



NEW LAND USE BYLAW MATURE NEIGHBOURHOODS

WALKING TOURS WHAT WE HEARD REPORT

October 5, 2022

City of Fort Saskatchewan | Planning & Development

Table of Contents

Executive Summary.....	3
Introduction	4
1. Old Fort Neighbourhood Walking Tour	5
2. Ross Creek Neighbourhood Walking Tour	10
3. Sherridon Neighbourhood Walking Tour.....	14
4. Pine View South Neighbourhood Walking Tour	18
5. Pineview North Neighbourhood Walking Tour.....	22
Appendix A: Walking Tour Maps.....	26

Executive Summary

The Planning and Development Department hosted 'Walking Tours' in August 2022 to build on previous engagement and conversations with the residents of the city's mature neighbourhoods. Five separate walking tours occurred, all taking a different route through each of the mature neighbourhoods. The purpose of the walking tours was to further understand the character of these areas and collect feedback on residents' observations and thoughts on the development in these areas. Participants identified elements of the built form that they enjoyed and elements they thought could be improved.

Five walking tours were conducted; each tour took about two hours.

Area 1 Old Fort - August 3, 2022 @ 6:30 pm	28 attendees
Area 2 Ross Creek - August 4, 2022 @ 6:30 pm	15 attendees
Area 3 Sherridon - August 8, 2022 @ 6:30 pm	9 attendees
Area 4 Pineview South - August 9, 2022 @ 6:30 pm	6 attendees
Area 5 Pineview North - August 10, 2022 @ 6:30pm	4 attendees

Throughout the walking tours, general themes emerged. There were many elements of the mature neighbourhoods that were well liked such as mature trees, variation in building materials and facades, back alleys that provide more on-street parking, and walkable neighbourhoods with safe sidewalks. Many residents expressed being open to new development that preserves the neighbourhood character. However, some others were not in favor of new developments. The idea of "hidden density" or "gentle density" was preferred where development like suites and well-designed semi-detached housing can blend in with the neighbourhood.

Participants also shared their concerns for the future of the mature neighbourhoods. Some people were concerned about redevelopment being built too close and too large to existing development, which could result in covering the neighbouring properties in shadows and reduced privacy. Many comments were received about the maintenance of various elements such as landscaping, sidewalks, houses, etc.

The feedback from the walking tours will help inform the New Land Use Bylaw which will outline development regulations throughout the city, including the mature neighbourhoods. Additional information on the walking tours is available in the 'New Land Use Bylaw Mature Neighbourhoods Walking Tours What We Heard Report' (www.fortsask.ca/lub).

Introduction

Building on the first phase of engagements with the five sub-area Working Groups within the city's established neighbourhoods, the Planning & Development Team conducted walking tours with the residents of these areas to further understand the character of these areas. The discussion focused on physical aspects including but not limited to architecture, housing types, building massing, scale, urban design, parking, setbacks, and landscaping in the area and overall feel and experience in these areas.

Mature Neighbourhoods - Conceptual Development Patterns Map

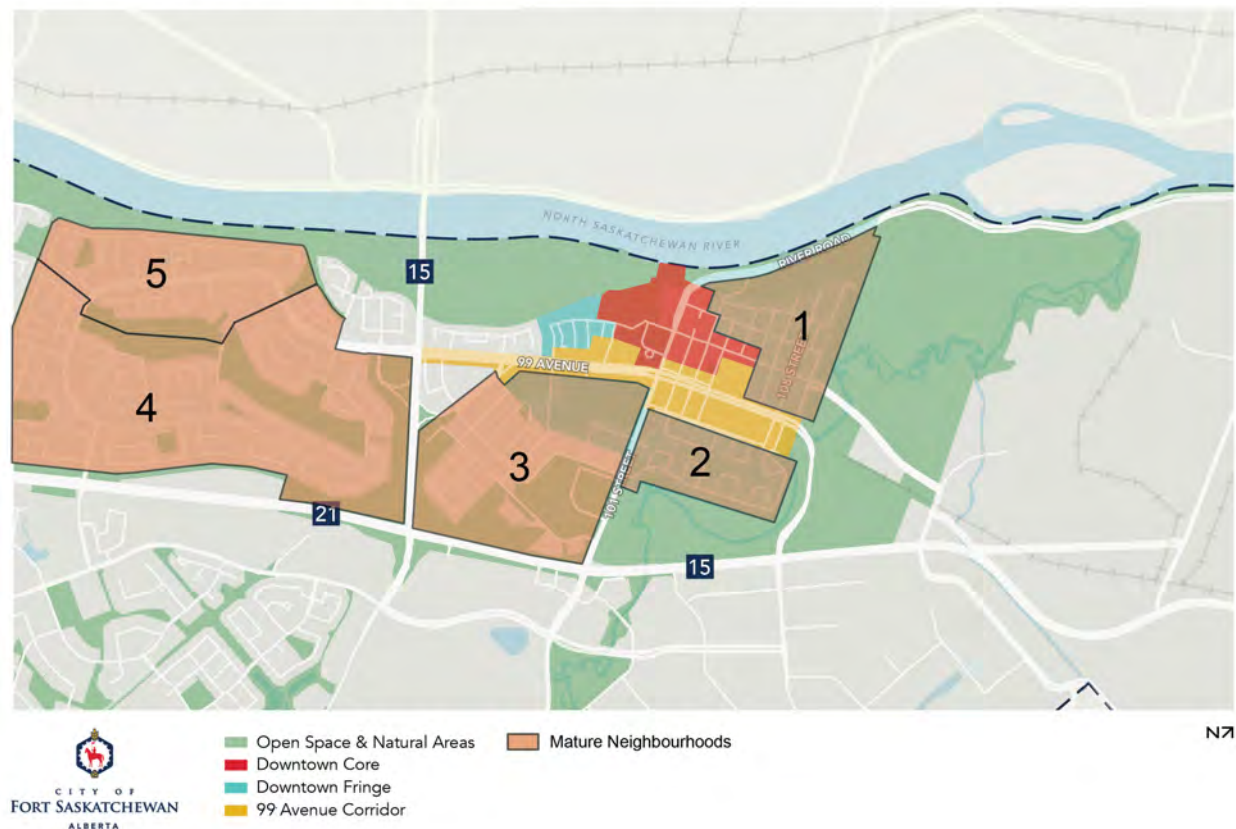


Figure 1: Mature Neighbourhoods – Conceptual Development Patterns Map. These areas were identified through Mature Neighbourhoods and New Land Use Bylaw Information Session held in June 2021.

In August 2022, the Planning & Development Department conducted five walking tours, one in each sub area identified on the map above. Each tour took about two hours.

Area 1 Old Fort - August 3, 2022@ 6.30 pm	28 attendees
Area 2 Ross Creek - August 4, 2022 @6.30 pm	15 attendees
Area 3 Sherridon - August 8, 2022 @ 6:30 pm	9 attendees
Area 4 Pineview South - August 9, 2022 @ 6:30 pm	6 attendees
Area 5 Pineview North - August 10, 2022 @ 6:30pm	4 attendees

Response to the tours was encouraging. The oldest of the neighbourhoods received the maximum attendance and the newest of the established neighbourhoods received the least. This pattern is reflective of residents' sense of place and the redevelopment pressure witnessed in these neighbourhoods.

The participating residents were from a diverse range of age groups who joined the tours and participated in the discussions.

Attendees were given handouts showing the tour map and were asked to take notes of their observations regarding various areas. This feedback was collected and used to inform this "What We Heard Report".

Event Promotion

These tours were promoted through the City's social media accounts such as Twitter, Instagram, and Facebook, print materials such as posters and handouts were made available at community hubs including the Harbour Pool, grocery stores, the dog park, walking trails, and convenience stores. We also placed over 30 signs along streets and sidewalks in this area.

