the communal green space and collector roads is front yard.)	Min.0 – Max. 4.5 m	Min. 4.5 – Max 6.0 m	Min. 4.5 – Max 6.0 m	Setback shall be within 0.5m of the average of setbacks for abutting sites and shall be no less than 4.5 m and greater than 8.0m.	Min. 6.0 – Max 8.0 m
	Rear Yard (Note: In Ross Creek area, yard facing the narrow local street or a standard rear lane is considered to be a rear yard.)	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 8.0m	Min. 7.0 m
	Side Yard,	Min. 1.5 m. Buildings over 11.0m will have an additional setback of 0.3m	Min. 1.5 m Buildings over 11.0m will have an additional setback of 0.3m	Min. 1.5 m. Buildings over 11.0m will have an additional setback of 0.3m	Min. 1.5 Buildings over 9.0m will have an additional setback of 0.3m	Min. 1.5 Buildings over 9.0m will have an additional setback of 0.3m
		0.0 m side yard setback for principle semi- attached dwelling unit. Building with zero or reduced sideyard on continuous in this district.				
	Side Yard, Flanking	Min.0 m – Max. 3 m	Min. 3 m- Max. 5 m	Min. 2.4 m- Max. 4.5 m	Min. 2.4 m	Min. 2.4 m
Accessory building Setback	Front Yard	Min.3m setb yard setback Not permitte	ack from the e of the principa d within front y	xisting front al building. ards of Single,	N/A semi-detache	N/A d, duplex,
and multi-attached residential.				Min 1 0 m	1.0 m	
	Rear Yard Side Yard	Min 1.2 m Min 1.0 m	Min 1.2 m Min 1.0 m	Min 1.2 m Min 1.0 m	Min 1.2 m 1.0m	1.0 m 1.0 m
	CIGO TOTA	For a garage 0.0 m where side yard setback for principal dwelling unit is 0.0 m.				

		Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without Lane)
	Side Yard, Flanking	Min 2.4 m		•		,
Building Height	Principal Building	Min. 10 m - Max. 18 m		Max. 13.0m	Max. 11.0m	
					ılations apply a Building Charad	
	Accessory Building	Max. 5.0m				
	Accessory Building with a Secondary Suite above	Max. 7.5 m				
Building Width per	Single, semi- detached, duplex	N/A	N/A	Max. 20.0m	Max. 20.0m	Max. 20.0m
Site	Multi-attached	Max. 30.0 m	Max. 30.0 m	Max. 24.0m	N/A	N/A
	Residential - Apartments, Mixed Use; Community Services -Indoor Facility; Education; Social Services; Place of Worship	Min. 12.0m	Min. 12.0m	Min. 12.0 m	N/A	N/A
Density	Residential (Single, semi- detached, duplex)	N/A	N/A	self containe	Max. 2 du/ parcel ned dwelling m d secondary dy ncipal building	welling unit
	Multi-attached	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel	Max. 2 du/ parcel
	Apartments & mixed use	Min. 60du/nrha	Min. 36du/nrha	Max. 120 du/nrha	N/A	N/A
Lot Coverage, Total (Including	Residential - Single, semi- detached, duplex, Multi-attached,	Max 70%	Max 70%	Max 70%	Max 60%	Max 60%
Accessory Building)	Residential - Apartments, Mixed Use; Community Services -Indoor Facility; Education; Social Services; Place of Worship	Max 80%	Max 80%	Max 80%	N/A	N/A
Lot Coverage	Accessory buildings	Max 20%	Max 20%	Max. 25%	Max. 20%	Max. 20%

(7) BUILDING CHARACTER AND DESIGN

a) General

- i. Clearly defined entrances and window fenestrations shall be present along all facades fronting a public street (excluding lane) and parks.
- ii. Roofline shall be designed to maximize the sun penetration on the abutting sites, in accordance with the diagram below.



- iii. Accessory buildings shall not exceed 5.0m in height. A total height shall not exceed 7.5 m when a garage suite is developed.
- iv. Minimum area for a secondary, garage, or garden suite shall be 30 sq.m.
- v. Semi-detached housing development shall blend in with the existing streetscape to the satisfaction of the development authority.
- vi. To ensure architectural variety and interest, buildings shall incorporate at minimum two of the following design elements on the facades fronting public streets and parks to the satisfaction of the Development Authority. –

