

What We Heard Report

New Land Use Bylaw: Draft Pineview District Review

Residents' Workshops:

November 5: 2PM-5PM, 6PM-9PM

November 14: 6PM-9PM

November 18: 2PM-5PM, 6PM-9PM



CITY OF
FORT SASKATCHEWAN
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Executive Summary

The City of Fort Saskatchewan is undertaking an update to the Land Use Bylaw (LUB). This process includes new, place-based Districts, including the draft Pineview District. As part of this effort, the City conducted extensive public engagement with residents of the Pineview neighbourhood to inform the development of the draft Pineview District. This What We Heard Report includes the results of public engagement created for residents of Pineview.

The engagement process was designed to gather resident input on the proposed Pineview-specific regulatory framework. Feedback collected will inform updates to the draft Pineview District.

Engagement was advertised through boulevard signs along the ring road in Pineview, advertisements in the *Fort Record* newspaper, and social media posts on Facebook and X (formerly Twitter).

Five workshops were held between November 5 and November 18, 2024, with 168 attendees (212 registered). Workshops included a presentation on the LUB process and a review of the draft Pineview District, facilitated round-table discussions to identify and record group feedback, and a group discussion to synthesize common concerns. Workshops also provided opportunities for attendees to complete and submit feedback forms. Eighty-nine forms were received.

Following the workshops, an online engagement webpage was launched. The dedicated Pineview webpage featured a narrated presentation, maps, and the draft Pineview District regulations. The online engagement period was open from November 22 to December 1, 2024. Residents reviewed materials and submitted feedback by email and through the Fort Report system. Seventy-one submissions were received as of December 1, 2024.

The feedback collected from workshops and online engagement is summarized in this report. This input will be used to inform updates to the draft Pineview District.

Project Introduction

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. Most planning documents provide goals and objectives to be achieved, thus they plan for the future. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens.

This What We Heard Report provides a summary of engagement sessions where the draft Pineview District was discussed. Administration hosted five workshops. The first three workshops were held at City Hall. The following two workshops were hosted at the Dow Centennial Centre. At these workshops, the Project Team presented the Place Based approach to the City's new Land Use Bylaw, the rationale for the need for a Pineview-specific regulatory framework, and the first draft of the Pineview District for discussion and feedback.

The Project Team also created an online engagement opportunity. The Project Team created a Pineview page on the City's website. The presentation shown at the workshops was uploaded to the website with narration. Maps were also made available on the Pineview page. Input was encouraged via email.

Our Approach

Methodology

Data Collection

Five engagement workshops were held between November 5 and November 18, 2024. These workshops included a combination of presentations, facilitated round-table discussions, and group feedback sessions. Participants were encouraged to share their thoughts through verbal discussions, written comments on flip charts, and individual feedback forms distributed at each session. A total of 89 feedback forms were submitted during the workshops.

An online engagement period followed, running from November 22 to December 1, 2024. During this period, residents could access narrated presentations, maps, and draft regulations on the City's website and provide feedback through email or the Fort Report system. This phase resulted in 71 electronic submissions.

Data Analysis

All input gathered was quantified and categorized by themes to identify common concerns, preferences, and suggestions. Both quantitative data (e.g., the proportion of participants opposing or supporting specific elements) and qualitative data (e.g., written feedback) were analyzed. Comments from workshop flip charts, feedback forms, and online submissions were synthesized to create an understanding of resident perspectives. While this report primarily reflects written feedback, every effort was made to ensure it also captures the general sentiments expressed during verbal discussions.

Promotional Activities

The workshops were promoted through:

- signs on boulevards along Collector Streets in Pineview (Appendix A);
- advertisements in the Fort Record; and
- social media posts, including Facebook and X (formerly Twitter).

Workshops and Online Engagement

Workshop sessions to gather feedback from residents were held in the Lang Room, at City Hall on November 5 and 14, and the Dow Centennial Centre (DCC) on November 18. City Hall workshops had a capacity of 30 individuals per session, and the DCC workshops had a capacity of 60 individuals per session.

A total of 168 residents attended the workshops, with 212 registered. Attendance included:

- The November 5, 2024, afternoon workshop was attended by 27 individuals, with 29 registered.
- The November 5, 2024, evening workshop was attended by 17 individuals, with 29 registered.
- The November 14, 2024, workshop was attended by 20 individuals, with 29 registered.
- The November 18, 2024, afternoon workshop was attended by 50 individuals, with 61 registered.
- The November 18, 2024, evening workshop was attended by 54 individuals, with 64 registered.

Each workshop began with a presentation providing context for the workshop and details about the new LUB process. Presentation material can be found in Appendix B. Notable proposed changes in the Pineview District were identified. This was followed by group discussions at the breakout tables, where a facilitator would be present to answer the participants' questions, assist in interpreting the Bylaw, and record any thoughts and concerns. Following the group discussions, each group shared the discussion at their tables with the rest of the participants.

Residents were encouraged to fill out Feedback Forms which were made available to the workshop attendees on every table and at the check-in counter.

Online engagement followed the in-person workshops. The presentation and the draft Pineview District, as well as relevant maps, were posted online for residents' review and comments from November 22 to December 1, 2024. This information was posted on the City's website and promoted via City's social media channels. Residents were able to provide feedback on this material via email or through Fort Report. The Pineview page was viewed 405 times as of January 1, 2025.

Key Takeaways:

- 45% (15 of 33 groups) of workshop groups and 55% (39 of 71 electronic submissions) of online engagement participants opposed the inclusion of Apartments in Pineview.
- 73% (19 of 33 groups) of workshop groups and 68% (48 of 71 electronic submissions) of online engagement participants expressed a desire to maintain the current character.
- 45% (15 of 33 groups) of workshop groups expressed a preference for heights under 13.0 meters and felt buildings over 10.0 meters high negatively impact surrounding low-profile housing.
- 36% (12 of 33 groups) of workshop groups and 18% (13 of 71 electronic submissions) indicated that no changes should come to schools and green spaces.
- 73% (19 of 33 groups) of workshop groups and 14% (10 of 71 electronic submissions) of online engagement participants indicated traffic and parking concerns.

- Some residents (6 of 33 groups, 11 of 89 feedback forms, and 16 of 71 electronic submissions) expressed a desire for more advertising, different kinds of advertising, and more opportunities for engagement. Some residents felt the sessions were well-run (4 of 33 groups, and 11 of 89 feedback forms).

Comments Summary

In-person Workshop Written Comments

Break out small group discussions:

A total of **33 group discussions** took place during five in-person workshops. Comments from the group discussions were noted on large poster boards and were noted by the workshop facilitators or workshop participants. These consolidated comments reflected several key themes: Neighbourhood Character & Makeup, Building Types, Built Form & Siting, Lot & Block Standards, Schools & Green Spaces, Traffic Circulation & Parking, Property Value, Commercial Uses, Infrastructure & Services, Housing Security & Affordability, Walkability, and Engagement Processes. The entirety of the poster board content can be found in Appendix C.

The word cloud below represents some of the most common words mentioned on the large poster boards. Table 1 highlights common themes and comments noted by the groups.



Table1: Poster board content summary from workshops

Theme	Group Written Feedback
Neighbourhood Character and Makeup	Opposition to intensification and changes to density were indicated. Participants expressed concerns about social issues and change in character of the neighbourhood. (9 groups)
	Most residents expressed support for preserving the quiet, low building profile character of the neighbourhood. Some groups noted a desire to preserve Pineview's status quo character. (10 groups)

Theme	Group Written Feedback
	Some groups commented on balanced growth & flexibility as the neighbourhood moves forward into redevelopment. Comments included appreciation for on-site parking, ability for growth, opportunity for young families to move in, and flexibility around lot use. (6 groups)
Building Types	General A desire to have a range of housing options was indicated. (4 groups)
	Apartments Participants expressed concerns about introducing Apartments to Pineview. Concerns related to scale, height, impact on privacy and infrastructure capacity. (11 groups) Some groups were open to inclusion of apartments with additional considerations. Some mentioned apartments could be discretionary in the nodes. (5 groups)
	Townhomes Most groups remained silent on the townhomes where a few groups indicated their support, especially when sufficient parking is available. (3 groups) One group opposed townhouses on Collector Streets.
	Duplexes Participants indicated that duplexes can fit into Pineview with sufficient consideration for context. (7 groups) One group opposed duplexes.
	Backyard Dwellings, Secondary Suites Backyard dwellings were generally supported. Some groups noted that Backyard Dwellings can be appropriate to Pineview insofar as they maintain the same architectural style, aesthetic, and guidelines as neighbouring structures. (5 groups)
Built Form and Siting	Participants expressed concern with 13.0m heights on Nodes and Collector Street. Many groups noted concern around how height would affect scale. (15 groups) Some felt 2 storey or maximum 10.0m should be the height limit. (4 groups of the 15). One group of the 15 noted 10.0 m height was too high for the neighbourhood.
	Participants expressed a desire that the LUB should regulate architecture, typology, and aesthetics. Participants suggested that architectural controls should remain balanced, avoid the creation of ‘cookie-cutter’ houses as well as buildings that stand out and allow a diversity of complimentary architectural styles. (10 groups) Participants expressed that housing typologies should be consistent, and nothing should stand out. (2 groups of the 10 groups)
	Participants indicated the need for considerations for setbacks and opposed zero lot line development in Pineview. (2 groups)

Theme	Group Written Feedback
	One group noted that topography, such as in Carscadden Park near the pickleball courts, could exaggerate perceived heights, and suggested that topography should be considered when considering building height regulations.
Lot & Block Standards	Participants commented on the proposed regulations for lot sizing and uses. Comments included increasing site width for duplexes and townhomes (1 group), limiting maximum lot width to avoid massive houses (1 group), and other considerations. (4 groups)
	Participants noted opposition to lot splitting. (3 groups)
Schools & Green Spaces	Residents indicated significant appreciation and support for the green spaces and schools and emphasized the need to remain in the neighbourhood. (12 groups)
Traffic Circulation & Parking	Potential parking congestion on streets was a concern for participants, especially with multi-attached and apartment buildings. Participants expressed preference for accommodating parking on private properties. (13 groups)
	Participants noted concerns around the impact that redevelopment may have on traffic levels, safety, noise and circulation. Some residents expressed concerns about existing traffic levels on collector road and around schools, especially at peak hours. (11 groups)
Property Value	Participants expressed concern about the negative impact to property values of redevelopment. (6 groups)
Commercial Uses	Participants expressed concerns around losing existing commercial development or having them change to residential. (4 groups)
	One group expressed support for increasing the density of the commercial area.
	One group expressed opposition to increasing the density of the commercial area.
Infrastructure & Services	Participants expressed concern around service delivery (servicing infrastructure, policing, snow clearing, waste collection) if intensification occurs. (9 groups)
Engagement Processes	Participants provided suggestions for improving communication to the public and improving engagement processes. (6 groups)
	Participants indicated appreciation and support for the process as it currently stands. (4 groups)
	One group indicated concern regarding changes to the LUB in the future.
Housing Security & Affordability	Participants expressed thoughts around housing security and affordability. Concerns touched on the rental market and affordability. (5 groups)
Walkability	One group commented that Pineview is a walkable community, with access to 100+ services.
	One group commented that Pineview is too big to be walkable.
Other	Participants indicated consideration for the regulatory process, and how the regulatory process can support Pineview. Suggestions about Restrictive Covenants, use of Discretionary powers, and opportunities to provide feedback in the development process were made. (7 groups)
	Participants expressed other concerns about various community standards, such as classroom sizes, tree trimming, garage extensions, and RV Parking. (4 groups)

Theme	Group Written Feedback
	Participants questioned whether density could go to other neighbourhoods. (4 groups)
	Participants indicated concerns around potential construction activities. (2 groups)
	Participants indicated a desire for additional refining and consideration for urban agriculture. (2 groups)
	Participants expressed concern about including residential lots in nodes. (1 groups)
	One group expressed concern regarding the extent of intensification along collector streets.

Feedback Forms – Comments

A total of **89 participants** (53% of attendees) submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Engagement Process, Building Regulations & Standards, Parking, and Census Data. The entirety of the feedback comments can be found in Appendix D.

The word cloud below represents some of the most common words mentioned from the forms submitted.



Theme	Feedback
	Participants noted that not everyone has access to emails or the internet, seniors in particular, and that more intensive analog engagement advertising was necessary (11). Participants suggested mail-outs, pamphlets, door hangers, or letters with water bills.
	Participants indicated they liked the presentation as-is and believed the workshop was well-run (11).
	Participants felt that previous iterations of engagement, such as walking tours, had not been sufficiently advertised (8).
	Participants indicated that there was insufficient time in the workshop to process the quantity of information delivered and indicated that it would be helpful to have the information in advance (7).
	Participants requested more workshops (4).
	Participants suggested it was unhelpful to discuss city-wide changes, and that the presentation should focus exclusively on Pineview (3).
	Participants said the initial presentation should be trimmed down (3).

Theme	Feedback
	Participants expressed a sentiment that a preconceived conclusion was being pushed onto Pineview (3).
	Participants noted that higher registration cut-offs could have allowed more people to attend (2).
	Participants noted that many individuals registered and failed to attend (2).
	Participants felt that questions should be limited until the workshop portion of the presentation to avoid interruption and delay, allowing for more 1-on-1 time with facilitators (2).
	A respondent felt that questions should be answered immediately (1).
	A participant expressed concern about the impact that misinformation had on the sessions and on residents, noting that misinformation affects the open-mindedness of the public (1).
	A participant expressed a desire for more transparency of information (1).
	A participant requested that emphasis be placed on the fact that this version of the District is a draft and suggested that Nodes require further explanation (1).
	A participant requested more maps in the presentation (1).
Building Regulations & Standards	Participants expressed that duplexes fit into the community, and that they could be developed, as long as they are not too high (4).
	Participants expressed in their feedback forms that they opposed apartments (2).
	Participants expressed that the height changes were not appropriate to Pineview's character (2).
	A participant suggested that apartment locations be limited (1).
	A participant suggested that 2 storeys were more acceptable (1).
Parking	Participants indicated that parking should be a major consideration, especially if additional dwelling units were to be added (6).
Census Data	Participants felt that 2010-2019 census data used was out-of-date and should have been updated prior to engagement (5).

Online Engagement – Comments

A total of **71 electronic submissions** were received through fortplanning@fortsask.ca or Fort Report. The communications have been categorized as they relate to the dominant themes: Neighbourhood Character, Building Regulations & Standards, Engagement Process, Parking, Nodes, and Other. The entirety of the communications can be found in Appendix E.

The word cloud below represents some of the most common words mentioned in the online engagement communications.



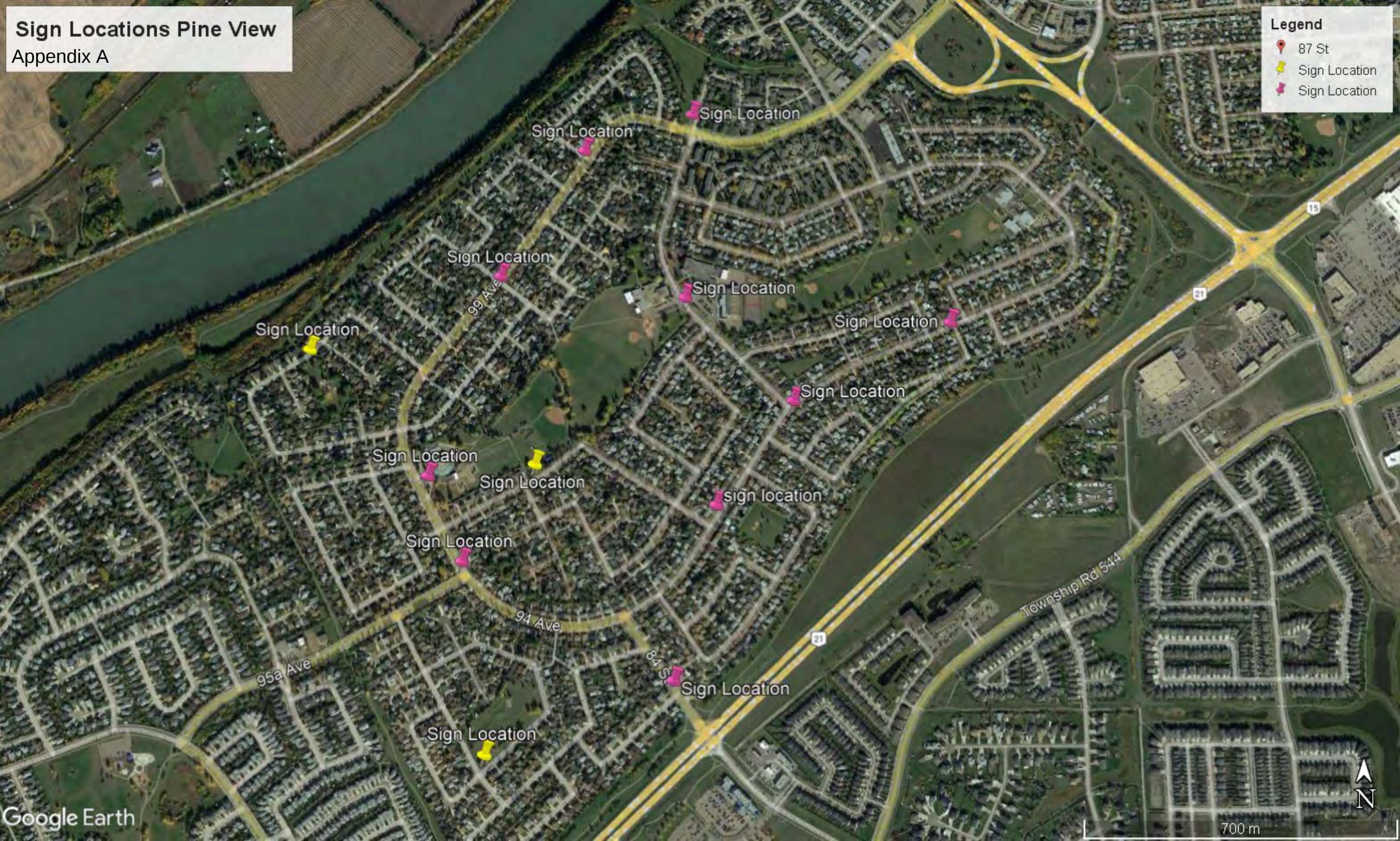
Theme	Electronic Submission Feedback
Neighbourhood Character	Respondents mentioned the importance of family to Pineview (20).
	Respondents noted the importance of maintaining Pineview's built form relative to other areas, such as Southpoint (18).
	Respondents emphasized they wanted the green spaces and school areas maintained (13).
	Respondents noted they moved from newer areas to Pineview for the character (5).
	Some noted that changes to the visual landscape could hurt the neighbourhood's appeal, for which they moved (3).
	Respondents felt that the regulation that would allow up to 40% of a block to be developed into townhomes should be reduced (2).
Building Regulations & Standards	Respondents opposed the inclusion of Apartments, indicating concerns around increased density, privacy, infrastructure, and crime rates (39).
	Respondents opposed the proposed 13.0 meters height for Nodes and Corridors, indicating it was out of character for Pineview and would have negative effects on neighbouring properties (6).
	Respondents supported duplexes (3) and opposed duplexes (3).

Theme	Electronic Submission Feedback
	Respondents opposed townhomes (2). A respondent noted that 2 storey townhomes could be acceptable provided they blended into the existing architectural fabric (1).
Engagement Process	Respondents requested more opportunities for engagement prior to adoption of the new Land Use Bylaw (14).
	Respondents requested the circulation of maps (3).
	Respondents requested that the draft Pineview District be put to referendum (3).
	Respondents felt that comments from the Walking Tours were not adequately integrated to current engagement activities (2).
	Respondents requested that more channels be employed to contact residents, such as radio stations, sandwich boards, notices with water bills or notices in mailboxes (2).
	Respondents expressed concern over private individuals circulating their own materials regarding the draft Land Use Bylaw (2).
Parking	Respondents indicated that parking would be a concern with added Apartments (7).
	Respondents felt that Pineview traffic is congested, especially along the ring road (3).
Nodes	Respondents expressed concern over the location, intensity, and proposed changes to Node areas (7).
Other	Respondents indicated concerns that their property values could decrease if the neighbourhood were to change, or if Apartments were built nearby (16).
	Respondents expressed concerns around the proposed changes and privacy (10).
	Respondents expressed concern with the potential for higher incidence of crime (3).

Sign Locations Pine View
Appendix A

Legend

- 87 St
- Sign Location
- Sign Location



Appendix B: Presentation Materials



CITY OF
FORT SASKATCHEWAN

Land Use Bylaw Pineview Neighbourhood Engagement

November 2024





The City of Fort Saskatchewan is located on Treaty 6 territory and Métis Nation of Alberta District 11. We recognize that we stand upon land that carries the footsteps of many Indigenous Peoples, including the Nehiyawak, Dene, Blackfoot, Saulteaux, Nakota Sioux, and Métis. The City honours the First Peoples of this land and is committed to fostering reconciliation through relationship building, knowledge gathering, and education.