1. Old Fort Neighbourhood Walking Tour

The area of Old Fort is one of the oldest developments within our city. Most of Old Fort was built before 1960s and there are some historic buildings that are over a century old. The Old Fort neighbourhood is characterized by a grid style street network, back alleys, boulevards, mature trees, and a mix of old and new homes with a variety of housing styles and façade treatments. Single detached housing is a dominant housing form. There is a mix of front attached and rear detached garages. Many participants mentioned that they grew up in this area, raised their children here, and have witnessed the changes this neighbourhood has gone through. Whereas some participants were new to the area and shared their hopes and aspirations for their neighbourhood. Some welcomed change more than others, but all expressed their passion and love for Old Fort.



Discussion from the Tour

Residents appreciated mature trees, wide roads and ample street parking because of the back alleys. Although, single detached housing is the dominant housing form, throughout the walking tour residents observed and commented on the variety is housing/ architectural styles and façades. Residents took notice of smaller homes on large lot sizes, most with alley access. With the variety of materials used, and the uniqueness of each property residents noted that the development did not feel “cookie-cutter”.

During the walking tour, participants came across some redeveloped properties. One renovated house had a large deck and a suite on top of the garage. Most participants appreciated this redevelopment; whereas some questioned and somewhat dis-approved the large area of the deck and overall lot coverage. Residents were supportive of the garage suites in this area.

Another redevelopment involved two-storey houses built on narrower lots at minimum setbacks permitted under the Land Use Bylaw. Residents expressed concerns regarding the privacy of the neighbouring properties and that these houses over-shadowed the adjacent properties.

A third redevelopment of a single detached house on a corned lot; received mix reactions. This development maximized building massing and lot coverage as permitted in the Land Use Bylaw of the day. Some participants expressed concerns about the blocking sun and the impact of shadows on the neighbouring property.

Along 102 Avenue, participants took note of larger homes with front driveways. A lack of alley access began to be more prevalent, especially for those backing onto the river valley. These homes were seemingly all unique in style with larger building footprints and properties.

Analysis from Feedback Forms

Tables 1 and 2 below show quantitative data gathered from comments written on the handouts. Not everyone on the tour returned the handout. Fifteen (15) handouts were received. Therefore, this data should be reviewed along with the qualitative data from the walking tour discussions.

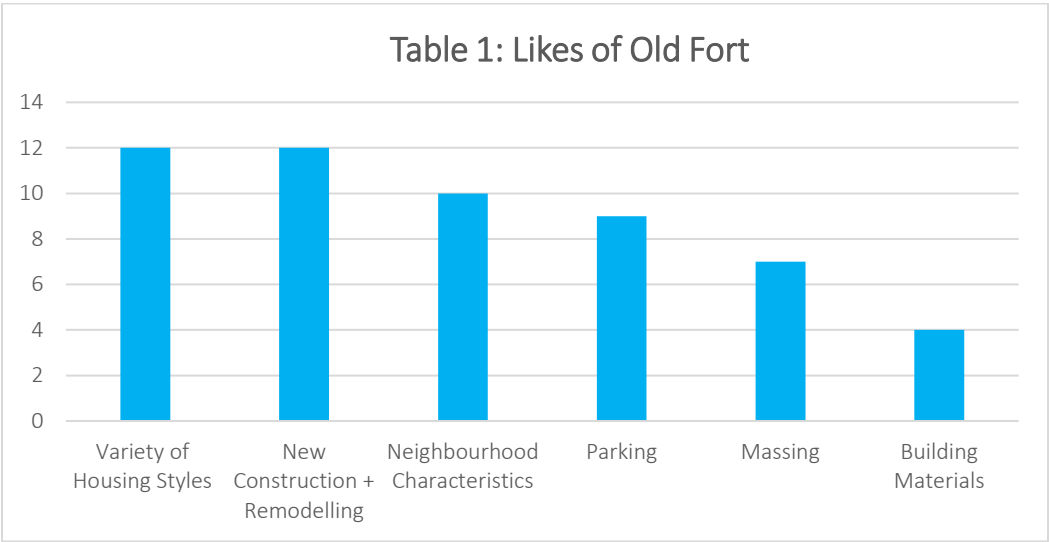


Table 1 indicates what participants liked or enjoyed about the current built form of the neighbourhood.

The most liked aspects of the neighbourhood and the built environment include:

- A. **Variety of Housing Styles:** Thirteen (13) out of fifteen (15) appreciated the variety of housing styles within the Old Fort neighbourhood. Residents appreciated that every house looked different, although the majority of houses are single storey bungalows. Two-thirds the respondents noted that they enjoyed the mix of new and old houses.
- “Mix of old and new developments add flavor”
 - “Not cookie cutter, like the difference in houses”
 - “Similar setbacks and variety of housing styles add to the character of the neighbourhood”
- B. **New Construction and Remodelling:** 107 Street between 99 Avenue and 102 Avenue is home to different types of redevelopment examples in this neighbourhood. Nine of fifteen (15) respondents liked the coexistence of old and new development in the area. Five respondents specifically mentioned their appreciation for two new two-storey homes developed on a subdivided lot, and felt it was a welcomed sight in the community. Whereas, four expressed their appreciation for houses that get renovated and re-done as they feel it maintains the monetary value of the area. These included redevelopment of single detached houses on larger lots with secondary and/or garage suites.
- “Very nice new houses at 10110-107 Street are a welcomed sight to the mature neighbourhood”
 - “The old mature neighbourhood NEEDS new family house styles (two-storey) to bring younger families and kids to the downtown area”
 - “Love the re-done houses, really updates the block”
 - “Large variety of houses, bricks, new houses, remodels, etc. Everything isn’t the same!”
 - “Love the garage suite, new design that fits into the aesthetic”



- C. **Neighbourhood Characteristics:** Majority of participants appreciate the boulevards, mature trees, wide streets, and mirrored sidewalks. All of these characteristics add to the appeal of the streetscape, and how comfortable residents feel while walking in the neighbourhood.
- “Trees, mature neighbourhood, spacious, sidewalks on both sides”
 - “Nice playground in area”
 - “Maybe include more parks to entice young families”
- D. **Parking:** Residents feel back alleys are convenient and also declutter the street fronts. Participants noted the wide streets were an asset in this area. They accommodate a lot of off-site parking and contribute to the feeling of spaciousness.
- “Mature tree lined boulevards with wide street and ample parking; sidewalks encourage walking”
 - “Wide streets, sidewalks on both sides, lots of parking”
 - “Lots of parking, wide roads, boulevards with big trees”
 - “Back alleys are nice to have, no garbage bins on the street!”
- E. **Massing:** The housing form in Old Fort is primarily single-storey bungalows placed on large lots of various lot widths. Many of these bungalows have small building footprint. This allows for large yards and spacing between homes. Six residents specifically appreciate the look of bungalow-style homes. Whereas other residents voiced their appreciation for two-storey houses and hope to see more in the future.
- “Lots of big lots”
 - “Primarily smaller bungalows with great curb appeal which promotes a more friendly approachable community”
 - “Love the new two-storey homes”
- F. **Building Materials:** There was an overall positive response regarding the use of a variety of building materials throughout the neighbourhood. This included vinyl siding, brick, stone, cedar shingles, etc. Respondents felt the variety of finishing materials added to the curb appeal and character of the neighbourhood. The mix and variety of building materials was felt to contribute to the character of the neighbourhood.
- “Like the use of different finishes - siding, brick, rock”
 - “I like the variety of outside finishing on houses, not a vinyl village”
 - “Different and varied exterior materials (stucco, brick, vinyl siding) adds to character of the area. Actually, not a high percentage of vinyl siding”