- a. Use of min 15% high quality accent material such as stone, brick, decorative shingles.
- b. Use of Accent Colour and/or contrast.
- c. Use of bold window trims, soffits and/ or muntin bars.
- d. Use of building features such as dormer windows, balcony, porch, verandah, chimney shaft to create articulation and interest.
- e. Architectural treatments appropriate to the architecture style such as cornices, bay windows, columns, and window shutters.
- vii. Facades of garden and garage suites abutting public street, lane and / or park shall incorporate high quality building materials and architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.
- viii. Buildings on corner lots shall have the same materials, colours, and architectural details on all facades exposed to public streets and parks.
- ix. Similar colour pallet and front façade elevations should not be repeated on 3 consecutive lots and across the street.
- x. 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.
- xi. Building facades abutting public spaces and streets when exceed 15 m in building width; shall incorporate use of vertical elements such as decorative columns and façade articulation (recessed and raised surfaces) to create variation and interest in the building elevation and eliminate continuous blank walls.
- xii. Buildings taller than 15 m 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.

b) Mixed-Use Buildings

- i. Ground floor uses are limited to commercial, and community uses.
- ii. A minimum height of 4.0m shall be required on the ground floor of all mixed-use buildings.
- iii. A minimum of 60% of the ground floor façade area, for non-residential use along a public street and/or park shall be comprised of windows, doors, or transparent glazing, situated on a wall structure no more than 0.6m above grade.
- iv. 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.
- vi. At the discretion of the Development Authority, an additional setback of maximum 3.0m may be permitted and shall not exceed 30% width of the front façade of a Mixed-use building to accommodate a patio.

(8) OTHER REGULATIONS

OTHER THINGS TO CONSIDER: SAFETY / VISIBILITY, SOLID WASTE, DESIGN STANDARDS, PROJECTIONS

a) Access

- i. Vehicular access to a building shall be from the lane where lane is available.
- ii. The Development Authority at their discretion may authorize a Semi-Detached residential development; where access to one unit is from an abutting street and other unit has access from an abutting lane.

b) Parking Regulations

For suites

c) Urban Agriculture

Urban Agriculture shall not account to majority of the land use within a Principal Building.