LAND ACKNOWLEDGEMENT



AGENDA

- Community Agreement: 10m
- Project Overview: 30m
- What We Heard: 10m
- BREAK: 10m
- Pineview District: 20m
- Workshop: 60m
- Next Steps: 10m





COMMUNITY AGREEMENT

Let's set some
ground rules together.

LAND USE BYLAW PROJECT TIMELINE



Completed



In Progress



PHASE 1 - PROJECT STARTUP

- Background Review ✓
- Public Engagement Plan ✓
- Council Engagement ✓
- Council Update ✓

PHASE 2 - GENERAL DRAFTING

- General Regulations and Definitions ⌚
- Stakeholder Workshops ✓
- Council Update ✓

PHASE 3 - DISTRICTS & OVERLAYS

- Land Use District Approaches ✓
- Draft Land Use Districts ⌚
- Public Engagement ⌚
- Stakeholder Workshops ⌚
- Council Update

PHASE 4 - DOCUMENT FINALIZATION

- Finalization
- Engagement Summary Report
- Council Update
- Public Hearing

July to Oct. 2022

Phases 2 & 3 are Ongoing to Winter 2024

2025

WHAT IS A MUNICIPAL DEVELOPMENT PLAN?



The MDP is a long-term planning document built for the city that:

- Guides future growth & development
- Outlines the vision & goals of the city
- Includes policies for land use, infrastructure, transportation, and community services.

MDP PILLARS



Our
Connections



Our
Neighbourhoods



Our
Place



Our
Resilience



Our
Success

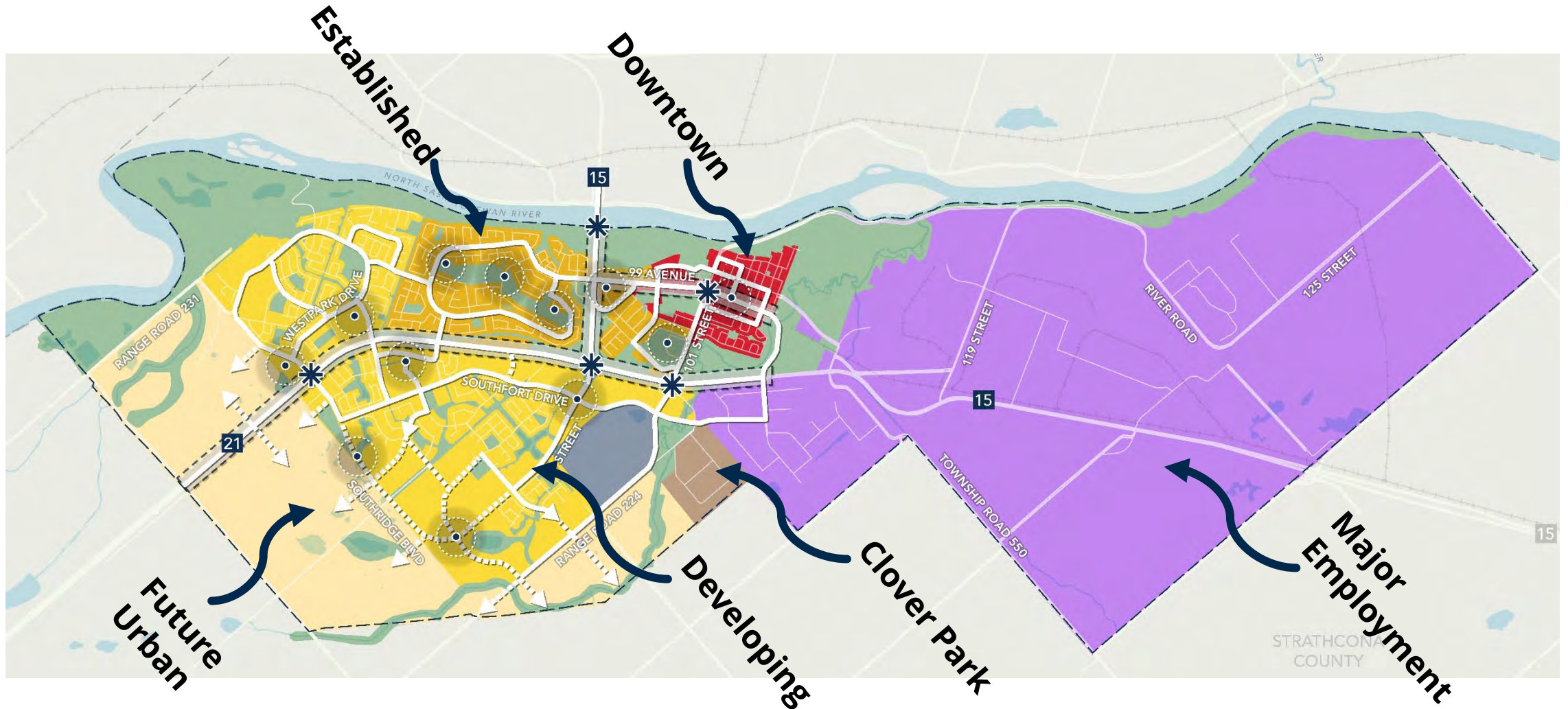
COMMUNITY DIRECTION STATEMENT



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.

MDP POLICY AREAS OR 'PLACE TYPES'



NEIGHBOURHOOD LIFECYCLE

YEARS 1 – 12

Community development
nears completion; the
residents who arrive are
typically young families.



YEARS 13 – 20

Community is complete;
families continue to grow
and population reaches
its peak.



Population begins to decline
as children grow up and
leave home.



YEARS 37 – 46

Without revitalization,
neighbourhoods decline;
schools often close, transit
is reduced and local
businesses can't thrive.



YEARS 37 – 46

When revitalization begins,
the neighbourhood gains
vitality and is seen as
desirable; new families move
in, stabilizing the population.



OR

POPULATION BY NEIGHBOURHOODS, 2011-2019

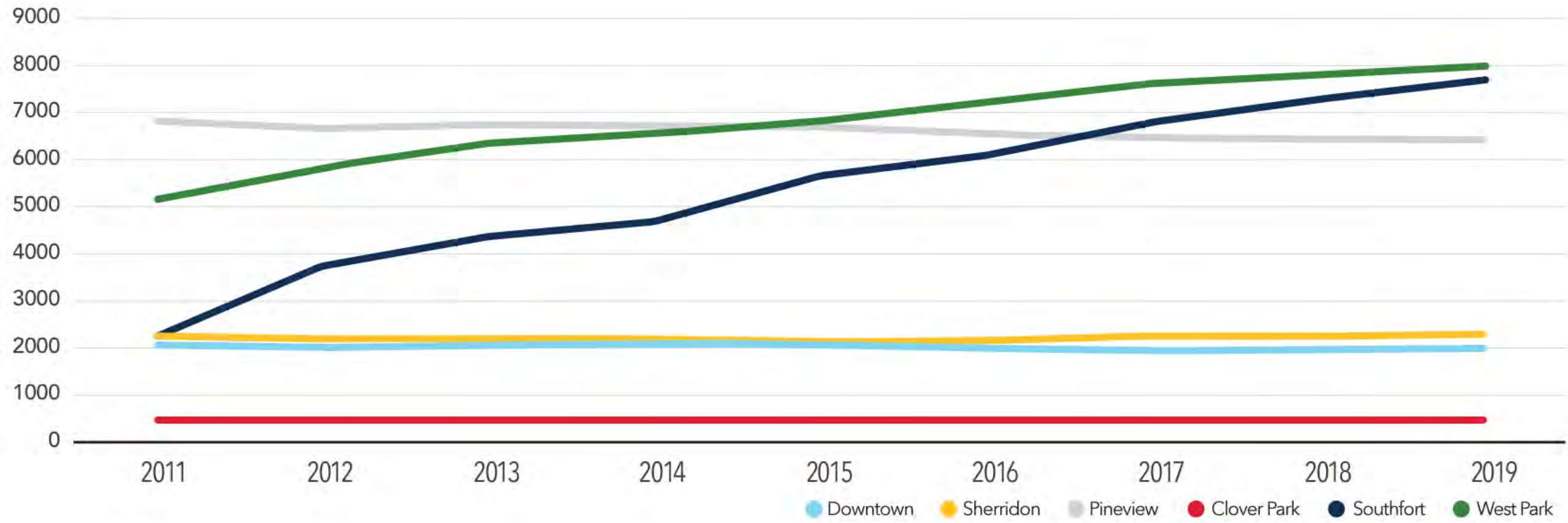
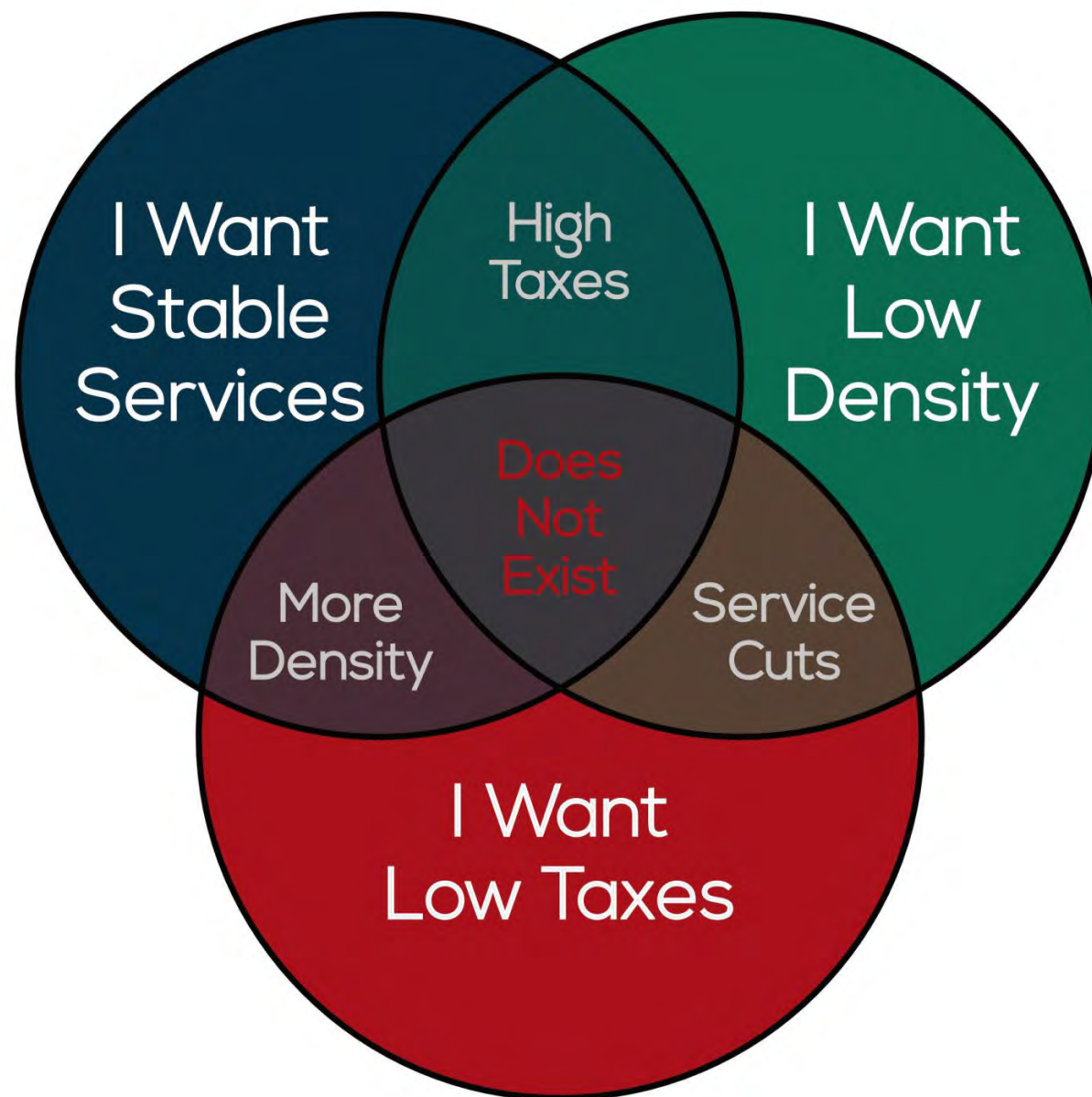


Figure 17. Population Change, 2011 - 2019.

OBJECTIVES

-
- Redevelopment and intensification maximizes the use of existing infrastructure and alleviates the tax burden on infrastructure upgrades.
 - Create opportunities for businesses and services
 - Restore the population to year 2000



WHAT WE HEARD

- Information Session- June 2021
- Mature Neighbourhood Workshops
- October 2021
- September 2021
- February 2022
- Walking Tours- August 2022 (2x)



WHAT WE HEARD

Key Findings

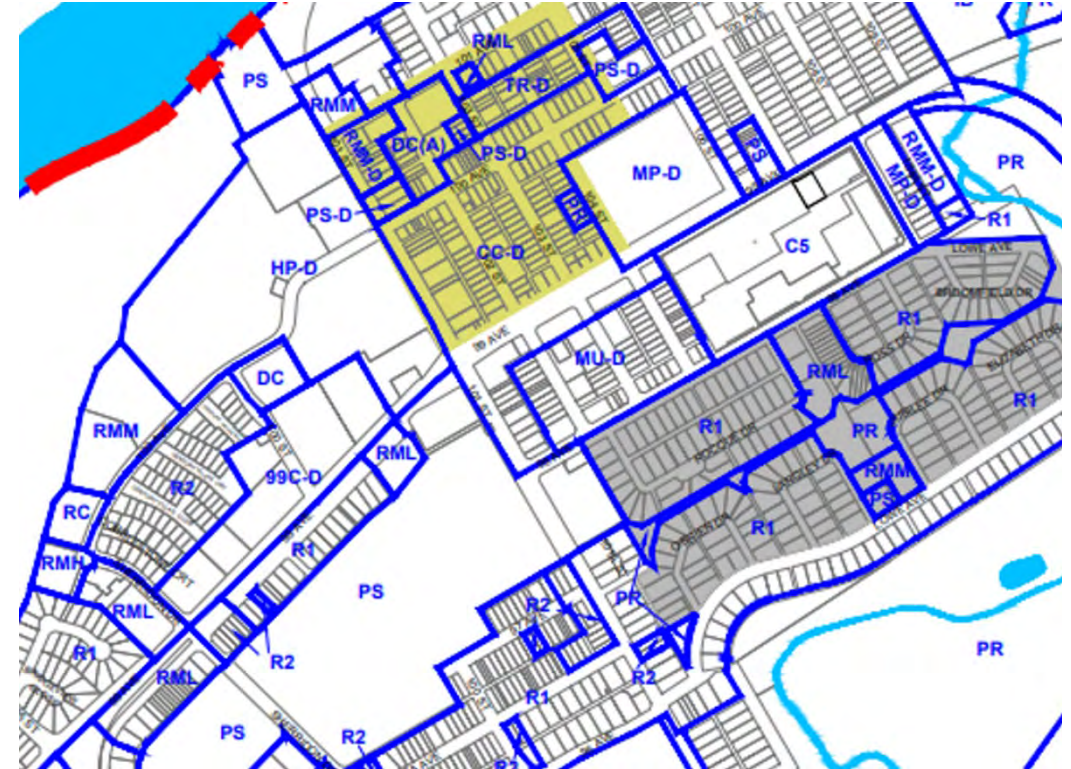
- Diversity in age
- Pineview North vs South
- Single sidewalks and boulevards
- Internal suites, duplexes
- Front yards and back yards
- Schools, wide roads, boulevards, parks



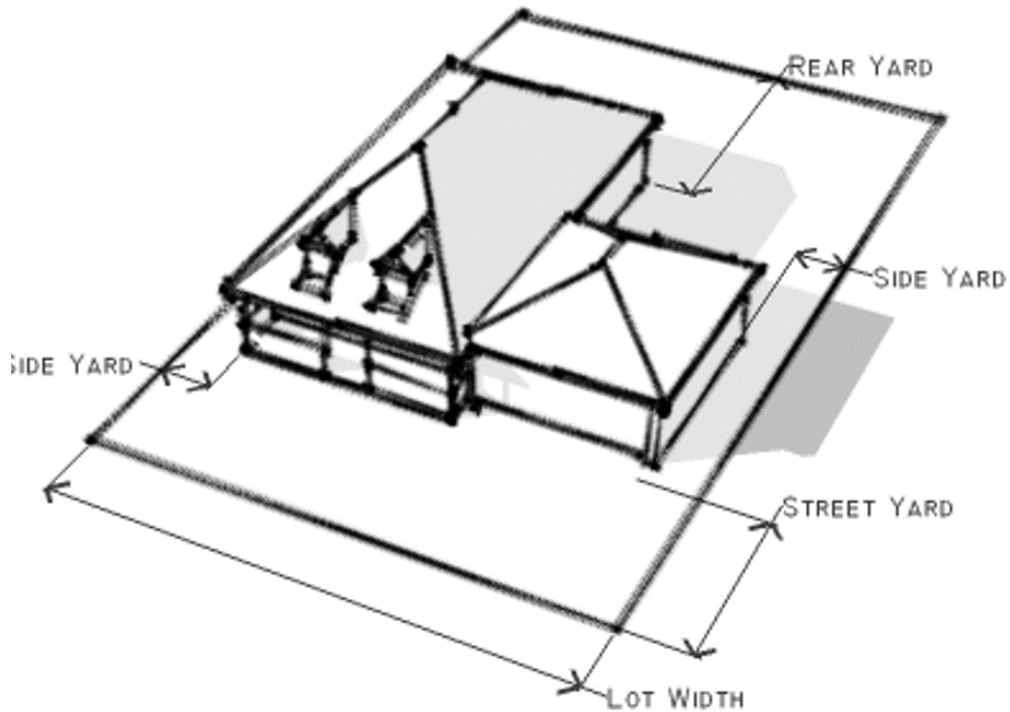
WHAT IS A LAND USE BYLAW?

A regulatory document that governs how a land can be used and developed.

- It divides a city into multiple land use districts: typically residential, commercial, industrial, etc.
- Provides intent and regulations for each district.

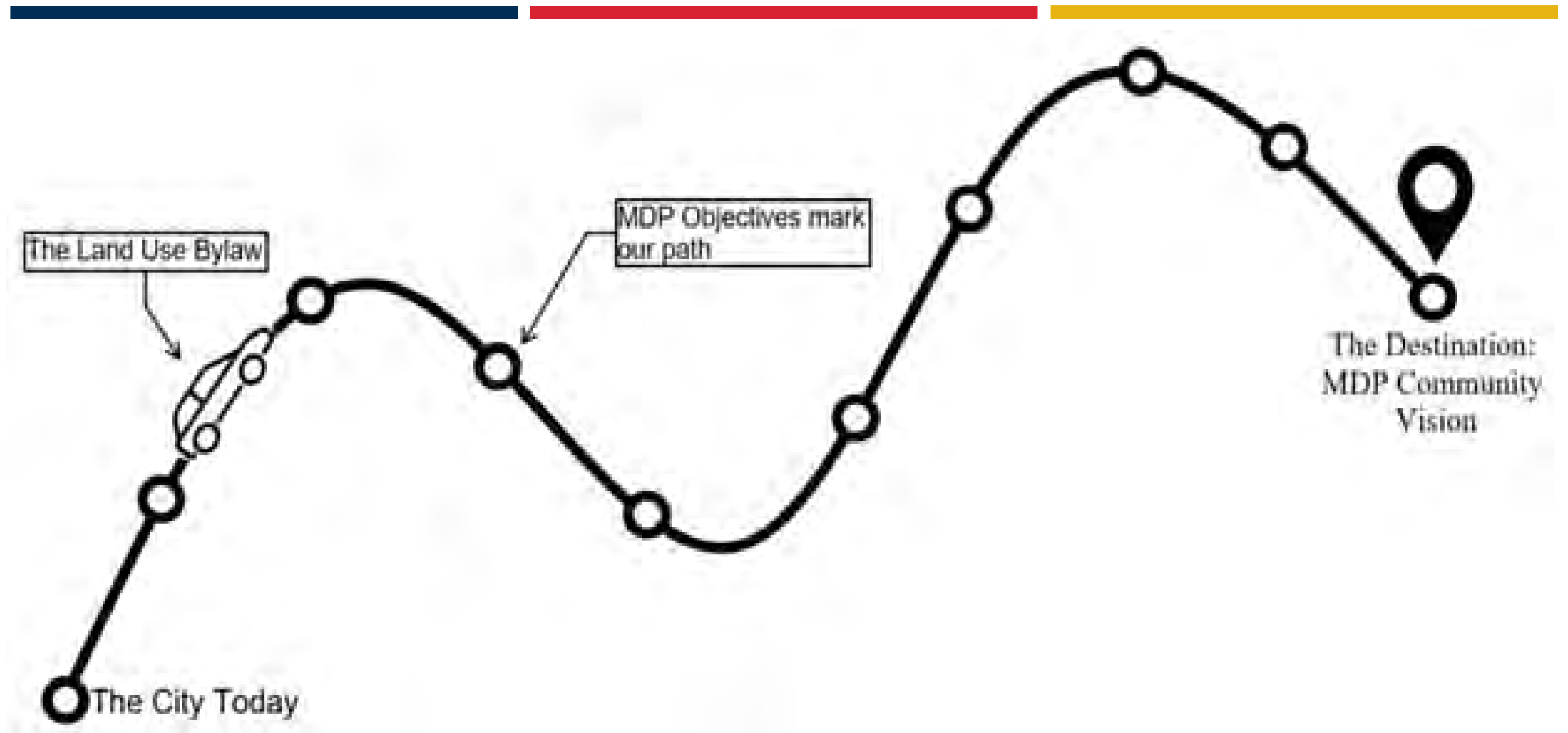


WHAT IS A LAND USE BYLAW?

