NEW LAND USE BYLAW- MATURE NEIGHBOURHOODS

WORKING GROUP SERIES 1 SUMMARY REPORT

*** This report uses 'they/them' pronouns for anonymity and inclusivity.**

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Executive Summary

The Planning and Development Department hosted 'Information Sessions' in June 2021 to initiate conversations with the residents of the city's mature neighbourhoods. The purpose of these sessions was to share project and mature neighbourhoods related information with residents, outline future engagement opportunities, collect feedback on the Draft Development Patterns Map, and complete a survey form to show their willingness to participate in Working Group Sessions. Participants validated 5 distinct development pattern areas in the city's mature neighbourhoods (See Map 1). Additional information on the information sessions is available in the 'Mature Neighbourhoods and New Land Use Bylaw Information Sessions Summary Report'. (www.fortsask.ca/lub)

Two Working Groups met virtually three times. Each meeting covered a different activity intended to provide insights into what makes each of these neighbourhoods unique. In each session, participants brought their responses to a question shared with them in advance of the meeting and shared and discussed their thoughts with other participants. The purpose of these Working Groups is to determine how the new Land Use Bylaw will implement the Municipal Development Plan (The Plan or the MDP) and fulfill the objectives for these areas. The 2021 Federal Census results confirmed the trends of an ageing and declining population in these neighbourhoods continued. While the city overall grew 12.1% our Mature Neighbourhoods decreased by an additional 4.2%. The MDP objectives for all of these neighbourhoods include increasing the population.

Throughout the sessions, general themes emerged. Many elements that residents value about their neighbourhoods are not within the scope of the Land Use Bylaw. There was significant focus on the city's trail system, the mature trees and tree-lined streets, local parks, and the river valley. These public and community spaces resonated with participants and represented their neighbourhood more than private properties. Participants expressed concern regarding demographic trends in their neighbourhoods, particularly in the context of potentially losing local school amenities.

All participants expressed being open to development in their neighbourhood and concern regarding the level at which some ageing properties are being maintained. They varied in the degree they felt redevelopment should be regulated. While some were very open to development, they generally leaned towards greater controls to ensure development respects the existing context. Participants from the Old Fort area expressed concern regarding losing historical buildings in the area.

In each session, Administration shared information on topics such as the development rights property owners have, the scope of the land use bylaw, and the redevelopment process. Participants expressed having a greater understanding of these topics. They also confirmed that when they hear the term 'infill' it invokes the concept of 'skinny' houses for them.

Working Group Session 1 Summary

Introduction:

Following the June Mature Neighbourhood Information Sessions, Administration prepared a Working Group Terms of Reference and expressions of interest form for residents. Working Groups were advertised on the City's webpage, social media, newspaper, and on signs placed throughout the community. Information session participants were contacted directly. Based on the interest received two Working Groups were formed. Group A – Pineview and Group (12 residents expressed interest) B – Downtown/ Old Fort, Ross Creek and Sherridon (13 residents expressed interest).

Below is the summary for the Working Group Session 1. Administration engaged with residents of Pineview in one session, and Downtown, Ross Creek, and Sherridon in another. The intent of these working group sessions is:

- To understand these neighbourhoods from residents' perspectives.
- To understand residents' current experience of living in their neighbourhoods.

Virtual Engagements:

Engagements were hosted virtually through the WebEx platform. Two evening sessions were offered for two groups:

Group A - Pineview	Sept 21, 2021	5 Attendees
Group B - Downtown, Ross Creek, Sherridon	Sept 22, 2021	5 Attendees

Summary:

Working Group Presentation: Administration shared introductory information about the Land Use Bylaw Project, statutory and non-statutory plans, plans hierarchy, intended project approach, anticipated project timeline, and undertook an activity. Administration asked participants to submit 3 – 5 images that represent what is special or unique about their neighbourhood to them and a brief write-up explaining the images. Participants presented their thoughts, experiences and stories about the images and write-ups they submitted. Appendix A has the presentation that was shared during the session. Appendix B lists all the submissions received.

Group A - Pineview	6 Submissions
Group B - Downtown, Ross Creek, Sherridon	8 Submissions

The intent of the working group activity was to understand the unique identity/character of each neighbourhood, and to understand what is most valued in the neighbourhood and why. Participants shared with the group what they like about their neighbourhoods and why. Administration facilitated conversation and asked questions to gain a deeper understanding and create a dialogue.

General Findings: Overall, Administration noticed that there were similarities in what residents liked and appreciated of their neighbourhoods.

Themes that emerged during discussion with **Group A – Pineview were:**

- Boulevards and Mature Trees: All participants shared that mature trees and canopies is a unique feature of their neighbourhood. The ambiance of the street changes with the seasons and is an interesting sight to see. Buildings in the neighbourhood seem to dominate less due to the presence of mature trees. Some participants shared that they felt safe walking on a sidewalk when it is separated from the road with a boulevard, whereas one participant who lived in an area of Pineview that has monowalks, did not raise the concern of safety. They said they have some operational challenges such as snow storage spilling onto the front yard, but because the street is a local road with very little traffic, it does not feel unsafe.

- Wide Roads: All participants appreciated living on wide streets where two cars can easily pass each other. Cars do not dominate the street and there is always an openness. They were happily sharing that there is less congestion in their neighbourhood unlike some of the newer neighbourhoods in the city.

- Trails and Connections: Trails were getting used in all seasons either for commute or for leisure. Participants valued the connectivity of trails to schools and parks. They shared that they use the trails to access amenities in the community and outside. Co-op is in close proximity but they cannot access this site without getting onto the road. In general, trails are easy to walk, bike, and even ski on. One participant shared that they work at Home Depot and has started commuting to work on bike after selling their truck a couple of months back.

- Schools: Participants cherished having three schools in the vicinity. They shared that it's good to see kids in the neighbourhood. They always see them going to schools through trails. One participant shared that their kids grew up in the neighbourhood and they were happy that they could let them walk to school. Another participant shared that they can hear the school bell ring in the evening and looks out for their kids coming back home. Other participant shared that they are Catholic and appreciate having a Catholic school in the neighbourhood for their kids in the future.

- Parks: All participants treasured having parks in their neighbourhood. Different parks are getting used to different degrees. Kids prefer James Mowat because of the zip line and other playing equipment in the park. One participant who lives backing Marion Rogers Park, shared that the park is very intimate, 'you see dads on the park playing with their kids and you know it's a Saturday morning'. Marion Rogers Park has exercise classes, picnic tables and is very inviting to younger families. Other participants discussed the importance of trees, landscaping and programming on parks. This summer when the temperature was quite high, they had seen people using the trees for shade.

- Big lots and long driveways: Participants were happy that they have big lots in the neighbourhood which add to the feeling of openness. They have space in the front yard as well as the backyard even after having a rear-detached garage. One participant shared that a long driveway offers them enough room for parking that they rarely parks on the street.

- Parking: Participants shared that they have never encountered parking issues on the street. Cars do not dominate the streets and streets are very spacious for cars to cross each other. Most residents use their driveways for parking vehicles.

- Social Interactions: Participants shared that they get to see their neighbours and interact with other residents. One participant shared that when they bikes to get their groceries, they encounter people on the way and it starts from a 'Hi, Hello' to 'How are you' and goes to 'How's your pet doing'. They also shared about how they usually get to see people in the front yard mowing their lawns or basking in the sun.

- Secondary Suites: One participant shared that there are big lots that can accommodate garage or garden suites, where parents can move in or could be rented. They also expressed that having garage/garden suites developed all across the neighbourhood would diminish the calmness and uniqueness of the neighbourhood.

- Diverse Housing: One participant shared that all houses in the neighbourhood are different from each other and that adds to the uniqueness. There are duplexes sprinkled in the neighbourhood unlike a row of similar duplexes as seen in the newer areas. They shared that the duplexes are not mirrored, they look different and do not overpower the existing character.

Themes emerged during discussion with **Group B - Downtown, Ross Creek, Sherridon were:**

- Mature Trees: Participants appreciated having big, mature trees in the neighbourhood that adds to the feeling of calmness. One participant shared that large trees provide shade and landscape appeal.

- Varied and old housing: Participants shared that all houses look different and contributes to the mature character. There are many old houses in the neighbourhood. Participants wanted that the newer developments or redevelopments be mindful of the existing character. They shared how there is enough room between the houses unlike houses in newer areas with very little space in between. Participants felt that architectural restrictions lead to the creation of monotonous and bleak rows of houses as seen in newer areas. The Administration answered questions raised by the participants about maximum usage of lots, multi-generational neighbourhoods, housing mix etc.

- Historic character: Participants shared that historic nature of their neighbourhoods make them unique in Fort Saskatchewan and that the uniqueness needs to be preserved. They shared that their neighbourhoods are desirable and they see new families moving in. The administration expressed that they found numbers showing a different scenario with population declining in these areas and reinforced that the uniqueness of the neighbourhood needs to be well looked after.

- Trails and walkways: One participant shared that trails and walkways along the neighbourhood perimeter provide a variety of walking opportunities such as Turner Park, river valley, 101 street, along 100 Ave. They said that they use them for walking in all seasons.

- Social Interactions: One participant shared that the Downtown neighbourhood has an interesting mix of people, from varying occupations and age groups, living in the neighbourhood. A participant from Sherridon expressed that they don't see a lot of kids in the neighbourhood and it is usually very difficult to initiate conversations with neighbours and other residents. They said that you have to put an effort to interact when you see someone outside. Whereas, participant from Ross Creek shared that they help their neighbours and some other residents if they need any minor domestic repair and renovations. They shared that they use their front yards as their backyards and the walkways are the places where people interact. They said that it is better to walk in between the houses and green spaces fronting them, than to walk alongside roads.

- Amenities: One participant shared that it is important to have zoning that allows for variety in businesses. Barbershops, mechanic shops, and other small businesses are equally important as cafes and boutiques. They enjoy being in close proximity to these businesses in the neighbourhood. The downtown commercial area gives residents walking access to the Public Library, exercise classes, post office, thrift store, hair salon, etc. There was also a comment on how grocery shopping can be accessed by walking but usually requires a vehicle.

- Alleys: One participant shared that alleys in the Downtown neighbourhood are safe and easy to walk on. Another participant shared that alleyways provide an additional walking area, storage for garbage and recycling bins, keeping them off the front street in most cases. Alleys help keep vehicles off the front street and reduce congestion. They were not in favour of new developments or redevelopments having front garages, reducing public parking on street. They expressed the importance of parking at the rear of the houses and leaving streets for visitor parking and to create a calm and quiet living environment.

Overall, participants were appreciating the administration's effort in offering working group sessions where residents are provided a platform to express themselves. They seemed excited about contributing in the future sessions and the Land Use Bylaw Project.

Working Group Session 2 Summary

Virtual Engagement Sessions:

The Planning & Development Team (Project Team) hosted virtual engagement sessions through the WebEx platform. Working Group members identified the most suitable time and the sessions were scheduled accordingly.

Group A - Pineview	Oct 25, 2021	3 Attendees
Group B – Old Downtown/Old Fort, Ross Creek, Sherridon	Oct 27, 2021	6 Attendees

The meeting format for both the working group sessions was similar and included:

Working Group Presentation: Administration shared a summary of the topics discussed in the last working group session. Administration highlighted what topics are within the scope of the Land Use Bylaw and what topics are not. Some topics addressed during the presentation were; development rights, development compatibility, redevelopment potential of aging houses, and what is permitted under the existing Land Use Bylaw. Appendix C 'Session 2 Presentation' is the presentation shared during each session. Following the presentation, participants shared and discussed their activity submissions.

Working Group Activity: Administration emailed interested participants an assignment two weeks prior to the session. The assignment was to submit 3 to 5 images of another neighbourhood (different than their own) that they have been to and liked, along with a very brief write-up that explains what that image captures or represents. Appendix D 'Session 2 Submissions' include all the submissions received.

Group A - Pineview	3 Submissions
Group B – Old Downtown/Old Fort, Ross Creek, Sherridon	5 Submissions

The intent of this working group activity was to help Administration understand what residents' value in a neighbourhood and what, if anything, they see their neighbourhood as missing. Participants shared with the group what they liked about their chosen neighbourhood and why. Administration facilitated the conversation between residents and asked questions to gain a deeper understanding and foster dialogue.

General Findings: By the end of the session, all residents expressed understanding of the need to create a new Land Use Bylaw and why the City is giving special attention to mature neighbourhoods. Residents appreciated Administration's effort in bring awareness about the factors that make change inevitable in mature areas. They expressed understanding the importance of new regulations that help ensure redevelopment fits in mature areas.

Group A – Pineview: Participants submitted the following examples of neighborhoods they like.

Example Neighbourhood 1: Downtown/Old Fort, Fort Saskatchewan

- Trails and Pathways: Trails were considered an important feature of downtown. More wayfinding signposts would make navigating trails easier. Trails and pathways were used more for recreation than commuting or running errands.

- Amenities: Downtown has a great potential for more shops where residents can shop, or run errands. Similar to how the commercial area on 99 Avenue with Co-op, movie theatre, banks, Dollarama is centered and in close proximity. All participants agreed that Pineview node is accessible by walk but it does not offer different activities and services that would be attractive to all residents.

Example Neighbourhood 2: Ross Creek Trails and Fort Saskatchewan Downtown

- Trails and river valley: Trails and access to the river valley were highlighted, however using trails to access the river valley depended on whether the distance is comfortable. Ross Creek trails are great for kids to bike and scooter. Living in Pineview, participants shared that they have access to green, natural spaces, such as Cascadian Park and James Mowat Park.
- Amenities: Downtown shops do not offer enough shopping opportunities; residents have to drive to the other side of the Highway (Corner Stone) for their day-to-day needs. They enjoy walking in the Downtown and looking at interesting storefronts.
- Downtown Attractions: Farmers Market, Sheep, and river valley are some of the major attractions in the Downtown. One participant shared how they frequently visited the Gazebo in Jubilee Park with 12 friends for socially distanced gatherings during COVID 19. They appreciated having such a place to go in the Downtown.

Example Neighbourhood 3: Neighbourhood in Canmore

- Housing Variety and affordability: The area has a mix of houses from the 1970's to ones built recently. Participant (in their notes), appreciated adequate lot sizes with enough room to accommodate a good-sized garage. The streets are often packed with tourist vehicles and so residents cannot rely on-street parking in these areas. They felt this could be one of the reasons for rise in housing prices.
- Accessibility: Downtown and other amenities, like a skating pond, are walkable and in close proximity. One can ride their bike for small shopping trips. There are also plenty of trails and green spaces for leisure walks.
- Views and Vistas: The Mountains form a nice backdrop. For some areas, mature trees hanging and creating enclosure on the street is an attraction. In this neighbourhood canopies are well-maintained to preserve views.

General Discussion

- Housing Diversity and Affordability in Pineview: Participants shared that rents in Fort Saskatchewan are as high as Edmonton, which they felt would discourage someone to move away from a hub like Edmonton. Participants agreed there is a need for more affordable housing and shared some places where they see affordable housing existing or coming close to their community - Behind the mall site, and on the former hospital lands. Participants appreciated that Pineview offers houses with bigger lots within a similar price range as houses in newer neighbourhoods, which are much closer to each other and on narrower lots.
- Ageing in Place: Participants shared that they see people of all age groups in their neighbourhood. They see a rise in the number of kids, and they have witnessed young neighbours moving out but later returning to settle in.
- Property upkeep: One participant raised that that newcomers to the community are often young families and they may or may not have their parents to help and educate them on how to take care of their property. Participants shared that the City can spread awareness and educate

residents from time to time. For example, the City once had 'Winterizing your outdoor taps' posters up and they felt that was a smart initiative. The street resurfacing and rehab projects encourage homeowners to keep their houses up-to-date and make neighbourhoods look more attractive.

- Sense of community and preserving history: All participants liked how the City pays attention to recognizing the history of the place and has signage, historical plaques, sculpture and murals all across. Residents love to know about the history of the place they live in. It was noted that incorporating arts, culture, and history in the neighbourhoods, acknowledging that all houses are on somebody else's land, contributes to building a strong sense of community.

Group B – Downtown/Old Fort, Ross Creek, Sherridon: Residents submitted the following examples of neighourhoods they like.

Example Neighbourhood 1: Forest Heights, Edmonton

- Compatible housing mix: Forest Heights was considered to have a good mix of duplexes, and old and new homes that blend well within the neighbourhood. It has well-thought-out architectural elements such as rooflines tapering down on the edges to better align with the adjacent property. Participants appreciated the City of Edmonton's efforts in efficient redevelopment of older neighbourhoods. Almost all participants confirmed there is a lack of information on infill developments and that they interpret the term 'infill' as 'skinny houses' getting built.
- Student population decline [Fort Saskatchewan]: There was a concern raised about the declining student population in the area, with younger families and potentially schools moving out. One participant shared that they witness families becoming smaller and smaller in size in their neighbourhood. Participants shared that if incorporating duplexes or more affordable housing stock in the neighbourhood can encourage young families to move in then that should be done but with careful consideration of the neighbourhood character. Sometimes just one major development like the one in the images can make the population bloom again [mixed use 4 storey apartment with parking underground]. The group expressed how one right developer could bring change by developing one big parcel into a good multi-family development.

Example Neighbourhood 2: Pineview, Fort Saskatchewan

- Consistent character: All participants expressed the need for uniformity to some extent in terms of rooflines, sidewalks separated from boulevards, comfortable setbacks etc. Pineview was presented as one example in the City where developments and redevelopments are being done consistent with the character of the neighbourhood, unlike monotonous, unappealing developments in newer parts of the City. It was discussed how the Land Use Bylaw can help regulate what can be built especially in mature neighbourhoods as most of the redevelopments happening here is homeowner-led and not developer-led.
- Sidewalks: One participant suggested that sidewalks should be mandatory on both sides of the street. They were happy to know that the City's new MDP has a policy to direct the same.

Example Neighbourhood 3: Stratford, Ontario

- Architecture treatments and complimenting character: Stratford was discussed for its appealing brick facades, narrow streets, and no street parked cars, all of which was complimenting the old character of the place. In some cities, citizens do not rely on street parking, as local bylaws do not allow street parking overnight or in some cases at any time. It was discussed how land

should not be wasted by making local roads wider than needed. If there is a common building feature or material that speaks to and positively contributes to the character of the neighbourhood, then it can be included in the architectural requirements.

Example Neighbourhood 4: Neighbourhood in Netherlands, Formal Park from Boston/Paris (Google images)

- Amenities: Having amenities such as small-scale grocery stores in the neighbourhood, being able to walk to these stores, and not having to shop for a month of groceries all at once was appreciated.
- Walkability: Similar to many European cities, walkability was given priority in this neighbourhood.
- Front setbacks and greenery: Participants shared consensus about how the landscape plays a big role in making communities beautiful. Buildings were well set back with big trees and greenery between property and sidewalk. This not only shifted focus from abutting higher density development but also created a pleasant environment i.e. human scale and enhance neighbourhood character.
- Natural and Formal Parks: One participant expressed the need for formal, natural parks in their neighbourhood and shared some example images from Boston, and Paris.

Example Neighbourhood 5: Downtown Camrose, Alberta

- Shopping Destination: Camrose was discussed for the shopping destinations it offers such as a famous shoe store and a unique women's clothing store. The downtown has many interesting shops and eateries. People would park their vehicles and walk the street to shop and experience the downtown atmosphere. Participants shared how Fort Saskatchewan would benefit from some unique shopping experiences. They discussed how having multiple businesses at one spot increases competition but at the same time supports the businesses by bringing more foot traffic.
- Street character: There is an attractive mix of older and newer buildings. Streets are decent width, not congested, and have ample parking available. Intersections and crossings are clearly marked helping both drivers and pedestrians. Handicapped parking is provided at all locations. One participant pointed out the different/unique design of streetlights on the main street.

General Discussion

- Social interactions: Front yards are often where neighbours would see and interact with each other. Less frequently neighbours would end up chatting from their rear yards. Participants discussed how side yard setbacks also contributes to social interactions between neighbours. Some expressed having a healthy distance from neighbouring property respects everyone's privacy and develops a comforting relationship between neighbours.

Overall, participants expressed that they have developed a clearer understanding of the project and appreciate Administration addressing questions and concerns raised to date. They expressed excitement about getting involved in future conversations about the Land Use Bylaw Project.