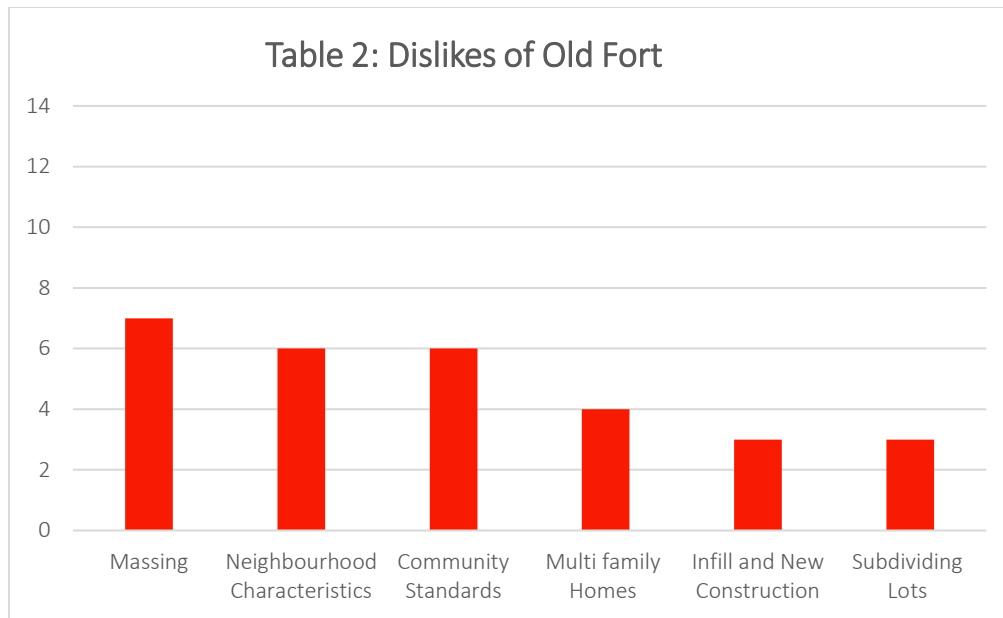


Table 2 indicates aspects that respondents dislike about the Old Fort neighbourhood's current built form.

The main themes include:

- A. **Massing:** Majority of homes in the area are single storey bungalows with some two-storey homes interspersed through out the neighbourhood. However, in reviewing the newer developments seven of fifteen (15) respondents expressed concerns regarding the building heights as they felt it creates shadows on the neighbouring properties and reduces privacy.
 - "Sad when infills totally block the yard/ sunshine of the neighbours"
 - "Large new homes overpower smaller, older neighbourhood homes"
 - "Only allow so many two-storey homes"
 - "House development here is too large, privacy concern for neighbours. 2/3 storey homes block sunlight to neighbours"
 - "Blocks sun of house next to it. House on corner too large for area, looks out of place for neighbourhood"
 - "Crowded houses- very tall, no yard"
- B. **Neighbourhood Characteristics:** Residents commented on aspects of the neighbourhood that they hope to be improved.
 - "Uneven sidewalks, upgrades to infrastructure needed, underground power is required"
 - "No sidewalk connection around chiro office"
 - "Upgrade sidewalks"
 - "Very uneven, broken, and dangerous sidewalks. Every street on walk has some broken sidewalks"
- C. **Community Standards:** Respondents felt that well maintained properties add to the feeling of safety and comfort in this area. Comments reflected that properties that were less well kept negatively impacted the overall appeal of the neighbourhood.

- “Hedges along sidewalk need to be cut back”
 - “Houses seem less well kept, maybe more renters”
- D. **Multi-family Homes:** Some participants noted they do not like multi-family development in the neighbourhood, and prefer the Old Fort community to maintain predominantly single detached.
- “Keep multiple housing to a minimum”
 - “Replace with single detached only- not apartments, multi-family etc.”
 - “I do not like multi-family”
 - “Prefer single detached homes”
- E. **Infill and New Construction:** The voices from this group remained neutral to the idea of increasing density and development in this area, however, there were a few notable outliers. For instance, less than a third respondents expressed not liking the idea of multi-family development and infill
- “Infills stick out like a sore thumb”
 - “I do not like multi-family”
 - “Maintaining a percentage of bungalows while a limited number of multi-family - retain flavour of community but still adding density”
 - “Infills impact sunlight, don’t think they follow bylaws”
- F. **Subdividing Lots:** Some residents felt that subdividing lots in this community is detrimental to the overall feeling of the neighbourhood. Some participants felt that larger yards and smaller houses are the main characteristic to this area and noted that subdividing may deter from that.
- “Two houses on one lot? Zero not line”
 - “Lots of large lots on 102 Ave, scary if redeveloped”
 - “Limit subdividing percentage in each neighbourhood”

2. Ross Creek Neighbourhood Walking Tour

The Ross Creek neighbourhood is unique to Fort Saskatchewan as it is the only community built in the Radburn style. The style is characterised by a unique subdivision pattern where garages are accessed from the street, but homes front on to a shared greenspace area. This Radburn style became increasingly popular in the late 1940’s and 1950’s for the sense of community and safety it brings to the area. It was one of the first to create a pedestrian circulation system which allowed people to walk to their local centre, park, or school without crossing a road. This of course, was a huge benefit to the community before the rise of the automobile. Residents confirmed that they experience and cherish this quality of the neighbourhood, as they can look out onto the parks, and enjoy seeing pedestrians walk to and from school or work without interacting with a busy street. The neighbourhood has multi-family and apartment housing adjacent to single detached homes. These multi-family developments have been part of the neighbourhood since the beginning of the development in this area. Residents felt that these multi-family developments fit right in.



The majority of the homes in this community are of the same size and have similar massing, but what is unique is the variety of architectural style, finishing materials, and landscaping treatments on individual properties which stood out most to the participants. From vinyl, to wood, to stone finishings, each boasts unique identity and adds to the diversity and character of this community. Due to the unique subdivision pattern, front yards are the place where families hang out away from the street and garages. Front yards accommodated decks, barbeques, hot tubs; elements that are often found in backyards in conventional subdivisions. This leads to the front yard/back yard confusion. As per the Land Use Bylaw, front yard fences cannot be over 3 ft high; however some residents' have treated these yards as backyards and erected 6 ft high fences. This creates privacy on the lot but affects the appearance, feel, comfort and safety of the open space.

Development on Lowe Avenue backs on to an alley, abutting a golf course. These properties accommodate one and two-storey single detached homes with front driveway.

Discussion from the Tour

Elks Park is centrally located in the neighbourhood and surrounded by apartment buildings, row housing, and single detached housing product. These diverse housing forms face the park. Participants found this area welcoming and mentioned how different forms coexisted without conflict. They mentioned that these developments existed since the beginning of the development and were well maintained.

During the walk through the rest of the neighbourhood dominated by bungalow-style homes, participants shared their appreciation for family-friendly design of the neighbourhood, connectedness, and feeling of safety. Participants noted large lots with consistent front setbacks. The largest concern from residents surrounded a non-consistency in fencing height in the front yards and confusion about whether the yards are front yards or rear yards. Residents appreciated the variety and individuality of the properties and some expressed concerns regarding the property maintenance and tidiness.

There were mixed opinions on the architectural style of an apartment building on Lowe Avenue. However, participants felt this development fit in due to the setbacks from the streets and low-density development and screening provided by the trees.

There are not many redeveloped properties. However, when came across one two-storey redeveloped property, participants expressed acceptance towards the two-storey form, side yard setbacks, and the use of mix of finishing materials.

Analysis from Feedback Forms

Tables 3 and 4 below show quantitative data gathered from the handouts. Eight residents submitted the completed handouts. Therefore, this data should be reviewed along with the qualitative data from the tour discussions.