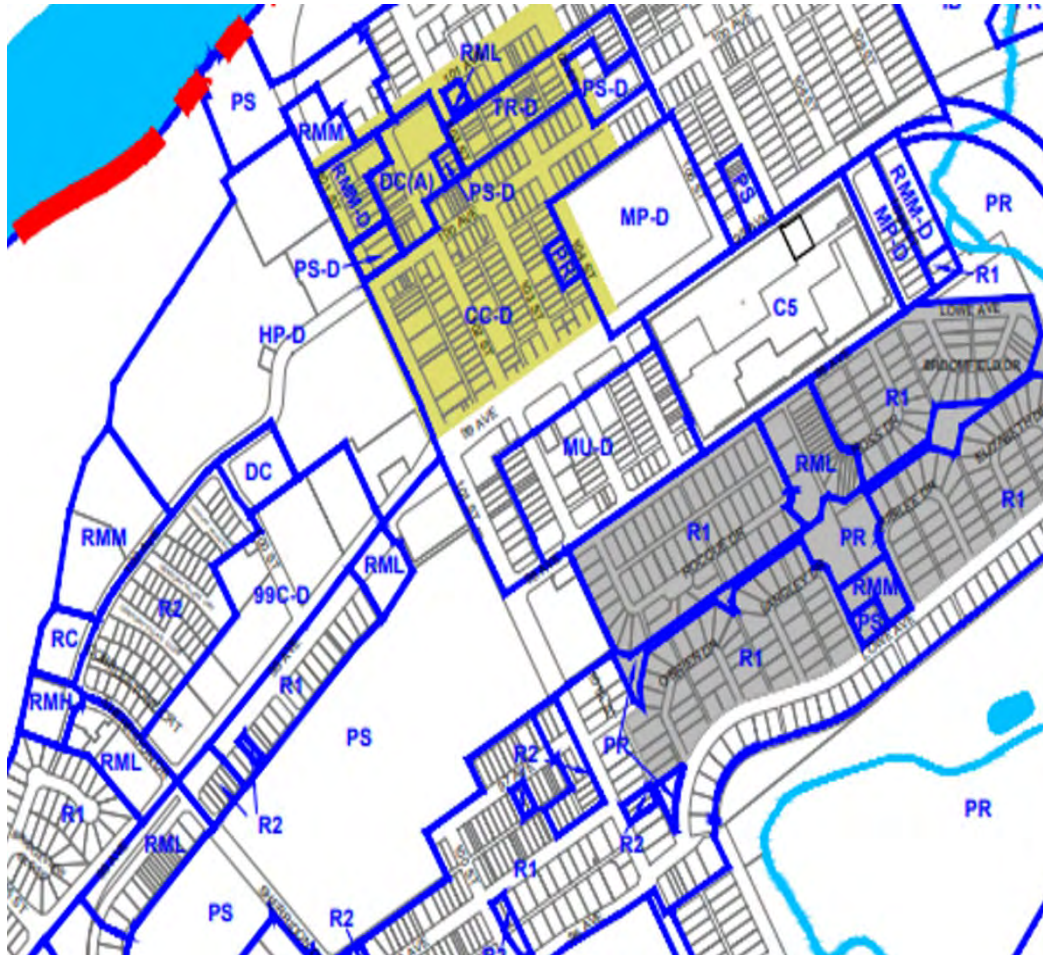


An LUB can regulate:

- Where a business or storefront can be built;
- What a building or property can look like and be used for;
- Where a building can be located on a property.



WHY A NEW LAND USE BYLAW?





WHY A NEW LAND USE BYLAW?

CURRENT LUB

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

PROPOSED LUB

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



DRAFT ZONING MAP



- DCD – Downtown Core
- DFD –Downtown Fringe
- DGD –Downtown

- CND – Conventional Neighbourhood
- HND – Holistic Neighbourhood
- MUCD – Mixed Use Corridor
- PVD – Pineview

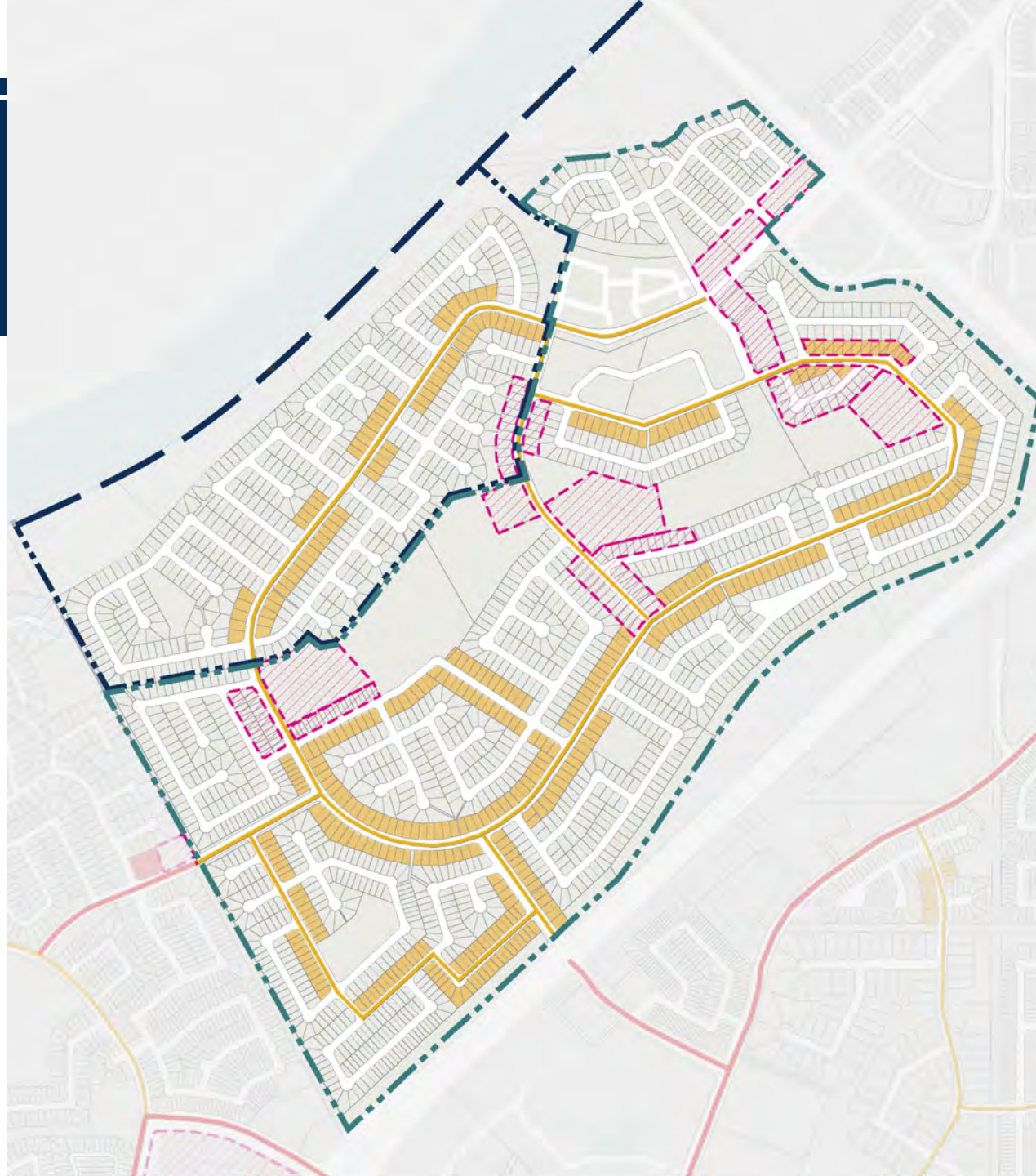


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PINEVIEW DISTRICT (PVD)



PINEVIEW MAP



0 25 50 75 100 metres

COMMUNITY CONNECTOR

400m Radius

COMMUNITY CONNECTOR

SAMPLE REGULATING MAP *Form-based Neighbourhood*

PEDESTRIAN POCKET (400m Radius)

STREET CORRIDOR TYPE

- COMMUNITY CONNECTOR
- NEIGHBOURHOOD CONNECTOR
- LOCAL
- LANE
- PARKWAY

RegPlan

ZONES

- NEIGHBOURHOOD ACTIVITY CENTRE
- FORM-BASED NEIGHBOURHOOD

CIVIC SPACES

- G GREEN
- PARKWAY
- S SQUARE
- PZ PLAZA
- P POCKET PARK
- WALKWAY (PUL)

SCHOOL

BUILD-TO LINE (Fronting Streets)

- 0 m
- 2 m
- All Remaining = 4m

ROAD CLASSIFICATION

LOT WIDTH MAP





CURRENT LUB

- Does not recognize differences within Pineview
- Does not address front yards to resident satisfaction
- Is not keeping up with population loss

PROPOSED LUB

- Recognizes character differences
- Addresses development format
- Creates opportunities to allow for multi-generational neighbourhoods while maintaining neighbourhood character

FOR PINEVIEW

CURRENT LUB

- Applies R1 for Single Detached Housing – Min. Lot Width is 11.0 m (36 ft)
- Applies R2 for Duplexes – Min. Lot width is 9.4 m. (30 ft)
- Max. Height 10 m (33ft)
- Less flexible in accommodating housing choices
- Limited opportunities for businesses and community services

PROPOSED LUB

- Focus on building size & scale
- Lot width for Single Detached remains same
- Lot width for Duplex remains same
- Max. Height 10.0m along local streets and 13.0 m on collector streets and in nodes.
- Development of Duplexes on local roads needs to blend with the surrounding
- Enables Strategic placement of small townhomes
- Enables mix of retail, mixed uses, and housing in nodes



WORKSHOP AND DISCUSSION



NEXT STEPS

- Complete the Public Engagement Process (WWH)
- Revise the draft Districts
- City-wide Public Engagement
- Finalize
- Public Hearing and Council Decision



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THANK YOU.



PVD – Pineview District

(1) PLACE TYPE

The place type designated for the suburban style development within Pineview. The neighbourhood reflects a development pattern that was prominent in the 1970s and 80s. The land use pattern is dominated by low-density residential land use, featuring primarily Detached houses with centrally located park space. There are four schools in the area. A neighbourhood ring road serves various residential communities, schools, and neighbourhood level services within Pineview. The street network is a mix of curvilinear, fused grid and cul-de-sacs. There are no lanes in this neighbourhood as such vehicular access to Detached and Duplex homes is via front and side driveways. Low-density development backs on to Collector Streets and centrally-located park space. Commercial amenities are located in the northern part of Pineview southwest of Highway 15. Schools, parks, and community services are well-connected with a multi-purpose trail network to the trail network within the river valley and surrounding neighbourhoods. There is a wide variety of lot sizes with front and side garages. Housing forms include one storey bungalows, bi-level and split-level houses. Duplex housing is seamlessly integrated with Detached housing especially on the south side of Pineview. Pineview’s population has declined over the past two decades. To maintain the vibrancy and viability of the existing community services such as the schools and neighbourhood stores, it is important Pineview’s population regains its lost population through sensitive intensification and redevelopment.

(2) Intent

(a) General Intent

The purpose of this District is to provide for low-density housing with enhanced housing diversity closer to schools and existing community services. Currently neighborhood services are concentrated in one location, as such there is a potential to strengthen this location with mix of uses and housing diversity and create a local node, where social interactions happen. This will allow community’s day to day shopping and services needs to be fulfilled within a short commuting distance.

(b) Land Use Mix

Low-density housing shall be the predominant land use, with limited opportunities for Townhousing, small-scale Apartment housing, and community-oriented services in Nodes. Duplexes and Townhousing can also be located fronting Collector streets, and may be accommodated on local streets, with a need to blend in with the surrounding development.

(c) Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where possible. Duplexes on local streets will blend in with the surrounding housing form. Collector streets could accommodate Duplexes and Townhousing along with Detached housing. Development within nodes will be diverse and vibrant with medium and higher density housing options. Development intensity and scale will transition from higher to lower density from the node to local streets and will compliment the surrounding context by keeping the overall low-density, quiet character of this place type.

(d) Block standards

- i. Lot widths and housing typologies should be varied along the block to create housing diversity.
- ii. Housing orientation and architectural considerations will be maintained throughout typologies along a block.

(3) Uses and Typology

- i. Where more than two location types apply to a site, the more permissive standard will apply.
- ii. Stacked Townhousing to be developed only on comprehensively planned sites with shared vehicular access.
- iii. Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to limit number of accesses off a street.
- iv. Where one or more of these Uses are proposed in a building previously developed as a Duplex or Townhouse Dwelling, the entire building must be converted for non-residential use or Residential, Mixed Use.

Building Type	Requisite Qualifiers				
	Locations				
	Node	Pineview North		Pineview South	
		Collector Street	Local Street	Collector Street	Local Street
Apartment	P	D	-	D	-
Backyard Dwelling	-	P	P	P	P
Detached	P	P	P	P	P
Duplex	P	P	P	P	P
Internal Living Quarters	P	P	P	P	P
Stacked Duplex	P	P	P	P	P
Stacked Townhousing	D	D	-	D	-
Townhousing	D	D	-	D	D
Single Structure Commercial Pad	D	D	-	D	-
Strip Mall	D	-	-	-	-
Storefront	D	-	-	-	-
Commercial Block	D	-	-	-	-
Commercial Office Building	D	-	-	-	-
Mixed Use Building	P	-	-	-	-
Inn	-	-	-	-	-
Indoor Assembly	D	D	-	D	-

P- Permitted
D- Discretionary Use (means use of a land or a building that may be authorised at the discretion of the Development Authority.)

Public Service Building	D	D	D	D	D
School	P	D	-	D	-
Community Garden	P	P	D	P	D
Greenhouse	D	-	-	-	-
Rooftop Garden	P	P	P	P	P
Urban Agriculture	P	P	P	P	P
Temporary Tent	D	D	D	D	D

(4) Lot and Subdivision Standards

- i. Duplex, Townhousing, and Stacked Townhousing Lots fronting a Collector street shall be limited to 40% of the total number of lots along the block face to limit the number of driveways off a Collector street.
- ii. To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds defined in Section X.X of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

Uses	Typology	Node	Pineview North		Pineview South	
			Collector Street	Local	Collector	Local
Site Width,	Apartment, Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn, Indoor Assembly, Public Service Building, School	Min. 25.0m	Min. 25.0m Max. 60.0m	N/A	Min. 25.0m Max. 60.0m	N/A
	Detached, Stacked Duplex	Min.11.0 m Corner Lot: Min. 11.2 m				
	Duplex	Min. 7.9 m Corner Lot: Min. 9.7 m				
	Townhousing	Internal: Min. 6.1 m End Lot: Min. 7.5m Corner Lot: 7.5 m				
Lot Depth			Min. 26.0 m Min.15.0 m for Laneway Dwellings (permitted only on corner lots)			

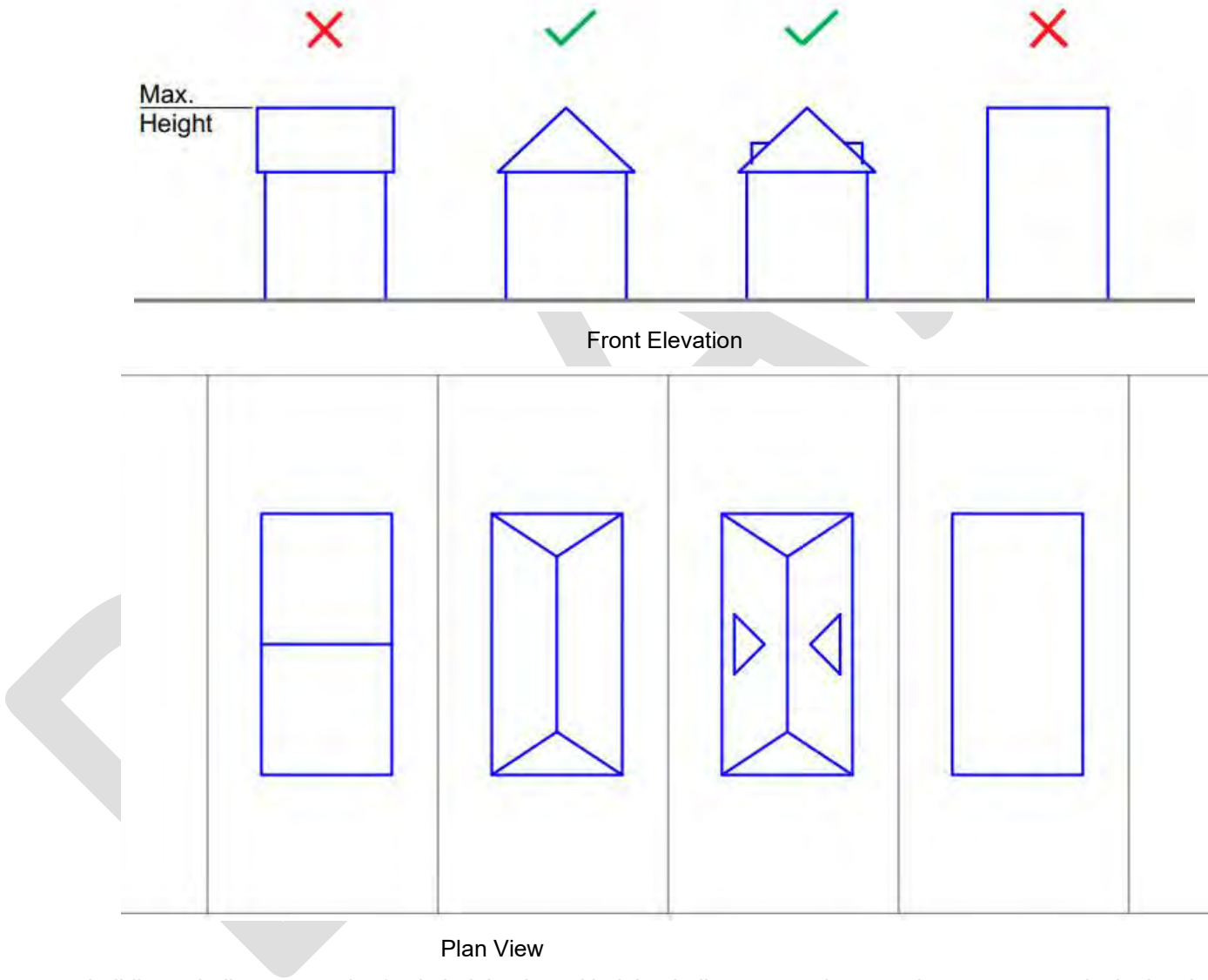
(5) Built Form and Siting

		Node	Pineview North		Pineview South	
			Collector Street	Local Street	Collector Street	Local Street
Principal Building Width	Not including Indoor Assembly, Public Service Building, School	Min. 8.0m	Max. 20m	-	Max.30m	Max.22 m
Principal Building Height	Detached, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Max.13.0m	Max.13.0m	Max.10.0m	Max.13.0m	Max.10.0m
	Apartment, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Indoor Assembly, Public Service Building, School	Max. 13.0 m	Max. 13.0 m	-	Max. 13.0 m	-
Principal Building Setback	Front Yard	Min. 3.0m, Max 8.0m	Min. 6.0m, Max 8.0m where there is a front attached garage. Setbacks shall be the same as or within the range of setbacks on abutting lots, and will be no less than 6.0m and no more than 10.0m.			
	Flanking Yard	Min 2.4m	Min. 2.4m-Max. 4.5 m Min. 4.5m where access to a rear garage is through a side yard off a flanking street			

			Pineview North		Pineview South	
		Node	Collector Street	Local Street	Collector Street	Local Street
	Rear Yard	Min. 6.0m for buildings less than 10.0m in height Min. 7.0m for buildings 10.0m or more in height				
	Side Yard	Min. 1.2m for buildings 10.0m or less in height Min. 1.5m for buildings over 10.0m in height Min. 3.2m where side yards accommodate vehicular access.				
Accessory Building Setback	Front Yard	Not permitted within front yard.				
	Rear Yard	Min 1.0 m				
	Side Yard, Internal Lot	Min 1.0 m 0.0 m where side yard setback for principal building is 0.0 m.				
	Flanking Yard	Min 2.4 m				
Dwelling Units Per Bareland Lot	Detached; Duplex, Stacked Duplex	Max 3 du/parcel				
	Townhousing, Stacked Townhousing	Max 2 du/parcel				
Lot Coverage; Total (Incl. Accessory Building)		Up to 80%	Up to 70%	Up to 60%	Max 70%	Up to 60%

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 diagrams 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 suite, garage, or garden suite shall be 30 sq.m.
- v) Duplex dwelling development shall blend in with the existing streetscape to the satisfaction of the Development Authority.
- vi) To ensure architectural interest and an inviting streetscape, new principal buildings shall incorporate at minimum three of the following design elements on the facades fronting public streets and parks to the satisfaction of the Development Authority:
 - a. Architectural style and elements complimentary to the buildings along the block frontage.
 - b. Use of min 15% high quality accent material such as stone, brick, decorative shingles.
 - c. Use of Accent Colour and/or contrast.
 - d. Use of architectural treatments including and not limited to bold window trims and soffits, cornices, window shutters, and/ or muntin bars.
 - e. Use of building features such as dormer windows, balcony, porch, verandah, and/or chimney shaft to create articulation and interest.
- vii) Facades of backyard dwellings abutting public streets and/or parks shall incorporate high quality building materials, architectural styles, and treatments complimentary to the principal building 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 and open spaces.