Working Group Session 3 Summary

Virtual Engagement Sessions:

The Planning & Development Team (Project Team) hosted virtual engagement sessions through the WebEx platform. Working Group members identified the most suitable time and the sessions were scheduled accordingly.

Due to the decline in the number of participants, the third working group session was a combined meeting of the Working Groups.

Group A – Pineview	February 23, 2022	3 Attendees
Group B – Old Downtown/Old Fort, Ross Creek, Sherridon	February 23, 2022	3 Attendees

The meeting format for the working group session included:

Working Group Presentation: Administration shared a summary of the development rights and compatibility as a refresher from previous sessions. Examples were shared to highlight key feedback and the connection with the land use bylaw. With the 2021 census preliminary result released, Administration shared updated population trends from the 2021 census. The trend of population loss continued across all mature neighbourhoods. . While over the last five years, the City had a growth rate of 12.1%, all of the growth occurred in the developing neighbourhoods. The population of our mature neighbourhood, declined 4.2% over the same period. A more detailed analysis of demographic trends will be shared following the release of additional census data in April 2022. Appendix E 'Session 3 Presentation' is the presentation shared during the meeting. Following the presentation, participants shared and discussed their activity submissions.

Working Group Activity: Administration emailed interested participants an assignment prior to the session. The assignment was to describe what their neighbourhood ideally looks like in 50 years. "We know the world, our region, and our community looks very different today than it did 50 years ago, how will their neighbourhood have evolved in this time." Appendix F 'Session 3 Submissions' include all the submissions received.

Group A - Pineview	3 Submissions
Group B – Old Downtown/Old Fort, Ross Creek, Sherridon	4 Submissions

This working group activity is intended to help Administration understand what residents concerned will be lost in their neighbourhood and what they hope will be gained in the future. Administration facilitated the conversation between residents and asked questions to gain a deeper understanding while fostering dialogue.

General Findings: Participants generally agreed they are not opposed to redevelopment and that it is better than deteriorating or unmaintained properties. There were a variety of ideas on what made redevelopments an appropriate fit for their neighbourhood and how to maintain that fit. Participants were open to redevelopment to varying degrees.

Group A – Pineview

- Diversity of Housing Form: Participants shared consensus about the importance of having different types of housing, avoiding run-down houses, avoiding 'cookie-cutter' redevelopment, and trying to be unique to attract diverse population groups in the neighbourhood.
    - One participant expressed that once houses reach their limit and renovation is no longer applicable, the older houses will eventually be knocked down and replaced with new housing forms. There is a chance that infill may happen as the original lots are subdivided into two or more lots.
    - Other participants in the area expressed their preference for duplex (semi-detached) over skinny house infills. Some hope their neighbourhood will be untouched.
- Larger lot size: Multiple participants were concerned the larger lot size will be lost and be replaced with more infills. One of the concerns was that this could result in more cars being parked on the street.
- Housing Preservation: One participant voiced that older houses should be preserved whenever possible, especially if the houses are well maintained.
- Inconsistent with the Neighbourhood Characteristic: One participant spoke about the feeling of space and maintaining consistent front setbacks and build forms (e.g., height). If a number of the older houses are torn down in the neighbourhood, the uniformity and the sense of the neighbourhood would be lost by all kinds of non-matching houses.
- Variety of Housing Styles: One participant suggested not having architectural controls allows for the personalization of houses and offers aesthetic variety. The participant elaborated that this is not a Homeowner Association (HOA) area and there is no need to enforce those kinds of rules for the properties and residents. [Property owners could form an HOA if desired more restrictive or additional rules or to fund activities and amenities]
- Lost of School and Business: Participants shared consensus about their concern about the loss of schools and businesses as a result of population decline. One participant suggested school sites can be repurposed into libraries or community centres instead of being torn down.
- Apartments: One participant identified that Pineview currently does not have any apartments. They wanted to see more apartments in the neighbourhood in the future to add population.
- Landscaping: Participants generally agreed there is a need to preserve tree-lined, wide streets, parks, and walking areas within the neighbourhood. They want to continue the same character, value, and specialty in their neighbourhood.
- Loss of greenery: Participants felt developers tend to build a greater footprint of development with limited green space. Although it was noted redevelopment in the Old Fort neighbourhood was also expanding building footprints. Participants suggested assessing the development size on the lot, and ensuring there is an adequate green area within the lot.
- Maintain Sense of Proportion: A participant noted that currently there are different housing types, a mixture of single and two-storey that has a blending effect where the height and setback are evenly distributed. They are hoping this characteristic is maintained in their neighbourhood.
- Walkability: One participant said they hope local stores remain and walkability and accessibility is enhanced, to refrain from driving.

Group B – Old Downtown/ Old Fort, Ross Creek, Sherridon

Ross Creek:

- Maintain Sense of Community: A participant expressed a desire to preserve the small-town character and maintain connections between neighbours.
- Privacy and Crime Prevention through Environmental Design (CPTED): A participant expressed concern regarding the design of properties in newer developments. They felt the close proximity of houses and reduced privacy, particularly in areas with detached rear garages, leads to limited natural surveillance that made them ideal for theft.
- Property Maintenance: One participant expressed hoping existing properties would be better maintained and felt that more owner-occupied housing in the area would contribute to this.
- Preserve Greenery: There was concern the area around Ross Creek would be developed which would remove the natural and wildlife area. Administration shared that the area adjacent to Ross Creek is protected under Provincial legislation.
- Parking: A participant expressed concern regarding limited parking areas. They felt larger size vehicles frequently extended to the sidewalk because the driveway spaces on site are limited. They suggested the front setback distance between the house and roadway should increase.
- Snow removal: There are concerns with the street design in newer areas that they are too small for graders to remove snow during winter. Currently, it requires to use of a front-end loader to remove the snow.

Old Downtown/ Old Fort

- Inadequate Diversity: Some participants articulated that there is limited diversity in the population and housing types in the old fort area. They expressed that they would like to see more multi-family housing and apartments. One submission spoke about 101 Street being a 4 lane road, leading to a revitalized downtown with row housing along the main roads with 5 and 7-story buildings. They further suggested starting building up and not outwards.
- Loss of Community Historical Value: Some participants raised concerns about the construction trend of splitting larger lots into two smaller lots and adding smaller housing types. A participant mentioned that once reconstruction occurs, the character of the neighbourhood would be lost and could not be regained. Eventually, it may become a neighbourhood similar to others with no distinctive feature of the Old Fort area.
- Renovation on Existing Housing: Participants articulated that some existing housing is being renovated in a way that is eye-pleasing to the neighbourhood. They wanted owners to be encouraged to renovate existing housing rather than rebuilding new houses on existing lots. Some wanted a way to require tenants to maintain the land in a beautiful manner.
- Maintain Old Fort Residential Area: Participants supported architectural controls for various elements to varying degrees. One wanted to preserve the original footprint or control the percentage of actual development on a lot, another thought the number of buildings in the area should be maintained. Maintaining consistent front setbacks along the block was generally supported. Some participants were concerned about lots being subdivided and ‘skinny’ homes being built. Residents generally think of ‘skinny’ homes like those in certain areas of Edmonton when they hear infill. Some participants felt Infill homes should have a more consistent footprint (percentage of lot coverage) with existing development to maintain a balance of green areas.

- Community Housing Committee: One participant suggested establishing a Citizen's Housing Committee for the area that would review development/ redevelopment applications that would require a variance under the Land Use Bylaw. This way, community influence can be applied.
- Architectural Control: Participants suggested the Land Use Bylaw should find a balance between flexibility to allow for redevelopment and control to ensure redevelopment is consistent with the area. They felt some of the recent neighbourhood development has not had that balance, one participant described it as 'overboard'. There was not a clear consensus of what makes a development fit the area.
- Special Designation: Two participants expressed that this part of the town should have a special designation. A separate designation that coincides with the heritage part and historical part of Fort Saskatchewan.
- Redevelopment and Variety: Two participants expressed that the number of redevelopments in the Old Downtown/ Old Fort is concerning. They felt the type of housing should be continued and allowed to be continued. Perhaps, be regulated to continue.

General Discussion

- Public Education: Participants expressed their limited familiarity and awareness of Bylaws. They understand there are advertisements if there are changes to bylaws. However, they are not familiar with how it could affect them and are unable to relate until they have new development near them. They felt this was generally true of most residents.
- Sense of Community: Participants expressed concerns that an increase in the number of people living in the area may lead to more social issues and a loss of community. Some are concerned their neighbourhoods, and really the city as a whole, will not be a town and instead, just a place to live.
- Amenities: Participants shared a consensus that each neighbourhood has its amenities. They suggest focusing on building on the existing amenities rather than creating a one-size-fits all zoning process for all neighbourhoods. Participants are hoping to see the river being built up a little more with recreation and infrastructure along the sides of the river.

Overall, participants expressed both their concerns about what will be lost in their neighbourhood in the future and what they hope to gain in the future. Despite participants being from various mature neighbourhoods, their concerns and vision are similar in many ways. This combined workshop assisted participants to understand the unique qualities of each neighbourhood. Participants from all neighbourhoods expressed concerns regarding deteriorating and poorly maintained properties. Everyone supported development/redevelopment but varied in their views on how restrictive regulations should be or the extent future development should be required to conform to existing development. Some support significant shifts in development into the future while others want development to largely match what has been. Most participants were concerned the sense of community, safety, and privacy could be lost in the future. They want to see residents invested in their homes and the community. They want the green space and other amenities in their neighbourhood to be preserved.

Appendix A: Session 1 Presentation

MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY

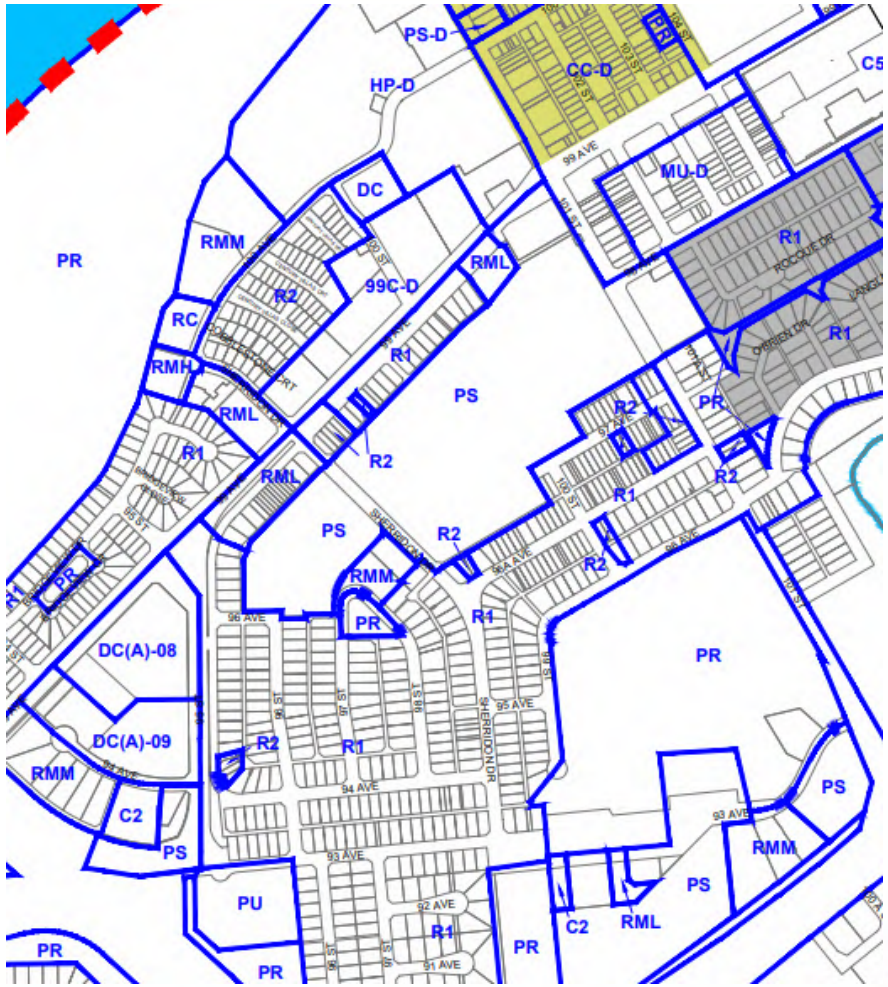
WORKING GROUP SESSION - Downtown, Sherridon, Ross Creek

OUTLINE

- What is a Land Use Bylaw?
- Planning Bylaws Relationship
- Background
- Mature Neighbourhoods Study Intent
- Working Group Intent
- Working Group Activity

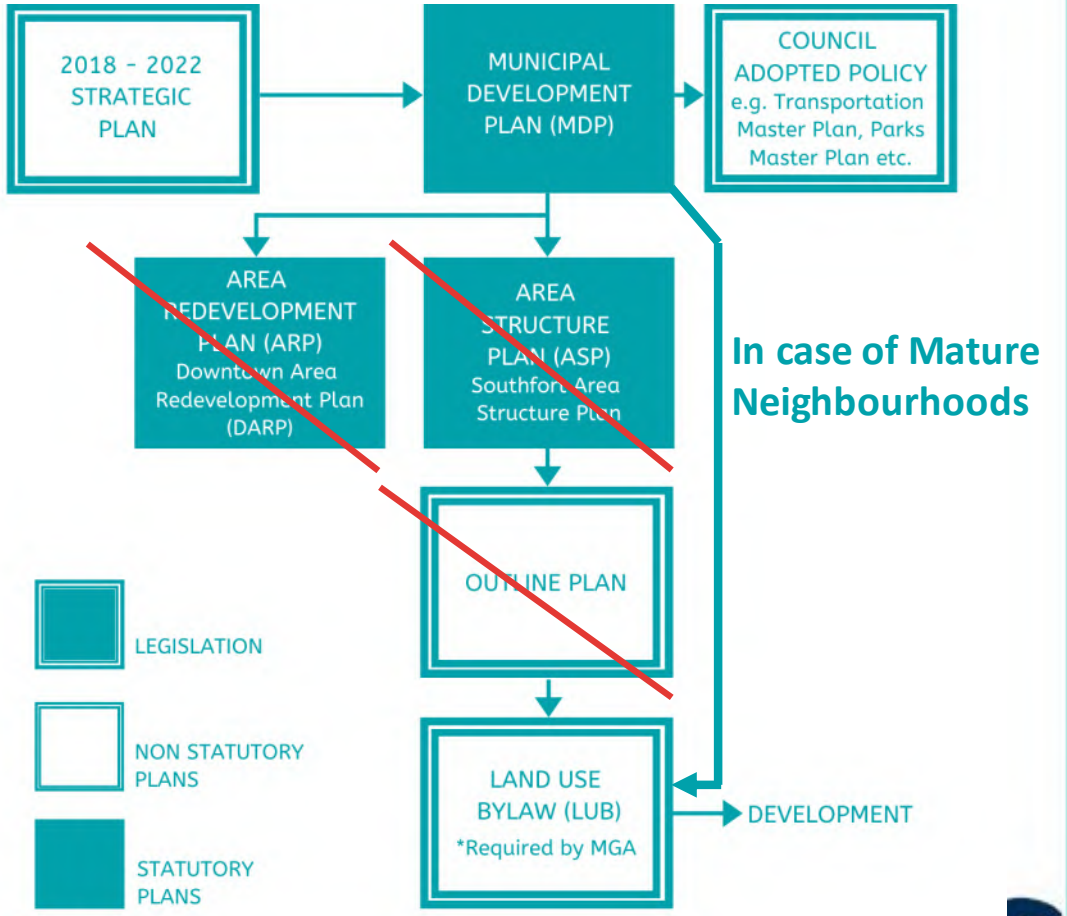
What is a Land Use Bylaw?

- Every Municipality in Alberta must have one.
- It divides the City into districts, that allow different developments.
- It regulates what can be developed and how property can be used.
- It identifies your property rights.



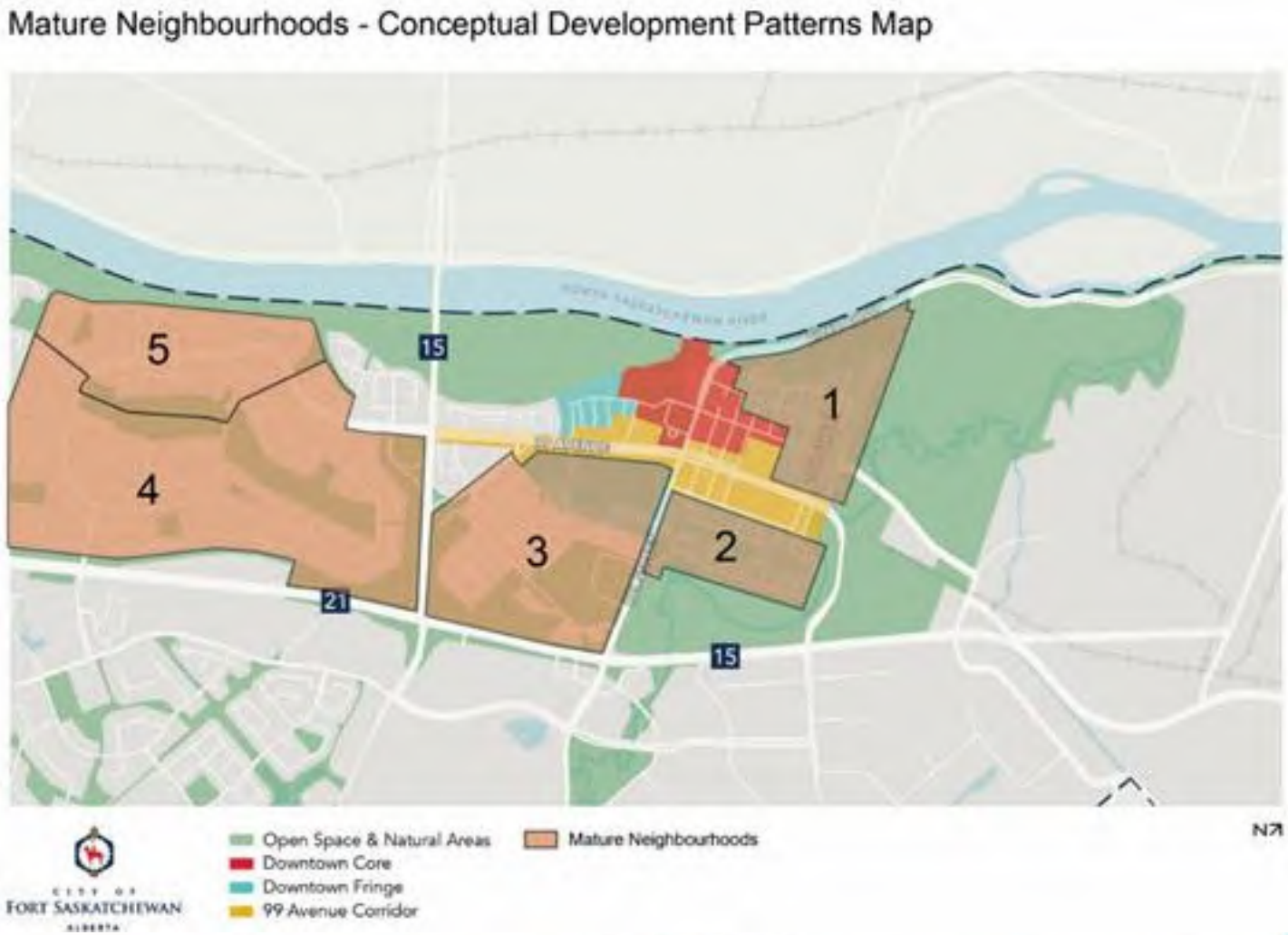
Planning Bylaws Relationship

- The MDP is high level statutory plan.
- Lower level plans must be consistent with the plans higher in order.
- LUB is the lowest and most detailed bylaw.
- ASPs, ARPs and Outline Plans bridge the gap between the MDP and LUB for most parts of the City.
- New LUB regulations will bridge the gap for mature neighbourhoods.



Background

- Council Adopted Our Fort. Our Future (MDP) in January 2021. It takes a place-based approach.
- New LUB regulations must be in consistence with the MDP's objectives and policies.
- Different areas will need unique approaches recognizing their unique character.