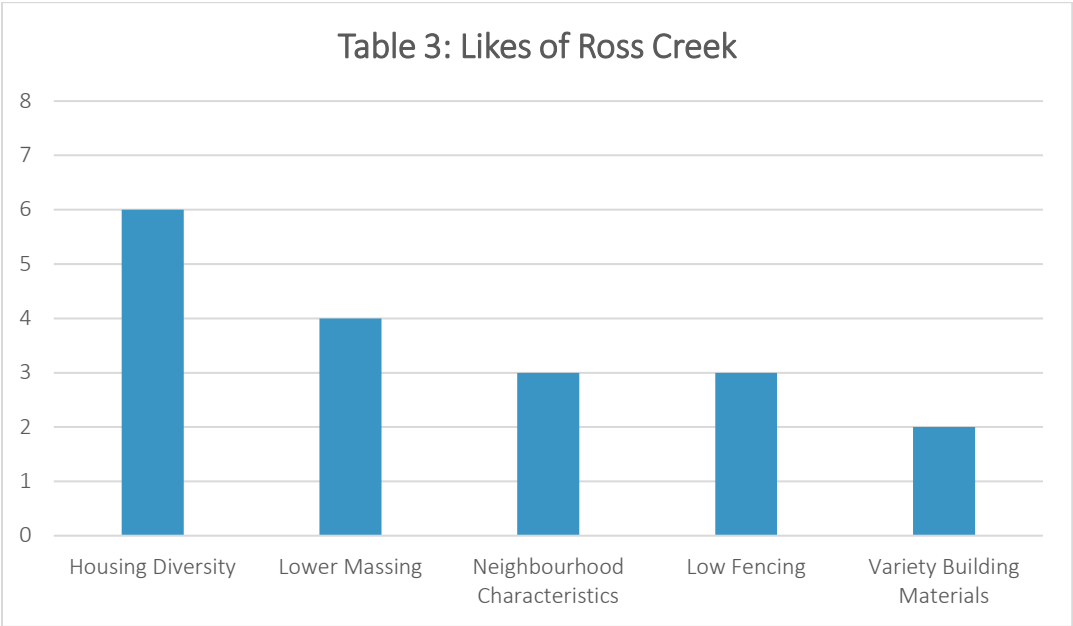


Table 3 indicates positive attributes residents noted in the Ross Creek community.

The main themes included:

- A. **Housing Diversity:** Six of eight respondents mentioned that they liked the variety of housing options in the neighbourhood. They appreciated that the multi-family properties were generally well maintained.
 - “Variety of housing is a positive thing”
 - “Some apartments well kept”
 - “Different types of housing- playground available for all areas”
- B. **Lower Massing:** The majority of single detached homes in this area are single-storey bungalows. Residents felt that this type of housing was appropriate for the lot sizes in this area and helped to attribute to the neighbourhood. More than 50% respondents expressed their appreciation for the existing massing.
 - “Bungalows- good size lots”
 - “Large lots”
 - “Big lots are nice, wouldn’t want any house filling in space or lot splitting”

- C. **Neighbourhood Characteristics:** Residents felt that the mature trees, walking paths, and playground add to the overall character of this area. They felt that the neighbourhood design made the area a safe place and more family oriented.
- “Kids can walk to school with only having to cross one road”
 - “We can look out of our windows onto the open parks and see kids play”
- D. **Low Fencing:** There were three responses confirming their liking for low fencing or no fencing in the front yards.
- “Fences should probably be regulated height. Low fences/ no fences- if there is a bylaw residents should have to follow them”
 - “Like short fences”
- E. **Variety of Building Materials:** Throughout the walk, there were various building materials used and mixed to create unique facades.
- “Renovated home midway- nice work done using a variety of materials and is very tasteful, the house opposite it ugly”
 - “Mix of materials adds to curb appeal”

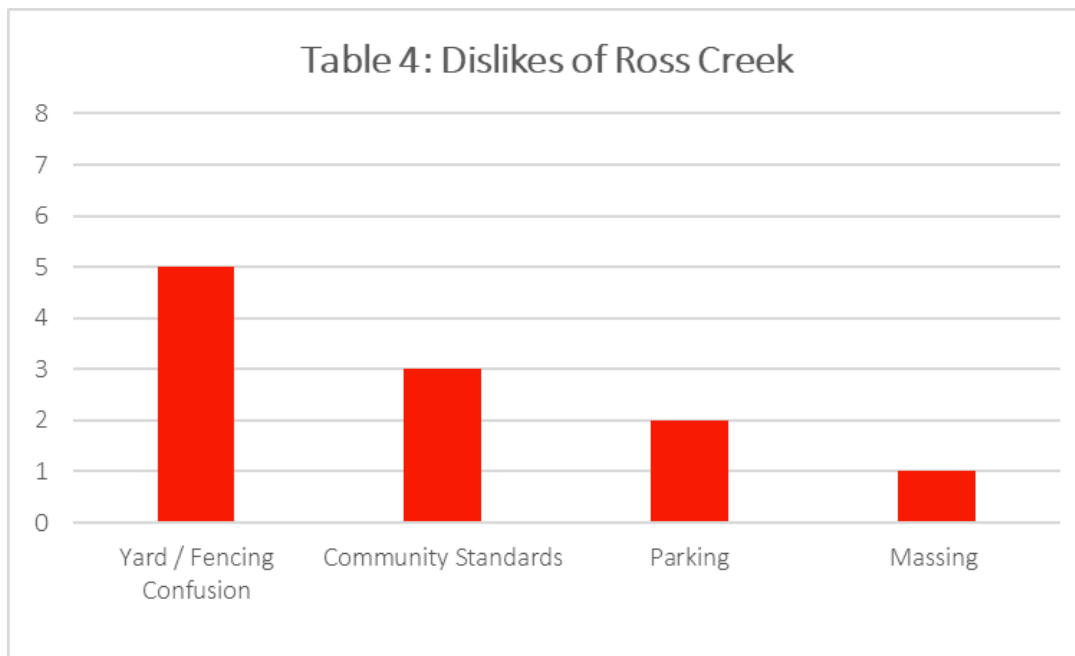


Table 4 reflects negative aspects residents observed about their community, or aspects they would not like to see in the future.

These main themes include:

- A. **Yard/ Fencing Confusion:** Residents felt that there was an overall confusion as to which is one's backyard and front yard. Many of the activities that take place in a typical backyard, happen in the front yards which is unique to the Radburn style subdivision. This creates inconsistency of how the front and back yards are perceived and referred to. In addition, there is general confusion regarding fencing regulation in this area.

- “Fences are higher, doesn’t comply with bylaw but not all have (high) fence so not an eye sore”
 - “Fences should probably be regulated (in) height. Low fences/ no fences - if there is a bylaw residents should have to follow them”
 - “Front yard is more of a backyard here because the road is on the other side”
 - “Front yards are front yards connected to the street”
 - “What is front and back yard”
 - “Sheds in front yards and large fences make it confusing to understand which is indeed the backyard or the front”
 - “Rules on fence height here should be up for debate, this is the only neighbourhood in the fort set up like this, applying the same rule everywhere like it’s the same setup is ridiculous”
 - “Fences can feel very unfriendly”
- B. **Community Standards:** Residents are concerned with home and yard maintenance. Many participants voiced their interest in increasing community standards.
- “Lots with personal belongings out in the yard”
 - “Rental properties in bad repair, yards not well maintained”
 - “Need to increase community standards”
- C. **Parking:** A couple of responses mentioned the limited street parking in their neighbourhood.
- “Roads become too narrow when vehicles are parked on the street”
 - “Lots of vehicles parked on the road largely, driveways are small”
- D. **Massing:** Although the majority of residents were happy with the overall massing of buildings in this community, one participant felt that larger buildings are out of place in this neighborhood.
- “All bungalows, condo overshadows street”

3. Sherridon Neighbourhood Walking Tour

Built out in the 1960’s, the Sherridon neighbourhood boasts grid style road network and development with and without alleys. The majority of the neighbourhood is served with alleys, with an exception of area south of 93rd Avenue. The majority of the development is low density with multi-family housing along Sherridon Drive across from the Ecole Parc Elementaire school. Bungalows placed on large lots is the most common housing form. Garage configurations include rear detached garages with alley access, front attached garages, as well as front access long driveways that access rear detached garages. Other neighbourhood characteristics include mature trees, boulevards, wide streets, and ample street parking. The neighbourhood is conveniently located in the proximity of Downtown, schools, and many services. This offers great accessibility and walkability to its residents.