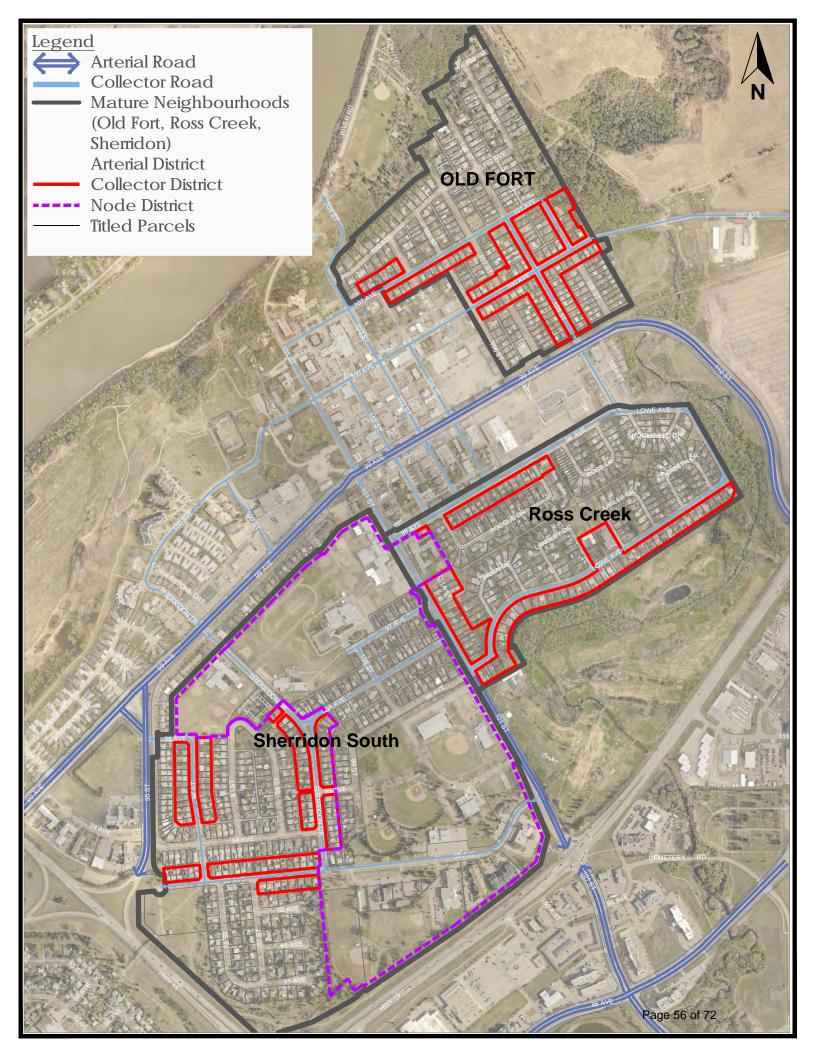
d) Landscaping

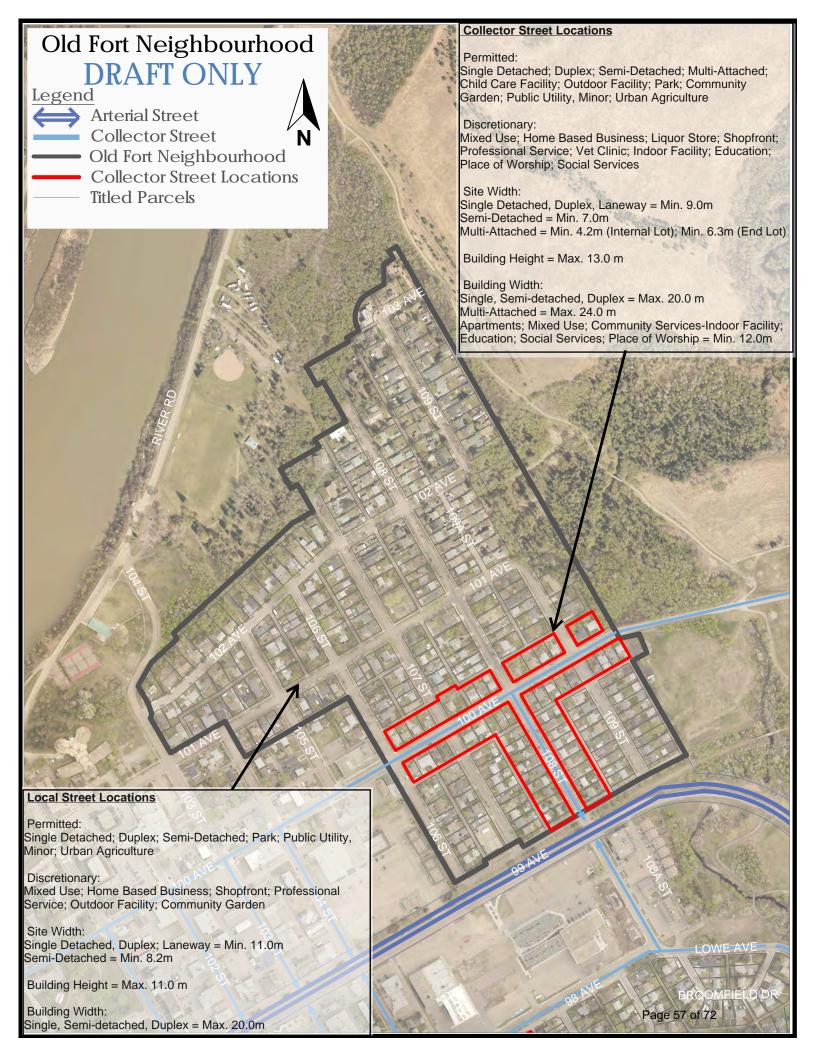
Trees protection/ retention

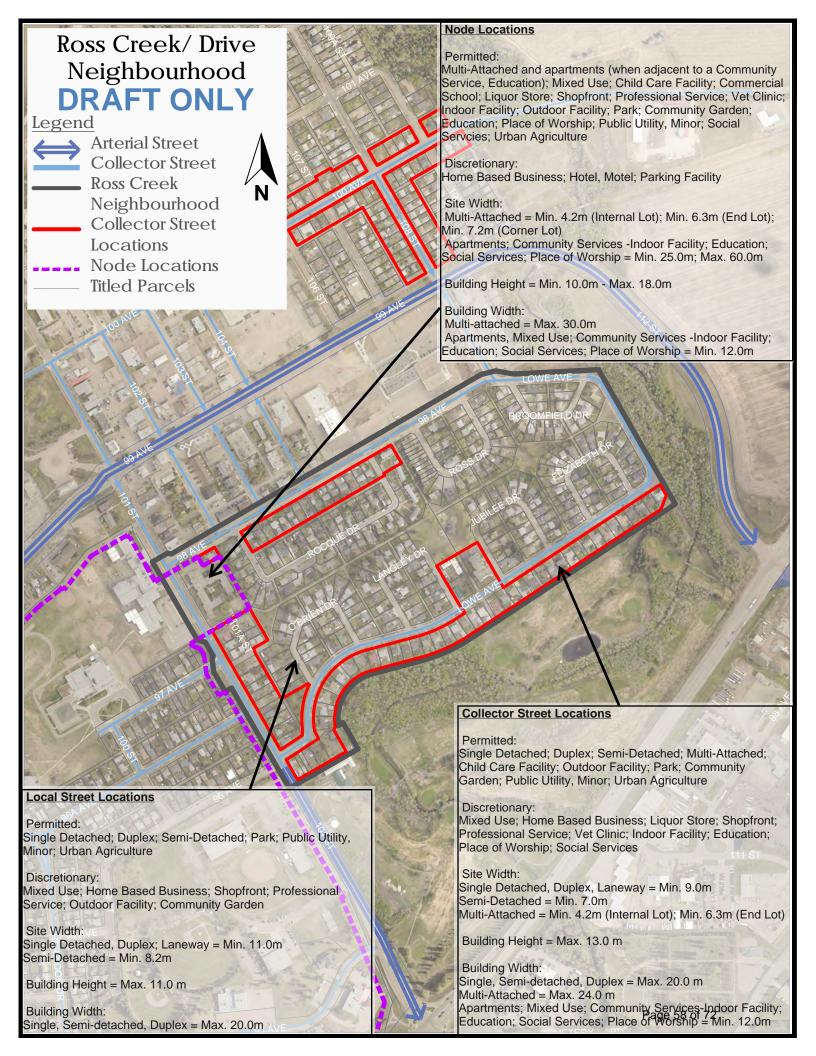
e) Fences, Walls and Hedges

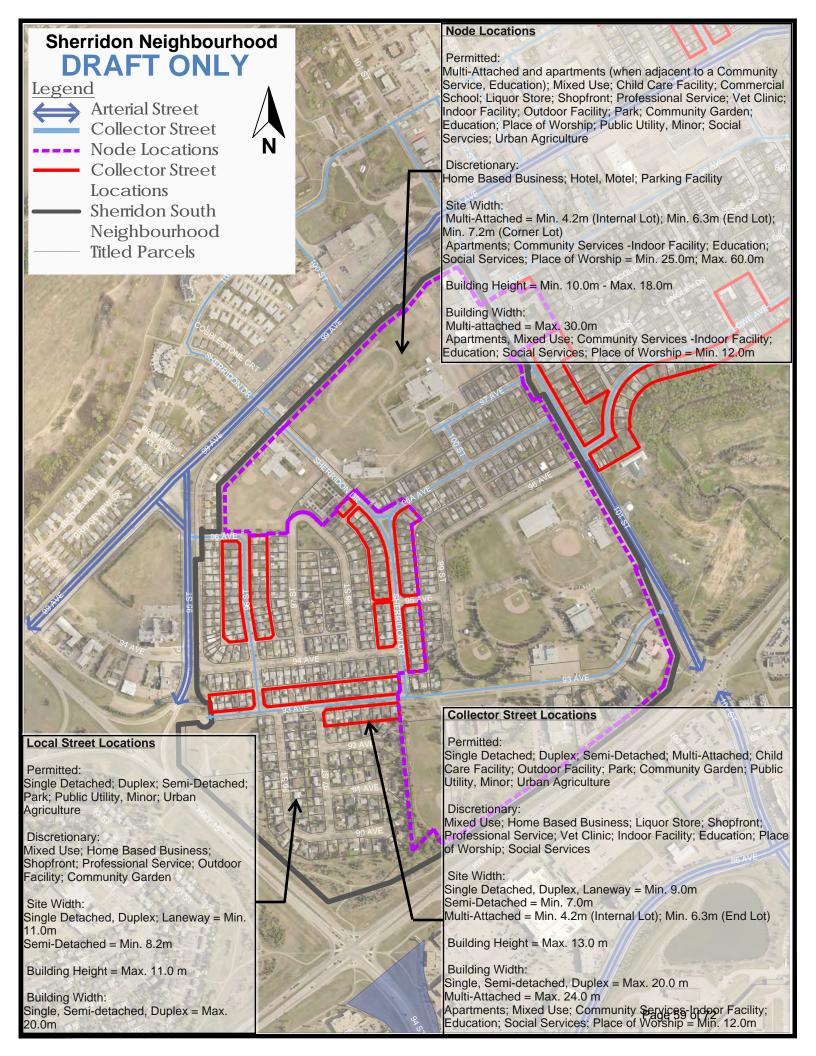
- iii. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.
- iv. In Ross Creek area, a yard facing the narrow local street or a standard rear lane is considered to be a rear yard and a yard facing the communal green space or a collector road is considered to be a front yard.













10005 102 Street, Fort Saskatchewan, Alberta T8L 2C5 780.992.6198 | planning_development@fortsask.ca

Land Use Bylaw Engagement Mature Neighbourhood Workshop Feedback Form

Thank you for taking time to attend the Workshop for the new Land Use Bylaw.

The purpose of today's Workshop is to provide you with information regarding the new Land Use Bylaw and an opportunity to ask questions to City Administration regarding the proposed mature neighbourhood district. We appreciate your feedback.