- ix) Similar colour palette, mirrored elevations, and similar front façade elevations must not be repeated on 3 consecutive sites and along 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) Entrances to Apartments, Single Structure Commercial Pads, Strip Malls, Commercial Blocks, Commercial Office Buildings, and Mixed Use Buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- xii) Non-residential building facades abutting public spaces and streets must be engaging, pedestrian friendly and incorporate following elements to the satisfaction of the Development Authority:
 - a. Transparency through the use of glazing for doors and window openings;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns, and beams;
 - c. Minimization of blank facades through the use of murals and public art; and
 - d. Barrier free access for users with physical or mobility disabilities.

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.
- v) 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.
- vi) Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.

(6) Other Regulations

- i) Parking and Access Regulations
 - a. Non-Residential Uses such as Shopfronts and Schools must shield Parking from the pedestrian realm through the use of decorative screening and/or increased landscaping.
 - b. Driveway to garage through the side yard must be 4.0m or less at the front property line.
 - c. Driveway to front or side attached garage must be 5.4 m or less at the front property line off a Collector street.
 - d. Parking on the site shall be in accordance with the Section X.X of this Bylaw.
- ii) Urban Design
 - a. Developments within Nodes shall include public amenities such as street furniture and pedestrian-scale wayfinding.
 - b. For Commercial Uses:
 - i. Any waste removal and parking and loading must be shielded or screened from surrounding pedestrian, residential, and community sites through decorative screening, heightened landscaping, or other controls to the satisfaction of the Development Authority.
 - c. Urban Agriculture:
 - i. For a Dwelling, Urban Agriculture shall not account to the majority of land use within a Principal Building;
 - ii. Area of personal garden shall be limited to maximum 50% of a total permeable area in the front yard.
 - iii. Where personal gardens are located within a side yard, a minimum of 1.2 m clearance must be maintained from the principal building. Personal gardens must not be allowed in development with reduced and zero side yard setbacks.
 - iv. Community gardens are permitted where possible to the satisfaction of the Development Authority.
 - v. Roof Garden
 - vi. Greenhouse
 - d. Landscaping
 - i. Landscaping on the site shall be in accordance with section X.X of this Bylaw.
 - e. Fences, Walls and Hedges
 - i. Fences, walls and hedges in this district shall be in accordance with the Section X.X of this bylaw.
 - f. Signage
 - i. Signage shall be in accordance with Section X.X of this bylaw.

PVD - Pineview District

- Pineview North
- Pineview South
- Collector Street
- Titled Parcels
- Node Locations
- Collector Street Locations

Collector Street Locations Pineview South

Permitted:

Backyard Dwelling, Detached, Duplex, Internal Living Quarters, Stacked Duplex, Community Garden, Rooftop Garden, Urban Agriculture

Discretionary:

Apartment, Stacked Townhousing, Townhousing, Single Structure Commercial Pad, Indoor Assembly, Public Service Building, School, Temporary Tent

Site Width:

Detached = minimum 11m and minimum 11.2m for corner lots

Duplex = minimum 7.9m and minimum 9.7m for corner lots

Townhousing = minimum 6.1m for internal lots, minimum 7.5m for end lots, and minimum 7.5m for corner lots

All other uses = minimum 25m and maximum 60m

Building Height: Maximum 13m

Building Width:

Building, Inn, Indoor Assembly, Public Service Building, School = To the discretion of the Development Authority

All other uses = maximum 30m

PINEVIEW
SOUTH

Local Street Locations Pineview South

Permitted:

Backyard Dwelling, Detached, Duplex, Internal Living Quarters, Stacked Duplex, Rooftop Garden, Urban Agriculture

Discretionary:

Townhousing, Public Service Building, Community Garden, Temporary Tent

Site Width:

Detached = minimum 11m and minimum 11.2m for corner lots

Duplex = minimum 7.9m and minimum 9.7m for corner lots

Townhousing = minimum 6.1m for internal lots, minimum 7.5m for end lots, and minimum 7.5m for corner lots

Building Height = maximum 10m

Building Width:

Building, Inn, Indoor Assembly, Public Service Building, School = To the discretion of the Development Authority

All other uses = maximum 22m

PVD - Pineview District

- Pineview North
- Pineview South
- Collector Street

- Titled Parcels
- Node Locations
- Collector Street Locations

N7

Collector Street Locations Pineview North

Permitted:
Backyard Dwelling, Detached, Duplex, Internal Living Quarters, Stacked Duplex, Townhousing
Community Garden, Rooftop Garden, Urban Agriculture

Discretionary:
Apartment, Stacked Townhousing, Indoor Assembly, Public Service Building, School, Temporary Tent

Site Width:
Detached = minimum 11m and minimum 11.2m for corner lots
Duplex = minimum 7.9m and minimum 9.7m for corner lots
Townhousing = minimum 6.1m for internal lots, minimum 7.5m for end lots, and minimum 7.5m for corner lots
All other uses = minimum 25m and maximum 60m

Building Height: maximum 13m

Building Width:
Building, Inn, Indoor Assembly, Public Service Building, School = To the discretion of the Development Authority
All other uses = maximum 20m

PINEVIEW
NORTH

Local Street Locations Pineview North

Permitted:
Backyard Dwelling, Detached, Duplex, Internal Living Quarters, Stacked Duplex, Community Garden, Rooftop Garden, Urban Agriculture

Discretionary:
Public Service Building, Community Garden, Temporary Tent

Site Width:
Detached = minimum 11m and minimum 11.2m for corner lots
Duplex = minimum 7.9m and minimum 9.7m for corner lots
Townhousing = minimum 6.1m for internal lots, minimum 7.5m for end lots, and minimum 7.5m for corner lots

Building Height = maximum 10m

Building Width = To the discretion of the Development Authority

Residential

Apartment: means a building containing multiple dwelling units, designed for residential use, and does not conform to the definition of any other Residential Use Class.

Backyard Dwelling: means a self-contained, secondary residential dwelling unit located on the same lot as a principal dwelling, situated behind the primary residence, and within the rear yard area. These units may be attached to or detached from an accessory structure such as a garage, and they include forms such as laneway homes on corner lots, garage suites, or carriage houses. Backyard Dwelling is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, while remaining subordinate to the principal dwelling."

Detached Dwelling: means a single, freestanding building to facilitate habitation for its occupants and accommodating one principal dwelling unit. This building type is characterized by its separation from other permanent structures, having open space on all sides, and typically includes ancillary spaces and objects (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Duplex: means a single building divided into two dwelling units, separated by a vertical demising wall, designed for residential use, each facilitating habitation for its occupants. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or developments (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Internal Secondary Suite: means a secondary, self-contained residential dwelling located within the structure of the principal residential dwelling. This unit provides independent living quarters, including facilities for cooking, sleeping, and sanitation, and may be located on any floor of the principal dwelling, including but not limited to basements, attics, or other internal spaces. The unit remains subordinate to the principal dwelling and is intended to function as an additional, independent living space.

Stacked Duplex: means a single structure designed for residential use, intended to facilitate habitation for its occupants, with two principal dwelling units arranged vertically. The building type is characterized by each unit's individual and separate access. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or objects (such as driveways, sidewalks, gardens, or yards) that are integral to the residential use.

Stacked Townhousing: means a building that is comprised of four or more dwelling units designed for residential use, each facilitating habitation for its occupants. Dwelling units are arranged with at least one dwelling unit located totally or partially above another dwelling unit. All dwelling units shall have a separate, direct entrance from the exterior, ensuring individual access for each unit.

Townhousing: means a building that contains 3 or more small-scale units designed for residential use, each facilitating habitation for its occupants. Units are joined in whole or in part at the side, the rear, or the side and the rear, with none of the units being placed over another. Each unit has separate, individual, and direct access to ground level.

Commercial

Large Scale Retail Centre: means a structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The built form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible by customers. Such a facility is typically standalone and incorporates the infrastructure needed to support high-volume customer traffic and large-scale retail functions. Large Scale Retail Centre includes the following activities: Business Support Services, Warehouse Sales, Indoor Recreation, and General Retail.

Single Structure Commercial Pad: means a standalone, single-occupant building characterized by a smaller footprint and scale compared to a Large Scale Retail Centre. Designed to support a variety of commercial and service-oriented uses, this structure is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The building accommodates the following activities: Brewery, Winery, and Distillery; Business Support Services; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Greenhouse; Health Services; Personal Services; Pet Care Services; Personal Service; Professional and Financial Offices; Indoor Recreation Centres; General Retail; Commercial Schools; Childcare Facilities; Places of Worship; and Veterinary Clinics.

Strip Mall: means a low-rise commercial structure containing two or more front-facing units, each designed to accommodate a range of independent businesses and services. These units are typically aligned in a linear configuration, sharing common parking and pedestrian access, and are accessible directly from the exterior. Strip Mall includes the following Activities: Brewery, Winery, and Distillery; Business Support Services; Childcare Services; Commercial Schools; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Health Services; Personal Services; Pet Care Services; Professional and Financial Offices; Indoor Recreation Centres; General Retail; and Veterinary Clinics.

Storefront: means a single-story building, which may include a mezzanine, designed specifically for ground-floor retail or service uses that prioritize pedestrian access and engagement. This structure is characterized by its Pedestrian-Priority Frontage, offering direct access and visibility from public walkways to encourage foot traffic and street-level interaction. Intended to accommodate pedestrian-focused and street-oriented functions, the storefront provides a conducive space for small-scale shops and services. A Storefront accommodates the following activities: Brewery, Winery, and Distillery; Business Support Service; Community Service Facility; Eating and Drinking; Entertainment Facility; Government Service; Health Service; Personal Service; Pet Care Service; General Retail; and Veterinarian.

Commercial Block: means a multi-storey structure designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Friendly Frontage. The ground floor is reserved for retail or service uses that engage directly with public walkways, enhancing street-level activity through easy access and high visibility. Upper floors accommodate business support services, professional offices, health services, and other functions with similar land use impacts. The building supports a variety of small-scale shops and services that contribute to an active and

vibrant streetscape. Activities within a Commercial Block include: Business Support Services, Childcare Facilities, Commercial Schools, Community Services, Eating and Drinking Establishments, Entertainment Facilities, Government Services, Health Services, Professional and Financial Offices, and Personal Services.

Commercial Office Building: means a multi-story structure designed exclusively for non-residential activities across all floors. These buildings are designed to accommodate a range of non-residential activities. Floors are configured for flexible office layouts to accommodate non-residential functions. Activities include business support services; commercial schools; eating and drinking establishments; health services; personal services; professional, financial, and office services; and general retail (convenience and general).

Mixed Use Building: means multi-storey structure designed to integrate a vertical mix of commercial, service, and residential functions, with residential units above the ground floor and an emphasis on pedestrian-priority frontage at the ground level. The ground floor is reserved for retail or service uses, providing direct access and visibility from public walkways to enhance foot traffic and foster street-level engagement. Upper floors are dedicated to residential uses. Live/Work units must ensure a pedestrian-priority frontage is maintained. A Mixed Use Building includes the following Activities: Above Ground Floor Housing, Childcare Facilities, Eating and Drinking Establishments, Health Services, Live/Work Units, Personal Services, Professional and Financial Offices, and General Retail.

Inn: means a development dedicated to provide guest rooms or suites for a range of stay durations. The built form typically includes shared amenities which may include concierge services, cleaning services, meeting rooms, dining facilities, and other guest or resident services. This development is designed to cater to travelers, tourists, and those requiring longer-term accommodations, including supportive housing, assisted living, or temporary housing. Typical examples include hotel, motel, or apartment hotel.

Industrial

Office Industrial Building: means a low- to mid-rise building designed to accommodate a combination of professional, research, and testing functions within a unified structure. These buildings are characterized by their adaptable, utilitarian design that supports both knowledge-based office work and industrial support activities. Activities include: Business Support Services; Professional and Financial Offices; Health Services, Contractor Services; Eating and Drinking Establishments, Government Services, and Commercial Schools.

Light Industrial Building: means a building specifically designed to support a range of industrial or commercial activities whereby any adverse effects are contained to the building itself. Activities include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment associated with industrial, commercial, or household use, where operations present impacts typically incompatible with non-industrial Land Use Districts;

- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment directly to institutions, industrial, and commercial businesses, or for resale by General Retail Stores or other sales Use Classes as defined in this Bylaw;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, focusing on a broad spectrum of light industrial activities that contribute to the economic fabric without extending to the retail of controlled substances.

Industrial Flex Building: means a building designed with individual units, featuring rear loading areas and front office and/or customer access. Units within the building are allocated for a combination of functions: the back portion for warehousing, manufacturing, or similar light industrial activities, and the front portion for office spaces and customer service areas. This layout supports operational needs for light industrial processes, including manufacturing, warehousing, repair, testing, and logistics, alongside administrative and customer-facing functions. The design facilitates efficient use of space for businesses that engage in both production and client services within the same premises. Activities include: Brewery, Winery, and Distillery; Commercial School; Custom Manufacturing; Entertainment Facility; General Industrial; Kenel; Private Club; Professional, Financial and Office; Recycling Facility; Storage Facility; Vehicle Repair; Warehouse Sales, Warehouse Distribution and Storage; and Veterinarian.

Light Industrial Development: A development characterized by the parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the developed area. Outdoor areas must be screened or enclosed where necessary to minimize visual and environmental impact.

Medium Industrial Building: A building designed to facilitate a variety of industrial or commercial activities, whereby any objectionable, hazardous, or externally perceptible conditions do not extend beyond the site boundaries. Functions associated with this use include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment for industrial, commercial, or household purposes, specifically designed to contain impacts within industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment to institutions or industrial and commercial businesses, or for resale by General Retail Stores or other defined sales Use Classes;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, maintaining a focus on a broad range of industrial activities that do not extend undesirable effects beyond the site.

Medium Industrial Development: means a development characterized by the processing, manufacturing, assembling, parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the site boundaries.

Heavy Industrial Development: means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses can regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

Civic

Indoor Assembly: means a building designed for the gathering of individuals to conduct organized services, meetings, events, or programs that serve to benefit, educate, entertain, or promote discourse among participants. Such facilities may be used in both public and private capacities. Activities include: community centres, places of worship, funeral homes, meeting or lecture halls, exhibition rooms, theatres, halls, and auditoriums.

School: A building or group of buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The built form is typically characterized by large, adaptable spaces such as classrooms, lecture halls, laboratories, and recreational facilities, all structured to accommodate various educational activities. The building may also include specialized areas administrative offices or portable additions required to support the adaptability and/or support functions. Schools are designed with general public use in mind and are generally equipped with infrastructure to support large groups, such as auditoriums, libraries, and sports facilities. Activities include public and separate primary and secondary schools, community colleges, universities, and technical and vocational schools. This use specifically Commercial Schools. This definition is not exclusive to any School Board; the use of the word “public” is not an inference any particular school board.

Public Service Building: means a building or group of buildings designed to accommodate public functions and services that serve the community at large. These structures are typically designed for durability, accessibility, and efficiency, ensuring that they can support a wide range of public-oriented activities. Public Service buildings may include fire halls, police stations, libraries, city halls, hospitals, and other government or emergency response facilities. The built form typically incorporates specialized spaces such as emergency response bays, public assembly rooms, administrative offices, and service counters. Activities include: Community Service Facilities, Emergency Response, Government Services, and Hospitals.

Urban Agriculture and Sustainability

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include minor intensive livestock agriculture, intensive horticulture agriculture, or any cannabis-related uses, such as Cannabis Production and Distribution Facilities or Retail Stores (Cannabis).

Renewable Energy Installation: means a standalone development dedicated to the generation, storage, and distribution of renewable energy from sources such as solar, wind, or geothermal energy. This use operates independently and may include facilities such as solar farms, wind energy systems, or other renewable energy systems that are not tied to any other principal building or use.

Community Garden: A shared area of land dedicated for the growing of vegetables, fruits, flowers, or other plants for personal or collective use. Community gardens may be organized and managed by a community organization or group of residents and are typically located in urban or suburban settings.

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hen houses, hoop houses, and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facilities, Retail Store (Cannabis), and any other cannabis-related uses.

Open Space:

Park and Natural Areas: Land designated for outdoor recreation, the protection of natural features, or areas of cultural, ecological, or scenic value. This includes parks, environmentally sensitive areas, wilderness areas, ecological reserves, archaeological sites, playgrounds, municipal reserves, and landscaped areas. These areas may support activities such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms.

Appendix C: Workshop Boards

Workshop Boards

1. Board 1

- a. Concern with the information not containing the purpose of why? we are engaging.
And why are we doing this LUB?
- b. We want the redevelopment to address the traffic to be generated by ensuring the road network can handle it.
- c. The area needs to move forward carefully.
- d. We don't want Pineview to look/feel like Southfort/Westpark when it redeveloped.
- e. We want young families to move back in.
- f. Architecture of the building to be welcoming to visitors and neighbours.

2. Board 2

- a. Don't allow apartments in indicated nodes if single family homes already exist.
- b. Prevent apartments from being built across or beside existing homes or behind existing homes
- c. Allowing apartments in the nodes identified in the draft changes the neighbourhood theme of Pineview.
Eg. Apartments backing on to residential homes. (5 nodes do this).

3. Board 3

- a. Residential lots within the node
Why?
Vs neighbouring lots (Pineview South)
- b. Development along collector route?
Why so much area?
Question: Retail to address, 15 min? Economic viability
- c. Urban Agriculture – Definition/Permitted Uses
Too broad (narrow the focus)
- d. Considerations for topography
Affecting height/visibility (Carscadden Park next to pickleball)

4. Board 4

- a. RV Parking
- b. Tree trimming
- c. Snow plow damage
- d. Animal control

5. Board 5

- a. Keep lot sizes restricted so they can't be split to certain areas?
- b. Parking concerns -> as pop increases
- c. Maintain green space
- d. Include bees + chicken in urban Ag
- e. Concerns with additional units + parking
- f. Against the ability of intensification
- g. Rethink node areas + traffic
- h. Promote schools staying in the area
- i. Not allowed conversion of commercial to res if possible
- j. Old neighbourhood – revitalize house not condos
- k. Housing affordability = government overspending
- l. How do you make a mature neighbourhood “revitalized” by not changing it?
Sounds like small cheap expensive houses

6. Board 6

- a. Like:
 - i. Taking into consideration future growth of the community
 - ii. All the consideration around width, height and roof lines
 - iii. Flexibility around uses of our lots
 - iv. Value of streets/trail systems/trees/park systems
- b. Concerns:
 - i. Potential density issues
 - ii. Parking (garbage day/snow)
 - iii. Further changes to LUB down the road.