Discussion from the Tour

The tour began from the Ecole Parc Elementaire school, walking southward along Sherridon Drive. The participants noted semi-detached, townhome development along with park, schools, and bungalows in close proximity to each other. They referred to this area as multi-use and diverse. They appreciated the variety of housing forms and diversity of uses in this area.



Most of the homes in this community are single detached. What makes this area distinct, however, is the lower massing and wide lots. While the lot width and massing is generally consistent, there is variety of style including bungalows, split-level homes, two-storey houses, and both front and back detached garages. Residents were accepting of two-storey homes and felt this variety in style would not detract from the uniqueness of the area. As the tour progressed, the variation in building materials and front façade elevations continued to be favoured.

Participants noted that the wide lots provided a sense of privacy because detached garages accessed off the back lane provided a sense of order to the street and enhanced the curb appeal, while creating additional parking along the streets. Because many of the homes in this area are built on larger properties, some worried about lot splitting. As existing homes are oriented side to side, residents felt that skinny homes would change the character because they are tall and oriented front to back. The conversation suggested that hidden density or garage/garden suites would be more preferred in this area in comparison to multi-family housing or subdividing lots. Residents note that cul-de-sac was home to large lots with ample on-site parking that accommodated RVs. These homes displayed varied architectural styles and were well kept.

As we neared the end of our tour, residents noticed a semi-detached home and felt open to this type of housing form as it seemed to blend into the surrounding area. Residents commented they appreciated that it didn't "look" like a duplex. The conversation did suggest that multi-family and higher-density housing would be a better fit in areas closer to schools and community services.



Analysis from Feedback Forms

Tables 5 and 6 reflect on quantitative data gathered from participants' feedback on handout sheets. Seven of nine participants provided feedback through the handouts.

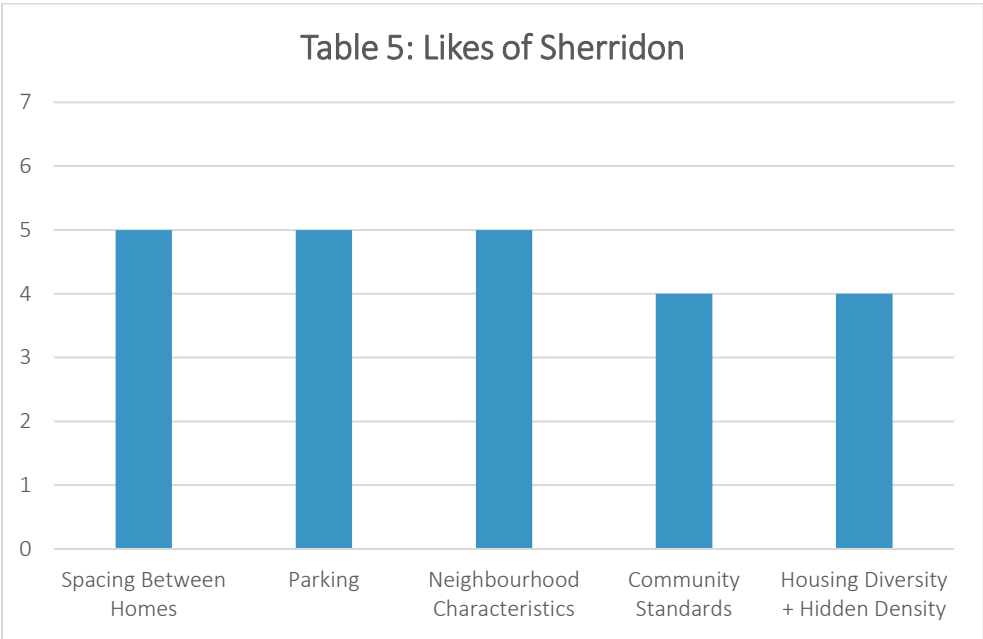


Table 5 reflects on the positive features of the neighbourhood that residents observed during the walk.

The main themes included:

- A. **Spacing Between Homes:** Five of seven residents appreciated the lot and home sizes in their neighbourhood and spacing between homes. They appreciated the separation between the homes.
- “Variety of homes, still wide separation between homes even with new homes and infill.”
 - “It would be best to keep lot sizes the same and keep space between the houses the same”
 - “Mix older homes, duplex, separation is large enough between homes”
- B. **Parking:** Residents love the wide streets and alley access which create a variety of parking options in this neighbourhood.
- “Huge cul-de-sac, exceptional parking”
 - “Some front driveways and rear alley access”
 - “Large front yards with street parking = curb appeal”
 - “Like that people can have additional parking in their yard”
- C. **Neighbourhood Characteristics:** Residents appreciated neighbourhood features such as sidewalks on both sides of the road, walking paths, wide roads with lots of street parking and mature trees in the community.
- “Mature trees, mostly well kept”
 - “Walkable, lots of room”
 - “Wide roads, lots of street parking, large lots, close to trails, parks, back alley”
 - “Great pedestrian access”
- D. **Community Standards:** More than half the respondents noted that homes and properties were well maintained and had unique garden features.
- “Very well kept”
 - “Vegetable gardens in front or back yard are a good sustainable idea”
 - “Love front yard gardens”
 - “Updated homes with mature yards”
- E. **Housing Diversity and Hidden Density:** Residents appreciated the subtle mix of housing forms. Although this neighbourhood is primarily single detached homes, residents reacted positively to a semi-detached house in between two single detached homes.
- “Duplex works, one front yard, not divided”
 - Nice variety of homes- works well together.
 - “Mix older homes, duplex, separation is large enough between homes, there is potential for higher density in this area given proximity to school, downtown, and general services”