Name/Organization:									
Mailing	Address:								
Telephone:									
Email: _									
1.	1. How did you hear about the Workshop?								
2.	The venue for the	· Workshop at the Fort Sa	skatchewan Commu	ınity Hall was convenient					
	Agree	Somewhat Agree	Neither	Somewhat Disagree	Disagree				
3.	Information provi	ided at the Workshop was	s clear and easy to u	nderstand.					
	Agree	Somewhat Agree	Neither	Somewhat Disagree	Disagree				
4.	Opportunities to	ask questions and give inp	out were provided.						
	Agree	Somewhat Agree	Neither	Somewhat Disagree	Disagree				

5.	Do you have any suggestions for the Workshop format?
6.	Do you any comments that weren't included at the Workshop?
Please	eave the completed questionnaire in the drop box at the registration desk today.
Thank y	you for your feedback!

Internal City Department Workshop Comments

Appendix F

Comments						
Section 3(i) - What is a block?						
Section 3(i) - Who is going to check this?						
Section 4 - Mixed Use - What is this?						
Section 4 - Mixed use -Requisite Qualifiers - Local street - D -Definition? Where this is apply?						
Section 4 - Retail Store (Liquor) - Include Cannabis?						
Section 4 - Building Type - Apartments - Requisite Qualifiers - Nodes - P (when adjacent to a community						
service, Education) - Redundant?						
Section 5 - Building Typologies - Laneway Dwelling was circled						
Section 6 - Principle Building Setback Do we need separate setbacks for Comm / Res?						
Section 6 - Side Yard (single detached housing) Zero vs Zero - 0.0m where side yard setback for						
principle semi-detached or multi attached dweillig unit is 0.0m						
Section 6 - Laneway Dwelling Setback was circled						
Section 6 - Building Height - Laneway Dwelling - Collector Sreet - Max 10.0m was circled						
Garden / Garage suite inculded in density calculation?						
Section 7 b (i) - Commercial Office, Retail?						
To the public - Less term, more pictures						
To the public - Langauage vs concept						
To the public - terms sheet is all - use pictures						
Section 4 - Building Type - Apartments - Requisite Qualifiers - Collector Street - N/A - Lowe & Jubilee exist						
Apartment						
Section 5 - Lot Site Width, Lot Site Depth						
Section 5 - Site Depth - Laneway Dwelling - The lot depth is not tall enough						
Section 5 - Site Depth - Laneway Dwelling - May not apply in these districts						
Section 5 - Site Depth - Laneway Dwelling - Could only happen on corner lot where servicing doesn't						
cross primary lot. Otherwise services become city resposibility						
Section 6 - Laneway Dwelling Setback - Definition needs to be different than lot size table						
Section 6 - Building width per site - Not per site per building or 1st site if we use lot width in table 5						
Section 7 a (ii) Use St Albert height regulation with image was circled						
Section 7 a (ii) Use St Albert height regulation with image was circled						

Section 7 a (ix) - Is a multi-attached regulated by this?

Section 8 d (ii) - a yard facing the communal green space walkway or a collector road considered to be a front yard

Landscaping and Screening standards - Section B (iii) - Driveway?

Landscaping and Screening standards - Section B (iv) - 57 trees, 57 shrubs / Is this possible?

Landscaping and Screening standards - Section B (v) - On a multi attached 4.2m, can this be done?

Landscaping and Screening standards - Section B (vii) - 4500mm was circles and beside 4.5m?

Area Map - Ross Creek area - existing apartment was pointed out on Lowe ave

Section 2 - The reinforce eclectic neighbourhood character while...

Page 1 - Mix of residential plot sizes (some are quite large but there are some small lots too!)

Page 2 - More details on mixed use and home based businesses

Page 2 - Define what destinations / nodes are and what we want to accomplish with them

Page 2 - Consider restrictions on unit sizes in retail / commercial developments

Page 2 - Consider parking allowances for developments built on existing ransit routes

Page 2 - Consider more flexiblity with mixed use buildings

Page 2 - Consider resticting on-street / surface parking and encourging underground

Package it / Sell it

Area Map - Ross Creek area - an area was pointed out as a potential node

Area Map - Sherridon South - some areas marked for intensification were scratched off and new areas were suggested for intensification - cancell intensification along 96 Street and perhaps add intensification to 95 St (between 94Ave-96Ave) and the lots on 94 Ave (between 95St-96St)

Uses and Typologies: Semi-detached building types should not be permitted on arterial roads as this contradicts our engineering standards and I don't think it is a good idea to have semi-detached house fronting an arterial.

Uses and Typologies: Consider further definition for Education Uses. It is okay to locate a high school on an arterial but you would not want to locate a elementary school along an arterial.

Lot and Subdivision Standards: Remove setbacks for semi-detached on arterial roads.