2021

Research & Information gathering

Conversations with Mature Neighbourhood residents

Initiate stakeholder conversations

2022

*Subject to Budget Approval

Continue Mature Neighbourhood conversations

Start citywide conversations

Continue stakeholder conversations

Begin drafting Bylaw content

2023

*Subject to Budge Approval

Wrap-up community and stakeholder conversation

Finalize draft Bylaw

Bring Bylaw to Council for decision

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Mature Neighourhoods Study Intent

- Fulfill Our Fort. Our Future. objectives to restore neighbourhood vibrancy and preserve neighbourhood amenities.

- Ensure redevelopment including any intensification reflects current neighbourhood, blends in, is gradual, and adds value to the neighbourhood.

Working Group Intent

- To understand neighbourhoods from residents' perspectives.
- To understand residents' current experience of living in their neighbourhoods.

Working Group Activity

Intent:

- To understand what is the unique identity/character of the neighbourhood.
- To understand what is most valued in the neighbourhood and why.

Activity

- Images that represent your neighbourhood
- Take a few minutes to write your thoughts (5 min)
- Share with the group and questions/discussion (5 min, 10 min)

SET 1

Pictures from participants

SET 1

Pictures from participants

SET 2

Pictures from participants

SET 2

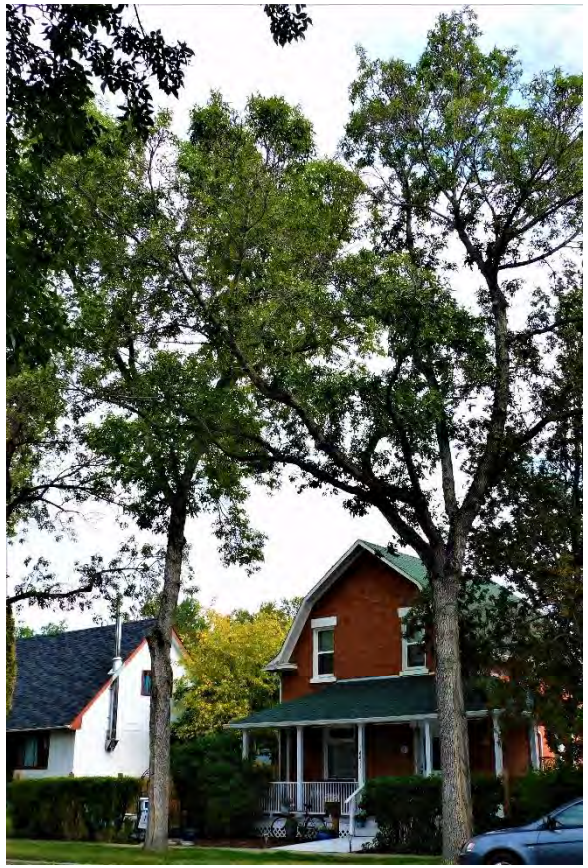
Pictures from participants

SET 3

Pictures from participants

SET 3

Pictures from participants



SET 3

Pictures from participants

SET 4

Pictures from participants

SET 4

Pictures from participants

SET 4

Pictures from participants

SET 5

Pictures from participants

SET 6

Pictures from participants

SET 6

Pictures from participants

THANK YOU

MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY

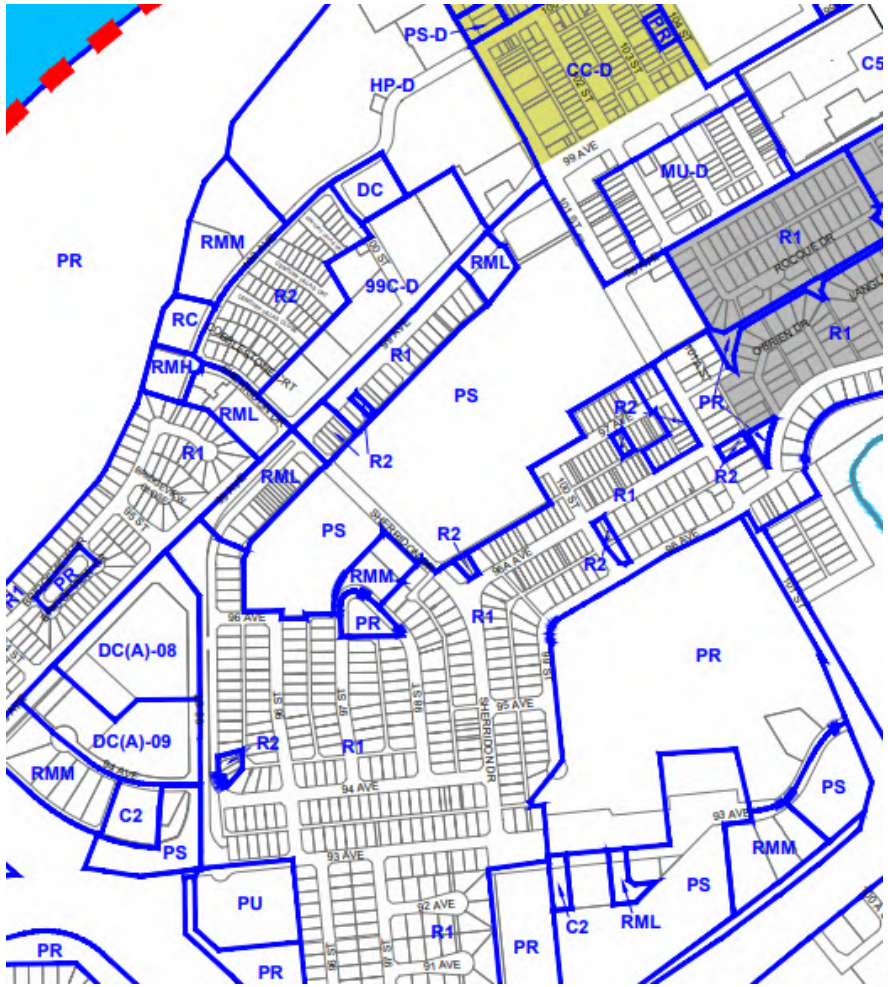
WORKING GROUP SESSION - PINEVIEW

OUTLINE

- What is a Land Use Bylaw?
- Planning Bylaws Relationship
- Background
- Mature Neighbourhoods Study Intent
- Working Group Intent
- Working Group Activity

What is a Land Use Bylaw?

- Every Municipality in Alberta must have one.
- It divides the City into districts, that allow different developments.
- It regulates what can be developed and how property can be used.
- It identifies your property rights.



Planning Bylaws Relationship

- The MDP is high level statutory plan.
- Lower level plans must be consistent with the plans higher in order.
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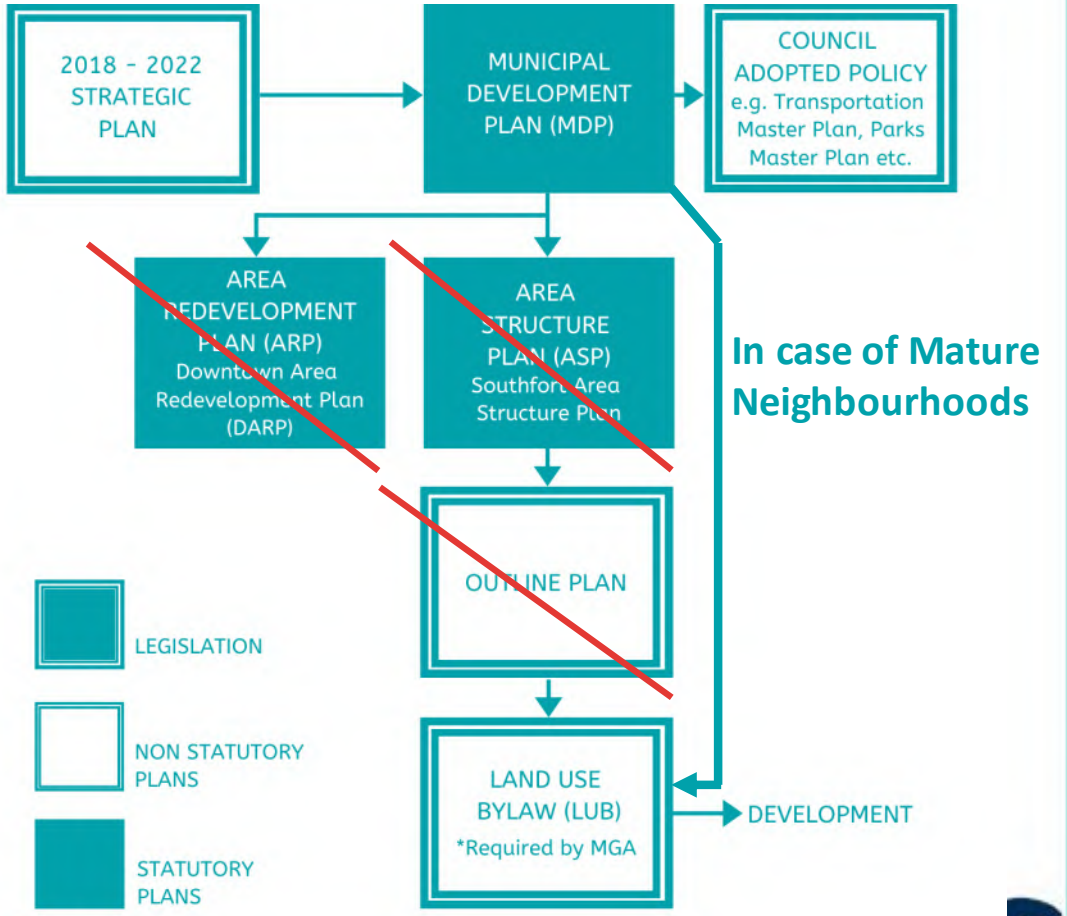

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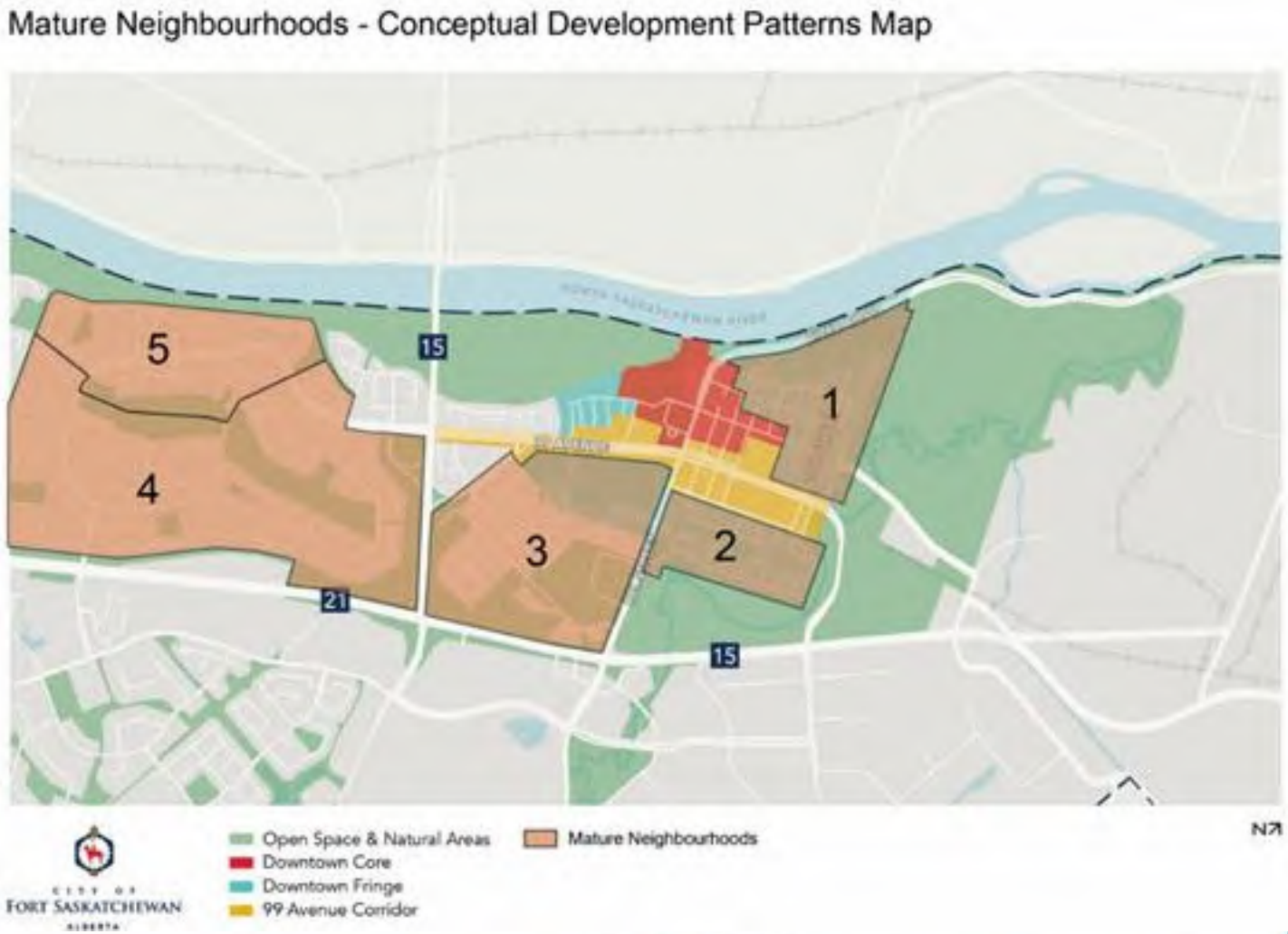