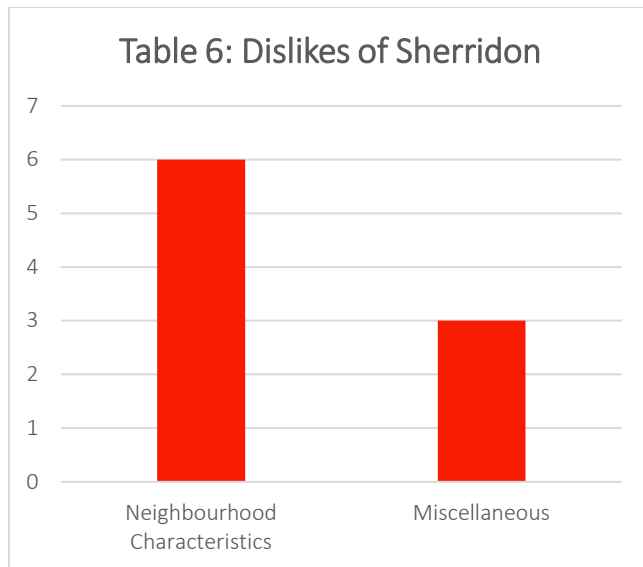


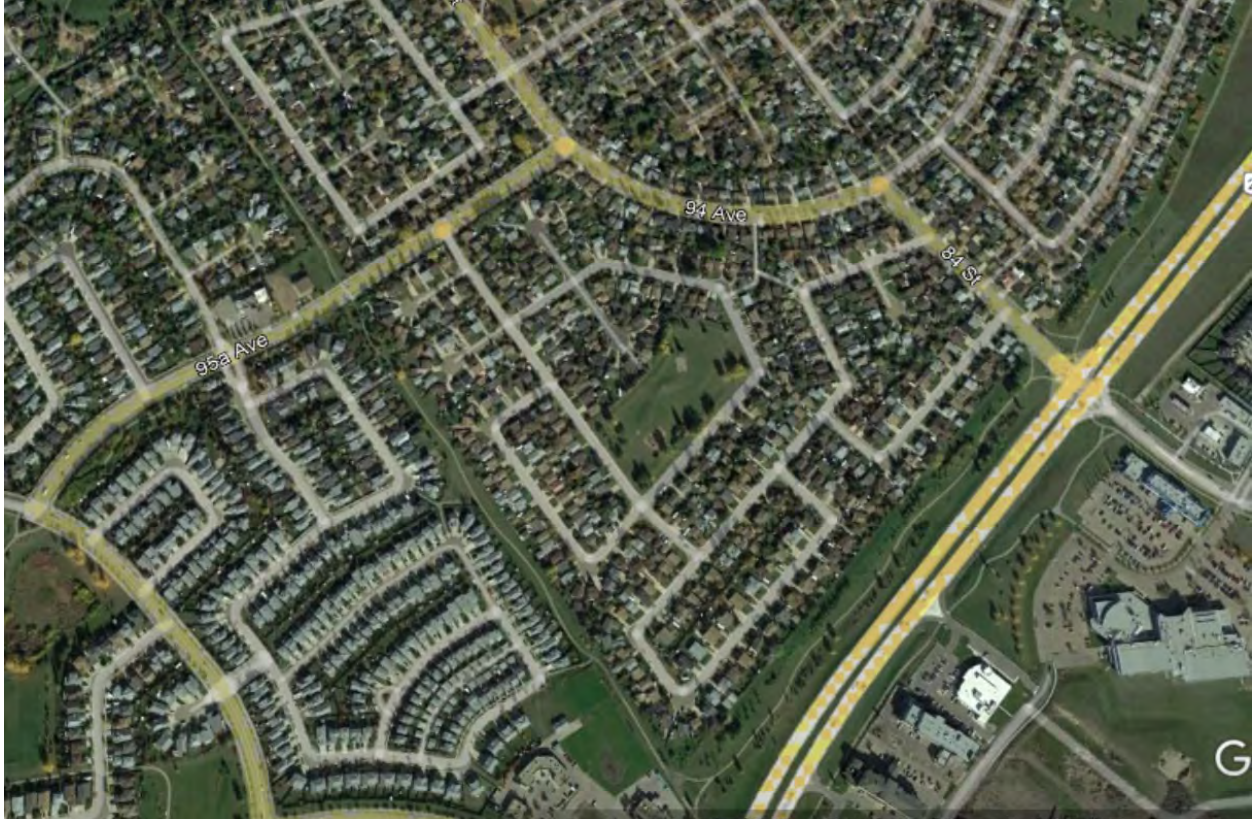
Table 6 shows that there were not many negatives' respondents noted.

The main concerns included:

- A. **Neighbourhood Characteristics:** Six of seven respondents commented on the aspects of the neighbourhood that they hope to be improved.
 - "Overhead power lines"
 - "Weathered sidewalks"
 - "No streetlights"
 - "Back alleys make more theft and vandalism"
- B. **Miscellaneous:** Although there are currently no examples of lot splitting in this neighbourhood, residents expressed their concerns about the potential of lot subdivision to create infill.
 - "If a pair of skinny homes were built next to me in this neighbourhood, god forbid, but I would move"
 - "Spaces in between houses feels isolating, too quiet for my taste"

4. Pine View South Neighbourhood Walking Tour

Pineview South community is located south of Mowat Park and North of Highway 21. To the east is Highway 15 and West Park Drive to its west. Development of this area began in the 1970s and is characterised by no alleys and a curvilinear street network. Collector (main) roads have separated walkways on both sides of the street, whereas local roads often have no sidewalk on one side and a monowalk on the other. The study area comprised of a mix of bungalows with two-storey side and back split homes interspersed throughout this area. Most homes have rear detached garages accessed by front and side driveways and some with front attached garages. The area offers a mix of small and large parks scattered through the area with housing backing on to these open spaces.



Discussion from the Tour

Participants felt the wide roads with separated sidewalks on both sides offered a sense of security for walking. They also felt that single detached housing next to semi-detached were compatible with each other due to similar building heights, widths, consistent front yard setbacks, and the right amount of spacing between the homes.

Participants valued the variation in front yards, as they felt it adds character. However, some properties were not well maintained, bringing to question whether yard maintenance is important, or if other landscaping options might better suit yards to be more “low maintenance”. The discussion surrounding reducing front yard size might be more beneficial in certain areas as it may be easier to maintain and would increase the back yard space.

Participants appreciated the variety in façade treatments including colours, architectural treatments and styles and finishing materials that created interesting streetscape. Residents noted that the development pattern also included large lots in cul-de-sacs. They appreciated walkways that connected one block to another and to open spaces behind homes. Towards the end of the tour, homes backing on to Veteran’s Way were smaller. The local road had a sidewalk on one side and properties seemed to be less well kept.

Analysis from Feedback Forms

Tables 7 and 8 below show quantitative data gathered from comments submitted through handouts. Not everyone on the tour returned the feedback forms. Only four of seven participants returned the

handouts with feedback. As such, this feedback should be considered in light of qualitative summary from the walking tour discussion.

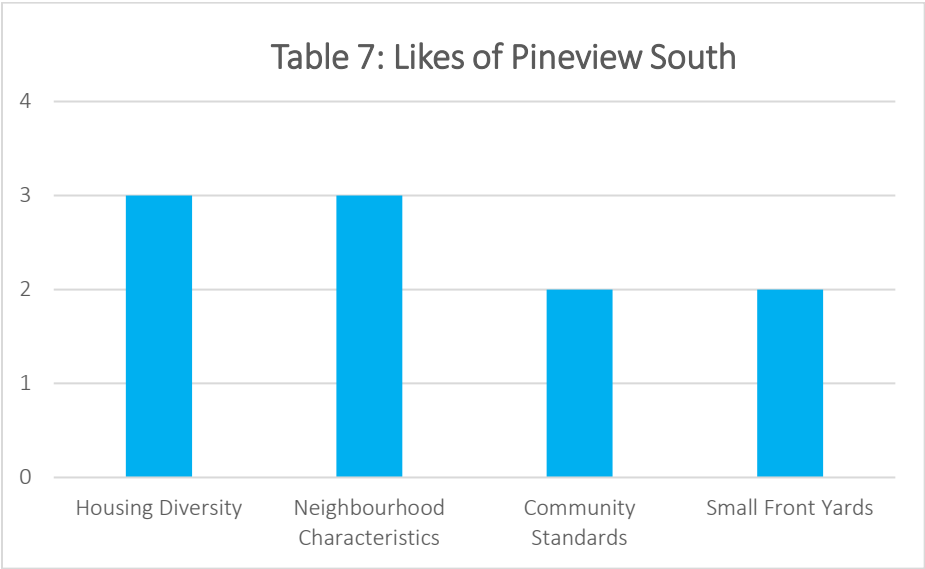


Table 7 reflects the positive observations residents noted on the walking tour.

The main themes included:

- A. **Housing Diversity:** Throughout the walking tour, participants noted a variety of housing sizes, a mix of single and semi-detached, with varying architectural styles and treatments.
 - “Blend of two-story duplexes and single detached housing”
 - “Row of duplexes, bungalows, and bi-levels”
 - “Blend of duplexes and single detached, very few two-storey”

- B. **Neighbourhood Characteristics:** Residents appreciated the development features such as trees, boulevards, and sidewalks, which make the community safe and comfortable to walk in.
 - “More public gardens and trees in these areas would be ideal.”
 - “Boulevards and sidewalks on both sides (like sidewalk on both)”
 - “Like sidewalk (walkway) connections”
 - “Mature trees”
 - “Parks well kept”
 - “Nice wide streets”

- C. **Community Standards:** Well-maintained landscaping and property maintenance increase a sense of security and comfort in the neighbourhood. Three of four participants spoke to the variation and maintenance of the front yards.
 - “I like how the front gardens are different. The variety adds character”
 - “The landscaping varies. Some garages in front are set further back. Giant fully grown trees keep the area cool. Lots of birds”

- D. **Small Front Yards:** Looking at the maintenance of some properties and how front yards were used, some participants discussed the idea of smaller front yards with reduced front setbacks.
- “Less well-maintained front yards. Perhaps higher-density areas should have less frontage or maybe center boulevard.”
 - “Driveways go farther into the lot. Garages at the back of the lot. Question of whether “maintenance” of the front yard is important does it need to be grass? Perhaps smaller front yards are best of both.”