Built Form and Siting: Engineering is updating the water section of our standards in 2024 and we are going to move the cc location to the property line. This will remove our concerns over cc's being located under stairs or too close to the house so the front yard set back could be decreased if planning wanted to.

Building Character and Design: Bullet point ii) reference an image for St. Albert. You may want to remove reference to St. Albert.

Consider adding language to LUB about a requirement to entre into a DA to cover damage or infrastructure upgrades to public infrastructure due to redevelopment

Mature Neighbourhood Residents Workshop Comments

Appendix G

Comments						
Area Map - lot sizes 11m wide - RI max 10m						
Area Map - Building height 10m						
Area Map - Limited Park Space						
Area Map - Aged Parks						
Area Map - Increased parking volume along 106 St - 109 St between 99 Ave - 101 Ave						
Area Map - Underdeveloped mixed use at old mall						
Area Map - Side yard 1.2m						
Area Map - Front yard 6-7m						
Area Map - Height 10 m						
Area Map - Make the old mall area green space						
Section 4 - Requisite Qualifiers - Arterial street column was crossed off						
Proposed option: On the collector road (100 Ave) Do multi-attached						
Mixed Use along 99 Ave (old mall)						
Move away from strip malls						
Concerns in high density - parking along 108 St						
Limited park green space in old fort						
Consider the height of adjacent buildings for height restrictions						
% of green space						
Height of buildings						
Are we open to semi detached						
Mixed of housing typed - for example - don't put 2-5-20 duplexes/multi-attached in a row						
Architectural controls for multi-attached (town homes)						
Don't want infill homes that take up entire lot - consider rules around landscaping - min green / yard						
Walking population is low - We should not be build our communities on this premise. Majority drives						
Revitalize downtown - bring new business into downtown and growth to						

businesses will happen on its own

20 Lowe Ave - collector road? - concern over parking - Lowe ave already accomodates traffic from 4 cul de sacs - not enough room on avenue for more cars

Downtown area doesn't need to add more height and lessen the width of the houses. If this variants are added to the proposed changes, it will change the look of downtown completely

No communication of the walking towns or these engagement sessions

There is still room for properties in old fort to go too high, different set backs and divide properties into "clustered" infills

Don't let a person get multiple variances on one property

11 meteres is still too high for this area

Lot coverage is too big - Decrease to approx 50% - height is too high - Set backs need to increase more as height goes up - 20m building width is hugh - work with downtown core plan - could increase density within downtown

Drainiage - infills with nowhere for rook drainiage but into neighbours

Show the dimensions in both metric and feet

Is there a plan for refinery traffic on 100 Ave and 99 Ave

Drainage

How will restrictions(Max-Mins) be adhered to? How hard to get a variance

Local Street Locations - 50% coverage good idea

Collector Street Locations - bldg height 13m too high for our mature neighbourhoods

Height vs side yard increase (sideyard increase could be increased)

Old Fort Collector Street Area: in proposal, discretionary uses include options like liquor stores, shop fronts, etc. This concerns me - I don't think we need any more "commercial areas" in our residental areas - we have right next to us a large commercial area - downtown. So limit discretionary use on collector

Variance can be given? - The amount of variance/standard?

Population D? Statistic on Old Fort

Who is consulated thru the process? - Can more people get the notification letter?

Keep building heights to max 10m

Section 4 - Requisite Qualifiers - Collector Street - Multi-Attached - change from P to D

93 Ave & 96 Street - treat them as local roads - 2 Storey ok - 9.5m

Intensification could happen along 95 Street

Regarding Increasing Pop Density: Townhouse-limit max height-13m too high

Regarding Increasing Pop Density: Can we share the responsibility of increasing among the communities? Ex. In Sherridon it is quite busy by all the schools where as perhaps in Old Fort some areas are not as busy?

Regarding Increasing Pop Density:Does pop density have to be on collector streets?

Regarding Increasing Pop Density:Can we increase density by utilizing garage suites/secondary suites instead?

Regarding Increasing Pop Density: Basically an effort to increase pop density, the building has to fit in

Specific to Sherridon area - the collector street identified is already too busy because of school/related traffic and foot traffic (mostly children) daycare/extra cirricular activities in evenings

Regarding Increasing Pop Density: Can we use other areas like old hospital location / old mall are as a way to increase desity?

Regarding Increasing Pop Density: Does pop density have to increase or do we have a choice in that? How does that decision get made / what factors are used to decide that?

Multi-attached on collector street should go from P to D

Who decides "discretionary"?

Who decides "discretionary"?

What year would you expect the city to be at 50,000 ppl?

What factors are associated w/ the city growing? Is it a choice for the city to grow?

Holistic neighbourhood?