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Pictures from participants

SET 3

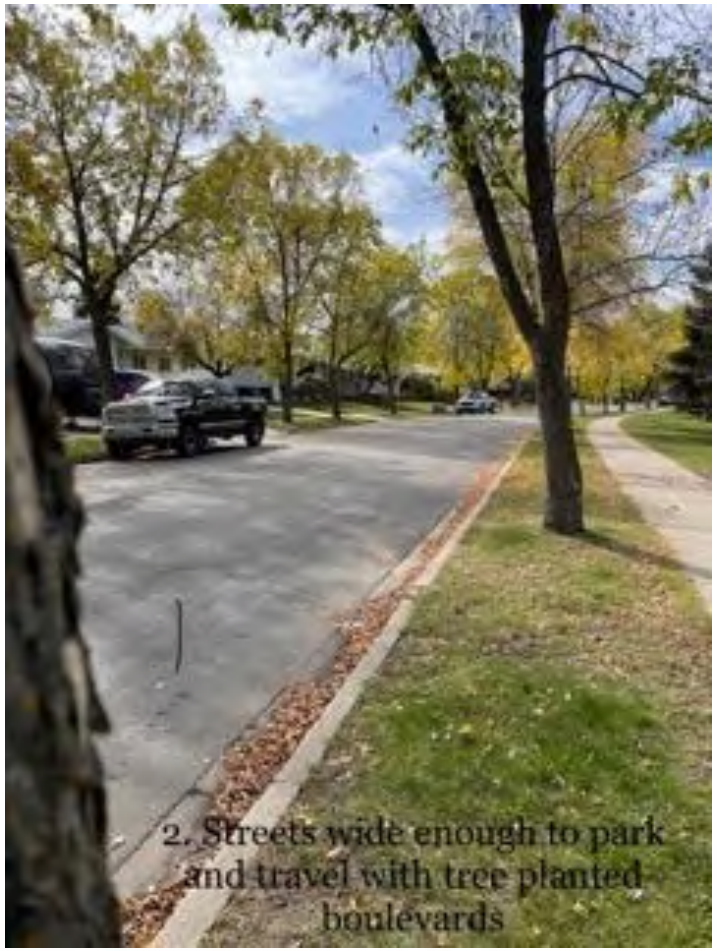
Pictures from participants

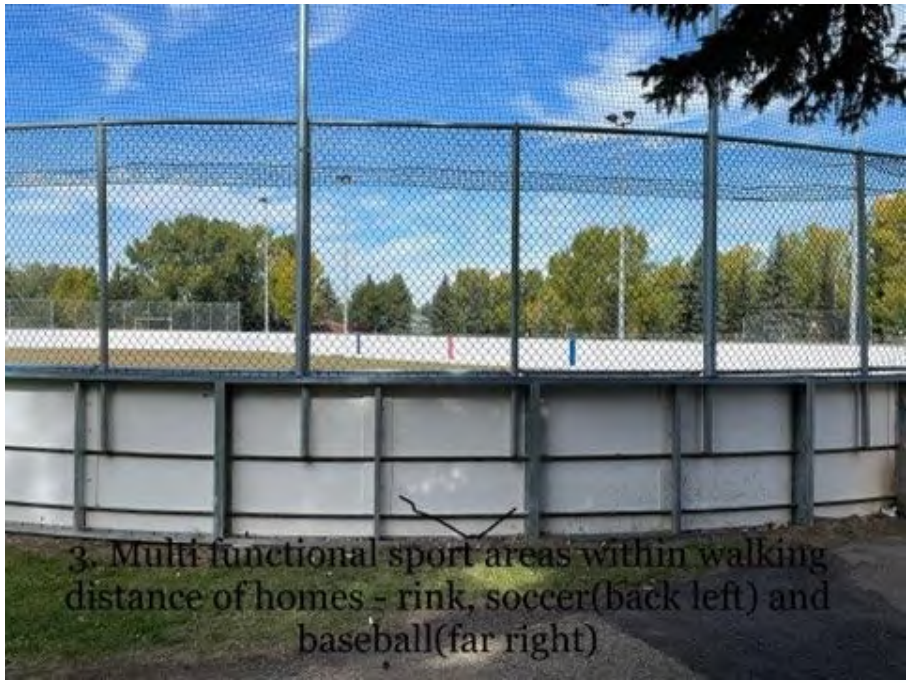
SET 3

Pictures from participants

SET 4

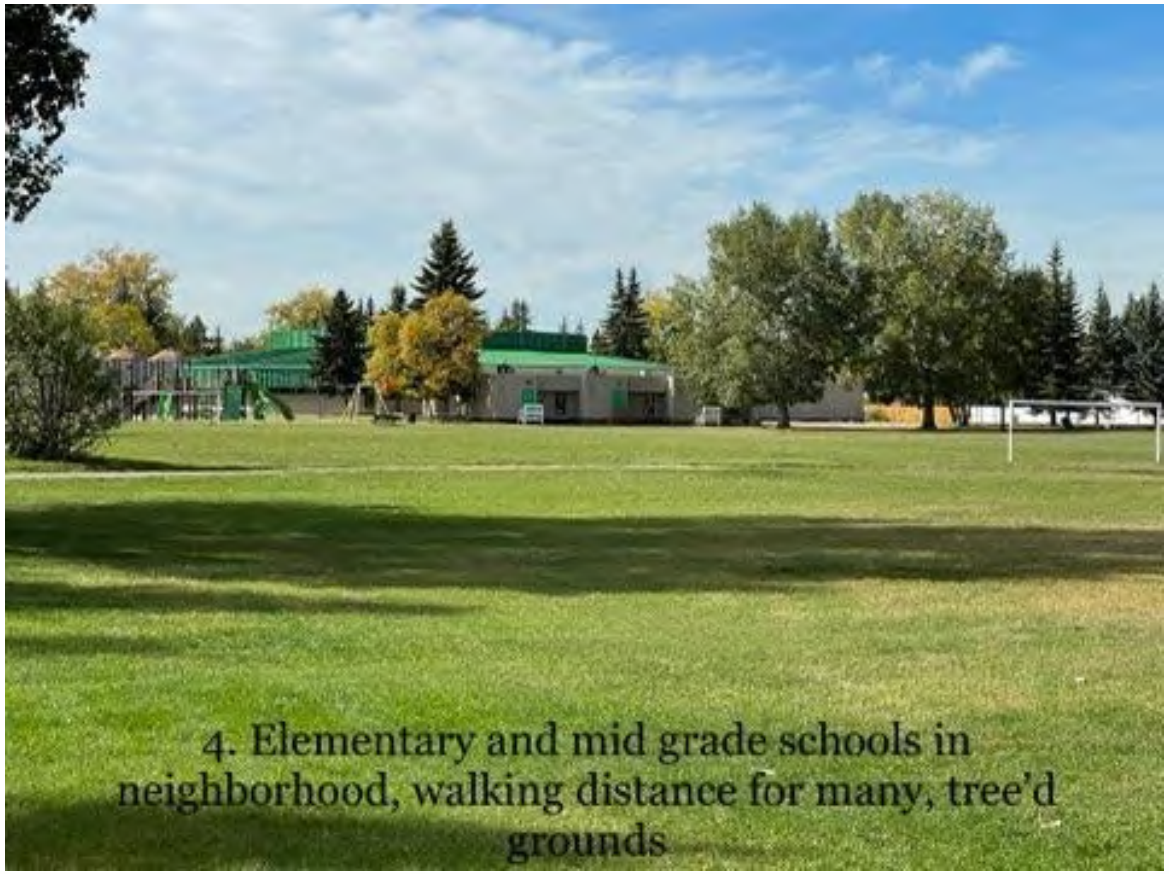
Pictures from participants





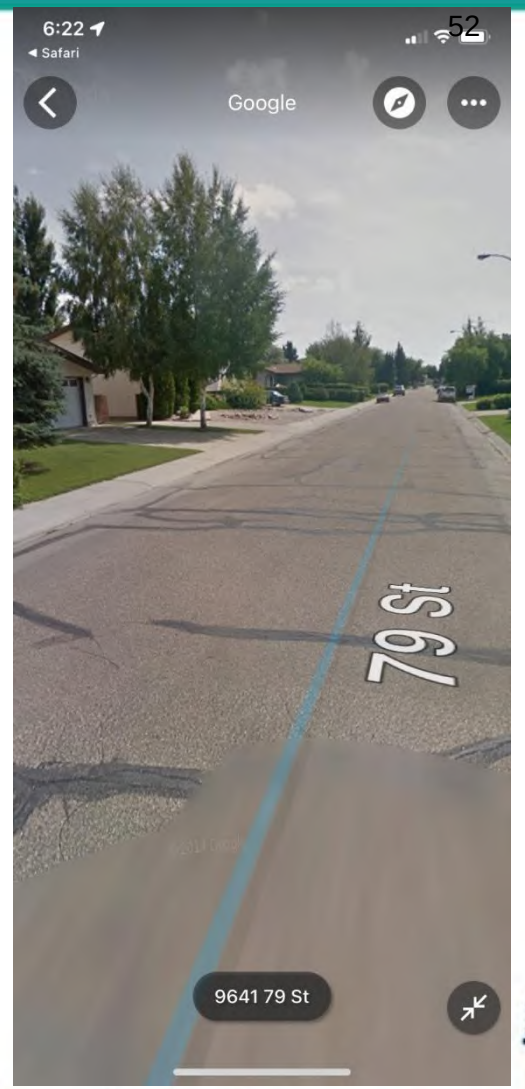
SET 4

Pictures from participants



SET 5

Pictures from participants



THANK YOU

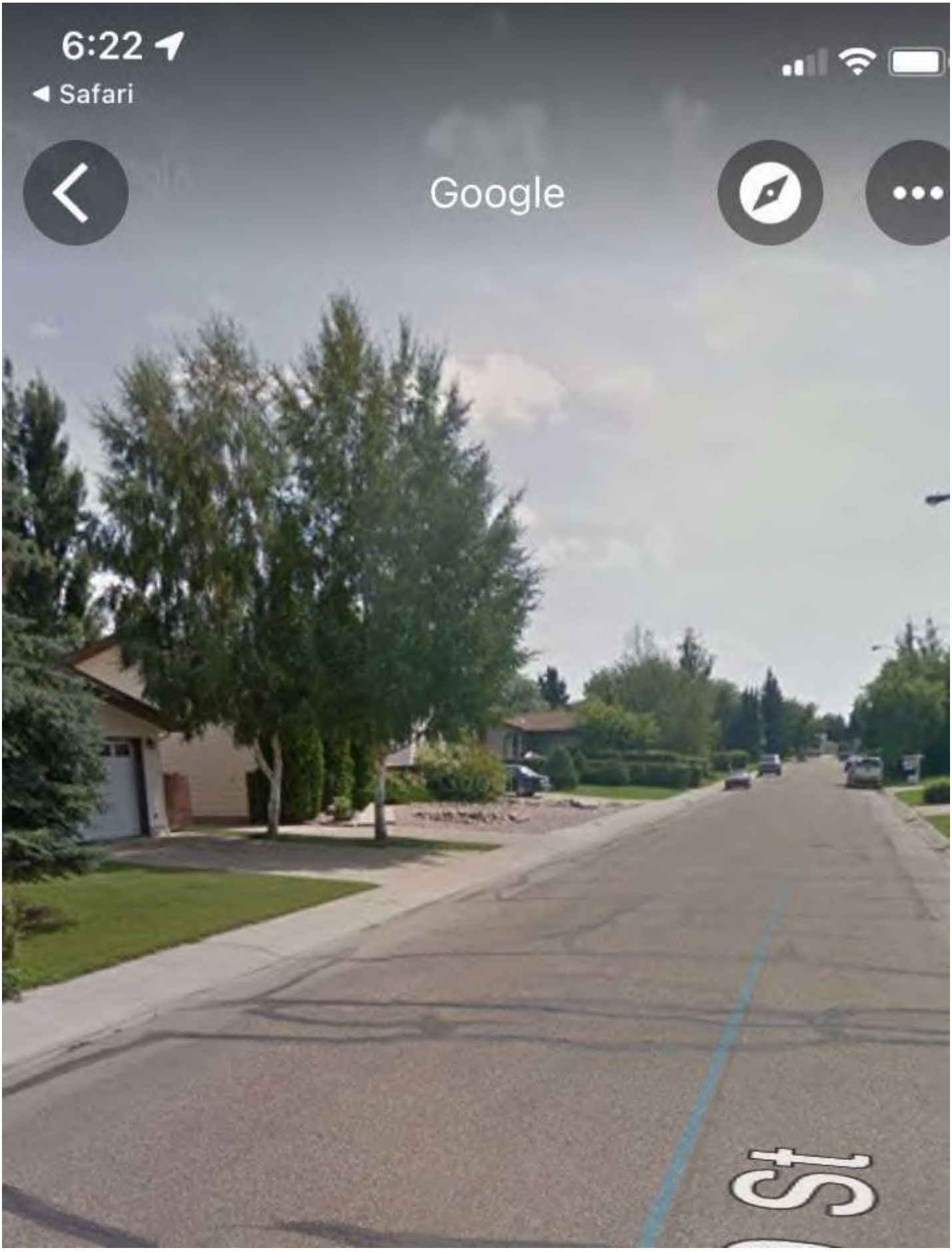
Appendix B: Session 1 Submissions

[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]

I love how close pine view is to the Dow centre. A short bike ride away.

How close pine view is the path system. With a little will you can get pretty much anywhere in the city with these.


6:22
Safari
Google
St

Here is my road what I really like about where I live is how spaced out the homes
Are from each other. You can also see how much parking is available in the street. And how wide the street is.

Get Outlook for iOS

From: [redacted]
Sent: Monday, September 20, 2021 1:52:20 PM
To [redacted]
Subject: RE: Tuesday September 21, 7:00pm

Hello,
Please see the meeting link and information below. I still have not received images and descriptions from a number of you for tomorrow's meeting. If you have not yet done so please send **3 to 5 images** to [redacted] that represent what is special or unique about your neighbourhood to you. With each image include a very brief write up that explains what that image captures or represents. Even if you are not able to attend the meeting, this information will be shared and help grow everyone's shared understanding of the neighbourhood.
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-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

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[redacted]

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Meeting number ([redacted]
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Some mobile devices may ask attendees to enter a numeric meeting password.

Join by phone
+[redacted] United States Toll
Global call-in numbers

Join by video system, application [redacted]
[redacted]
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Need help? Go to https://help.webex.com

Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA

From: [redacted]r
Sent: September 8, 2021 3:21 PM
To: [redacted]
Subject: Tuesday September 21, 7:00pm

Hello,
Thank you for completing the poll. Our first meeting will be Tuesday, September 21, at 7:00pm. I will follow up with a link closer to the date. While this was the most popular time slot, not everyone said they would be able to attend. We have an activity that ensures everyone is able to participate, even if they can't attend.
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If you have any questions, please let myself or Janu know.
Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA

[redacted]

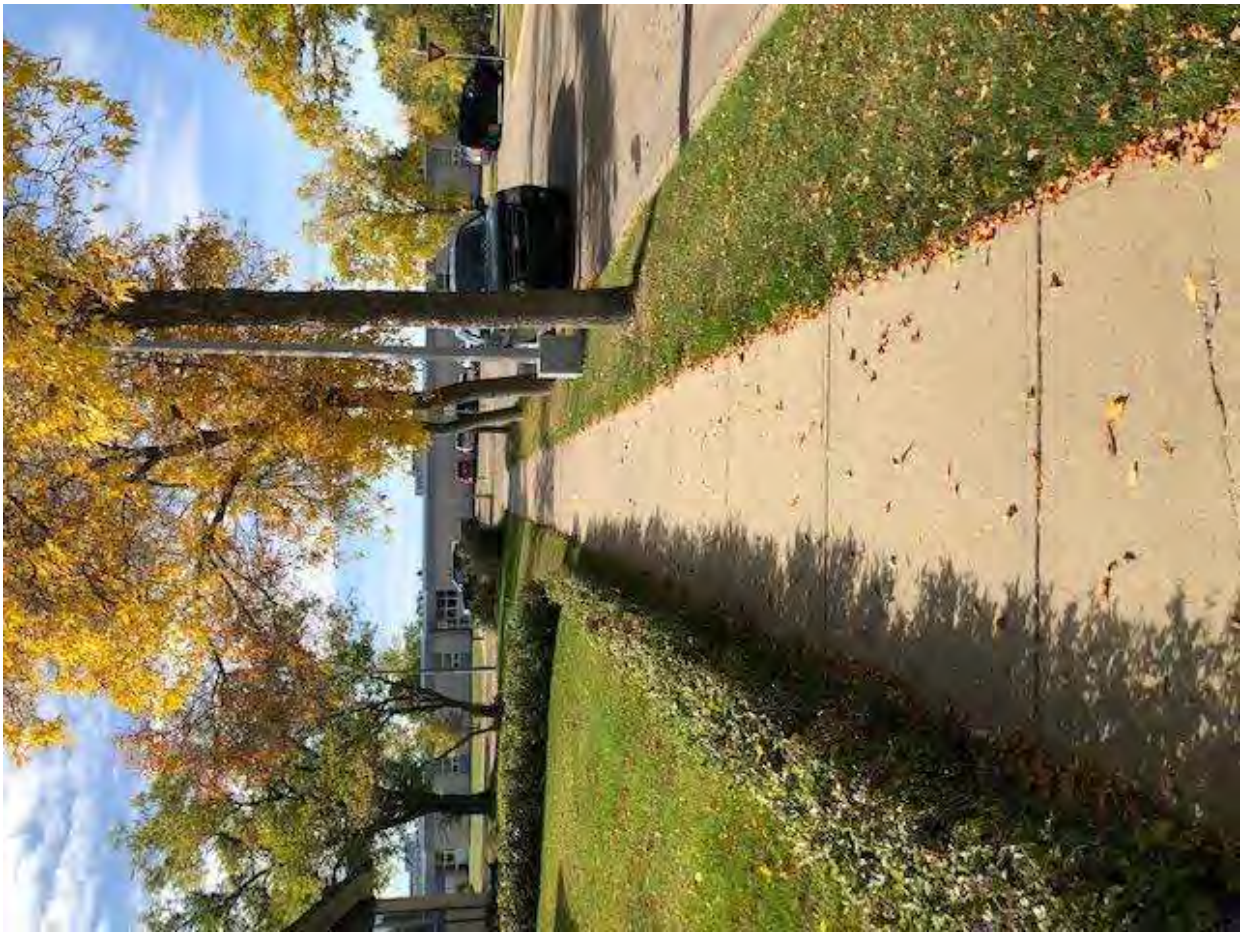
From: [redacted]
Sent: September 21, 2021 1:26 PM
To: [redacted]
Subject: Fw: Photos of neighbourhood
Attachments: IMG_5734.jpg; IMG_5735.jpg; IMG_5736.jpg; IMG_5737.jpg

Attached are photos about our neighbourhood.

1. RCMP outdoor rink
2. Big field behind school - to play catch/fly kites bike rides, toboggan
3. Wide roads - allow kids to play street hockey, and larger spaces between houses
4. A mixture of houses and duplexes - not all the houses look alike

----- Forwarded Message -----
From: [redacted]
To: [redacted]
Sent: Tuesday, September 21, 2021, 01:21:24 PM MDT
Subject: Photos

Sent from my iPhone




50

[redacted]

From: [redacted]
Sent: September 14, 2021 2:58 PM
To: [redacted]
Subject: Mature Neighbourhood Working Group pictures of Pineview
Attachments: Picture 1.JPG; Picture 2.JPG; Picture 3.JPG

Hi [redacted],

Please find attached a few pictures of why [redacted] enjoy our neighborhood!

1. Picture 1 is a picture of a road in our area with great greenery. We enjoy that the trees act as a canopy and it's beautiful during the fall
2. Picture 2 is a picture of one of the schools behind our home: Saint John XXIII Catholic School. Both [redacted] and I are Catholic and appreciate that a Cahtolic school is nearby for our own kids in the future. It also keeps the neighbours lively!
3. Lastly, picture 3 is Mowat Park. Having a beautiful and wide park is great for walks, physical activity and the playgrounds for children to enjoy.

We look forward to meeting on Tuesday!

Thanks,
[redacted]


1


2


3

[redacted]

From: [redacted]
Sent: September 14, 2021 9:55 AM
To: '[redacted]'
Cc: [redacted]
Subject: RE: working group

Hi [redacted],

We'll note these points. Thanks for sharing.

[redacted]

From: [redacted]>
Sent: September 14, 2021 9:39 AM
To: [redacted]>
Subject: Re: working group

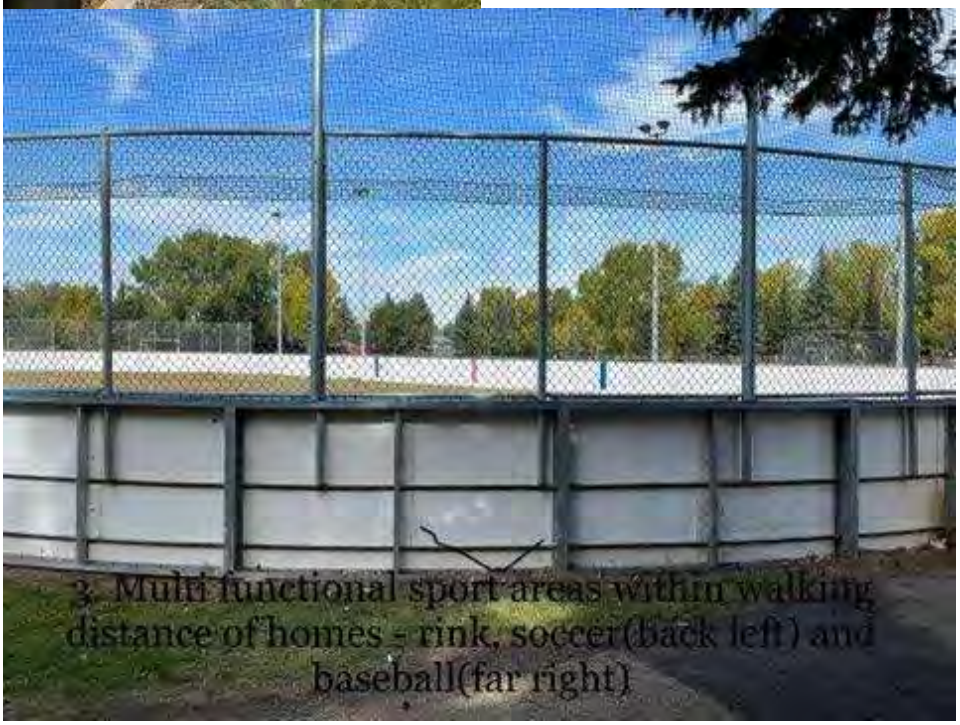
Hi [redacted]
I am not writing paragraph but here's the points
!. 95a ave- big trees that forma canopy of shade in the summer
2. 2 playgrounds: RCMP, Win Ferguson & Pope John playgrounds- fun for my grand-kids
3. wide streets 94 ave- easy parking on both sides and still have two lanes to travel
4. schools: win ferguson, rudolph henning and pope john- all in easy walking distance
5. parks: carscadden - very nice for ambling- paved walks
[redacted].

On Tue, Sep 14, 2021 at 8:38 AM [redacted]> wrote:

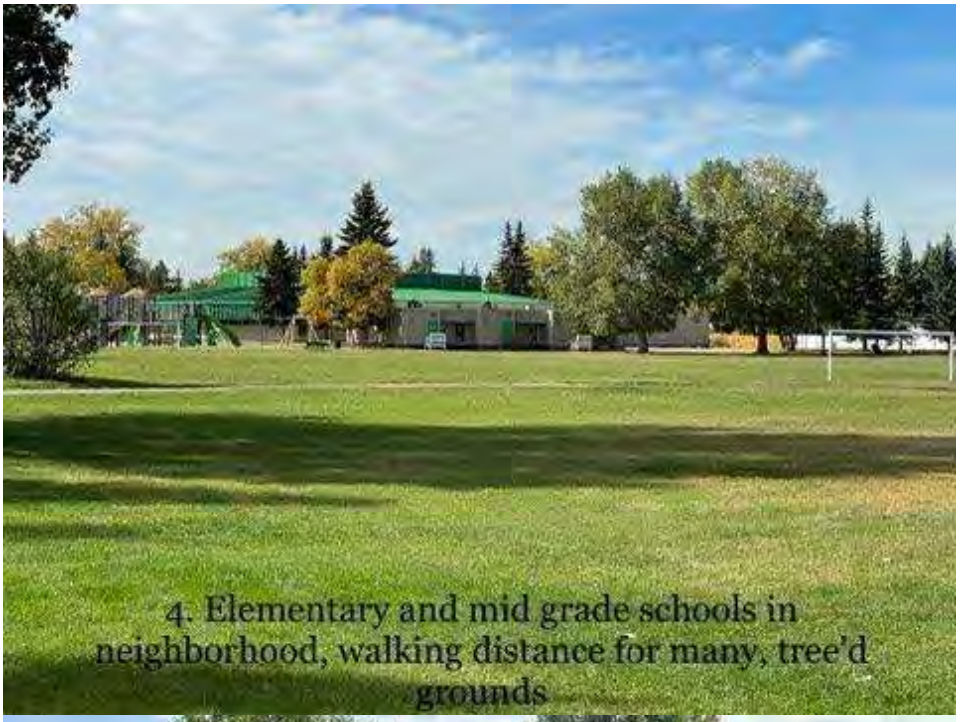
> Thank you [redacted],
>
> We are sorry that you won't be able to attend the first meeting, you will receive all the project updates and summary of workshop sessions will be uploaded on the project website as well. Here is the link to access it:
> [redacted]
>
> Regarding the exercise, its understandable if you cannot provide images. We can offer you a couple of options if any of those would work for you –


1. Wide, mature tree'd, paved activity trails.

2. Streets wide enough to park and travel with tree planted boulevards



3. Multi functional sport areas within walking distance of homes - rink, soccer(back left) and baseball(far right)



4. Elementary and mid grade schools in neighborhood, walking distance for many, tree'd grounds

5. Mature Neighborhood with large lots, wide spacing, upgraded homes and plantings, infrastructure improvements

[redacted]

From: [redacted]>
Sent: September 20, 2021 8:12 PM
To: [redacted]
Subject: Neighborhood

Pathways, parks and people

Sent from my iPhone

[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]
Attachments: [redacted]

Hi!

Our family picked these 5 attributes that we liked about our neighbourhood (Old Fort / Downtown). It was hard to narrow down to five photos! The ones I picked aren't necessarily beautiful things or great photos but I think they represent what we like about where we live.

Trees/Parks

- For all of us trees and park space was one of the first things we thought of. Tree lined streets, beautiful old trees in yards, and the woods in the river valley. The kids also enjoy the 4 playgrounds in the area and Legacy Park. This photo is of a privately owned tree in a yard next to City trees in a parking lot (it's not just about boulevard trees).

Housing/History/Demographics

- Another one that came to mind quickly - even our 9 year old agreed. We love living in an area that is part of history. The downtown has a wide mix of housing including beautiful historic brick houses, small working class 'cottages', middle class bungalows, and custom built modern styled homes and so on. This photo of 106 St between 100 and 101 Ave has houses ranging in age from 1910 to 1975. Across downtown there are diverse and interesting houses from at least 1905 to 2020. For us it is important that the historic homes, including smaller more humble houses be preserved. It is also important that new/infill houses be interesting and should not all conform to a specific style. It is more important that they be properly sized so that they do not overwhelm the street (more on that later).
- The variety of housing, especially being older houses, tends to attract an interesting mix of people, which we like. We find our neighbourhood is generally friendly and safe; we're comfortable letting our kids out to the park or going off on their bikes alone.