7. Board 7:

- a. Appetite to increase size of site width for duplexes & townhomes
- b. Traffic + service impacts of raising intensity of use of collector
- c. 40% -> on either side versus both sides of street
- d. Parking control beyond development control
- e. Rental market
- f. More rational
- g. Negative impact of densification
- h. Backyard dwellings on local streets?
- i. Additional subplaces could be considered

8. Board 8:

- a. Splitting of lots is restricted which is good.
- b. Roof lines to reduce massing, good idea.
- c. Discretionary uses allow for DO to use discretion

- d. Duplexes good as long as it doesn't disrupt the aesthetic
- e. Sensitive infill options are good (garden/in law suite)
- f. Bungalows are desirable
- g. Preserving green space
- h. Housing options provide age in place

9. Board 9

- a. Sensitivity to aesthetic of neighbourhood
- b. Height restrictions
 - i. Apartments (collector road)
 - ii. Neighbourhoods (local street)
- c. Opposed to 13m height
- d. Opposed to commercial mixed use
- e. Happy with the results/intent of the PVD
- f. A lot of information, format is good

10. Board 10

- a. Commercial to be sensitive to the community
 - NO Starbucks drive through or liquor stores -> ensure small commercial
- b. Concerns of late night traffic and noises and other impacts
- c. Building commercial near schools and traffic safety
- d. Affordable housing
- e. Locate higher traffic-generating uses near higher density areas already in the area
- f. Use of green space maintained -> space for kids maintained
- g. Hard to make Pineview walkable because it's so big
- h. Westpark apartments too much – keep community context
- i. Splitting of lots is restricted which is good.
- j. Roof lines to reduce massing, good idea
- k. Discretionary uses allow for D.O. to use discretion
- l. Duplexes good as long as it doesn't disrupt the aesthetic
- m. Sensitive infill options are good (garden/in law suite)
- n. Bungalows are desirable
- o. Perserving [sic] green space
- p. Housing options provide age in place

11. Board 11

- a. Sensitivity to aesthetic of neighbourhood
- b. Height restrictions
 - i. Apartments (collector road)
 - ii. Neighbourhoods (local street)

- c. Opposed to 13m height
- d. Opposed to commercial/mixed use redevelopment on property currently zoned for residential [NOTE: crossed out]
- e. Happy with the results -> intent of the PVD
- f. A lot of information presented fine
- g. Format is good

12. Board 12

- a. If done right scale duplex would fit in.
- b. Apartment not supported
- c. Parking challenges
- d. No privacy. Some people could be looking in your backyard.
- e. Concerns that the core system of the day to day living could look much different + not better if large scale intensification would occur.
- f. In future perhaps repeated + more notification given so more people can feel heard.
- g. Text notifications
- h. How can we ensure that any intensification in nodes is evaluated to assess impact as this is already a high traffic area with congestion

13. Board 13

- a. No change, keep it status quo
- b. Increasing density typically leads to social issues.
- c. Like the architectural interest
- d. Keep the maximum height of all buildings at 10m
- e. Whatever is permitted in the proposed PVD should be Discretionary

14. Board 14

- a. Is the service infrastrure [sic] condusive [sic] to higher density housing
- b. Increased traffic – travel high speed
- c. Don't call schools node, & they are worried about changing parks & school sites
- d. Make them their own thing.
- e. No apartment
 - i. Too close
 - ii. Not enough parking
- f. Townhouses w/parking.
- g. Duplexes ok as long as it fits
- h. Well done

15. Board 15

- a. Make apartments Discretionary in Nodes Locations. "D" not "P"

- b. On Local Roads, Backyard dw, Duplex, Stacked Duplex should be Discretionary

16. Board 16

- a. How does this benefit existing residents? PROS?
- b. How does this keep our neighbourhood desirable?
- c. This should be a “voteable” change
- d. Parking?
- e. Classroom sizes?
- f. Why are new communities not being built to embrace the high density format?
- g. Extra load to existing services, health, policing?

17. Board 17

- a. Apartments – Discretionary in Nodes
- b. Concerns regarding Apartments
- c. Duplexes ok – if context is good
- d. Increases pop = increase load on services
- e. Parks in Nodes – Parks should not be touched.
- f. Avg height is less than 6m. 13m is too high.
- g. Parking is already problematic
- h. Make existing com area high density.
- i. Garage Suites & Secondary Suites OK
- j. Maintain property values.

18. Board 18

- a. Pineview designed for low-density
- b. Is infrastructure there?
- c. Suites/duplexes may create too much load on infrastructure
- d. Preserve character of Pineview
- e. Development must be sensitive in scale
- f. Gentle Density
- g. Single next to Duplex OK
- h. 13m too high because existing housing stock is low-profile.
- i. Property values affected if apt. too high is built.

19. Board 19

- a. Appreciate that there is architectural interest
- b. Scale is important
- c. Opportunity for input for development proposals
- d. Concerns: commercial & density
- e. Parking concerns

- f. Maintain greenspace
- g. Concerns: Apt heights
- h. OK w variety of housing type, provided that sensitive in scale.

20. Board 20

- a. Want to feel safe in my neighbourhood and in my home.
- b. Want to know how I can stay in my home without redevelopment “pushing” me out
- c. Do not support a height greater than 10m.
- d. Support Duplex’s on the Collector’s. Do not support Townhouses on the Collector’s [sic].
- e. Better communication for more engagement
- f. How can we provide feedback after the meeting

21. Board 21

- a. No to apartments
- b. No to lot splitting
- c. Sensitive to scale (size compatibility)
- d. Diversity of housing styles (architecturally for single housing)
- e. Compatible in height
- f. No new commercial
 - i. Established can stay
- g. Duplex will not work
 - i. Parking (no lanes)
 - ii. More concrete (2 driveways)
 - iii. Congestion around school zones
- h. Garage extensions??

22. Board 22

- a. 10 metre height of dwelling unit in Pineview is too high
- b. Increased density destroys the character of the neighbourhood
- c. High Density increase will causing parking congestion as it is already starting to get congested. Too many people in location. (crime)
- d. Developers can buy homes cheaper if bylaw starts to change area undesirable

23. Board 23

- a. Apartments by existing housing
 - i. No privacy
 - ii. Sunlight
- b. Value drops – if you’re not first, you’re last
- c. New high density on new builds, not redevelopment

- d. High density on new Hwy 21 Plaza
- e. Build apt complex across 2 lots
- f. Pineview already a 15 min walkable community to over 100+ service amenities

24. Board 24

- a. No more than 10.0m -> height
- b. Max lot width along local roads to avoid massive houses. Keep it max 21.0m for single detached
- c. Reduce Max Bldg width for single detached on local roads
- d. Do not want to lose commercial on the comm. site. Redevelopment could be comm @ grade & residential above.
- e. Comm. max height 10.0m
- f. No apartments
- g. Townhomes are OKAY.

25. Board 25

- a. The issue with a large section of the new land use bylaw is not building width, it's building height on collector roads.
- b. Concern about infrastructure cost for redevelopment vs building in a new area, as well as for capacity.
- c. Those concerns expand to both traffic and parking pressures in the case multi-unit homes/apartments are built [sic]
- d. Would restrictive covenants stop the enforcement of the LUB as it's a land title restriction that has to be agree to by both seller & buyer of a property
- e. Not an issue with
 - i. In-law/basement suite
 - ii. Garage suites/garden suites
- f. When done to increase density as long as parking is available
- g. Clover Park Area – designated as a special area, not on city services, etc. – why is that not considered for development instead

26. Board 26

- a. Concern around short-term tenants
- b. Traffic concern on collector
- c. Setbacks – big concern
- d. Property value concern
- e. Construction – noise, traffic, hazards
- f. Definition of apartment – clarity on scale, appropriateness – can support
- g. Nodes intensifying too much, too fast

- h. 13m way too high – two storeys can be ok, if architectural aesthetic is maintained
- i. Mailouts nice – water bill, utilities
- j. Arch controls – balance, not a hard stance
no cookie cutters
- k. Driveway space major pro
- l. Address misinformation

27. Board 27

- a. Duplex yes, Apartments no/towards edges? Spread out
- b. Don't want family home to change, neighbourhood to change: leave Pineview as it is
- c. Duplexes, if anything, fit in
- d. Safety & low density & quiet
- e. Node traffic: morning, less in afternoon. James Mowatt very desirable school
- f. Good to have options – secondary/garage suites

28. Board 28

- a. Protect and preserve the greenspace/school sites in the area.
- b. Don't want see a school come down and a "Apartment" be built in the location [sic]
- c. Height restricted to 2 Storey max
- d. Duplexes are supported not "sprinkled" into the block of residential
- e. Appropriately located
- f. Doesn't like a building that "stands out" in the neighbourhood or on the street
- g. Having a drastic difference in Housing typology on the same street looks out of place.
- h. Want consistency and flow of housing typologies
- i. Apartments are 4 storey

29. Board 29

- a. Congestion in NODE
 - i. Restricted street parking
- b. Development must be sensitive to existing scale
 - i. Specifically apartments
 - ii. Lower rooflines
- c. Mix in housing types
- d. Avoid "clusters" of housing types

30. Board 30

- a. Maintain low density
- b. Keep 10 meters

- c. Bigger buildings (42ft) incompatible in Pineview
- d. Infrastructure a concern
- e. Parking a concern
- f. Only place in Pineview for apartments/mixed use is existing commercial sites
- g. More regulations needed if apartments are being added
- h. Nodes are too big – too much change
 - i. Secondary suites, garage suites better
- i. Need places for people to gather, do not inhibit or affect walkways
- j. Look at real estate trends to differentiate Pineview

31. Board 31

- a. We are very worried about the Transition.
- b. The Draft needs to be presented piece by piece, we approve some (multi house)
- c. Others are a flat no! (Apartments, 13m)

32. Board 32

- a. No street “enhancements” such as in Edmonton
 - i. Narrowing roads
 - ii. Extend curbs
 - iii. In efforts to slow traffic

33. Board 33

- a. We’re scared about sea can. Quadplex okay
- b. Concerned about property values
- c. Concerns about construction activities
- d. 2 storeys okay. No 13m
- e. Communication should be better.
- f. Larger driveways are appreciated. To park.
- g. Not going to be zero property line.

Appendix D: Feedback Forms

Feedback Form Number	How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
1	Fort Record newspaper.	Agree	Agree - lots of information to digest	Agree	None - Well Done. Sorry that those who indicated that they were attending, failed to cancel or turn up for the session.	None. As mentioned by most groups, "parking" now and in the future 5-15 years, will be a major consideration when adding multiple dwellings like apartments, duplexes, etc. Are being considered now on connection roadways especially considering there are no alleys - major safety consideration. Great process for involving/engaging community folks in Pineview area. Good idea for other City depts to consider.
2	Sturgeon Post	Agree	Somewhat Agree	Agree	Provide a Draft Bylaw for review prior to workshop. More workshops.	No.
3	Website/email.	Agree	Somewhat Agree	Agree		My biggest concern is that I don't feel there is a big enough effort into notifying residents about most things that happen in town. For instance, I believe there were only 9 people from Pineview who did the "walkable" through our neighbourhood. There are around 6000 people. Shouldn't that be an indicator that the information isn't getting out to the residents. Should there be an "online version" of this engagement I would really like to be notified.
4	Fort Record.	Agree	Agree	Agree	Worked very well.	No.
5	Wife.	Agree	Agree	Agree		
6	Facebook	Agree	Agree	Agree		
7	Facebook	Agree	Agree	Agree	Well run, great division of time.	No.
8	Facebook	Agree	Agree	Agree	Well done - thanks for putting this on and the extra staff time. Thanks to Shree, Dean, Tiago, Scott, Ethan	
9	Facebook & Fort Record	Agree	Agree	Agree	Well done.	Well done.
10	Online	Agree	Agree	Agree		Note that sportsplex node has multi public facilities 2 schools, arena, outdoor sport permanent facilities. Residential development may be considered beyond collector street locations within walking distance.
11	Email	Agree	Agree	Agree	More maps in Powerpoint	Insightful!
12	Daughter saw it on Facebook.	Agree	Somewhat Agree	Agree	If we could have had some information before workshop.	
13	Facebook and Fort Record	Agree	Agree	Agree	Everyone needs plans and maps. Relook at the nodes for duplexes and singal [sic] residential.	
14	City website, Fort Record	Agree	Agree	Agree		Very informative

15	Spouse	Agree	Neither	Agree	Explain goal at the start ie "we want to discuss rezoning Pineview for multi family Dwellings" would start on the right foot, lead to streamlining discussions.	Advance information on subject matter would aid in assessing information - "walking in Blind" not productive. Draft of next Bill as well as existing would have allowed comparison before meeting and allowed for contemplative questions, ie informed. Possibly restrict parking in front of "NODES" especially the schools.
16	Email from Ethan	Agree	Disagree	Agree	The information shold have been provided in advance. At the half way point of the meeting I was still not clear as to what was happening. To be provided the information & told to start coming up with ideas without even going through it...	How about stating what the goal is first. To base such an important feedback based on information that is not explained clearly. It's a great idea but... it feels like it is being shoved down our throats. How about dealing with parents dropping off kids & [illegible] that. This whole thing was not really presented in a good light. This really needs to be revisited with the information collected from these sessions before any decisions are made. How do you invite 6000 people to two information sessions that are limited to 30 people? Yes you added one more session but...
17	Wife.	Agree	Somewhat Agree	Agree	Pework info to allow for better understanding.	Glad to hear that green spaces are to be maintained. One of the best part [sic] of the area. Thanks for the afternoon.
18		Agree	Somewhat Agree	Agree	Longer sessions. Workshop packages - not enough to go around	Not all land use included (Park development)
19	Fort Record	Agree	Somewhat Agree	Agree		I believe that more advertising is required. A small add [sic] in the record was not sufficient. A mail out or poster delivered to affected residents.
20	Community posters then city website	Agree	Agree	Agree	The workshop was very well run! Thank-you!!	
21		Agree	Somewhat Disagree	Somewhat Agree		
22	Facebook likely. Can't remember	Agree	Somewhat Agree - Bylaws aren't typically easy to understand :)	Agree		
23	Newspaper	Agree	Neither	Somewhat Agree	Confusing & overwhelming to get one's head into the current vs proposed with all the presentations & multiple documents. Would have been much more useful to "zone-in" (no pun intended) on what has changed specifically from current to proposed.	
24	Info dropped off in Mail Box.	Somewhat Agree	Somewhat Agree	Somewhat Agree		

	Social media - would have liked an email opt-in for information pertaining to these types of sessions				Probably don't need as much info in the initial presentation	Need to provide city residents with a way to opt-in to email list, informing of these types of sessions
25		Agree	Agree	Agree		
26	Paper	Agree	Agree	Agree		Nil. Excellent workshop. Thank you!
	Fort Sask Informed -					
27	Facebook	Agree	Agree	Agree		
28	Facebook	Agree	Agree	Agree		
						Get information up to date (graphs) Property along Highway 21 (currently vacant) be developed as apartments or 4-6 plexes, not commercial. This will add a large number of additional people Parking on property in front of garages Duplex OK if not too high Plan overall generally OK
29	Facebook	Agree	Agree	Agree		
	Thru Fort Record in a tiny little section a while back					With all due respect, I do not agree with the new Land Use Bylaw. Pineview should be left as is - <u>Thank you</u>
30		Agree	Agree	Agree		
31	My mom, Facebook	Agree	Agree	Agree	More work shops [sic]	
32	Facebook	Agree	Agree	Agree	None	-
					Maybe make it more clear that the examples (at beginning of presentation) were for the whole city in general not specifically pineview.	
33	City Website	Agree	Agree	Agree		Scott was awesome!
34	newspaper	Agree	Somewhat Agree	Agree	Format is good.	People parking RVs etc on their front lawns
35	email	Agree				
	Friends, neighbors, newspaper					
36		Agree	Somewhat Agree	Agree		
37	Friend	Agree	Agree	Agree	Nope	Nope
					Some of the slides used were too general, not Fort Sask A lot of paper given to us in 2 different formats Outdated presentation (2019)	Doom and gloom presentation (one sided) Trying to push to a preconceived conclusion
38	Daughter told us about it	Agree	Somewhat Disagree	Somewhat Disagree		
					Please make the infamation [sic] more clear on what is currently allowed. Permitted/discretionary [sic] and what is porposed for future permitted/discretionary.	
39	Facebook	Agree	Somewhat Disagree	Somewhat Agree		

					More 1 on 1 time - lots of interruption when trying to perform presentation. Try to limit questions that are off topic. Try to not have ability to ask as many questions until 1 on 1 time.	
40	Facebook/Fort Record	Agree	Somewhat Agree	Somewhat Agree		
41	City email	Agree	Somewhat Agree	Agree	-	
42	Facebook -> people not the City's FB page.	Agree	Agree	Agree		Max height should remain the same or lower Stacke [sic] duplex should be D and not P No apartments! Increased density = potential increased crime
43	A friend mentioned.	Agree	Somewhat Agree	Agree	Having documents ahead of the workshops will help with reflection and responding. Reading "on the spot" while also trying to listen + participating in conversation.	"Flat" population is <u>NOT</u> a loss. Homes in Pineview sell very quickly, attesting to desirability. Compare desirable versus less desirable neighbourhoods in Edmonton - Population is unlikely to grow in "complete built" neighbourhoods with homes in good shape.
44		Disagree	Somewhat Disagree	Somewhat Agree	Stop trying to guide the outcome First schedule of Workshop appear to be an attempt [sic] to slide something past residents.	Comments were edited and masaged [sic] to fit the city's narrative [sic]. If it sounds like BS and looks like BS you don't have to taste it. Who on city staff has a vested interest in ramming this through [sic]. This seemed a lot like a timeshare sales pitch.
45	"Spouse - word of mouth"	Agree	Somewhat Disagree	Somewhat Agree	Ensure that people know that this is a first Draft and can be revised. <u>NODES</u> NEEDS to be explained better as the <u>ONLY</u> place where appts would be allowed, Duplexes on feeder routes. Feedback welcome - how about a handout with multi choice questions to gather opinion. Schools should be omitted from NODES as confusing as to intent.	We don't want businesses encroaching on <u>Residential</u> spaces - Redevelop existing business areas with multi-use buildings. Parking for increased population need to be addressed - Most families have multiple vehicles, especially families [sic] with university aged children. Apartments in school NODES will fill with low income, single, or transient renters. Increase on infrastructure load, sewage, water supply, road maintenance, etc. Real Estate trends should be used to measure placement of area in lifestyle.
46		Agree	Disagree	Somewhat Agree	If you are having a meeting about pineview, then the slide show should be about pineview and not generic.	Your slide on current LUB & proposed LUB is a lie! For example you propose Duplex yet the draft says Apartments, Strip Malls & Mix Use Buildings. The discussion at the table was very directed & we were not free to say what we wanted. The document needs to be broken down into what we want & what we don't want. So the information from the walking tour was cherry picked & clearly not listened to because the draft <u>clearly</u> conflicts with the information from the walking tour.

47	Friend, website	Agree	Disagree	Disagree		If it is not broken, why fix it! Move to the sites of old hospital site, Turner Lodge or along highway 21 where the owner wanted to build up a strip mall. Leave Pineview the way it is.
48	Fort Sask Informed	Agree	Somewhat Agree	Agree	Too much time on "long" questions. Moderation did not have control over the participants. Let questions go on + on -> did not keep people on topic. Provide list of questions, comments from previous workshops to share thoughts of others.	A portion of the work shop should be a facilitator "compare" of the as is bylaw vs proposed new bylaw.
49	Newspaper	Agree	Agree	Agree	Presenters should speak & present their information, without interruption, then open the floor for questions.	
50	Facebook - Fort Sask Informed & City Facebook Page	Agree	Disagree	Agree	Questions should be geared to be asked at end. & not allow the presentation to be interrupted before any information has been presented.	Up to date Census data. With computers & technology the details should be available not from 2022 only. The meaning of Discretionary - we mean we would give input as residents.
51	Notice in mail box - > <u>NOT FROM CITY!!</u>	Agree	Somewhat Disagree	Somewhat Agree	Answer questions when Asked [sic], don't defer till later. Very Condescending. [sic]	Why Prior Consultation did not happen with <u>ALL</u> Residents of <u>Pineview</u> ! -> Why were we not notified about decision on walking tour, Town appears to not be communicating with Residents very well.
52	Social media.	Somewhat Agree	Somewhat Agree	Somewhat Agree	Would like to understand why when this process started in 2017 most of the restaurants only now find out about the Bylaw. ^information sb [sic] done in a Townhall format Public hearing slb [sic] held @ dow Centre not in Council Chambers	Service infrasture [sic] to higher density housing has not been included
53	Talking with neighbour who is on facebook!	Disagree	Disagree	Somewhat Disagree	Include more than 60 people from Pineview! Notify Pineview Residents by <u>all</u> means. That includes newspaper (local) to notify of upcoming sessions etc... Everyone does not have internet & emails.	"Discretionary" use more often is just allowed!