Townhouses would have too much massing (height)

Sherridon Drive already busy

Townhouse increase traffic

Better served - garage suites

Height - 11m would be uncharacteristic for DTF

Multi-attached south of 99 Ave - need to be part of 99 Ave corridor engagement

Mail Out Hand Outs to ppl directly affected would be a better way to communicate

Concern - Putting shops/stores in residential might not be viable - parking? Walking only? - Have you informed residents directly

Not all collector roads are equal

Increased density concerns - property value decrease?

Increased density concerns - crime

Increased density concerns - fire risk

Increased density concerns - financial impact for homeowners

Why increase density?

External convo with other municipalities about what worked and didn't work? - St Albert, Leduc, Sherwood Park, Spruce Grove, Stony Plain, Beaumont

How to attract higher density developers - incentives for building / improving

What kind of bylaws will we have so the mall doesn't happen again.

How to attract business to downtown, how to attract people to downtown business

Build downtown instead of highway - for experience based businesses

We are YR 60 on th 36-46 YRS. Are we behind or have things been moving slow (Realted to life cycle of a community)

Appearance Guidelines for developers - attractive exteriors - not cheapest options

Look to european structures - increase population with limited land mass equals commerical / retail ammenities on foundation - street level - then living space built above

Higher population will require better/ more police units/ fire station

Semi detached, multi attached units will require proper parking space? - underground parkade?

Hope to attract a "good" demgraphic of population

Patio on Garage - Detached Garage - not appropriate

Population / Census - When asked earlier what the current population is, this information should be readily available

Protect historial buildings (brick houses)

Redevelopment along 100 Ave - not sensitive to brick historic houses

Do not allow multi density houses where there is already single family houses (Sherridon, old Downtown)

Options for areas that would be good spots for multi density is the old mall, the old hospital, or new areas

Do not agree with collector route high density

Mother-in-law suites (basement suites)

Preserving historical housing by offering incentives (M historical designation)

Roof Pitch

Set backs

Distacnce for property line house and garage

Disagree - asking to reconsider high density in Old Fort area, Old Hospital grounds, behind Pots & Pans to match what is existing, old mall

Is Eldon Brown Park being considered for any development, eg urban agriculture or multiple housing units

9.5m height vs 11m - local street locations

There would be issues with parking if stores moved in

Cannot join lots together to develop and split

No more that 3 or more homes/row on a non collector street

zero side x side local streets

What % do you belive each area can increase in poulation if these by laws are passed (ie Sherridon currently 10,000 would changes bring potential to 15-20,000)

I am worried about mixed use, ie commercial in residential areas. Results in more traffic & noise

Please give consideratins to architectural controls on new buildings in the area & respect to historical buildings - Old Fort

Old Fort - concern with lot coverage by buildings house and garage covering most of the available with no areas of usable yard space

Don't lose the character of what is there now

Max building height 9.5m (2 storey)

Front set back 3, (10ft)

Street set back must conform to existing

No shopfronts

93rd Av, 97 St - Extend collector area or remove it, be consistent

Use a microphone, do not have the facility next to a daycare.

It would have been seen the proposed plan land by law.

Trouble with sound at beginning.

Ignoring the idea that higher density is already going on along 102, 103, 104 St between 99 Ave and 98 Ave, continue with that, very few single houses left, and try to increase density along 100 Ave between 104 & 109 St and on 108 St (its not necessary). The aim of these sessions always seems to be increase density. Increading density in an area with limited schools limits who wants to live in the older area.

Interested in hearing more about Park Land! Trail Development! Ways to revitalize the downtown area.

With all the people that attended this workshop maybe a follow up email going ahead for future plans from the workshop.

Workshop aspect should be broken into respective areas, this would give the city planner designate a better insite to each of the respective area.

Worked well, good to have people to talk to

Alleviate worrys up front, tell folks all details, ie lot size/use etc...is coming following intro.

Great format, really interactive. You did an great job at explaining a complex topic.

Other info on other plans for surrounding areas. Understanding how 99 Ave and Downtown are planne will make understanding our areas a little more clear.

The Fort long term vision

During fall walk I was concerned that in-fill was important to the city. After this session I am pleased that it is very important to the city that the integrity & character of our mature neighbourhoods is important. Thank you

All the participants agreed on the fact that densifying the areas discussed is not necessary. The schools cannot handle more students and the downtown will not flourish immediately if more people will be living in the area. We are hoping to see changes in the proposed plans in June because almost all participants had the same concerns.

Mailouts would be helpful so more people know when public consult happens.

Add Townehomes, duplex as discretionary. The information felt choppy, like half the picture was missing. The design felt very thrown together. The drafts on the neighbourhoods felt messy, not thought thru.

Great to have people from the planning team helping at our tables.

Questions should have been more focused.