Walkability1

- Probably the ugliest photo but I couldn't think of a better way to show proximity from our house to the downtown core. This view is from our backyard and shows the court and vet clinic half a block away. We didn't move downtown specifically because it is walkable but it quickly became one of my favourite things. I drop my car off for service and walk back home without hesitation. I'm a 5 minute walk from most basic services, the river, the Farmer's Market, City Hall, and so on. I'm not going to give up my car but I can't imagine going back to being stranded in a suburb.

Walkability2

- Variety of service is important too - boutiques and restaurants are great, but day-to-day services, even if they are boring or "ugly", are necessary for the people that live nearby. These businesses are a good

example of useful day-to-day services in a walkable setting but are also part of the unique historic character of Fort Saskatchewan.

Calmness

- Our 9 year old said she likes the 'calmness' of our neighbourhood. Which I think is a great way of trying to describe the overall streetscape/character. Although there is a mix of housing, including townhouses and duplexes (the townhouse across from City Hall is in this photo but it just blends in), overall the houses are spaced and sized so that there is a yard and greenspace. The houses fit on the lot and the streets aren't walled in corridors. There are parked cars on the road, but for the most part they don't crowd the streets. Alleys are open and mostly short so they feel safe. Overall the street layout and building format make for a neighbourhood that is comfortable.

[redacted]

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>
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> **When it's time, join your Webex meeting here.**
>
> Join meeting
>
> **More ways to join:**
>
> **Join from the meeting link**
> [redacted]
>
> **Join by meeting number**
> Meeting number (access code): [redacted]

Meeting password: [redacted] ([redacted] from phones and video systems)

Tap to join from a mobile device (attendees only)
+[redacted] United States Toll
Some mobile devices may ask attendees to enter a numeric meeting password.

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Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]

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Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA


Port Gasland
Purolator
Purolator
Google

[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]
Attachments: [redacted]

There is no ally to be driven on. Just a walking path.

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Need help? Go to https://help.webex.com

[redacted]

From: [redacted]
Sent: September 8, 2021 3:21 PM
To: [redacted]
Subject: Wednesday September 22, 7:00pm

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If you have any questions, please let myself or Janu know.

Thank you,

[redacted]


ADITOYE

[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]
Attachments: [redacted]

Hello [redacted] Attached are two more images regarding what is important in Old Downtown to myself and my husband.....[redacted]

Image 018(2): **Trails**: Trails around the perimeter provide a variety of walking opportunities that include the River Valley. They do seem to be designed for bicycle traffic though as to get to them often requires walking on a busy roadway. Examples are along the river and Turner Park, at the end of 100 Ave. and down 101 street from the old courthouse to the river. One access point in particular is not kept clear of snow (public sidewalk) in the winter along 103 Street, to the river, along the old outdoor pool area. These issues could be improved on to encourage a safer walking traffic route. We personally walk daily, in all seasons.

Image 024(2) **New And Refurbished Homes:** New homes are slowly being added to the area, replacing older houses. For the most part they have added to the pleasant look of the area and have been sensitive to the surrounding homes. Older homes have also been refurbished giving the area a "cared-for" and appreciated look. Properties with poorly maintained buildings and yards seem to be mostly rental properties.


ROSS
CREEK
TURNER
PARK
RIVER
ROAD

[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]
Attachments: [redacted]

Hello [redacted]: I have selected 5 aspects to submit and taken photos to represent them. I will submit them in 3 different e-mails to keep each e-mail file a reasonable size. Attached are the first two images. Below is a brief description of why this was chosen as well as any other pertinent information that I thought should go with the image.....[redacted]

Image 013(2): **100 Ave./City Hall Area**: Living close to the Downtown Commercial area gives us walking access to the Public Library, Exercise Classes, Post-Office, Thrift Store, Hair Salon/Barbershop and other limited shopping. Grocery shopping can be accessed by walking but usually requires a vehicle. Shopping for necessary items could be better in Downtown to keep people shopping there. Once you are in your vehicle it is just as easy to access shopping across the highway or even carry on to Sherwood Park or Edmonton. Having Restaurants, a Vet and Vehicle Repair in the area is also appreciated.

Image 016(2): **Unique Residences**: Residences in this area are all unique. Many are Historical and add to the charm. Large trees on properties and boulevards provide shade and landscape appeal.

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[redacted]

[redacted]

[redacted]

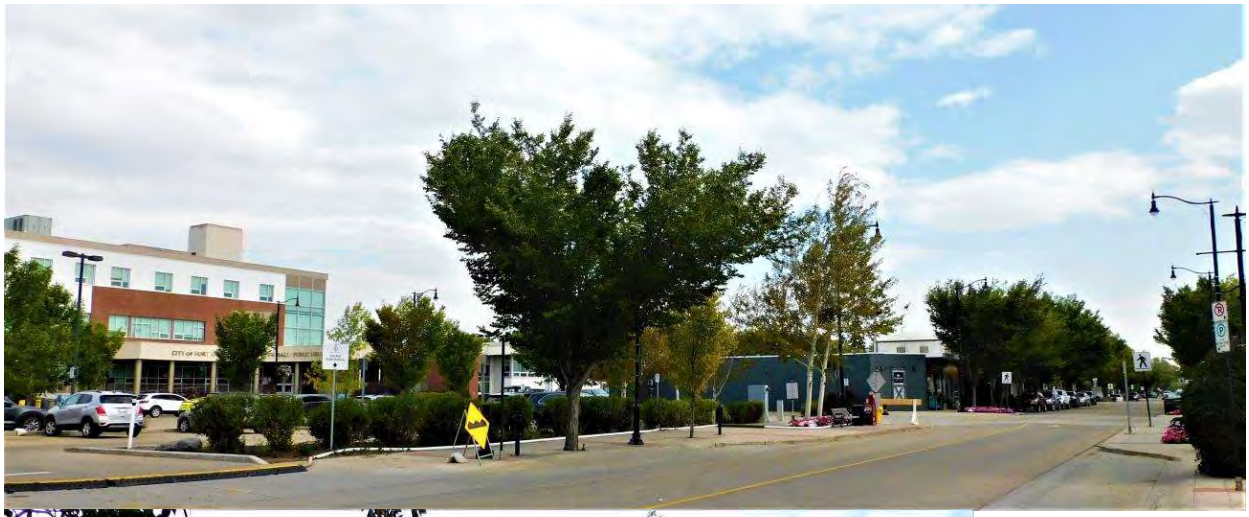
[redacted]

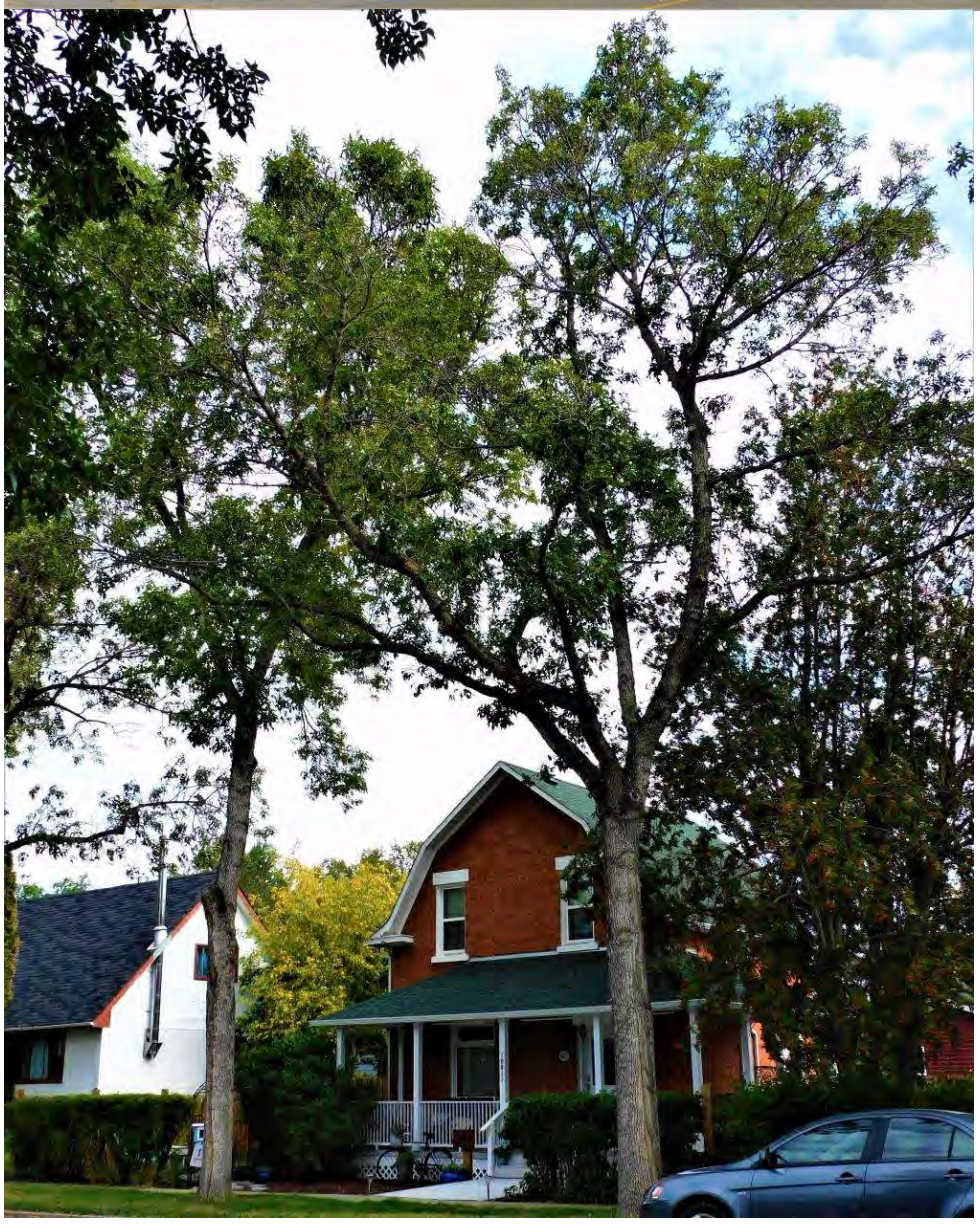
[redacted]

[redacted]

[redacted]

CITY OF
FORT SASKATCHEWAN
FORTSASK.CA





[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]
Attachments: [redacted]

Hello [redacted]: This is the final e-mail and submission of images regarding aspects we find appealing in the Old Downtown area. I have submitted two images here as I'm not sure which is a better depiction. I assume you will use these in your presentation at the upcoming meeting. There is a huge variety of good parking examples in the rear of properties, utilizing the alleyways, which to us is a definite bonus to living in this neighbourhood. Our yard does not have alley access but we would use it if we did. We do appreciate the benefits to the neighbourhood though, because of it.....[redacted]

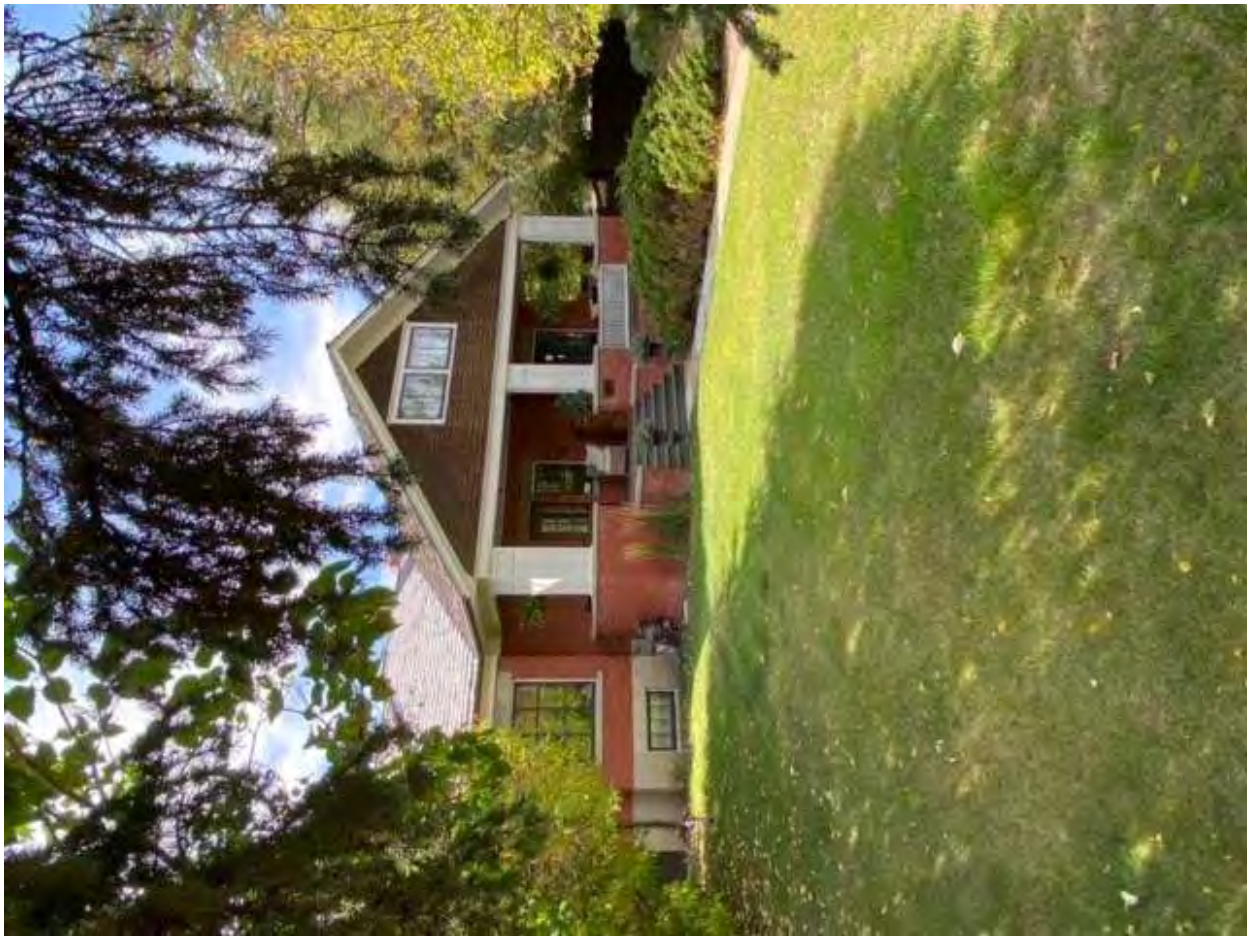
Images 020/ 023(2) **Alleyways**: Alleyways provide an additional walking area as well as storage for garbage and recycling bins prior to their pick up in this area. This keeps them off the front streets in most cases. The alleys also provide parking on a driveway or in a garage at the rear of the property, if used for this advantage. This keeps vehicles off the front street and decreases congestion. Unfortunately some of the new developments or refurbishments of older properties are putting garages, driveways and parking on the front of lots - ignoring back alley access - or providing double access, which decreases the public front street parking. Adequate parking for deliveries, guests, etc. in the Old Downtown area is greatly appreciated, as opposed to newer areas where street parking is very limited. Calmer, quieter, non-congested streets provide a calmer, quieter living environment.

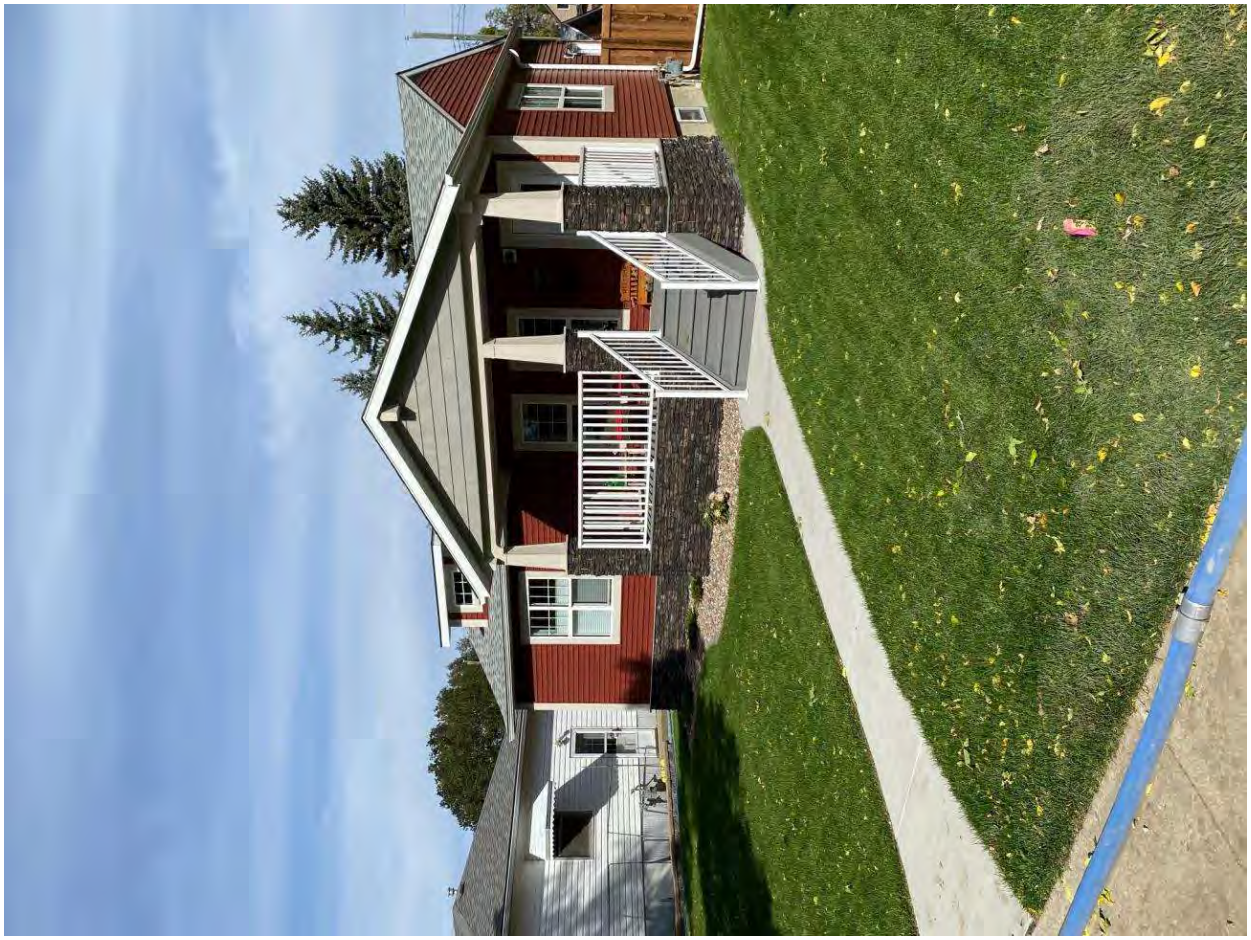
[redacted]