54	Word of mouth in my neighbourhood of Pineview. I have serious concerns in regards to how the "workshops" were made known to the public.	Agree	Disagree	Somewhat Disagree	Lady interrupted me a lot. It felt more like a timeshare salesmen meeting, rather than a place to voice concerns. Facilitators <u>all</u> had a "heard it all" mentality and I felt they lacked compassion in regards to the massive changes that are being proposed.	My comment is the people of pineview do not want this. It should be a vote to the residents. Taking suggestions sounds like we are in agreement but we are not. This is clearly a way for the city to increase cash flow at the expense of our neighbourhood. increasing density makes no sense in regards to schools. This is not a complex neighbourhood nor should it be. There is <u>no</u> advantage to our existing neighbourhood. 33 feet is too tall. why are you <u>not</u> listening.
55	I did not get a letter in my mailbox. Read about it in the Sturgeon Post.	Agree	Somewhat Agree	Agree	Close to my home. Didn't understand everything. Don't know that [input] will make any difference. Make your talk more understandable. Wife knew water problems is apartments built in area (was that mentioned?)	I would like to know why there isn't anything for teenagers to do here. I moved here when I was 16 (1964) and the school was great. There was always something to do there and the public was involved in school activities. The siren would go off @ 10PM and we all had to be home by then - I wish that was happening now. That kept teenagers out of trouble and there were no fires started like there is now. Please somebody call me. I have teenage grandchildren here. With all this talk about building this should not be forgotten.
56	Word of mouth.		Somewhat Disagree	Agree	I felt the format was very good.	I would like to have knowledge of future goals for the whole of the city.
57	From our daughter. This should have been better advertized.	Agree	Neither	Somewhat Agree	Info was too vague. Use updated data. Absolutely no use to see 2019 data when what we need to see is 2020 -> 2024.	Specific development project information that the city has planned. Very confusing to determine what is actually purposed, to [sic] generalized.
58	Facebook	Somewhat Agree	Somewhat Agree	Agree		
59	Fort Sask Informed (Social Media)	Somewhat Disagree	Disagree	Somewhat Agree		
60	Facebook	Agree	Somewhat Agree	Agree	No	No
61	Online -> website	Agree	Somewhat Agree	Somewhat Agree	Well done.	Seemed Good.
62	Fort Record and Sturgeon Post	Agree	Somewhat Agree	Agree	The graphs and data could have been more up to date ie 2019 shown whereas 2023 would have been more useful.	As above the most up to date data regarding population trend. At least 2023 census
63	Word of mouth	Agree	Disagree	Somewhat Agree	Presentation is poor, it is based on inaccurate premises. Too much focus on poor presentation.	Do not identify Schools and Arena with same code/scheme as high density. Very confusing. Bylaw, as written, does not align with the intent of the by law [sic] as explained by Craig (sat at out [sic] table). This is a problem.
64	Facebook and 2-page outline in mail	Agree	Somewhat Agree		Workshop format is fine	Better control of side tables. People <u>need</u> to be quiet and wait until the person has finished.

65	Fort Sask Informed/Fort website	Agree	Agree	Somewhat Agree	Clearly indicate at the beginning for folks to save their questions for the end Direct people to provide input after the session/online methods for people who were unable to attend. Heard a few people wanting more information ahead of time. Ie 1 page summary of previous engagement. I liked the ven [sic] diagram indicating low density/improved service/low taxes is not practical. Emphasizing this point and that Pineview's infrastructure/housing is aging past its lifecycle.	Looking to emphasize the sense of place in Pineview (parks/trails). Improved signage for pathways, pedestrian level lighting, enhancing park spaces would be appreciated. The proposed land use bylaw is suitable for this community. Main concern for residents appears to be 3+ story units. I think by limiting areas where apartments are discretionary a lot more people would support the new LUB. Are parking minimums being removed or at least reduced? Overall great work, as a resident of Pineview I am excited to see how the new LUB improves the quality of our community as old units age out. Clarifying that currently duplexes are allowed, so having them as permitted in the new LUB will <u>not</u> cause a sharp increase in density. More information/education for the public. Thank you guys for putting this on! Appreciate the opportunity for feedback.
66	word of mouth	Agree	Somewhat Disagree	Somewhat Agree	The main facilitator did not know and pivot and answer the questions and take the direction of the crowd/taxpayers <u>Too condescending.</u> Lectured about respect. Wasted time trying to follow your <u>agenda</u> Unaware of attendees' knowledge. Unaware of demographics of community. Addressing "only" a redevelopment scheme.	What model used to make decision that Pineview needs a change to get back to 2000 levels in its redevelopment. Insight given - no notes taken by facilitators. Not everyone on Facebook/X. Do not want the "complete communities" in the sense that the 15 minute all daily needs met. eg. 7-11 has just left No highway development on berm on north strip of veterans way. going West of walmart. Front yard aesthetic input regarding a neighbors front yard grass should be disregarded. Clearly state the purpose of the LUB revamp for the City in a preamble and goals expected to be accomplished.
67	Facebook - Fort Sask Informed	Agree	Somewhat Agree	Agree	Thank you. Having a presenter @ each table and a small group format was helpful.	Maybe include more info about what the engagement session will entail when advertising them. I was aware of the session, however I didn't realize what s pecifically it was about until I saw the posts from community members on Fort Informed.
68	Facebook	Agree	Somewhat Agree	Agree		

69	From a friend. Then paper.	Agree	Neither	Somewhat Disagree	There were more questions asked & answered at the table during the workshop. Some questions asked seemed to be not answered by the committee - more clarity was made clear during the late part of the meeting.	
70	Neighbour/Facebook	Agree	Neither	Somewhat Disagree	More questions & input was provided at tables than at beginning.	How info is sent out to Residents - not all have computers or do we get flyer or papers to find out about meeting.
71	Fort Sask Online	Agree	Agree	Agree	Went well after initial questions.	
72	Online	Disagree	Somewhat Agree	Somewhat Agree	Clearer introduction	Better communication with residents
73	Online	Somewhat Disagree	Somewhat Agree	Somewhat Agree	Shorten introduction	
74	Facebook - Fort Sask Informed. Realized after that the signs posted were advertising workshop - however driving by the signs is too busy & unreadable (for understanding)	Agree	Somewhat Agree	Agree	Large room could have accommodated [sic] more people. Mail outs to affected residents.	Put the land use bylaw link on front page of city website - took several attempts to find the info re: the previous sessions
75	Facebook [sic]	Disagree	Disagree	Disagree	Not change the bylaw	
76	Fort Sask Informed	Agree	Neither	Agree	Pamphlets [sic] that follow the slideshow.	
77	Facebook.	Agree	Agree	Agree		Brought light to what we thought was happening that actually is not. More info needs to be sent out on social media regarding meetings, future development etc . . .
78	Fort Saskatchewan Informed Facebook Groups	Somewhat Agree	Somewhat Agree	Somewhat Agree	Workshop format worked well, I think, I feel bad that initially the city employees faced a hostile crowd. They certainly did well in presenting the information.	Why is a section of Fort Saskatchewan protected from development (Clover Park Area)?
79	Fort Sask Informed Facebook Page	Disagree	Somewhat Disagree	Somewhat Disagree	Not the format	
80	New Fort Informed	Somewhat Agree	Somewhat Agree	Neither	The people need to be better informed	
81	F.B.	Somewhat Agree	Neither	Agree	More info More meetings Let us know this was happening	

82	City of Fort Sask Facebook Page	Agree	Somewhat Agree	Agree	Communication to seniors that don't have social media. Good format - alot [sic] of information.	I think development is important but needs to stay within the feel of Pineview & it [sic] appeal. More sessions for people to engage as there is a high interest. Thank you for taking the heat! This isn't easy and no one is ever happy.
83	A letter was left in the mailbox last week.	Somewhat Agree	Somewhat Agree	Agree	Could have had more people register. Ther was definately [sic] space for more people to attend & the <u>need</u> for more people to attend! Friends wanted to come but registration was full.	
84	Letter in mailbox	Somewhat Agree	Somewhat Agree	Somewhat Agree		We have not had enough time to gather information.
85	Social media.	Agree	Somewhat Agree	Agree	No buildings higher than a 2 storey building. No apartments in Pineview leave that to new areas. Schools are already overflowing no need to increase population	Bungalow should be conserved so they are the most popular for all.
86	City of Fort Sask Facebook Page	Agree	Agree	Agree	Emotions were high from the public. Caused by misinformation and lack of concise + easily understood information from the City. I found it took a large portion of the workshop on mitigating and calming the groups. The information in the workshop was informative and improved my understanding. But outside misinformation taints the open-mindedness of the public. More transparency of information that is easily digestible.	
87	Facebook - Fort Sask Informed	Agree	Somewhat Agree	Somewhat Agree	Definitely need more feedback. And more Pineview residents involved.	
88	From my daughters both also own homes in Pineview as well as I do.	Agree	Somewhat Disagree	Somewhat Agree	Communication via paper/door hangers/mail out/Shell/Dow board on highway. Thank you.	
89	Was told by my wife	Agree	Agree	Agree	Provide more represntation for large meetings so more of the affected people can be heard	

Appendix E: Emails & Fort Report

Date	Request
06-Nov-24	Hello, I am wondering if you would be able to send me the document being used in the Pineview LUB engagement session (the draft regulation is preferable) so that I can learn about what is being proposed. I already sent in my perspective and won't bother you with them again; this is purely just out of interest. Thank you for your time, and have a good day. Regards, [REDACTED]
07-Nov-24	Good Day, If we can not make it to an information session regarding this issue, who do we speak to regarding concerns about this? We don't want apartments in our back yard. The main reason we moved there to grow our family is because there was no one behind us, only park space.
08-Nov-24	[REDACTED] The walking tour report was mentioned in the Pineview LUB feedback session that I attended. Since it was mentioned as a source of previous resident feedback I read the walking tour report from 2022 and it seems to be consistent with what I still hear today as the feedback from Pineview residents. Same concerns, same suggestions for a gentle density or hidden density increase in mature neighbourhoods to preserve the character of the neighbourhood. Redevelopment being too close or too large to existing development. Eg: 40 foot apartment permitted to be next to or rezoned onto existing bungalow homes as indicated on the Pineview LUB draft maps and policy. I'm glad I read the previous report as I'm not sure how apartments could have shown up in the draft Pineview LUB when clearly the residents already provided the feedback for gentle density increase and not to have large structures such as a 40 foot future apartments in a neighbourhood that has 10 foot high, (to the eaves bungalows). That is not not keeping with the character of the neighbourhoods. Please also use the previous residents' input when you revise the draft LUB. Thanks, Im looking forward to increased gentle density or hidden density options and reviewing the revised LUB. [REDACTED] Mature Neighbourhoods Walking Tours – What We Heard Excerpts below taken from the city report October 5, 2022 Walking tours were conducted with residents in 2022 in Fort Sask mature neighbourhoods and here are excerpts from the report.

CONTINUED	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. The “smart density” or “hidden density” (such as suites) was the favoured way to increase density. 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”
14-Nov-24	I was unable to attend the Pineview land use meeting due to work. I would like to express my concern over the city allowing developers to use space in Pineview for tall apartment and condo buildings. Does this mean I can be told to vacate my house if they decide to build? Who are these developers and why are they more important than the residents who make this town what it is? Pineview should be valued, respected, and kept AS IT IS. We do not have the resources in this town to keep up with your demand to get people to move here. Crime is out of control, roadways are failing, resources and jobs are dwindling. Leave the town alone, I 100% DO NOT support this land use bylaw & will refuse to leave my home.

14-Nov-24	• We need better maps with street numbers and points of interest like schools, recreational centers. • If I am reading the map properly? It looks like we are getting rid of Sportsplex Arena, Fort Saskatchewan Pickleball/Tennis Courts, Win Ferguson Elementary Play Grounds, Rudolph Hennig Junior High. • We do not understand the point of this exercise. The 9 points listed from 2022 reflect we do not want this type of development in Pineview. • The infrastructure (Power, Water, Sewer) in Pineview will have to up graded with great costs. Compared with putting more density in the new areas that are going developed soon. • With these new Apartments, are these areas going to suffer because there is not enough Parking? If you look at the new areas of Fort Saskatchewan, parking & wider streets where not taken into consideration. • You should also be looking at some of there areas with large lots like ones South of Highway 21 and Point of Pins. These areas have huge lots with large houses with very few people per square feet in them. Putting Apartments in those area would also help increase the density of Fort Saskatchewan with little effect to the area. • If those areas on the PVD – Pineview District map are change to what you want. It will cause a lot of problems with parking and streets so full you cannot get through. Has anyone thought of what happens if one building has a fire and the other buildings being so close to each other? • We should be taking what is good in Pineview area and putting those things in the new areas that are being developed. Instead of have areas with not enough parking, trouble driving down the roads because they are to narrow (especially in the winter time).
15-Nov-24	hi, i just got a letter in the mail about the 2024 draft Pineview land use to turn part of our neighborhood into apartments. I live in a red zone and do not want any apartments in my zone. The reason I moved out here to Fort Saskatchewan was because of the nice quiet neighbourhood. Stop with this high density crap. If you want to build apartments, then go and build them somewhere else in a new subdivision and leave these nice older areas alone.
15-Nov-24	Yesterday we received a letter regarding rezoning our neighborhood to allow for apartment buildings. This is the first time I have heard of this, even though the letter is stating that residents in the Pineview neighborhood were surveyed regarding this. My house falls in the "red zone" and I have NEVER been asked for my input on the matter. We indisputably OBJECT to this rezoning proposal. Our home backs on to the Carscadden Park and that is exactly the reason we purchased that house. We enjoy feeling like we are not in a large over populated city. We left Edmonton because we had an apartment building next door and we had absolutely no privacy. We purchased this house rather than one that backed onto undeveloped land beside the highway because we thought it would never be developed because it was a park that is attached to multiple schools. This park is constantly busy, many neighborhood residents enjoy use of this park. Pickleball courts, tennis courts, baseball, the playground and walking paths are always in use. This is not a park that is ignored and unused. Removing the beautiful green spaces would ruin this neighborhood, not to mention the city. Its charm comes from the small town feel and open spaces. If it is necessary to allow for additional residences then expand outward. As far as I am concerned, there is no need to grow the city at all. If there is no room to add more homes, then there is no room for more people. It is not necessary to expand Fort Saskatchewan's population further than it is. Just because the city could grow, doesn't mean it should. The letter indicated this was discussed with residents in 2022 and they did not want this. Why are we discussing it again? Leave our neighborhood as is. It is evident that the residents do not want apartment buildings cluttering up the neighborhood and taking over all the green space.

17-Nov-24	The roads near the schools are extremely congested at times and to add apartments in the future on these areas will just not work. The Pineview road is not just a collector road. It is a connector road connecting downtown Fort Sask through Pineview to Westpark. Adding apartments in the future anywhere in Pineview will not work as traffic will be even worse than what it is now.
17-Nov-24	I asked a real estate agent today if the land use of a single family detached home was changed to future apartment is permitted on the land if the home would be harder to sell to a young family who has a choice to buy that home or another home without future apartment in the land use and if therefore the home also becomes devalued. She absolutely. Adding the word apartment to existing homeowners land prevents families from moving into those homes. This is not practical to predict 30 years into the future for planning but have an immediate effect on these homeowners home resell ability and value.
19-Nov-24	100% of the 90 residents attending the LUB sessions on Nov 18 spoke loud and clear and said no apartments in Pineview. Apartments are typically built on the edge of a residential area during initial development such as what you see along highway 21. There is already a new commercial zone to be developed across from Home Depot along highway 21 that is not inside the Pineview neighborhood residential area and is the ideal location that could be developed by using the land efficiently for commercial and including apartments above. Also the entire development backs onto a trail system with green space. This area is far away from residents existing homes and development would not cast shadows onto properties.
20-Nov-24	The picture you showed on your phone of a 4 unit dwelling blends with the neighbourhood. Showing that would have had buy in from the group I would suspect, but only if it was called a fourplex and not an apartment. Building apartments on the land along highway 21 across from Home Depot where the signs are looking for development is the perfect spot. Buffer zone of trees and long park between existing homes and this development site and backs onto a trail along the entire stretch. It's a typical location that you see apartments on the fringe of neighbourhoods just like you see along highway 21 further down. I'm looking forward to the residents validation sessions of the revised LUB to get their buy in prior to taking it to council. It would be good due diligence and the process easier to have the buy in before presenting to council. Your picture can be used as an example. That is gentle density increase and blends in. That highway location is not suitable for any more commercial use as the area is saturated already. I counted the stores yesterday and there are 116 commercial stores between 5 mins and 17 minutes walk from Pineview homes. ██████████
21-Nov-24	Feedback for Pineview Land Use Bylaw: My wife and I previously lived in Southpoint when first moving to Fort Sask. We chose to sell our brand new home and buy an older home in Pineview due to the high density nature of the southpoint neighborhood. We wanted more privacy and larger lot sizes and less traffic in our new area in order to raise our family in the Fort. We specifically bought a house with backing greenspace close to schools. With the proposed bylaws looking out our windows we could potentially see a 40ft high apartment building after spending so much to renovate in a quiet neighborhood. Due to the amount of land available for high density housing in other areas of Fort Saskatchewan I do not see the advantages of potentially ruining the character of Pineview for which most people move into the neighborhood for. I believe Pineview style living is a huge draw for families moving into Fort Saskatchewan as a break from traditional high density city living. Furthermore, the ring road is very busy and adding density along these areas will undoubtedly cause many traffic issues. Thank you for your consideration.

21-Nov-24	I would like to strongly and respectfully, request that after the city planners have done the revisions needed to the draft, and before it goes to council for approval, there be another meeting so the residents can see what is being put forth. But please, you must get in touch with all the Pineview residents using all means of media. Radio station, Facebook, sandwich boards, notices with our water bills etc. Thank you very much. [REDACTED]
21-Nov-24	I live in Pineview and am not in favour of your proposal regarding apartments or towering buildings talkers than homes. I own my home and would not like seeing these towering buildings by my area. Pick another spot. Our homes are important to us and we are too old to start over and move. Listen to the people who did the walkabout 2022. If you ask for opinions then follow what people are saying. Do not ask for opinions then do what you want.
21-Nov-24	I attended the Pineview Neighbourhood workshops. I would like to request that once the revisions have been made to the Draft Bylaw, that the city hold sessions once again with Pineview Neighbourhood residents so we have the opportunity to review the changes to ensure that our input and requests have been taken into account within the new revisions. I would also to respectfully request that notification to Pineview residents, of these sessions, be done by delivery to mailboxes and not just posted in the Fort Record and on the fortsask website. Not every resident gets the Fort Record and not every resident checks the website on a daily basis. I am looking forward to be notified when the revisions are complete and when these sessions will be held. Thank you for your consideration.
22-Nov-24	Hi, I recently saw the information on the proposed Pineview LUB and would like to express my support for maintaining its current state status. I do not wish to see increased population density or more diverse housing options in Pineview. I am not supportive of the development of apartments or taller homes or buildings in the neighborhood. I moved into Pineview two years ago and chose the area because: - it is a mature neighborhood with a warm community feel; - it is primarily made up of single family homes that are mainly bungalows with large yards; - it is a very green neighborhood with lots of mature trees, green spaces and walking paths; and - it is a safe area. I would like to see all of these aspects of Pineview maintained. I do not want to see new tall, modern in-fill houses, multi-family homes or apartments added to the neighborhood. I do not want to see more commercial development or traffic circles or increased traffic volumes. The charm of Fort Sask is its small town feel and I do not want to see that lost. I am not supportive of trying to grow the population to 50,000 people or converting existing green spaces into commercial development opportunities. Let's preserve what we already have. Bigger is not always better. Thank you for your consideration.

22-Nov-24	Good afternoon I have looked online and haven't seen clear maps all I hear of is "nodes" and apartments areas but it's all "draft " mode we obviously do not support this as we moved to the area with the hopes of long term quiet living and now are hearing of apartments with neighborhoods that cannot support the school demand already (James Mowat/ Win) my child had 33 children in her grade 6 class last year at James Mowat and that's u acceptable. I understand wanting to maximize your neighbor hoods but this will penalize those who have purchased in that area for the quiet it will cause way more traffic on roads already busy So any information would be appreciated and if there is an area I can voice the demands in the education system, the parking in those area and land value decreasing please let it be known among many others. We are actually looking at possibly leaving Fort now after considering when we bought this house 2 years ago we saw it as our "forever " home very sad to see these possible developments occurring 8919 95ave
22-Nov-24	Hi, Are you able to confirm the address for the yellow lot I have circled in purple in the attached photo. Is it [REDACTED] ? We own the home [REDACTED], directly beside it and are shocked at the zoning for apartment building beside our home. Is it an error as it is the only lot zoned for it in the entire plan. We moved from west park in a duplex for the living luxury of Pineview. Less vehicles, less crowded space, less people, and more space in our yard. I am able and willing to go door to door to my neighbours in this entire area and ask them to sign a petition to this apartment zoning beside our home.
22-Nov-24	Is there a reason why this plan is not for the area that has not been developed?? Instead of houses on top of houses, just because Pineview homes have bigger lots?? We currently don't even have enough police, hospital, schools and fire department for the town at the current size. Our police patrol out to Lamont. You're setting us up for higher crime and making this town loose [sic] its appeal. [REDACTED]
24-Nov-24	Designating specific existing single family homes today as apartment permitted in the land bylaw does nothing to increase population. It has the opposite effect. As confirmed by local real estate agents, designating existing single family homes today as apartment permitted, for something that might remotely happen 30 years away, immediately prevents the existing homeowners or adjacent homeowners from selling the home to a new family who doesn't want to take the risk in their lifetime of buying a home in which a neighbouring home has that designation and permitted to be replaced in the future with an apartment. The real estate agents said the buyer will just look to buy somewhere else. It has the opposite effect of growth just by having "apartment" in the land tile that is looking long term 30 years into the future. That's too long to have that designation applied to a solidly built home that will outlast all the new homes in Southfort. As per residents input on Nov 18 at the 2 PM session 100% of residents objected to having "apartment permitted" listed in their land use. A better method is to not identify any specific homes as future apartment locations but have non apartment types of density increases throughout Pineview such as duplexes, low level quadplex, etc. That would promote growth throughout the area.