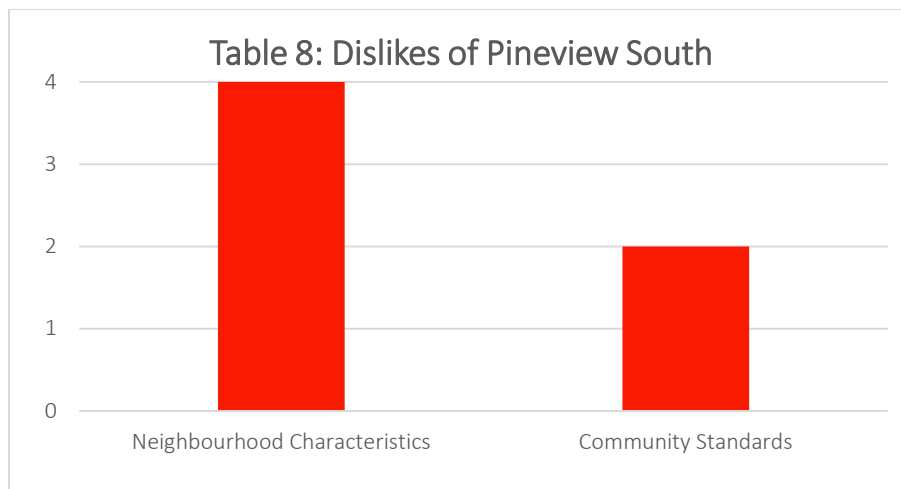


Table 8 reflects on the negative features of Pineview South.

The main themes were development features, lack of housing forms, and community standards.

- A. **Neighbourhood Characteristics:** In the Pineview South walking tour, participants noticed smaller homes with significant change is the quality of streetscape. Residents felt the sidewalks were not appropriate to support the safety of pedestrians and more open spaces should be allocated to serve higher density area such as this one.
- “Single narrow, sidewalk, no boulevard”
 - “Sidewalk and no boulevards”
 - “Sidewalks too narrow and too high on drives, no boulevard”
 - “Smaller houses. No large trees! Feels like Edward Scissor Hands movie with less colour. Less well-maintained front yards. Perhaps higher density areas should have smaller frontage or maybe centre boulevards. Sidewalks are small, not intended for families with kids. More public gardens and trees in this area would be ideal. Garbage cans. More public space in high density areas. Could also include sidewalks or safe places for kids to ride bicycles. Road is nice and wide”
- B. **Community Standards:** Residents commented on the aspects of properties they hope homeowners would take better care of.
- “Less well-maintained front yards. Perhaps higher density areas should have smaller frontages”
 - “Question of whether “maintenance” of front yard is important, does it need to be grass? Perhaps smaller front yards would be best of both”

5. Pineview North Neighbourhood Walking Tour

Pineview North area is defined by the North Saskatchewan River to the north, Mowat Park to the south, 88 Street and 99 Avenue to the east, and trail behind 79 Street to its west. Similar to Pineview South, the development pattern comprises no back alleys and curvilinear street network. This area of Pineview is characterized by single detached development with front attached garages, more two-storey builds and fewer bungalow style developments.



Discussion from the Tour

At Marion Rogers Park along 100 Avenue, participants noted the larger homes backing onto the river valley. Most of these homes have front attached garages and no alley access. While predominantly single detached, the variety of these homes style was considered to be a valuable asset to the area.

Participants recognized sidewalks were not on both sides of the street on the local roads, however many participants believed this did not deter from the feeling of safety when walking. Some did prefer sidewalks on both sides of the road. All participants loved the wide streets and boulevards lining 99th Avenue as they felt it aided in privacy and created a noise barrier.

Residents loved the larger lots and felt that this was the main trait of the Pineview North area. Increasing density by subdivision was not seen as a good option for this area, while recognizing some

homeowners may want to subdivide. Participants hope to limit the amount of subdividing to preserve the large lots. One idea mentioned was only subdividing 1/20 properties as an approach to not disrupt the current character of the neighbourhood. The “smart density” or “hidden density” (such as suites) was the favoured way to increase density.

As the walking tour concluded, residents felt that “growing up” and is more appropriate than developing outward, to preserve the large lot sizes. Additional comments suggested that homes can be designed with varying roof slopes and shapes to disguise the large massing. Participants appreciated the individuality and uniqueness each home had, noting the variety of building materials.

Analysis from the Feedback Forms

Tables 9 and 10 below reflect on analysis of comments submitted through the handouts. Only four residents attended this walking tour and three (3) handed in the feedback forms/ handouts. This could be reflective of the neighbourhood age and that neighbourhood not experiencing redevelopment pressure yet.

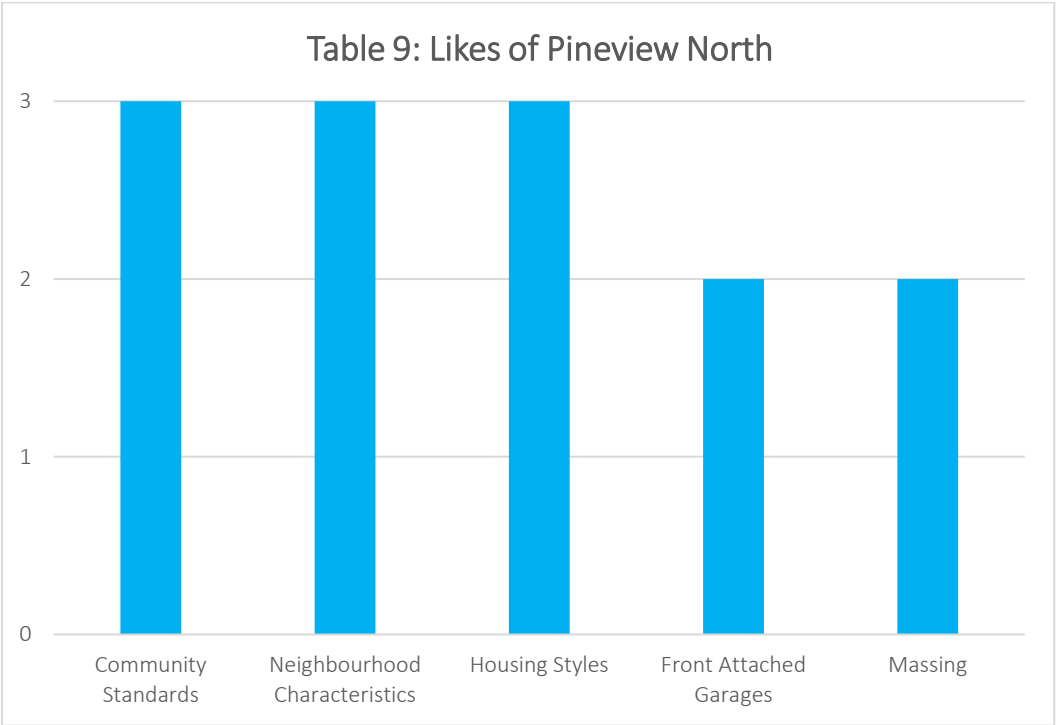


Table 9 reflects on the positive aspects’ residents observed in Pineview North.