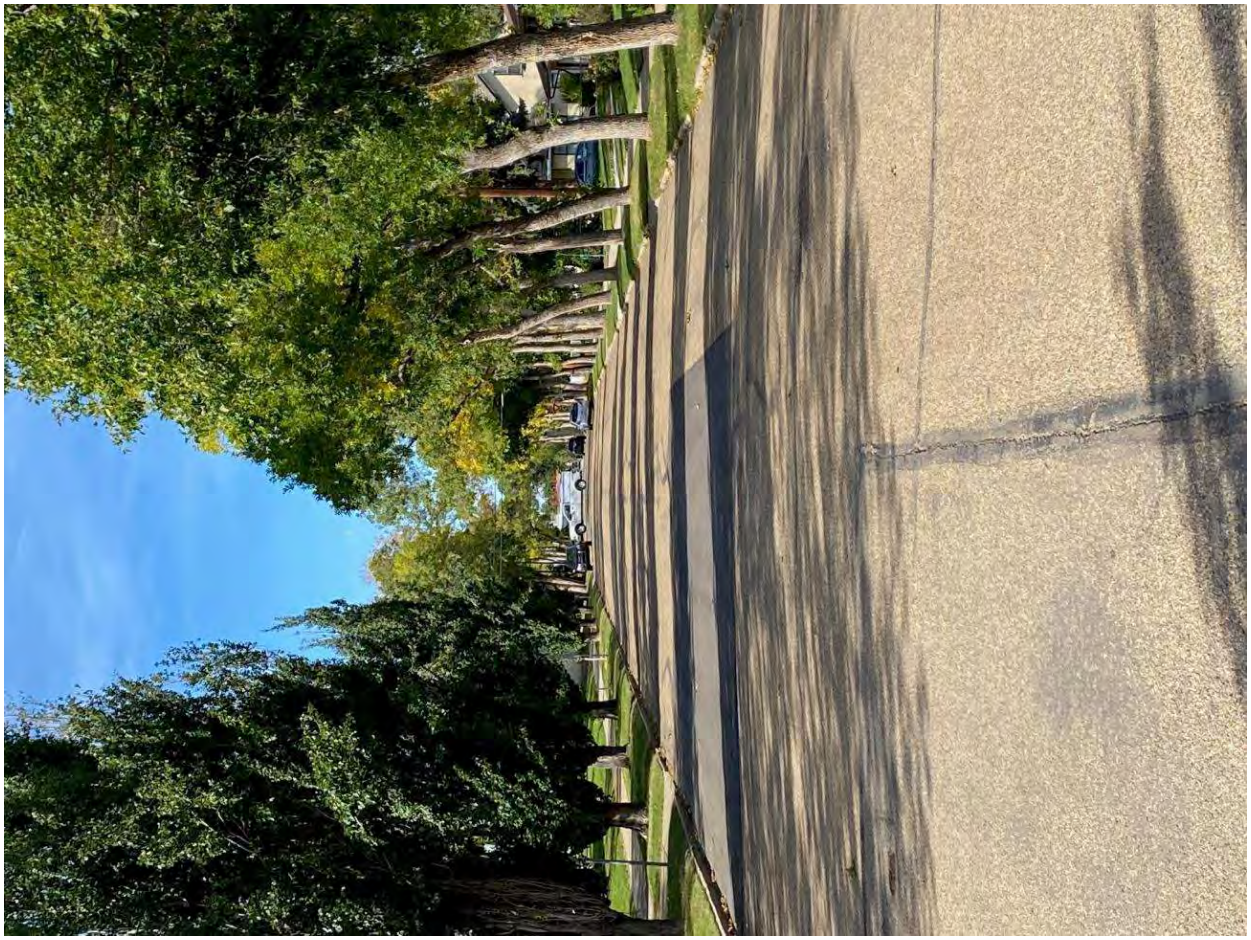
From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]

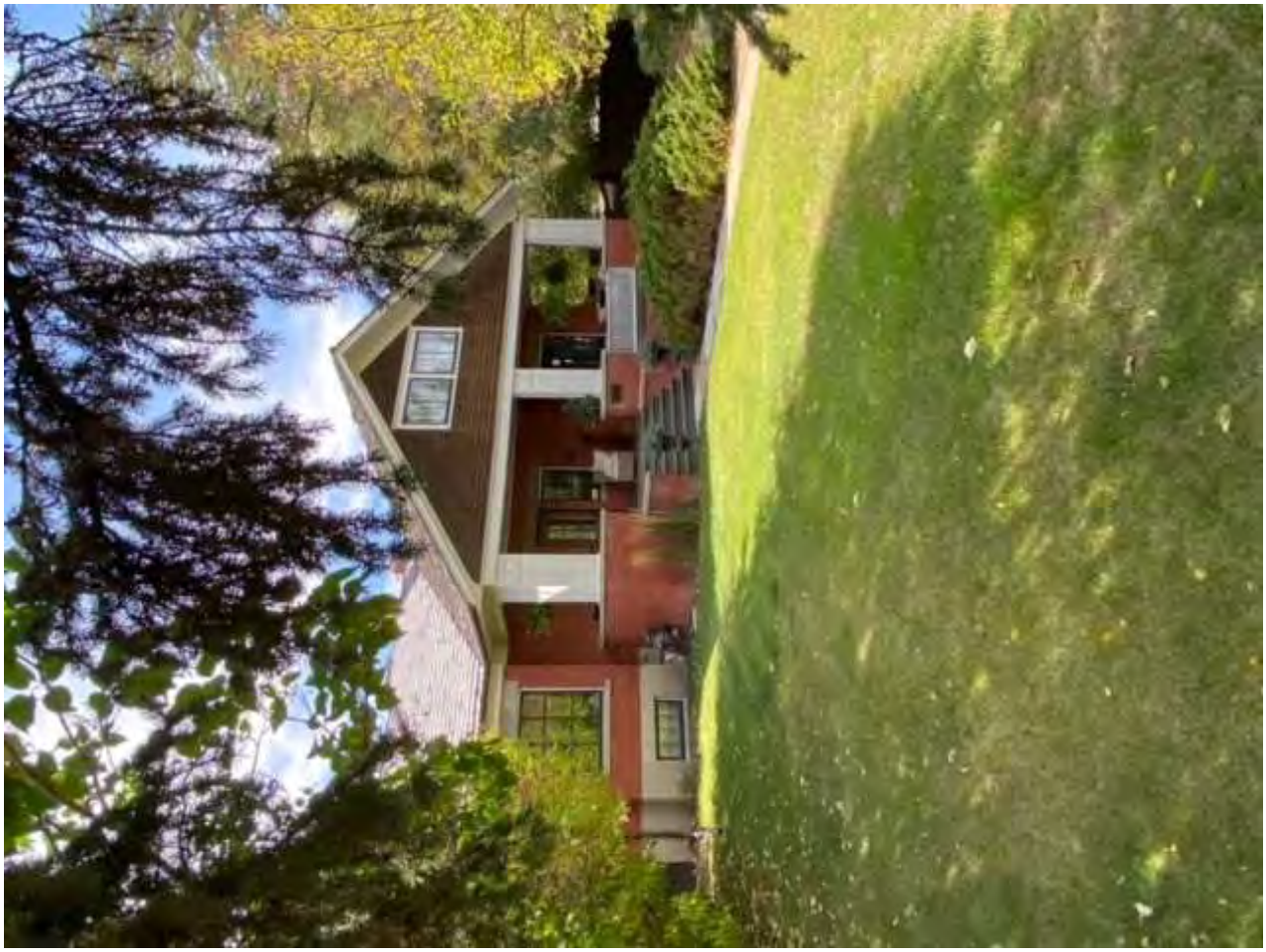
Attached are photos of a (1) Historic Home, (2) Reno Home, (3) Infill Home, and a (4) Street View. These only represent a very limited insight as to what my neighbourhood looks like. It is this very diverse housing combination with its (as is) lot sizing that retains long time and current residents in the area, as well as attracting new potential families to my neighbourhood. There is as well the huge attribute of decades of mature trees situated on both residential lots and existing boulevards. This aspect only being enhanced by the easy access to the river valley and it's comprehensive path system. With the new (way over due and hopefully expanding) infrastructure revamp to the streets, including sidewalks, curbs/gutters, water and sewer lines, this neighbourhood will only become more desirable. This should convey the historic and appealing aspects that I, along with the vast majority of current residents chose to reside and call this neighbourhood home.

Sincerely,
[redacted]
[redacted]









[redacted]

From: [redacted]>
Sent: [redacted]
To: [redacted]
Subject: Re: [redacted]

1. My area was developed in the 1950's with one home being the first in an open field
2. The area to the north is bush with a creek that flows through when the water is high
3. There is a walking path that runs through the bush with the golf course on the other side of bush
4. It is not uncommon to hear and see coyotes in the bush

On Mon, Sep 20, 2021 at 1:52 PM [redacted] wrote:

> Hello,
>
> Please see the meeting link and information below. I still have not received images and descriptions from a number of you for Wednesday's meeting. If you have not yet done so please send **3 to 5 images** to [redacted] that represent what is special or unique about your neighbourhood to you. With each image include a very brief write up that explains what that image captures or represents. Even if you are not able to attend the meeting, this information will be shared and help grow everyone's shared understanding of the neighbourhood.
>
> Thank you to everyone that has sent in their images already.
>
> -- Do not delete or change any of the following text. --
>
> **When it's time, join your Webex meeting here.**
>
> Join meeting
>
> **More ways to join:**
>
> **Join from the meeting link**
> [redacted]
>
> **Join by meeting number**
> Meeting number (access code): [redacted]
> Meeting password: [redacted] from phones and video systems)
>
> **Tap to join from a mobile device (attendees only)**
> [redacted] United States Toll

Some mobile devices may ask attendees to enter a numeric meeting password.

Join by phone
[redacted] United States Toll
Global call-in numbers

Join by video system, application or Skype for business
Dial [redacted]
You can also dial 1[redacted] and enter your meeting number.

If you are a host, click here to view host information.

Need help? Go to https://help.webex.com

Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
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From: [redacted]
To: [redacted]
Subject: [redacted]

Hello,

Thank you for completing the poll. Our first meeting will be Wednesday, September 22, at 7:00pm. I will follow up with a link closer to the date. While this was the most popular time slot, not everyone said they would be able to attend. We have an activity that ensures everyone is able to participate, even if they can't attend.

Prior to our meeting please complete the assignment below. In these first few Working Group meetings we will have activities aimed at building our understanding of different resident experiences and perspectives on their neighbourhoods.

Send **3 to 5 images** to [redacted]hat represent what is special or unique about your neighbourhood to you. With each image include a very brief write up that explains what that image captures or represents.

If you have any questions, please let myself or Janu know.

Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA

[redacted]

From: [redacted]>
Sent: September 21, 2021 7:30 PM
To: [redacted]
Subject: Special or unique in my neighbourhood

Hi All,

Here are a few of my important spaces.

My Back Lane
Lanes are important. This is the main entry to my house. Only visitors and the mailman come to the front door. Nice to see the gravel maintained.

The Boys and Girls Club
A safe place for many of our children. I have the privilege of volunteering here for many years.

Our Trail System
I enjoy these spaces for biking and walking year round.

Thank you,
[redacted]

[redacted]

From: [redacted]
Sent: September 21, 2021 9:55 AM
To: [redacted]
Subject: Mature Neighbourhood
Attachments: IMG_4831.jpg; IMG_4833.jpg; IMG_4820.jpg; IMG_4835.jpg

Good morning [redacted],
Sorry for responding late.
Unfortunately I'm not able to join in on the first meeting however I'm forwarding my thoughts and photos with regards to the Old Fort Neighbourhood.
Our Neighbourhood is unique, historical and coveted and should be maintained as such.
We are the Oldest residential area in Fort Saskatchewan.
Proximity to the North Saskatchewan river valley, park's and recreation, heritage and culture.

We are a mature Neighbourhood with established properties, long time residence (generational),
Our Neighbourhood has Low density and larger homes and is desirable for large lots re, development.
We have new homes that respect low density.
Thanks
[redacted]


MAXIMUM
30

SET 3

Pictures from participants - Canmore

THANK YOU

Appendix C: Session 2 Presentation

MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY

WORKING GROUP SESSION – Old Fort, Sherridon, Ross Creek

OUTLINE

- Summary of September Session
- Development Compatibility & Development Rights
- Mature Neighbourhoods Study Intent
- Working Group Intent
- Working Group Activity

September Summary

- Mature Trees
- Diverse and old housing
- Historic Character
- Trails and Walkways
- Social Interactions
- Amenities
- Alleys

Not Land Use Bylaw Regulated

- Mature Trees (Public Land)
- Old houses
- Trails and Walkways (Public Land)
- Alleys*

Land Use Bylaw Regulated

- Diverse housing
- Historic Character
- Trails and Walkways (Private Land)
- Amenities

Land Use Bylaw Regulated

Diverse Housing

- Permitted types
- Height
- Lot size
- Lot coverage
- Setbacks
- Garage type and size
- Architectural treatments
- Accessory buildings

Land Use Bylaw Regulated

Historic Character

- Architectural standard/controls
- Materials/treatments
- Style

Land Use Bylaw Regulated

Amenities

- Land use distribution
- Permitted uses

Land Use Bylaw Regulation Related

Social Interactions

- Front yard (setback)
- Front porches/verandas
- Front windows
- Garage location, size

Development Compatibility

- Architectural style/control

Development Compatibility – Submitted example

10101 108 St.

- Permitted under LUB 2 iterations ago
- Original Lot
- Over 1.5m setback

Development Compatibility – Submitted example

- Permitted under previous LUB
- 1.5 original lots
- Over 20.5m width
- Over 1.5m setback

Development Compatibility – Compatible example

- Identified as fitting lot and neighbourhood
- 2009 subdivision
- 10m lots
- More narrow that 107 St split lots

Development Compatibility – Right to Redevelop


10011 106 St

- Historic lot
- Original development
- 10 meter lot

←1910 Build
← Identified last session as diverse historic housing example

1953 Build →


10002 107 St

Development Compatibility – Right to Redevelop

- Lot split
- 1972 build
- 10 meter lots
- Semi-detached

Development Compatibility – Permitted Today

Mature Neighourhoods Study Intent

- Fulfill Our Fort. Our Future. objectives to restore neighbourhood vibrancy and preserve neighbourhood amenities.

- Ensure redevelopment including any intensification reflects current neighbourhood, blends in, is gradual, and adds value to the neighbourhood.

Working Group Intent

- To understand neighbourhoods from residents' perspectives.
- To understand residents' current experience of living in their neighbourhoods.

Working Group Activity

Intent:

- To understand what residents value in neighbourhoods.
- To understand what wants are being met by their neighbourhoods

Activity

- Images that represent a neighbourhood you like
- Share with the group, compare and contrast to your neighbourhood, and questions/discussion (5 min, 10 min)

SET 1

Pictures from participants – Forest Heights

SET 1

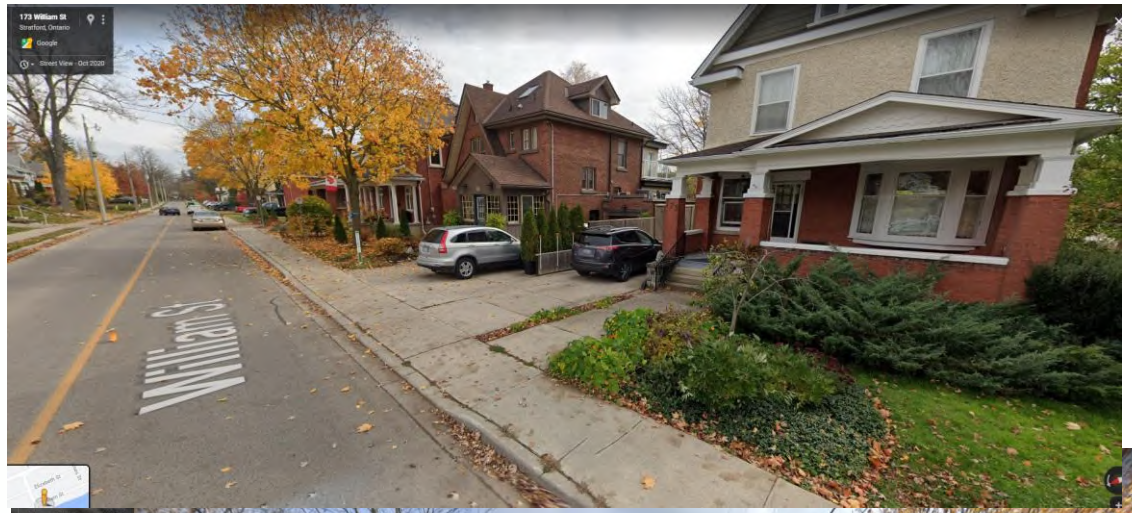
Pictures from participants – Forest Heights

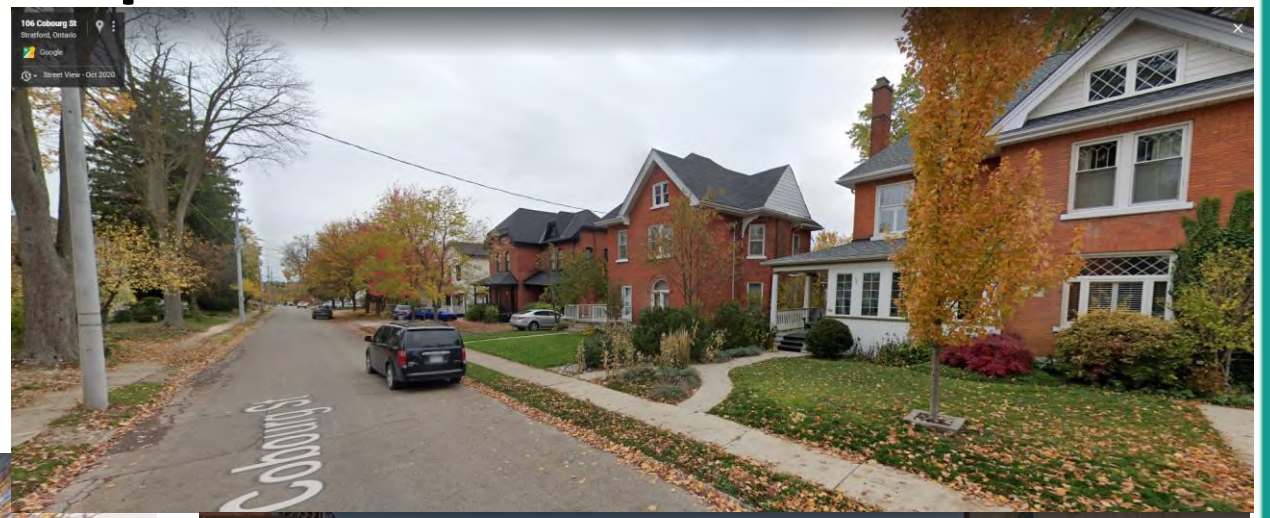
SET 2

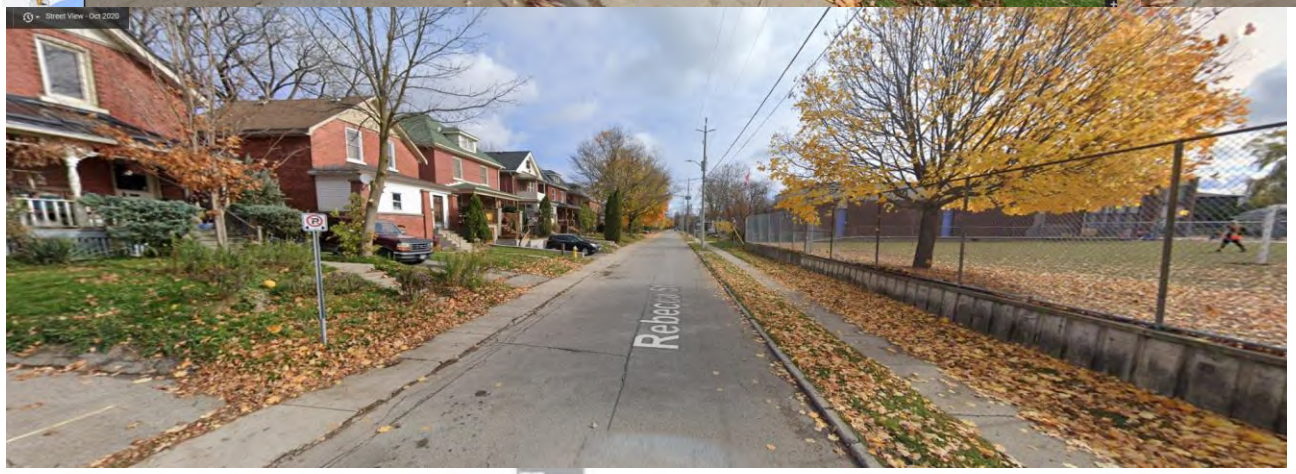
Pictures from participants - Pineview

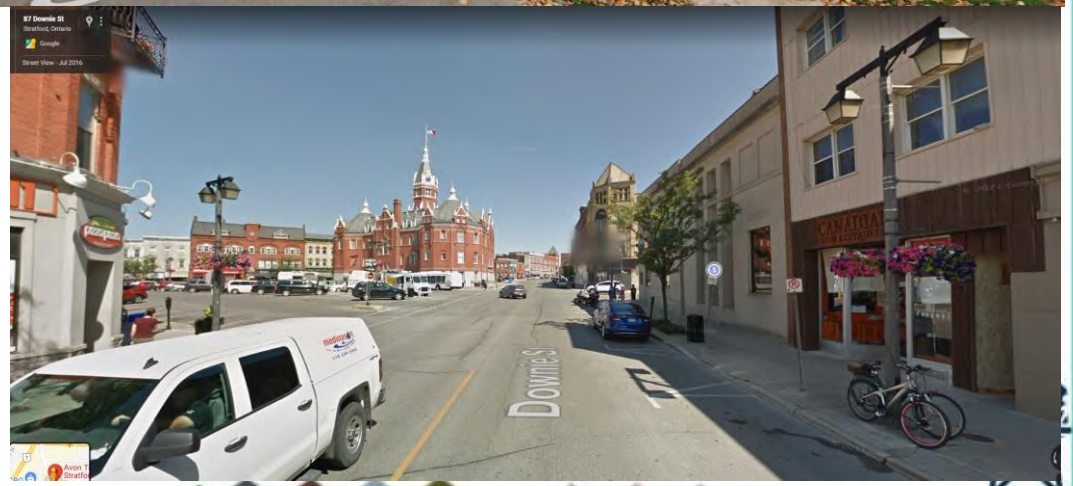
SET 3

Pictures from participants - Stratford









SET 4

Pictures from participants

SET 4

Pictures from participants

SET 5

Pictures from participants - Camrose

THANK YOU

MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY

WORKING GROUP SESSION - PINEVIEW

OUTLINE

- Overview of Sessions
- Summary of September Session
- Mature Neighbourhoods Study Intent
- Working Group Intent
- Working Group Activity