25-Nov-24	Dear Mayor and Members of the City Council, I am writing to express my concerns and opposition to the proposed changes in the Pineview Land Use Bylaw as outlined in the draft regulations presented on November 22, 2024. While I understand the city's desire to accommodate growth and diversify housing options, I believe the proposed changes may have significant negative impacts on the Pineview community that warrant further consideration. The proposal to allow increased apartment intensity along the ring road and the JD MacLean neighbourhood, including height increases to 13 meters (43 feet), raises several concerns: 1. Community Character and Aesthetic Impact Pineview is a well-established neighbourhood with a unique character defined by its lower-density housing and cohesive community feel. The introduction of taller apartment buildings would significantly alter the visual landscape, overshadowing existing homes and diminishing the neighbourhood's charm. 2. Traffic and Infrastructure Strain Increased density in the proposed areas will undoubtedly lead to higher traffic volumes on roads that are already experiencing congestion. The existing infrastructure may not be equipped to handle the additional strain, potentially leading to safety hazards and reduced quality of life for residents. 3. Environmental and Green Space Concerns Pineview's green spaces are an integral part of the neighborhood's appeal and ecosystem. Higher density developments could encroach on these areas, reducing access to green spaces for families and compromising the environment. 4. Impact on Property Values The construction of high-density apartment buildings in predominantly single-family residential areas may negatively impact property values, creating financial implications for long-term homeowners who have invested in this community. 5. Insufficient Consultation and Timeline While the city has sought feedback through social media and other channels, I feel that more direct and inclusive engagement is needed to ensure all residents' voices are heard. The deadline of December 1 provides limited time for meaningful community input and discussion on such a significant change. I urge the city to reconsider the scope and scale of the proposed bylaw changes, particularly the increase in building height and density along the ring road and JD MacLean neighborhood. Instead, I encourage a more balanced approach that prioritizes preserving Pineview's character while exploring moderate, thoughtful development options. Thank you for taking the time to consider my concerns. I trust that the council will carefully weigh the feedback from all residents before making any final decisions. Sincerely,
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25-Nov-24	Good afternoon, As a resident located on a node lot of the newly proposed land use bylaw, I thought it would be especially important to share my input. In my community, I have seen quite a lot of change in the past 6 years. More than 6 of my closest neighbor had moved out, half of which were replaced by younger families with more than 2 children per household. I myself currently live in a multi-generational household (my grandparents, boyfriend, and myself), and my family has considered keeping this house for my future family as well. However, the proposed land use bylaw is making my housing situation feel at risk. As previously mentioned, the lot which my house is located on has been designated as a node where apartments of up to 13 meters tall may be built. As someone who uses their backyard to garden vegetables (and whose grandparent's have dedicated much time, money, and energy into gardening on our lot), the possibility of one of my neighbor's lots housing an apartment takes away my certainty of self-sufficiency. Furthermore, I recently established a small farmer's market business selling fresh flowers grown from my backyard, so any shadows cast into my yard from tall buildings puts my small business at risk. Considering small businesses, it is not only mine that would be affected. Living behind me is a young family where one parent runs a tutoring service from their home. Though I am sure that this service could be conducted online, it is very likely that the introduction of an apartment would cause privacy concerns for a family with three young girls and evidently lead to the removal of their small business from our community. In front of me lives a carpenter who likewise conducts work from his house, and just one street behind is another small business. All of these people would be affected by the introduction of 13 meter apartments in the neighbor, and it is very likely that all of them would leave. This proposal is not only changing the community dynamic for the worse, but it's harming small home-run businesses in the process.
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Finally, although it is obvious that our community requires updates and better housing opportunities, at nodes my suggestion would be smaller townhouses/row houses (like those in Westlands), or quadruplexes like those that already fit into our community. If this land use bylaw takes effect, it would only take a few residents needing to sell out to developers to destroy the structure of the community. For instance, say that one neighbor had no financial option but to sell their lot, and the highest bidder were a developer (or even someone who only bought to flip and sell but did not really care about the community). If an apartment were to go up and interrupt the privacy of the neighboring houses, all the neighboring lots would have no choice but to sell out because they are being pushed out. Therefore, allowing 13 m apartments to be built at nodes is not only unethical in the way that it can push residents from their home, but it is also detrimental to the community structure.

The planning committee must realize that some of these homes have been in families for three generations. Regardless of the LUB proposal, intergenerational housing is not apartment buildings. It is a house like mine; purchased by a grandparent who raised their children, whose children's children live in it when they take off to university. My house has had up to 4 generations living in it when I took in my nieces so that they could attend university! This community is truly a family, and these houses are homes. It would be a regrettable decision to implement a bylaw that puts this dynamic at risk. What should really be added to this land use bylaw to revitalize the community is Boulevard Gardens--a tactic that Edmonton has employed for revitalizing the fronts of homes in older communities (see link: https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/boulevard-gardening). Boulevards are promising spaces that residents cannot yet use but that could add to curb appeal and make our community more desirable for moving into: new communities lack boulevards, thus using them to beautify the community would give pineview an advantage over other neighborhoods.

Thank you for your time and consideration,

[REDACTED]

25-Nov-24	Hello. My name is [REDACTED] and I am a resident of Fort Saskatchewan living in the Pineview area that is directly affected by the new LUB plans the city has for my home and for my neighbors homes. First off I need to ask why a complete stranger dropped off a letter in my mailbox that explained what the City of Fort Saskatchewan has planned for many of its residents and the surrounding areas? Something that is as extremely important as this is should mean that the councillors and the mayor should have done everything to contact every address of those affected. Instead you leave it to word of mouth to circulate this kind of information. Sounds kinda sneaky and devious that you have basically refused to adequately inform your residents that the value of their homes could tank and they could loose the equity that they have built. Not everyone participates in social media. You have failed miserably as leaders of this city and should be ashamed of yourselves and the lack of responsibility you have shown. Pineview is the heart of Fort Saskatchewan with its bigger yards , mature trees , green spaces and elementary schools. The last thing any of us want here are four story buildings hovering over our homes. Not to mention the hundreds if not thousands of new people living and parking their vehicles and of course the crime rates going up. Can you honestly tell me that you would be ok with this happening to your home or that 40% of your block might turn into an apartment complex? I think not. Thinking of running for re-election? You might want to think again because I can promise you that this will not be the last time you hear from me or see me again. I will make it my personal vendetta to oppose this LUB at every opportunity I can. I'm not about to have a 43' apartment building beside my family home of 42 years. Your true colors have shone through to show exactly what kind of person you really are. So sick and tired of politician's and liars and scoundrels. How do you look at yourself in the mirror? Pissed off resident 🙄🙄🙄 [REDACTED]
26-Nov-24	We would like to voice our opinion on the new apartment bylaw in the pineview area. Having just moved here from Edmonton two months ago, we were so thrilled to find a home on a beautiful street where we are not crammed up to our neighbour and we can look out the front window to see a tree lined street of beautiful homes. We did not buy this home to be situated next to or near an apartment building which will affect our view, the congestion on our street and the peacefulness of this neighbour hood. Fort Saskatchewan has so many lovely streets in the pineview area. It would be a shame to lose that to apartment complexes. Not to mention our resale value on our home would decrease significantly if apartments were to be constructed in the area. Please reconsider and listen to those who live in this beautiful, quiet area of Fort Saskatchewan. [REDACTED] Sent from my iPhone

26-Nov-24	Hello. As concerned long term residents of Pineview and whose home, and those of our neighbors, are directly impacted by the new Pineview Land Use Bylaw draft, we have to say that we are strongly against the idea of rezoning and allowing apartments to be built in this wonderful family friendly neighborhood. Why the city needs to increase the density of a well established fully populated neighborhood with apartments does not make sense to us or our neighbors. The character of this neighborhood definitely needs to be preserved. The city needs to listen to it's residents...NO APARTMENT BUILDINGS IN PINEVIEW!
26-Nov-24	I want you to know as a pineview resident I object to having apartments being built in the future in Pineview
26-Nov-24	My name is [REDACTED] [REDACTED] and I live at [REDACTED] in Pineview. I received a very disturbing letter in my mailbox tonight, from what I can only assume is a concerned neighbour, detailing a pending change to land use in my area and unfortunately I now only have 5 days notice to voice my concerns. While I try to stay informed, and visit the city website fairly often, this issue snuck past me and I can't help but think that may have been on purpose. No calls, letters, emails, or knocks on my door about an issue that will greatly affect my quality of life living in my chosen neighbourhood. Though perhaps it wouldn't matter anyways as during my investigation tonight I have discovered a few local Facebooks groups that are discussing how most of the pushback from residents so far has been met with a certain amount of exasperation, bordering on total disregard. Your video on the city's webpage did nothing to allay my fears or my anger. While I'm sure you thought it would be educational and maybe even hopeful, it was just fancy words with an undertone of "change has to come or your neighbourhood will die!" which is ridiculous. I live three houses away from 2 elementary schools and an arena. I watch people of all ages walk past my window 24/7, and have to be extremely careful when I back out of my driveway. It's bustling and very active. So let's be honest here, what you're looking for is more taxes, and you want apartment buildings and multi family units built in order to achieve that. You can't put them in some of the fancier, more expensive parts of town, so we're your best bet, right? Do any of you even live in Pineview? Would you want a 43 foot apartment building beside you?? (You all know EXACTLY what that would turn my street into, and it won't look anything like those pretty pictures drawn in your video) How am I to ever sell my house at fair market value if this becomes a risk for future buyers? Have you already made up your minds and this is completely futile? I certainly hope not, as I do not in any way support this change. Signed a concerned resident, [REDACTED]

26-Nov-24	We are both property owners/residents of Pineview in Fort Saskatchewan. We attended the town hall meeting regarding the Land Use ByLaw Change on November 18th 6-9. We would like to strongly express our disapproval of the suggested developmental changes to our neighborhood. The reasons why we purchased property in this neighborhood is because of what Pineview has to offer. Lower density, larger lots, single family homes (that create a sense of community) aesthetic charm, wider roads, tree lined streets and mature sense of appeal. As well as being a 15 minute walkable community with access to approximately 116 local businesses. There are no other neighborhoods in the Fort that offer what Pineview has to offer. We find the proposal particularly unacceptable in nature and unfair to most. The information regarding the proposal has been hard to find, especially if you aren't online or on social media. The council and city planning should have an increased sense of responsibility to the residents that are directly effected by the proposed bylaw. As a resident of Pineview its easy to see how fast houses are sold and typically to a younger demographic given its sense of desireability. The majority of people moving into Pineview are families with younger kids. We would like to continue to see natural growth and progression in the neighborhood, without apartment buildings (unrealistic 40ft height restrictions) and multi family dwellings. Basing a proposed By Law change on 1% of the population that lives in Pineview seems negligent and uncalculated. The people of Pineview and Fort Saskatchewan deserve a fair say. The fact that all of these views and opinions were expressed back in 2022 during the walking tours of 7 people (and 61 spoken to) - and yet the By Law hasn't been revised and is still being pushed forward by the city and planning committee - THE RESIDENTS OF PINEVIEW HAVE NOT BEEN HEARD.
CONTINUED	There simply needs to be more exposure on this topic. Having this information available only online with limited town hall meetings of reduced sizes is ineffective. This proposed MDP will have a direct impact on 932 homes and all the residents that live in and around them. The proposed changes will jeopardize our peace of mind, the way we enjoy our neighbourhood/parks, our right to privacy, our land, our houses, our investments, and our strong and proud sense of community. Please leave Pineview alone. VERY concerned community members. Please feel free to email or call to further discuss.
26-Nov-24	
26-Nov-24	

26-Nov-24	I am sending this to express our concern on the proposed pineview land use bylaw which we received in the mail box last night. This is the first time hearing of this bylaw. We do not support this bylaw and do not wish to see apartments in our neighborhood. We believe apartments will degrade the neighborhood and decrease our property value. It will also serve to decrease the size of the lots in the neighborhood which is one of the main family features as well as selling features of our properties. I would hope and expect you would hold a referendum on the subject to allow the current owners voices to be heard. Please do not ignore the current residents whom I am told almost unanimously rejected this proposed bylaw previously. As a resident of the area for over 25 years we and others have spent a lot of time and money to increase and maintain our properties value. Thank you and I hope our voices are not ignored.
27-Nov-24	Hello, I grew up and have lived in the Pineview area since 1975. Family's move to this area, as the lots are a good size and it is family friendly with all the green space. Over the years the areas by all for schools are very congested during pickup and drop off time. To even consider building apartments is crazy. I do not like the changes to the bylaw and will not support this. It seems that the City did not listen to the public in Pineview in 2022 I sure hope you listen now. I do not support the changes you are proposing nor do I want our neighborhoods to be governed like Edmonton. This nonsense and leave the existing bylaw.
27-Nov-24	As an owner of a home in Pineview that we rent, I wish to make my opinion known that I am absolutely NOT in favor of a bylaw that would allow infill apartments to be built in the Pineview neighborhood. I do not wish to see the beautiful neighborhood broken up and overpopulated. Fort Saskatchewan, especially the older neighborhoods DO NOT need to follow Edmonton's example. There's very good reason we do not live and invest in Edmonton!

27-Nov-24	Hello and good afternoon, This letter is regarding the MDP for the Pineview area. My wife and I are both property owners/residents of Pineview in Fort Saskatchewan. We attended the town hall meeting regarding the Land Use Bylaw Change on November 18 6-9. I would like to strongly express my disapproval of the suggested developmental changes to our neighbourhood. The reasons why my wife and I purchased property in this neighbourhood is because of what Pineview has to offer. Lower density, larger lots, single family homes (that create a sense of community) aesthetic charm, wider roads, tree lined streets and mature sense of appeal. As well as being a 15-minute walkable community with access to approximately 116 local businesses. There are no other neighbourhoods in the Fort that offer what Pineview has to offer. We find the proposal particularly unacceptable in nature and unfair to most. The information regarding the proposal has been hard to find, especially if you aren't online or on social media. The council and city planning should have an increased sense of responsibility to the residents that are directly affected by the proposed bylaw. As a resident of Pineview its easy to see how fast houses are sold and typically to a younger demographic given its sense of desirability. Most people moving into Pineview are families with younger kids. We would like to continue to see natural growth and progression in the neighbourhood and without apartment buildings (unrealistic 40ft height restrictions) and multi family dwellings. Basing a proposed By Law change on 1% of the population that lives in Pineview seems negligent and uncalculated. The people of Pineview and Fort Saskatchewan deserve a fair say. The fact that all these views and opinions were expressed back in 2022 during the walking tours of 7 people (and 61 spoken to) - and yet the By Law hasn't been revisited and is still being pushed forward by the city and planning committee - THE RESIDENTS OF PINEVIEW HAVE NOT BEEN HEARD.
CONTINUED	There simply needs to be more exposure on this topic. Having this information only online with limited town hall meetings of reduced sizes is ineffective. This proposed MDP will have a direct impact on 932 homes and all the residents that live in and around them. The proposed changes will jeopardize our peace of mind, the way we enjoy our neighbourhood/parks, our right to privacy, our land, our houses, our investments, and our strong and proud sense of community. Please leave Pineview alone. Thanks, 
27-Nov-24	To all the above concerned: With respect to the fact that apartments may be built on the land I currently reside on, is surreal, to say the least. I have lived in Fort Saskatchewan for over 50 years and have no issues with the landscape of the Pineview area. HOWEVER, going forward, I "DO" have great issues with the fact that apartments may be built here in the future. I have tried to come to the meetings that have recently been held, but have been unable to attend, because they are always fully booked, which is awesome, because we are all concerned about this land use bylaw, impeding on our quiet, beautiful and established neighborhood. In closing, I am NOT in favor of this development going forward. Regards 

27-Nov-24

Mayor, Councilors, Planning Dept., City Manager;
On Monday November 18th, I attended the Pineview Land Use Bylaw information session. I don't believe it was advertised very well. I received the info in my mailbox from John, and so I decided to attend. We live on 81st street between 96 and 97 avenue. So this proposal affects us directly as the opposite side of the street are all duplexes, and are in the "red zone". My wife and me are 1 of 2 original owners on this section of 81st street and have lived there since 1978. If we knew then what we know now, we would have looked elsewhere in the Fort. Over the years many/most of these units have been rentals, and show little pride of ownership. ie. no garages, some paved driveways, and few upgrades compared to the single family units opposite. Multi apartment and multi level Units - 43 feet? - next to single family or duplex housing doesn't do much for the character of the neighborhood. Pineview is just fine the way it is, and amenities are well within a 15 minute walk in Pineview itself.

To summarize, DO NOT allow this propose bylaw to happen. At the Nov. 18th session there were 8-9 tables of 6-8 people per table, and not one by a show of hands was in favor the proposed bylaw. A lot of us were seniors, and as you well know that demographic has the highest percentage of voters compared to all the other age groups.

[Redacted signature]

27-Nov-24

To Whom It May Concern:

We are writing to express our extreme dissatisfaction of the proposed Land Use Bylaw for Pineview. Allowing apartment condos or similar buildings along side homes in our mature neighbourhood would cause many issues but more importantly, it would cause our beautiful neighbourhood to lose its identity. Pineview offers a very unique charm that many modern areas today cannot offer: unique homes as opposed to the "cookie cutter" ones being built today, larger backyards for children to play in, quiet streets, and mature scenery.

Please continue to listen to the residents of our beautiful Pineview who do not want our already perfect suburb to change.

Please don't hesitate to reach out if you require further input or questions.

Thank you,

[Redacted signature]

27-Nov-24

To whom this may concern,
Hello! I am writing this email regarding the proposed draft of the new land use bylaw in Pineview. David and I are residents of the Pineview community and are among the residents who would be directly affected by the implementation of this new Bylaw. David and I have discussed the proposal, and we collectively agree that we are not in support of apartment complexes being built within the subdivision. We are concerned with the potential for impacts on property values, as well as the increased traffic flow and other disturbances that would arise during the construction phase of the potential development of new apartment buildings. We have always appreciated how peaceful the subdivision was, and believe that the densification of the population in the area would negatively impact our experience as residents. We believe that several other areas of the city would benefit much more from the development of apartment complexes, like the location of the old hospital/ medical clinic (see attached sketch). We would like to thank you for the opportunity to voice our concerns and provide feedback prior to the city making a decision regarding the new bylaw. We are hopeful that you will take our concerns as the residents impacted by the proposed bylaw into consideration.

Respectfully,
- [REDACTED]

27-Nov-24

My wife and myself are very concerned about the proposed changes to our Pineview neighborhood as outlined in the Proposed Draft Land Use Bylaw.

We moved into this neighborhood in 1976 and have stayed because of the friendly family atmosphere and open spaces.

With the proposals outlined in this land use bylaw we feel it will have a negative effect on our neighborhood and we are totally against it.

We do not want apartments / stacked townhouses or commercial development in our neighborhood. Looking at some homes in Edmonton adjacent to apartments / some have become run down encouraging undesirable elements.

We are not a big city and do not need this type of proposed Urban Planning changes.

We are very concerned about what this will do to the resale value of our home.

We are directly affected by this future Draft Urban Plan and feel that residents should have individually been informed of these proposals.

After attending one of the sessions there is still some confusion and feel this proposed plan should be discussed further / perhaps a town hall meeting where more residents can attend. We feel those of us including the collector roadways and red areas affected by this possible change should have individually been notified.

We feel the Original Urban Planning Land Use Bylaw C23-20 Drawing for Pineview North and South should stay as is.

We are concerned previous opposition to the proposal has not been listened to.

In closing we do not support the Draft Proposal for Land Use Bylaw.

Please consider how this will have a detrimental effect on our neighborhood.