Main themes included:

- A. **Community Standards:** Residents took pride in their properties, and it was apparent through the up-keep of the properties.
 - “Beautiful front lawns”
 - “Well kept lawns”
 - “Houses in good shape - great! Appreciate beautiful gardens”

- B. **Neighbourhood Characteristics:** Residents noted that mature trees, sidewalks, and walking paths add to the sense of community.
- “Parks are a great bonus in area, many nicely connected”
 - “Enjoy big trees, great feel with mature trees”
 - “No concern with only one sidewalk”
- C. **Housing Styles:** The majority of homes in this neighbourhood are single detached homes; however, each home is unique to one another.
- “Great organic feel, looks like the neighbourhood has developed into what it is over 40 years”
 - “The main benefit of the community is how unique every house is, lots of people maximize the value of their home”
 - “Styles are different, is okay but not too striking. Stay balanced”
 - “Mix of larger homes with homes that are smaller but suit both homeowners”
- D. **Front Attached Garages:** Residents commented on the benefit of front attached garages, noting that unlike rear detached garages, it maintains back yard space and is more convenient than narrow side driveways.
- “Like the ability to have more than a double garage if you have room”
 - “Garage at front is not a bad idea, gives space to back yard - more valuable for family”
- E. **Massing:** participants commented on housing and lot size.
- “Lot sizes vary”
 - “Keep spaces in between houses”

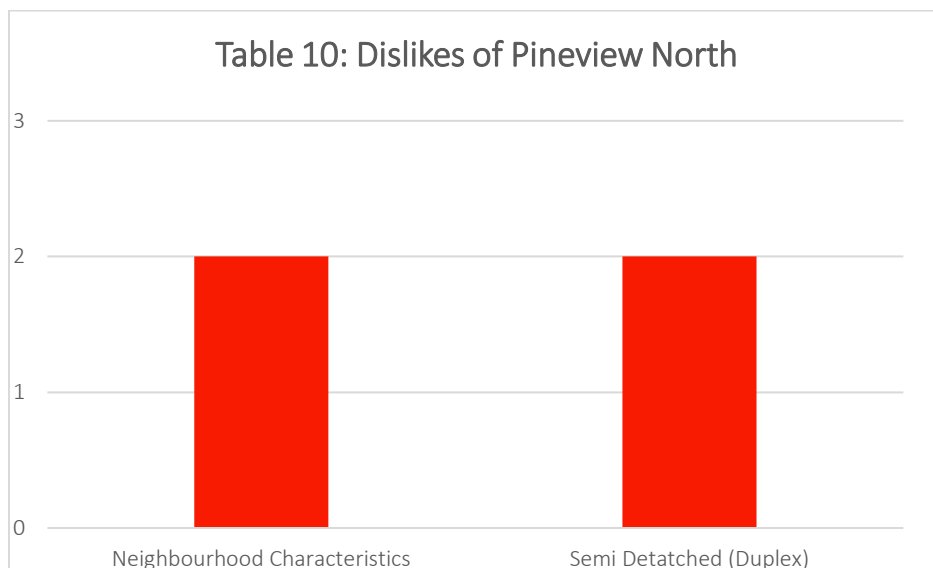


Table 10 reflects the negative observations community members noticed on their walk.

Main themes included:

A. Neighbourhood Characteristics: Residents commented on development features that were seen as a negative attribute of this area.

- “Street noise, possibly an issue for some”
- “More open, less trees”

B. Semi-Detached (Duplex): Two (2) residents commented on the possibility of infill products in this area, such as semi-detached or duplex housing.

- “Growing? Best to do it in new areas, not here. Garden suite or duplex? Not in this area. It would decrease the value”
- “Okay to have garden suites or garage suites preferred over duplex”
- “Would be best to have a duplex or a subdivided lot maybe 1/20 houses as to not kill the vibe of the area”

Appendix A: Walking Tour Maps



Old Fort Walking Tour



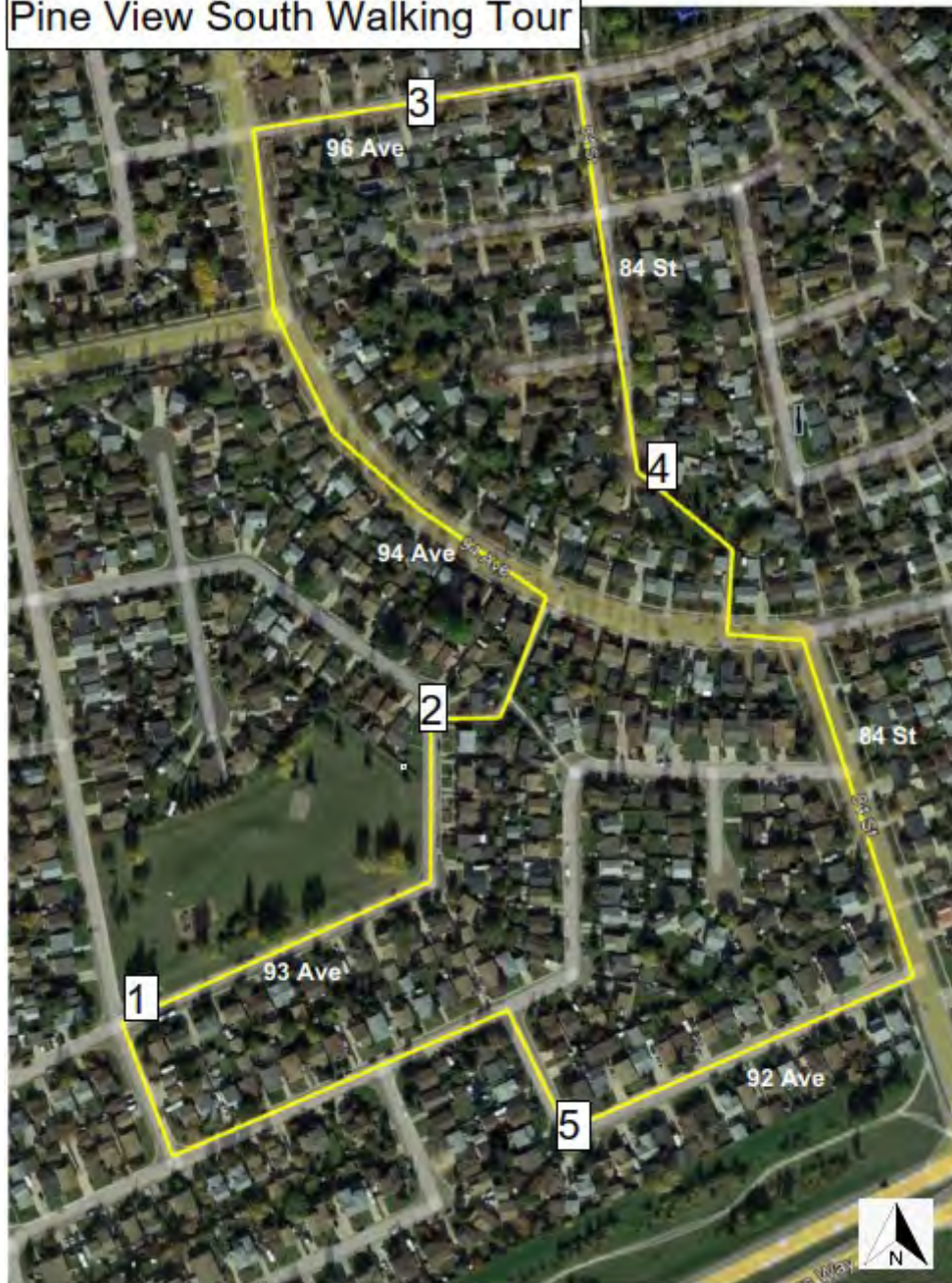
Ross Creek Walking Tour



Sherridon Walking Tour



Pine View South Walking Tour



Pine View North Walking Tour