Sessions Overview

1. What you like about your neighbourhood
2. Another neighbourhood you like
3. What your neighbourhood ideally looks like in 50 years
4. Summary review and neighbourhood data
5. Developments and their fit with the neighbourhood

September Summary Themes

- Boulevards and Mature Trees
- Wide Roads
- Trails and Connections
- Schools
- Parks
- Large lots and long driveways
- Social Interactions
- Secondary Suites (Accessory Dwelling Units)
- Diverse Housing

Land Use Bylaw Regulated

Diverse Housing

- Permitted types
- Height
- Lot size
- Lot coverage
- Setbacks
- Garage type and size
- Architectural treatments
- Accessory buildings

Land Use Bylaw Regulated

Large lots and long driveways

- Lot Size (minimum, maximum, or both)
- Garage type (attached vs detached)
- Driveway
- Front Setback (distance from sideway to building)

Land Use Bylaw Regulated

Secondary Suites

- Type (garage, garden, basement)
- Number
- Floor area
- Height
- Parking requirements
- Permitted, discretion, or prohibited

Land Use Bylaw Regulated

Social Interactions (indirect)

- Front Setback (front yard)
- Porches
- Front windows
- Garage location

Land Use Bylaw Regulated

Trails and Connections (Private Land)

- Pedestrian connection requirements

Not Land Use Bylaw Regulated

Schools

- Plans (location)
- Area population – Land Use Bylaw Influenced

Not Land Use Bylaw Regulated

Boulevards, Mature Trees, Wide Roads, Parks, Trails, and Connections (Public Lands)

- Municipal Development Plan
- Engineering Standards
- Active Transportation Plans/Policies
- Parks Plans/Policies

Mature Neighourhoods Study Intent

- Fulfill Our Fort. Our Future. objectives to restore neighbourhood vibrancy and preserve neighbourhood amenities.

- Ensure redevelopment including any intensification reflects current neighbourhood, blends in, is gradual, and adds value to the neighbourhood.

Working Group Intent

- To understand neighbourhoods from residents' perspectives.
- To understand residents' current experience of living in their neighbourhoods.

Working Group Activity

Intent:

- To understand what is the unique identity/character of the neighbourhood.
- To understand what is most valued in the neighbourhood and why.

Activity

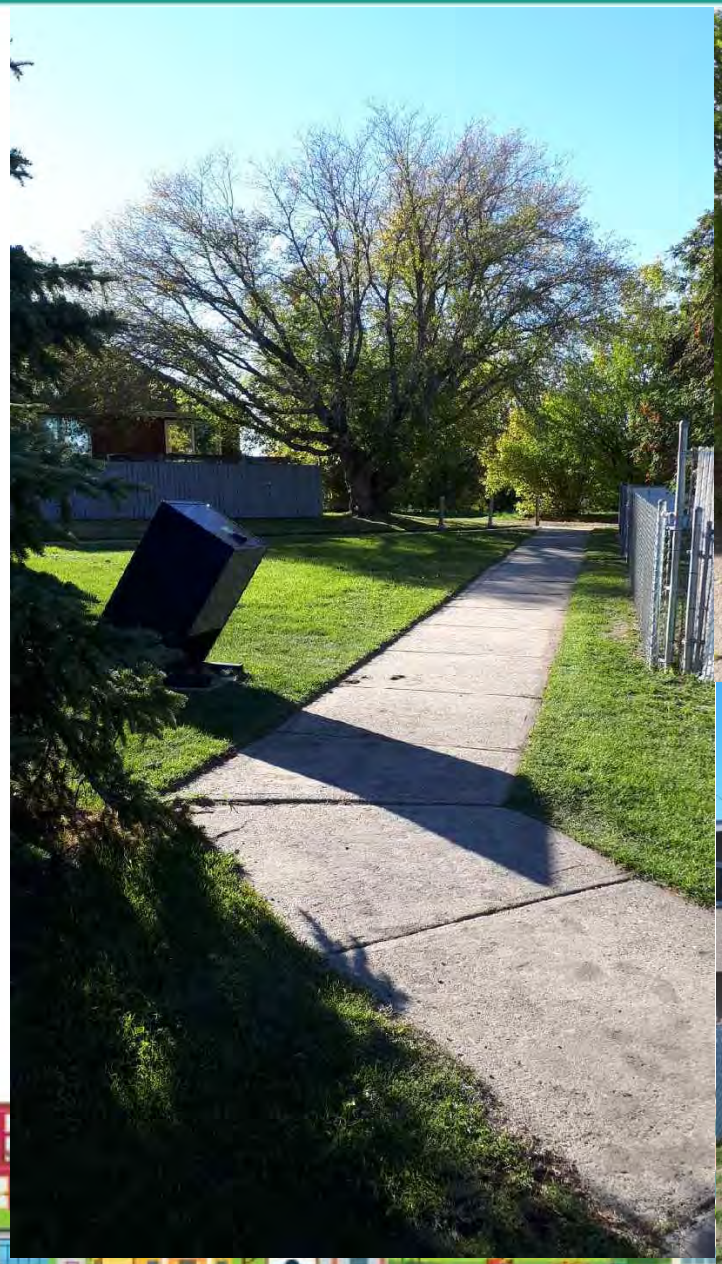
- Images that represent a neighbourhood you like
- Share with the group, compare and contrast to your neighbourhood, and questions/discussion (5 min, 10 min)

SET 1

Pictures from participants - Downtown

SET 2

Pictures from participants – Ross Creek



SET 3

Pictures from participants - Canmore

THANK YOU

Appendix D: Session 2 Submissions

[redacted]

From: [redacted]>
Sent: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]

I will be attending the meeting.
i really like the Lowe avenue area
the big streets
the old trees
the Ross Creek walkway which is a great scooter trail up & down for my grandsons
[redacted]

On Thu, Oct 14, 2021 at 8:52 AM [redacted] wrote:

> Hello,
>
> Thank you to everyone that completed the poll. The most popular time slot was Monday, October 25 at 7:00pm. I will send out invites and a meeting link for this time slot closer to the date. As with the first meeting we will have an activity.
>
> Please send in 3-5 images of another neighbourhood (different than your own) that you have been to and like. Along with your images please tell us what you like about it, what this neighbourhood has in common with your neighbourhood, what is different, and if anything about it you would like your neighbourhood to have. Please send your submission to [redacted] by October 24th.
>
> Thank you,
>
> [redacted]

From: [redacted]
Sent: October 5, 2021 9:55 AM
Cc: [redacted]
Subject: October Working Group Meeting - Pineview

Good morning,

To coordinate our next meeting please complete the poll using the link below. As with the first session we will select the time the most people can attend. Please complete the poll by Monday, October 11. With the current restrictions we will continue to be online for our October meeting.

https://doodle.com/poll/qaurbre5q8vkzz3t?utm_source=poll&utm_medium=link

We will follow up with notes from the first session and an activity for this session closer to the date.

Thank you,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

[redacted]

From: [redacted]>
Sent: October 24, 2021 9:12 PM
To: [redacted]
Cc: [redacted]
Subject: Re: October Working Group Meeting - Pineview
Attachments: Canmore neighbourhood 1.jpg; Canmore neighbourhood 2.jpg; Canmore neighbourhood 3.jpg

Hello [redacted].

Sorry for the late submission. As I mentioned your emails were getting stuck in my Spam folder.
We've been at a hockey tournament all weekend so I just threw this together.
I will be very late for the meeting as we have hockey practice Monday evening and most of the coaches will be at a director's meeting, so I'll be on the ice.

The neighbourhood I chose is in Canmore. The area has a number of homes left from the 70's but they are being replaced with newer builds.
I like the lot sizes. Room for a good sized garage. The streets are wide. This location is just off downtown so it's a very walkable location. One can ride their bike all over for small shopping trips. It's also less than a block from the skating pond. One note about the outdoor rinks is that Canmore has an ice surfacer go to the outdoor rinks. A very nice touch. There are also plenty of trails close by and green spaces for nice walks. And even the mountains in the background don't detract from the neighbourhood too much.....
One downside, besides the prices, is it's getting quite busy and the area can fill up with tourist vehicles, more so over the last few years.

[redacted]y

On Friday, October 15, 2021, 08:48:54 AM MDT, [redacted]:

Good morning,

I just want to clarify that the neighbourhood you submit for our next exercise can be anywhere you have been before. Some of the submissions so far have focused on Fort Saskatchewan, and while it is wonderful that people enjoy multiple parts of the city, I want to make sure everyone is aware the neighbourhood does not have to be in Fort Saskatchewan.

Thank you,

[redacted].

From: [redacted]
Sent: October 14, 2021 8:52 AM
Cc: [redacted]
Subject: RE: October Working Group Meeting - Pineview

Hello,

Thank you to everyone that completed the poll. The most popular time slot was Monday, October 25 at 7:00pm. I will send out invites and a meeting link for this time slot closer to the date. As with the first meeting we will have an activity.

Please send in 3-5 images of another neighbourhood (different than your own) that you have been to and like. Along with your images please tell us what you like about it, what this neighbourhood has in common with your neighbourhood, what

is different, and if anything about it you would like your neighbourhood to have. Please send your submission to [redacted], by October 24th.

Thank you,

T[redacted]

From: [redacted]
Sent: October 5, 2021 9:55 AM
Cc: [redacted]
Subject: October Working Group Meeting - Pineview

Good morning,

To coordinate our next meeting please complete the poll using the link below. As with the first session we will select the time the most people can attend. Please complete the poll by Monday, October 11. With the current restrictions we will continue to be online for our October meeting.

https://doodle.com/poll/qaurbre5q8vkzz3t?utm_source=poll&utm_medium=link

We will follow up with notes from the first session and an activity for this session closer to the date.

Thank you,

[redacted]

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33 Mt Peechee Pl Canmore, Alberta
Google


Canmore, AB
Recent searches
Canmore, AB
Places
Canmore, AB
Canmore Park, Canmore Road North...
Abominable Sports, Railway Avenue, ...
101 8 Ave Canmore, Alberta
Fairholme Dr
Google


Canmore, AB
Recent searches
Canmore, AB
Places
Canmore, AB
Town in Alberta
Canmore Park, Canmore Road North...
Park in Calgary, Alberta
Abominable Sports, Railway Avenue, ...
Outdoor sports store in Canmore, Alberta
1018 Ave Canmore, Alberta
1018 Ave
2D
Google
100%
© 2021 Google

Appendix D
Session 2: Submissions
Pine View

[redacted]

From: [redacted]
Sent: October 22, 2021 3:59 PM
To: [redacted]
Subject: FW: Pineview working group images

rom: [redacted]
Sent: October 22, 2021 3:41 PM
To: [redacted]
Subject: Pineview working group images

Hi [redacted]

I have attached pictures of Downtown Fort Sask and why we also like the neighbourhood.

Thanks,
[redacted]


Trails around downtown
Fort Sask


TURNER PARK
Turner Park: has a camp ground, access to the river


Downtown: small town
feel, museum and
farmers market

[redacted]

From: [redacted]
Sent: October 22, 2021 1:48 PM
To: [redacted]
Cc: [redacted]
Subject: Neighborhood photos

The neighborhood I chose is Forest Heights in Edmonton. I lived there at one time and have maintained an interest in the community. What I've always liked about Forest Heights is similar to what I like about our mature, well-established neighborhood: a variety of single family homes on wide, tree-lined streets with access to the river valley, trails, shops, schools and services.
Forest Heights is now somewhat different from my neighborhood in that there has been more redevelopment in recent years. In Forest Heights there are still many older homes built through the decades but there's now also more of a diversity of housing such as single family, duplexes, 3/4 unit row housing. Incorporated throughout the neighborhood are small strip malls and some multi-purpose developments with businesses below and condos above.
If I could have anything…I like the idea of having smaller commercial developments embedded in residential neighborhoods. Many other neighborhoods such as Ritchie in Edmonton have also revitalized their neighborhoods in this way.
Thanks.

[redacted]

Sent from my iPhone

[redacted]

From: [redacted]
Sent: October 24, 2021 6:09 PM
To: [redacted]
Subject: Re: October Working Group Meeting - Wednesday, Oct 27, 7:00pm

Hi [redacted]
I read your request a number of ocassions and tried to think of a location that impressed me more than what we have in my immediate area, coming up with nothing. Hence I am sending these photos to show how pleased I am with our city and my location.
We have a bush across the street where we hear the coyotes cry at night, on occasion we do see a deer, we have large lots so we do have privacy, we have trails, we have a creek and finally we have a large hill where we can sit and watch the kids tobogganing down the hill.
What more you one want!
[redacted]

I send the photos in another email

On Thu, Oct 21, 2021 at 9:46 AM [redacted] wrote:

> Good morning,
>
> Please use the meeting link below on Wednesday. A reminder to send your images and write up in by Tuesday, October 26. If you don't have pictures of the neighbourhood you chose, a google image search or using google streetview are good ways to get pictures of most places.
>
> -- Do not delete or change any of the following text. --
>
> **When it's time, join your Webex meeting here.**
>
> Join meeting
>
> **More ways to join:**
>
> **Join from the meeting link**
> [redacted]
>
> **Join by meeting number**
> Meeting number (access code): [redacted]
> Meeting password: [redacted] from phones and video systems)

Tap to join from a mobile device (attendees only)
+[redacted] United States Toll
Some mobile devices may ask attendees to enter a numeric meeting password.

Join by phone
+[redacted] United States Toll
Global call-in numbers

Join by video system, application or [redacted]
[redacted]
You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, click here to view host information.

Need help? Go to https://help.webex.com

[redacted]

[redacted].

From: [redacted]
Sent: October 14, 2021 8:52 AM
Subject: October Working Group Meeting

Good morning,

Thank you to everyone that completed the poll. The most popular time slot was Wednesday, October 27 at 7:00pm. I will send out invites and a meeting link for this time slot closer to the date. As with the first meeting we will have an activity.

Please send in 3-5 images of another neighbourhood (different than your own) that you have been to and like. Along with your images please tell us what you like about it, what this neighbourhood has in common with your neighbourhood, what is different, and if anything about it you would like your neighbourhood to have. Please send your submission to [redacted] by October 26th.

Thank you,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA


HAVFRUEN

[redacted]

From: [redacted]
Sent: October 14, 2021 4:10 PM
To: [redacted]
Subject: Re: October Working Group Meeting - Photos And Comments
Attachments: 003.JPG; 010.JPG; 011.JPG

Hello [redacted] I will not be participating in the virtual meeting but here are three photos and comments for your next meeting. I live in the Old Downtown Area but have chosen the newer areas, specifically **Southfort Blvd. Commercial and Residential** and the **Dog Park at River's Edge**.

1. The first photo shows the Dog Park. We do not presently own a dog but have in the past. It would be beneficial to have a dog park, which doesn't have to even be as elaborate, at the north end of the city as well as the south end. People walk dogs in empty fields, etc. around the Downtown and it would be nicer to have a fenced area so they could be off-leash. This would also bring people to or keep them in the Downtown Area.

2. The second photo shows Southfort Blvd. which is a four lane, quick and easily navigable way to enter the Southfort Residential area and avoid congestion. 101 Street which leads to the Old Downtown, from the highway, would be much better if it had four lanes that lead up to intersections on 99 Ave. and 100 Ave. that had separate turning/yield lanes at the intersection and at major off roads along 101 Street. The 99 Ave./ 101 Street intersection is particularly busy. This road and the intersection get very congested especially during rush hour. I would expect that it is often a deterrent to shopping in Old Downtown. People seem to be using 99 Ave. as a means to avoid driving on the highway and access the residential areas further along such as Pineview, etc. They are passing through, not stopping in Downtown. 101 Street is also used to access River Road.

3. The third photo shows one of the small strip malls in the Southfort Area. These are attractive and easily accessible shopping areas with good parking. The shopping for everyday essential items in Old Downtown is very limited. It would be more attractive if there were well known Take-Out restaurants, a good coffee shop, and places to shop for every day items without always having to go across the highway. Development of the old mall area has not progressed as anticipated. The Downtown has a neglected look about it, particularly along 99 Ave. There is nothing appealing or interesting about it to lead you into the Downtown Core.

Thank you.....I hope this is helpful.....[redacted]

On 10/14/2021 8:52 AM, [redacted] wrote:

> Good morning,
> Thank you to everyone that completed the poll. The most popular time slot was Wednesday, October 27 at 7:00pm. I will send out invites and a meeting link for this time slot closer to the date. As with the first meeting we will have an activity.
> Please send in 3-5 images of another neighbourhood (different than your own) that you have been to and like. Along with your images please tell us what you like about it, what this neighbourhood has in common with your neighbourhood, what is different, and if anything about it you would like your neighbourhood to have. Please send your submission to myself or Janu, by October 26th.
> Thank you,
> [redacted]

[redacted]

CITY OF
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Off-Leash Dog Park
54310 - RR 231
Fort Saskatchewan, AB
In case of Emergency Call 911


SUPPLEMENT
KING
Little Caesars
Great Clips
CHOPPED
KING
LIQUO

[redacted]

From: [redacted]
Sent: October 15, 2021 11:57 AM
To: [redacted]
Subject: Re: October Working Group Meeting Another photo submission and comments
Attachments: Camrose.jpg

Hello [redacted]: In reply to this e-mail I am submitting a photo of **downtown Camrose, Alberta.** This is a city that we go to for shoe shopping. They have a huge shoe store that far surpasses anything that can be found in Edmonton or anywhere else and people travel from all over to shop there. They also have a similar women's clothing store that is unique and worthwhile visiting despite the long drive. The downtown itself has character and atmosphere and many interesting shops and places to eat. It is the type of shopping experience where you would park your vehicle and walk the area as it is one different shopping experience after another. Older buildings have been maintained and there is a mix of them as well as newer buildings. It is very attractive. The main street is a decent width and parking is easily accessible on the main street (angle parking) or in free parking lots on streets off the main drag. It is not congested and easy to navigate walking or driving. Crossing areas are clearly marked and drivers courteous. Handicapped parking areas are spaced along the main street as well. You are able to travel to Camrose and spend the good part of a day there. Whatever they have done to revitalize their downtown is working. Fort Saskatchewan would benefit from some unique shopping experiences that are not available in other areas. Something that would bring people here from outside the city such as the Downtown Diner was able to do. It was unique and worth the drive. I noticed when volunteering at Twice But Nice Thrift Store, when we had three second hand stores at the time, a lot of customers that I spoke to were from out of town and came specifically to Fort Saskatchewan to visit the second hand stores and asked directions to the other two. It was worth their while to make the trip here. The three businesses were similar but not in direct competition as they all offered a different price range and type of product. People wouldn't necessarily drive here for one store but they would for three of them. I have talked to people who used to drive to Fort Saskatchewan, from Edmonton, with guests to visit the Warden's House when it was set up as a cafe.