[REDACTED]

27-Nov-24	This email is to let you know that I am not in favor of a bylaw that would allow infill apartments to be built in Pineview. My wife and I own a home that we rent out and we live close to Pineview. This is definitely not the direction we believe the city should be going. So please let this serve as my expression of disapproval with that bylaw
27-Nov-24	Added to email list
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28-Nov-24	This letter is in reference to the Pineview draft Land Use Bylaw which is posted online on the City of Fort Saskatchewan website. Let me clearly state that I have been a huge advocate of the mayor and city council of Fort Saskatchewan since our family had moved to Fort Saskatchewan in 1996. To now state how disappointed I am with you all is an understatement. Firstly and more importantly let me start by stating how disappointed I am from reading the proposed changes to my city, my area and my home with absolutely no regards to how it affects every family located in the affected areas. I object to having my home or my neighbours home designated as part of a node” as per the Pineview Land Use Bylaw. These “nodes” are concentrated focus areas in Pineview for higher density. This means that 70% of Pineview residents could support the LUB while 100% of affected owners in or near the “nodes” are opposed. It would be extremely difficult for me to sell in the future with the land designation that shows my home or my neighbours home in a “node” that is main focus are in Pineview for future high density housing. A “node” in the bylaw is defined as a community gathering place and day to day shopping location. I won’t be having a community gathering in my home and I don’t intend on opening a store in my home in the near future. I unequivocally object to the draft Pineview Land Use Bylaw. Please ensure the Planning Department conducts specific Pineview residents input sessions again in person after the Bylaw has been revised and before it is included in an overall Fort Saskatchewan Land Use Bylaw. The LUB content does not meet the stated, at the end of the first paragraph in which growth will be done through “sensitive intensification” and the draft was too contrary which caused 100% rejection from residents at recent review meetings. I will be sending additional correspondence to you all in the near future expressing the affects that your actions are having on my mental health, anxiety and depression. Signed 

28-Nov-24	This letter is in reference to the Pineview draft Land Use Bylaw which is posted online on the City of Fort Saskatchewan website. Let me clearly state that I have been a huge advocate of the mayor and city council of Fort Saskatchewan since our family had moved to Fort Saskatchewan in 1996. To now state how disappointed I am with you all is an understatement. Firstly and more importantly let me start by stating how disappointed I am from reading the proposed changes to my city, my area and my home with absolutely no regards to how it affects every family located in the affected areas. I object to having my home or my neighbours home designated as part of a "node" as per the Pineview Land Use Bylaw. These "nodes" are concentrated focus areas in Pineview for higher density. This means that 70% of Pineview residents could support the LUB while 100% of affected owners in or near the "nodes" are opposed. It would be extremely difficult for me to sell in the future with the land designation that shows my home or my neighbours home in a "node" that is main focus are in Pineview for future high density housing. A "node" in the bylaw is defined as a community gathering place and day to day shopping location. I won't be having a community gathering in my home and I don't intend on opening a store in my home in the near future. I unequivocally object to the draft Pineview Land Use Bylaw. Please ensure the Planning Department conducts specific Pineview residents input sessions again in person after the Bylaw has been revised and before it is included in an overall Fort Saskatchewan Land Use Bylaw. The LUB content does not meet the stated, at the end of the first paragraph in which growth will be done through "sensitive intensification" and the draft was too contrary which caused 100% rejection from residents at recent review meetings. I will be sending additional correspondence to you all in the near future expressing the affects that your actions are having on my mental health, anxiety and depression. Signed 
28-Nov-24	1. I object to having my home or my neighbour's home designated as part of a "node" as per the Pineview Land Use Bylaw. These "nodes" are concentrated focus areas in Pineview for higher density. This means the other 70% of Pineview residents could support the LUB while 100% of affected owners in or near the "nodes" are opposed. It would be extremely difficult for me to sell in the future with a land designation that shows my home or neighbour's home in a "node" that is main focus are in Pineview for future high density housing. A "node" in the bylaw is defined as a community gathering place and day to day shopping location. I won't be having a community gathering in my home and I don't intend on opening a store in my house now or in the future. 2. I object to the draft Pineview Land Use Bylaw. Please ensure the Planning Department conducts specific Pineview residents input sessions again in person after the Bylaw has been revised and before it is included in an overall Fort Saskatchewan land use bylaw. The LUB content does not meet the intent stated at the end of the first paragraph in which growth will be done through "sensitive intensification" and the draft was too contrary which caused 100% rejection from residents at recent review meetings.
29-Nov-24	Being a home owners in Pineview for over 20 years, we do not wish to see high density housing added to our neighborhood. The lower density is what attracted us to move here from Edmonton years ago. We do not want that type of living again. We live in a very desired neighborhood. Many younger families have moved in and they too enjoy the spaces that we share here. Why try to make our community less desirable?

29-Nov-24	I have lived in pineview since 1980 I love it the way it is. That's is why I stayed here. There is far better places to add density such as the old hospital grounds the legacy park area and the old grounds from the old folks home. Please leave pineview alone.
29-Nov-24	Good day, I am vehemently opposed to the rezoning of the city. It is peaceful and a "Bedroom community". It is peaceful and has low density housing. This is why we live here. Thank You
29-Nov-24	1. I object to having my home or my neighbour's home designated as part of a "node" as per the Pineview Land Use Bylaw. These "nodes" are concentrated focus areas in Pineview for higher density. This means the other 70% of Pineview residents could support the LUB while 100% of affected owners in or near the "nodes" are opposed. It would be extremely difficult for me to sell in the future with a land designation that shows my home or neighbour's home in a "node" that is main focus are in Pineview for future high density housing. A "node" in the bylaw is defined as a community gathering place and day to day shopping location. I won't be having a community gathering in my home and I don't intend on opening a store in my house now or in the future. 2. I object to the draft Pineview Land Use Bylaw. Please ensure the Planning Department conducts specific Pineview residents input sessions again in person after the Bylaw has been revised and before it is included in an overall Fort Saskatchewan land use bylaw. The LUB content does not meet the intent stated at the end of the first paragraph in which growth will be done through "sensitive intensification" and the draft was too contrary which caused 100% rejection from residents at recent review meetings.
29-Nov-24	We are longtime residents of Pineview and attended one of the meetings held by the city regarding the possible rezoning of the Pineview neighbourhood. Based on the feedback from the meetings we respectfully request that the city continue consulting directly with the residents, especially with any proposed changes, prior to the final draft being presented to Council. This issue affects over 6,000 residents and there should be no limitation on attendance. It will also affect the resale value of our homes. We look forward to you reply. Thank you for your attention to this matter.
29-Nov-24	As long time Pineview residents, the proposed bylaw changes, are not acceptable to us. We strongly disagree with the approval of apartments, and the height of the buildings. Backyard dwellings and internal living quarters are acceptable. 2 story townhouses may be acceptable, if they are able to blend into the existing houses. We understand that a revised draft will be available to us for review in early 2025. We would like to see accommodation for later group meetings following the next draft.
29-Nov-24	I would like updates on the new land use bylaws

29-Nov-24	Dear Mayor Katchur, Fort Saskatchewan City Councillors, Bylaw Planners and City Manager: I am writing to express my concerns regarding the proposed bylaw changes aimed at increasing urbanization by allowing single-family homes to be converted into apartment buildings etc... . While I understand and appreciate the intent behind these proposed changes, I believe it is important to carefully consider the potential impacts on the local community, residents, and the environment before proceeding with such a significant shift in urban development policy. One of the primary concerns I have is the impact on neighborhood character and livability. Single-family homes have long been the foundation of many communities, providing stability and a sense of identity. Allowing them to be converted into apartment buildings may disrupt the cohesive nature of these neighborhoods and lead to overcrowding, increased traffic, and the erosion of the community fabric. The transition to higher-density housing should be managed in a way that uses up already available undeveloped vacant lots (like the area where the old hospital site). Additionally, there is a link between increased population density and increased crime (https://www.justice.gc.ca/eng/rp-pr/csj-sjc/crime/rr06_6/p2.html). Additionally, there are concerns about the adequacy of local infrastructure to support the increased population density. Without proper planning for public services such as transportation, sewage systems, schools, parks, and emergency services, these developments could strain already overburdened resources, negatively affecting the overall well-being of the residents. In the rush to accommodate urban growth, it is crucial that the necessary infrastructure improvements are planned and implemented in tandem with housing developments. Furthermore, these plans should be done in consultation with Alberta Education, as overpopulating schools in the past has been an ongoing issue in Fort Saskatchewan. Increasing the population near key schools in Pineview is not a guarantee that the provincial government will build new schools in older neighbourhoods. Environmental sustainability is another critical issue. Converting single-family homes into apartment buildings might lead to a loss of green spaces and increased demand on local ecosystems. It is essential that urbanization initiatives prioritize environmentally sustainable design, green building practices, and the preservation of natural habitats to ensure that our urban areas grow responsibly and sustainably. One of the main attractions to Fort Saskatchewan is its beautiful and ample green spaces. City of Fort Saskatchewan advertising has consistently promoted our small town feel along the river valley, this is a main hallmark of the Fort and one that should be preserved instead of tearing down homes to increase our population.
CONTINUED	I urge you and your colleagues to carefully consider the broader implications of this bylaw change. While urban growth is inevitable, it must be balanced with the needs and desires of current residents, the protection of the environment, and the beauty and critical hallmarks of our community. I recommend a more comprehensive approach that includes further community consultation, impact assessments, and detailed plans to improve infrastructure and sustainability before proceeding with such transformative changes. Thank you for your time and consideration. I look forward to hearing more about how the government intends to balance growth with the needs of its citizens, and I hope that this dialogue will result in thoughtful and responsible urban planning. Sincerely, 
30-Nov-24	I do not agree with the proposed bylaw change for High Density building in the Pineview area. I do not want apartments in the Pineview area.
30-Nov-24	I do not agree with the proposed change to Pineview land use. I do not want high density dwellings in this area.

30-Nov-24	I am writing to express my strong opposition to the draft 2024 Pineview Land Use Bylaw particularly the provision that allows for high-density apartment buildings on residential properties. As a concerned resident of Pineview, I believe this change would have significant negative impacts on our neighborhood, including reduced property values and diminished quality of life for current homeowners. During the 2022 consultations, Pineview residents made it clear that we do not want apartment buildings within our community. The proposed bylaw, which permits up to 40% of a block to be designated for high-density dwellings, directly contradicts this expressed preference and disregards to voices of the people who live here. Allowing apartment buildings up to 13 meters (43 feet) in height on residential properties would disrupt the character and aesthetics of our neighborhood, compromise privacy, and increase congestion. This change would also make it more difficult for current homeowners to sell their properties in the future as potential buyers may be deterred by the prospect of apartment developments nearby. I suggest exploring the development of unoccupied land in other areas that would better suit high-density projects. Locations such as the former Mohawk site, the old Dr. Turner Lodge site and the old hospital site in downtown would be more appropriate for this type of development and could prevent unnecessary disruption to residential neighborhoods like ours. I urge the city to reconsider this proposal and prioritize the input and concerns of the Pineview community. It is essential that any changes to the Land Use Bylaw align with the needs and desires of the residents to ensure the long-term well-being of our neighborhood. Thank you for taking the time to consider my feedback. I strongly encourage further engagement with residents before any final decisions are made. Sincerely, 
30-Nov-24	As a resident of Fort Saskatchewan at 8830 97A Ave since 1977, we were not aware of the proposed Pineview Draft Land Use Bylaw. We are against the proposed changes to this land use in our area. We do not want our property to be devalued with the development of apartment complexes. We want council to reconsider and re-evaluate these proposed changes and to have more consultations with the residents affected by this bylaw.
30-Nov-24	We do not agree with the draft bylaw to change the density in the Pineview area. We do not want high density apartments in the Pineview area.

30-Nov-24	I stand opposed to your idea that the Pineview neighbourhood needs to be altered according to your proposed land use bylaw. I object to having my home or any home in my neighbourhood designated as part of a "Node" that would allow commercial buildings to be built alongside residential homes. I object to the Pineview Land Use bylaw; The city and its planning department have not notified or allowed sufficient time for residents directly affected to properly share their views about these proposed changes. The planning department's idea to build apartment buildings in a mature neighbourhood in order to increase population density is ludicrous. The roadways and infrastructure of this neighbourhood was designed to accommodate the homes as is. Adding apartments will only increase the amount of traffic and strain on the existing infrastructure, not to mention the loss of privacy, decrease in property values, and deterioration of the view associated with a mature neighbourhood. My roots in this town go back over a hundred years, so I have seen and heard a great deal of the changes that have happened over those years. My home has been in my family for just under 50 years, we moved into it in 1975 when half of Pineview wasn't even built yet. I have witnessed it change from an "up and coming" family neighbourhood to the mature neighbourhood it is today; and I for one want it to stay this way so the next generations of my family can enjoy it the way I have.
30-Nov-24	I am writing to express my strong opposition to the draft 2024 Pineview Land Use Bylaw, particularly the provision that allows for high-density apartment buildings on residential properties. As a concerned resident of Pineview, I believe this change would have significant negative impacts on our neighborhood, including reduced property values and diminished quality of life for current homeowners. During the 2022 consultations, Pineview residents made it clear that we do not want highdensity apartment developments within our community. The proposed bylaw, which permits up to 40% of a block to be designated for high-density dwellings, directly contradicts this expressed preference and disregards the wishes of the people who live here. Allowing apartment buildings up to 13 meters (43 feet) in height on residential properties would disrupt the character and aesthetics of our neighborhood, compromise privacy, and increase congestion. These changes would also make it more difficult for current homeowners to sell their properties, as prospective buyers may be deterred by the possibility of nearby apartment developments. I urge the city to reconsider this proposal and prioritize the input and concerns of Pineview residents. It is essential that any changes to the Land Use Bylaw reflect the needs and desires of the community. Additionally, I suggest exploring the development of unoccupied land in other areas that would better suit high-density projects. Locations such as the former Mohawk site, the old Dr. Turner Lodge site, and the old hospital site in downtown would be more appropriate for this type of development and could prevent unnecessary disruption to residential neighborhoods like ours. Thank you for taking the time to consider my feedback. I strongly encourage further dialogue and engagement with Pineview residents before any final decisions are made.

01-Dec-24	My young family has resided in Pineview for the last 12 years, and we must say that the communicative approach from city council to residents in this manner is absolutely disgraceful. We have watched the info doc on the City of Fort Sask website; you mention input throughout 2022-2023, and neither my husband or I had any knowledge of this. Truthfully, even the more current information sessions and the overview of the Land Use Proposal information posted online was only made aware to us via Facebook Groups in Fort Saskatchewan. This lack of communication on the City's part makes us residents believe that you don't care about our feedback in the slightest. Furthermore the lack of information sessions, the lack of available space for residents to attend these sessions, eg. 7 sessions in October / November, with limited capacity does not begin to reach all residents wanting to attend to get informed about their changes regarding their HOMES!! As for our input into the Land Use Bylaw of Pineview: 1. Your notes state that population has decreased in growth over the years, however census information shows no noticeable change in population over the years. This means that no homes are being abandoned as you state in your presentation. Homes are occupied, thriving and being sold quickly on the market, proving that Pineview is a desired neighbourhood for residents of Fort Saskatchewan. 2. We agree that there needs to be options for different types of housing; however there is a lot of unused and non developed space within City of Fort Saskatchewan limits that should be utilized first. Eg. the empty space at the old hospital. Unused. Not Developed. and close to walking amenities.
CONTINUED	3. Increasing density in the neighbourhood is harmful on many levels. First example, privacy and safety of residence would be compromised with apartment style buildings being built beside a bungalow style home. Residents in an apartment building would be able to peek into the property beside. Secondly, this leads to a decrease in the value of homes currently within the neighbourhood which is unfair to current and long standing residents of the community, who bought in this neighbourhood for the character and calm nature. Thirdly, any kind of increase to density will take away from the character of Pineview, no matter how you rephrase it in your information or call it "sensitive densification". Imagine trying to drop your kids off at school or the sportplex, and the street is lined with vehicles from all the apartments and duplex land use you are proposing. This is harmful for children of all ages to density in these areas specifically. We personally do not trust the City Council to take residents' input into consideration. We believe the City Council already has the project plans made up before our input is taken into account; however, we believe our voices should be heard regardless. Why are you trying to mess with a good thing that Fort Saskatchewan has.
01-Dec-24	I apologize that I'm not very articulate in my response, however I need to make it known that I own a home in pineview. In one of the affected homes for this review. I am not happy. This is not what our neighborhood wants or needs. Our little duplexes are nice and in one of the more beautiful areas of town. I am adamantly against this revision. I didn't buy a house next to an apartment complex because I didn't want to live next to an apartment complex. Drastically changing a neighborhood like this negatively affects most people involved. Put the apartments where the apartments already are and leave our little neighborhood alone.

01-Dec-24	1. I object to having my home or my neighbour's home designated as part of a "node" as per the Pineview Land Use Bylaw. These "nodes" are concentrated focus areas in Pineview for higher density. This means the other 70% of Pineview residents could support the LUB while 100% of affected owners in or near the "nodes" are opposed. It would be extremely difficult for me to sell in the future with a land designation that shows my home or neighbour's home in a "node" that is main focus are in Pineview for future high density housing. A "node" in the bylaw is defined as a community gathering place and day to day shopping location. I won't be having a community gathering in my home and I don't intend on opening a store in my house now or in the future. 2. I object to the draft Pineview Land Use Bylaw. Please ensure the Planning Department conducts specific Pineview residents input sessions again in person after the Bylaw has been revised and before it is included in an overall Fort Saskatchewan land use bylaw. The LUB content does not meet the intent stated at the end of the first paragraph in which growth will be done through "sensitive intensification" and the draft was too contrary which caused 100% rejection from residents at recent review meetings.
30-Nov-24	I have been a resident of Fort Saskatchewan for six years. Five of those years as a renter and one as a homeowner. During that time I have felt comfortable and safe in this city. I decided that this was where I wanted to put down some roots. I have also met my life partner during this time and he has felt the same way about this city. We lived in multiple rentals in the Pineview neighborhood and loved the feel of it. When we were finally able to purchase a home we looked at homes throughout Fort Saskatchewan. This included the newer neighborhoods south of Hwy 15, and Westpark. Nothing we found compared to the comfort we felt when we looked at our current home in Pineview. We love the privacy of our backyard as well as the parking availability on our property, and the walking paths in the parks in the center of Pineview. We also love the mature tree lined streets and have found that we have very caring neighbors. We felt like we made the right decision choosing Fort Saskatchewan, and the Pineview neighborhood as our permanent home. However I have attended one of the Land Use Bylaw meetings, and that draft has made us feel like our perfect choice is the works of being destroyed. Our home is one of the properties painted pink and described as a Node Location that will allow for higher density and apartment buildings being 4 stories high to be built. This is very concerning to us and as well as for the neighbors we have made friends with. We are vehemently against 4 story apartments, and more townhouses being built in our neighborhood. In what is described as Node Locations and Collector Streets. It will take away from the charm, comfort, and privacy that attracted us to this neighborhood. I ask that my voice be considered and added to the others whom have spoke out against this Land Use Bylaw for the Pineview neighborhood. I ask that you represent us well, and honorably when it comes time to vote on this bylaw.
02-Dec-24	You must not allow apartments and taller than 10m houses in this neighborhood. The neighborhood was designed low density and should stay that way. The water system is not designed for the extra users. The roads are not designed for the extra traffic and parking. It is a terrible decision by the planners. You are going to ruin a whole neighborhood. Do the right thing and leave it as is

02-Dec-24	the information you have been providing on what this plan is, is incredibly vague. I live at [REDACTED]. The Red Node. says apartments are permitted here. there are no apartment complex's because the land is fully occupied with single homes. is this bylaw saying you intend is to change this? i own my home and my land. how is this going to affect that? are you planning to take land away to put up apartments or other buildings? are you planning to buy-out residents for land to make that change? Or is this something completely different because the information provided doesn't give any indication of what you're going for Thanks
03-Dec-24	I have reviewed your revised plans and though I think it is a step in the right direction I still believe it is taking away from a beautiful and desired area of Fort Saskatchewan. I am a red seal carpenter and a licensed Realtor. My business is solely based around the revitalization of these existing homes. I have been doing this for the last 3 years in Fort Saskatchewan, mainly in the Pineview area. I can say from experience, that residence are choosing to move to Pineview from/over other areas for not only what the area has to offer but these homes as well. Bungalows, for one, are very desired. A mature neighbourhood with large yards and privacy. These homes are very well built, better than most going up today. People are moving away from places like Westpark to get away from the duplexes with the congested parking, roadways and construction. Plus everything else that goes along with this type of housing. I know we did. There has to be other solutions/areas that won't destroy the value of this neighbourhood.
05-Dec-24	I would like to join the distribution list and receive the latest project updates, including opportunities to provide input and review new materials.for the LUP in Pineview.
14-Jan-25	add me to your Distribution list. I am curious when report will be finalized