For the purpose of being able to provide feedback, it would have been helpful to provide specific questions we need to answer as a way to focus better. It is a lot

of info that me and I am assuming lots of ppl know little about but we care a lot. So want to be helpful.

More directed questions when moving into the workshop portion.

Very poor advertising.

Do we have say in if the city needs more density? Or that is an already done deal?

What will be the variance % when it comes to developing.

Exit Survey Comments

					$oldsymbol{\omega}$	
Feedback Form	1. How did you hear about the workshop?	2. The venue for the workshop at the Fort Saskatchewan Community Hall was convenient.	3. Information provided at the workshop was clear and easy to understand	4. Opportunities to ask questions and give input were provided.	5. Do you have any suggestions for the workshop format?	6. Do you any comments that weren't inculded at the workshop?
1	Facebook	Agree	Somewhat Disagree	Agree	Use a microphone, do not have the facility next to a daycare.	It would have been seen the proposed plan land by law.
	Newspaper and	U		U ·		Ignoring the idea that higher density is already going on along 102, 103, 104 St between 99 Ave and 98 Ave, continue with that, very few single houses left, and try to increase density along 100 Ave between 104 & 109 St and on 108 St (its not necessary). The aim of these sessions always seems to be increase density. Increading density in an area with limited schools limits who wants to live in the older
2	Neighbours	Agree	Somewhat Agree	Agree	Trouble with sound at beginning.	area.
3	Poster	Agree	Somewhat Agree	Agree	5 5	
4	Facebook	Agree	Agree	Agree		Interested in hearing more about Park Land! Trail Development! Ways to revitalize the downtown area.
5	Facebook	Somewhat Agree	Somewhat Agree	Agree		downtown area.
6	Web	Agree	Agree	Agree		
7	Paper	Agree	Agree	Agree		
8	Neighbour	Agree	Agree	Agree	No	No
	reignzeur	7,6,00	7.9.00	715.00		110
•					With all the people that attended this workshop maybe a follow up	
9	Neighbour and Online	Agree	Somewhat Agree	Agree	email going ahead for future plans from the workshop.	
					Workshop aspect should be broken into respective areas, this	
					would give the city planner designate a better insite to each of the	
10	Email	Agree	Somewhat Agree	Somewhat Agree	respective area.	
11	Paper	Agree	Agree	Agree		
12	Online	Agree	Somewhat Agree	Agree		
13	Neighbour	Agree	Somewhat Agree	Agree	No	No
14	Info at Park and on Street	Agree	Agree	Agree	Worked well, good to have people to talk to	
					Alleviate worrys up front, tell folks all details, ie lot size/use etcis	
15	Sign	Agree	Agree	Agree	coming following intro.	
					Great format, really interactive. You did an great job at explaining a	
16	Sign	Agree	Agree	Agree	complex topic.	
					Other info on other plans for surrounding areas. Understanding	
					how 99 Ave and Downtown are planne will make understanding our	
17	Spouse	Agree	Agree	Agree	areas a little more clear.	
18	Sign	Agree	Agree	Agree		
19	Neighbour	Agree	Somewhat Agree	Agree		The Fort long term vision
						During fall walk I was concerned that in-fill was important to the city. After this session I am pleased that it is very important to the city that the integrity & character
20	Email, Signs, Paper	Agree	Agree	Agree		of our mature neighbourhoods is important. Thank you
21	Sign	Agree	Agree	Agree		
22	Neighbour	Agree	Agree	Agree		All the participants agreed on the fact that densifying the areas discussed is not necessary. The schools cannot handle more students and the downtown will not flourish immediately if more people will be living in the area. We are hoping to see changes in the proposed plans in June because almost all participants had the same concerns.
		<u> </u>	<u>. </u>	<u>. </u>		

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	Facebook and					
23	Neighbours	Agree	Agree	Agree	Great to have people from the planning team helping at our tables.	Mailouts would be helpful so more people know when public consult happens.
24	Facebook and Neighbours	Agree	Somewhat Agree	Somewhat Agree	Questions should have been more focused.	Add Townehomes, duplex as discretionary. The information felt choppy, like half the picture was missing. The design felt very thrown together. The drafts on the neighbourhoods felt messy, not thought thru.
25	Neightbour and Sign	Agree	Somewhat Disagree		For the purpose of being able to provide feedback, it would have been helpful to provide specific questions we need to answer as a way to focus better. It is a lot of info that me and I am assuming lots of ppl know little about but we care a lot. So want to be helpful.	Do we have say in if the city needs more density? Or that is an already done deal?
26	Neighbours	Agree	Somewhat Agree	Agree	More directed questions when moving into the workshop portion.	
27	Neighbour	Agree	Agree	Agree	Very poor advertising.	
28	Email	Agree	Somewhat Agree	Agree		What will be the variance % when it comes to developing.