Hope this adds to the information that you will present.....[redacted]

On 10/15/2021 8:47 AM, T.J. Auer wrote:

> Good morning,
> I just want to clarify that the neighbourhood you submit for our next exercise can be anywhere you have been before. Some of the submissions so far have focused on Fort Saskatchewan, and while it is wonderful that people enjoy multiple parts of the city, I want to make sure everyone is aware the neighbourhood does not have to be in Fort Saskatchewan.
> Thank you,
> [redacted].
>
> **From:** [redacted]
> **Sent:** October 14, 2021 8:52 AM
> **Subject:** October Working Group Meeting
> Good morning,
> Thank you to everyone that completed the poll. The most popular time slot was Wednesday, October 27 at 7:00pm. I will send out invites and a meeting link for this time slot closer to the date. As with the first meeting we will have an activity.
> Please send in 3-5 images of another neighbourhood (different than your own) that you have been to and like. Along with your images please tell us what you like about it, what this neighbourhood has in

common with your neighbourhood, what is different, and if anything about it you would like your neighbourhood to have. Please send your submission to myself or [redacted], by October 26th.

Thank you,

[redacted]

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[redacted]

From: [redacted]
Sent: October 26, 2021 8:34 PM
To: [redacted]
Cc: [redacted]
Subject: Re: October Working Group Meeting - Wednesday, Oct 27, 7:00pm
Attachments: 4-Wassenar_Roundabout.jpg; 2b-Paris_FormalPark.jfif; 1-FortSask_Naturalization.jpg; 3-Wassenar_Streetscape.jpg; 2a-Boston_FormalPark.jpg

Better late than never?

Photo 1 = local storm pond in Southfort --> example of a naturalized area
Photo 2a, 2b = formal park (apparently in Boston and Paris, found via Google Images) --> example of more formal, structured park, especially nice in small "pocket park" areas
Photo 3 = streetscape in front of the townhouse where my sister lived briefly (circa 2012 - 2015), in Netherlands. The townhouses are setback from the road and have parking in front. Netherlands is quite big into their "complete streets" and the bike lanes are regularly used cooperatively with cars, and pedestrian walks to the side.
Photo 4 = traffic circle near the road from my sister's place. Fairly large supermarket on the right and CRU type development on the left, with apartments above. The CRU building was adjacent to the townhouse complex. Very good example of a highly walkable neighbourhood. Because of the setback from the road, noise wasn't much of a concern and most services were within close walking distance, if not biking distance. My sister (who grew up in suburban Sherwood Park and drove everywhere) actually got a bike with seats for her kids and really only drove if the weather was bad or if they were going out of town. (Wassenar, Netherlands.)

On Thu, Oct 21, 2021 at 9:46 AM [redacted] wrote:

> Good morning,
>
> Please use the meeting link below on Wednesday. A reminder to send your images and write up in by Tuesday, October 26. If you don't have pictures of the neighbourhood you chose, a google image search or using google streetview are good ways to get pictures of most places.
>
> -- Do not delete or change any of the following text. --
>
> **When it's time, join your Webex meeting here.**
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> **More ways to join:**
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> **Join from the meeting link**
> https://cityoffortsaskatchewan-smj.my.webex.com/cityoffortsaskatchewan-smj.my/j.php?MTID=m50cb8359233b0abc928

Join by meeting number
Meeting number (access code): [redacted]
Meeting password: [redacted] ([redacted] from phones and video systems)

Tap to join from a mobile device (attendees only)
+[redacted] United States Toll
Some mobile devices may ask attendees to enter a numeric meeting password.

Join by phone
+[redacted] United States Toll
Global call-in numbers

Join by video system, application or Skype for business
Dial [redacted]
You can also dial [redacted] and enter your meeting number.

If you are a host, click here to view host information.

Need help? Go to https://help.webex.com

Thank you,

[redacted].

From: [redacted]
Sent: October 14, 2021 8:52 AM
Subject: October Working Group Meeting

Good morning,

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Thank you,

[redacted]

[redacted]

[redacted]

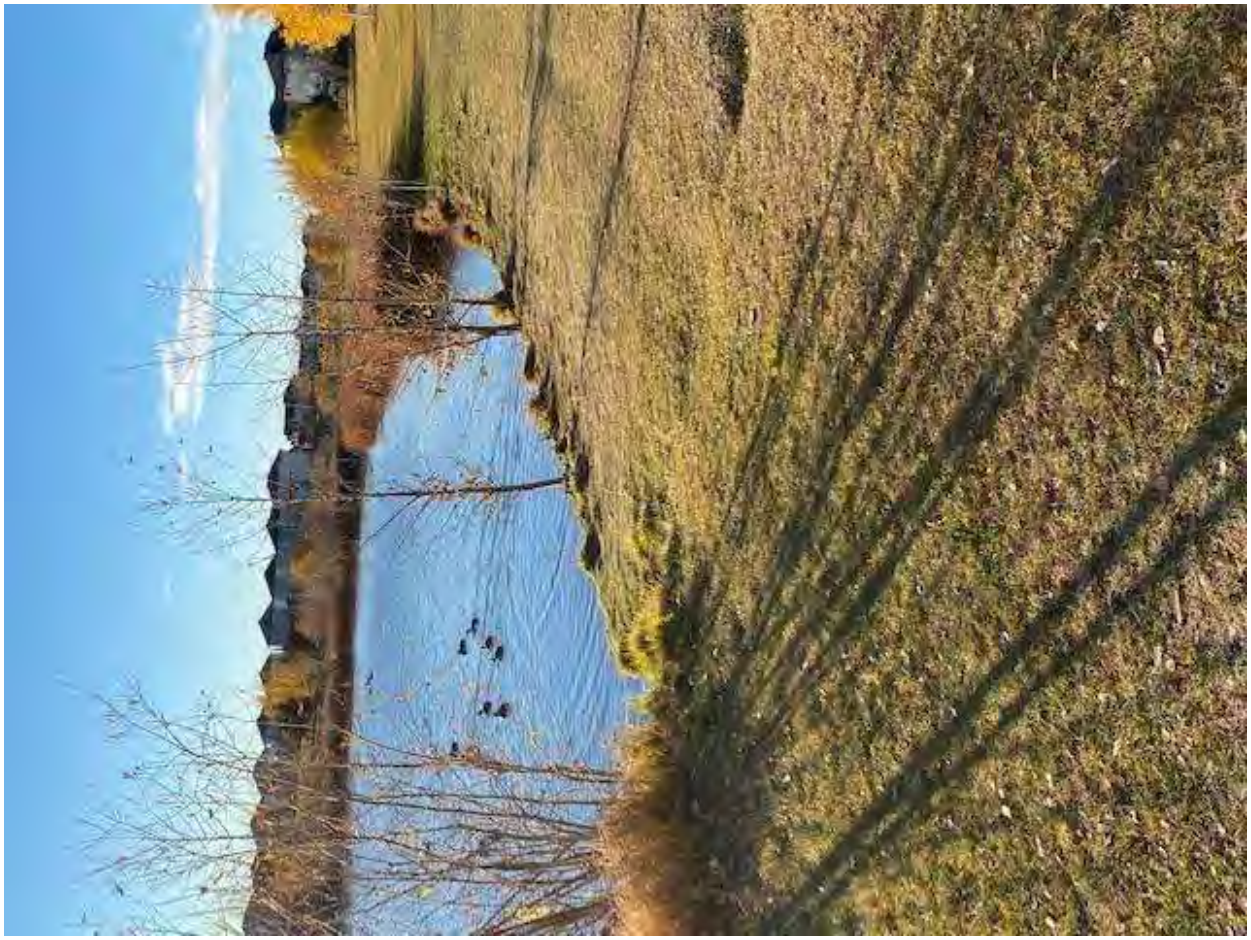
[redacted]

[redacted]

[redacted]

[redacted]

CITY OF
FORT SASKATCHEWAN
FORTSASK.CA




Van Duivenvoordelaan
Google
Street View - Aug 2018
Currently shown: Aug 2018
2009
2021
Van Duivenvoorde
Google


Google
Street View - Jul 2017
Currently shown: Jul 2017
2009
2021
Google

[redacted]

From: [redacted]
Sent: October 21, 2021 2:49 PM
To: [redacted]
Subject: Re: October Working Group Meeting - Wednesday, Oct 27, 7:00pm

[redacted];
Here are some pictures of areas in town that I feel represent good residential neighbourhoods. The set-backs are consistent, the roof lines are similar, and side yard setbacks are reasonable. I am also adding those areas which I feel represent residential areas that do not belong in this Old Fort area, nor for that fact don't really enhance our City wherever they are placed. We can discuss that at a later time during this process.
I was somewhat surprised by your request to have us identify areas that we like either in Ft Sask or elsewhere where we have lived or seen. Having this area of town look like someplace else is not what we are concerned about; we are concerned about keeping the historical characteristics of the Old Fort area as is and not having it change its character into something else that can be found elsewhere in the city or some other community. Anyway, there is plenty of material we can discuss further when the time is proper.
Here are the pictures of areas I think are representative of my more ideal neighbourhood:

And here are some pictures of poorly designed new neighbourhoods that appear to have been developed without taking very much direction from the MDP: No real imagination in design, or diversity in color, shape, and no individuality able to be shown between neighbours, very boring place to live when compared to this Old Fort area. I bet there is very little differences in demographics in these new areas as well; all of which is emphasized as being important within the MDP.

And here are a couple of pictures that show what we are concerned about happening in the Old Fort area if we let things stand as they are right now with the attitude of some decision makers.
Where the setback from the street is not consistent with the adjoining houses, and the building envelope takes up too much of the lot.
As you can see, there is a feeling that this Old Fort area is unique and should not be seen as a place where age needs to be modernized and density increased for the sake of doing so.
Looking forward to our continued meetings and discussion on this particular area of our City.


GlasRoc

On Thu, 21 Oct 2021 at 09:46, [redacted]> wrote:

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-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

[redacted]

Join by meeting number

Meeting number (access code): [redacted]

Meeting password [redacted] from phones and video systems)

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You can also dial [redacted] and enter your meeting number.

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Need help? Go to https://help.webex.com

Thank you,

[redacted].

From: [redacted]
Sent: October 14, 2021 8:52 AM
Subject: October Working Group Meeting

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Thank you,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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FORTSASK.CA

[redacted]

From: [redacted]
Sent: October 22, 2021 5:38 PM
To: [redacted]
Subject: Re: October Working Group Meeting - Wednesday, Oct 27, 7:00pm

[redacted]..After reading the proposed format for our upcoming session, I questioned and gave considerable thought as to why were going in the direction that was being laid down. After this self deliberation , discussion took place with others who call home to what is described as “mature neighbourhoods” and similar thoughts and comments were made.
For myself, the neighborhood/ district I’m concerned about is where I reside. I really have no desired to compare or be compared to any other neighbourhood. It is unique in its own way. There is no desire to reside/live anywhere else. If the truth be known I choose this area of residence for the many amenities it holds. Likely the greatest being the history, the roots of Fort Saskatchewan. That as well is what draws others to this neighbourhood.
I definitely see no need to go out side this municipality in an effort to compare or even possibly recreate what someone else has!
Was it not the intention to make suggestions and create policy that would RETAIN what the area has in its present manner. Upon reflecting back, that is what I heard or at least implied when Council gave direction that Planning to engage with the residence. In particular with those referred to as residence of “OLD FORT” and “ROSS CREEK”, not to be confused with Old Downtown.
In view of this lm looking forward to the upcoming session, I will not be submitting photos or making comment on other districts within the City. In addition especially NOT on something outside of our municipality.
Regards,
[redacted]

Appendix E: Session 3 Presentation

Sent from my iPhone

On Oct 21, 2021, at 9:46 AM, [redacted] wrote:

Good morning,
Please use the meeting link below on Wednesday. A reminder to send your images and write up in by Tuesday, October 26. If you don't have pictures of the neighbourhood you chose, a google image search or using google streetview are good ways to get pictures of most places.

-- Do not delete or change any of the following text. --

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Join meeting

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Join from the meeting link
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Join by meeting number
Meeting number (access code): [redacted]
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If you are a host, click here to view host information.

Need help? Go to https://help.webex.com

Thank you,

[redacted].

From: [redacted]
Sent: October 14, 2021 8:52 AM
Subject: October Working Group Meeting

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Thank you,

[redacted]

MATURE NEIGHBOURHOODS AND LAND USE BYLAW STUDY

WORKING GROUP SESSION 3

OUTLINE

- Introductions
- Recap of Development Rights & Compatibility
- Mature Neighbourhoods Study Intent
- Working Group Intent
- Working Group Activity

Development Compatibility

- Architectural style/control

Development Compatibility – Submitted example

10101 108 St.

- Permitted under LUB 2 iterations ago
- Original Lot
- Over 1.5m setback

Development Compatibility – Submitted example

- Permitted under previous LUB
- 1.5 original lots
- Over 20.5m width
- Over 1.5m setback

Development Compatibility – Permitted Today

Development Compatibility – Right to Redevelop

- Historic lot
- Original development
- 10 meter lot

←1910 Build
← Identified last session as diverse historic housing example

1953 Build →

Mature Neighourhoods Study Intent

- Fulfill Our Fort. Our Future. objectives to restore neighbourhood vibrancy and preserve neighbourhood amenities. (2021 Census update)

- Ensure redevelopment including any intensification reflects current neighbourhood, blends in, is gradual, and adds value to the neighbourhood.

Working Group Intent

- To understand neighbourhoods from residents' perspectives.
- To understand residents' current experience of living in their neighbourhoods.

Working Group Activity

Intent:

- To understand what are you concerned will be lost in your neighbourhood in the future
- To understand what do you hope will be gained in the future

Activity

- Describe what your neighbourhood ideally looks like in 50 years. We know the world, our region, and our community looks very different today than it did 50 years ago, so how will your neighbourhood have evolved in this time?

THANK YOU

Appendix F: Session 3 Submissions

Future Vision of Old Fort Residential Area: (2070)

The area commonly referred to as the Old Fort Residential area was designated an historical area in 2022 by the City Council in their Municipal Development Plan and subsequent Land Use Bylaw. The rationale for the designation was to preserve an area of Fort Saskatchewan that is reminiscent of the residential neighbourhood culture of more than 100 years ago. Demographics within this area have been mixed, ensuring a community comprising of new young families and older established families as well as retired persons. Housing styles have been maintained while replacement housing has been subjected to architectural controls so as to retain the neighbourhood as it would have appeared in the original Fort Saskatchewan at the time.

Sound architectural controls have maintained the housing style with regards to one-story bungalows and two-story houses. Replacement housing stock has been architecturally controlled to the point where the original footprint, height, front and side-yard setbacks of any new proposed structure maintain the appearance of the original housing stock as closely as possible.

Modern housing designs have been permitted in this area provided plans were approved by the City's Planning Department together with the appointed Citizen's Housing Committee for this area and are in accord with the provisions of the Land Use Bylaw. The appointment of the Citizen's Housing Committee has been done bi-annually by City Council on recommendations from the Old Fort community residents. The responsibility of the Committee has been to review the design of new structures to ensure they comply with the intent of the new Land Use Designation for the area and makes recommendations to the Planning Department for final approval.

Over the years as this area has re-developed, it has retained its attractiveness to home buyers as a preferred place to live in Fort Saskatchewan due of its mature natural environment and the cohesiveness of people within the historical community. The City also offers a variety of housing stock within other developed areas accommodating those home buyers who are not necessarily attracted to this historical area.

The retention of this Old Fort Area as an historical residential area has complimented the Historical Precinct designation for the Downtown area which includes the Original RWMP Fort and surrounding park-like areas. It has become a significant adjunct to the overall history of the City and is looked upon as one the more insightful planning accomplishments of City Council.

[redacted]

From: [redacted]>
Sent: November 15, 2021 9:59 AM
To: [redacted]
Subject: MATURE NEIGHBOURHOODS

Good morning [redacted].....
I'm presently out of country and have poor internet connections. As a result I will not be participating in the next session, but look forward to those that follow.
As well I couldn't get onto the site to give my narrative for the next session, so it is included in this text. I hope this doesn't pose any problems?
As the years go forward I would hope that all major infrastructure issues within my neighbour would have been addressed and that it is not left again in the manner that it is at point in time. This would address curbs, sidewalks, water/ sewer, roadways and boulevards.
That as well mature trees be better maintained than what the existing policy addresses. As well that replacement trees be put in place when new development of residential lots arises, maintaining the integrity of the " OLD HISTORIC" aspect the Old Fort neighbourhood.
That a LUB continues to recognize the value of this area and that "developers" don't dictate to planning & administration what they invision are the best needs ("usage") of the neighbourhood
When infills arise , the LUB addresses appropriate set backs , that will bring an attractive appeal to the neighbourhood. This holding the presents of the oversized lots with the existing diversified type of housing. That the LUB doesn't encourage the amalgamation of lots for the development of duplex's, fourplex's or row styled homes, including skinny homes on split lots. That their is continued usage of back lane ways, allowing trash/ recyclable pickup and access to garages and secondary suites.
Through continued consultation and well thought out legislation , infill homes should comply with a more reasonable "foot print" percentage moving away from builds that consume the greater portion of the lot itself.
With good planning and an ongoing interaction with the neighbours involved I would hope to see a neighbourhood that continues to hold its roots. An area that the City can reflect back on and see, as well as physically walk through, projecting the connection as to where we came from and proudly display our heritage. The retention of a neighbourhood that is and will continue to be a very desirable area to call home. An area having those qualities that can not be found or reproduced anywhere else within the City.
Regards,
[redacted]

[redacted]

From: [redacted]>
Sent: [redacted]
To: [redacted]
Subject: [redacted]

As mentioned last session, for our next meeting we will be asking you to describe what your neighbourhood ideally looks like in 50 years. This would put the average home in all of your neighbourhoods well over 100 years old. Historically, many homes do not reach this age but buildings constructed under the next Land Use Bylaw are very likely to still be there. 50 years ago Fort Saskatchewan had less than 5000 residents and they could take the train to Edmonton.

A. Hopefully the concept of bungalows will continue with the large lots that we presently have. Would be great if more of the homes would be occupied by the owners so that perhaps more care could be given for lawns, trees and the general appearance of these homes. Would really love to see the city do something to enhance the bush across the street by clearing dead woods and placing lights on the paths. Not only would this bring beauty but raise or maintain the value of our property

What are you concerned will be lost in your neighbourhood?

A. That in time with the age of the homes that the city permits developers to take over the lay of the land development and change what is already established by building apartments style dwellings

What do you hope will be gained?

A. That the landowners maintain their property either by residing in the homes or insisting that the tenants maintain the land in a beautiful manner.

On Wed, Nov 10, 2021 at 2:59 PM T.J. Auer <[redacted] wrote:

> Good afternoon,
>
> Please complete the poll using the link below by Monday, November 15, so we can determine the best time for our next meeting. I have included primarily evening options due to previous poll results.
>
> https://doodle.com/poll/q7a7n45gthke6mkt?utm_source=poll&utm_medium=link
>
> As mentioned last session, for our next meeting we will be asking you to describe what your neighbourhood ideally looks like in 50 years. This would put the average home in all of your neighbourhoods well over 100 years old. Historically, many homes do not reach this age but buildings constructed under the next Land Use Bylaw are very likely to still be there. 50 years ago Fort Saskatchewan had less than 5000 residents and they could take the train to Edmonton.
>
> What are you concerned will be lost in your neighbourhood?
>
> What do you hope will be gained?
>
> We will welcome image submissions with your write ups but they are not required for this activity.

Thank you,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

[redacted]

From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted]
Attachments: [redacted]

50 years from now! If I am looking out this window on 101 st there will not be snow on the ground. The Earth will be warmer, we'll still get our snow but not as early in the year and it won't last as long in the spring. This road 101st street will be a 4 lane road. Somehow downtown will revitalize. The row housing and tight housing along the main roads will become taller, having 5 and 7 story buildings. Not sure if we'll reach 20 and 30 story buildings. There will still a lot of green space in the city. But I can see the river being built up a little bit more with Recreation and infrastructure along the sides of the river. I would imagine the other side of the river will also experience a boom of housing and some commercial spaces. The population of the city will have double. Not sure how much suburbs we can build here with urban sprawl. at some point will have to start building up and not out.
Most everybody wants their own piece of land but at some point we will have to move to the country in order to afford it.

[redacted]

On Wed, Nov 10, 2021, 2:58 PM [redacted] wrote:

> Good afternoon,
>
> Please complete the poll using the link below by Monday, November 15, so we can determine the best time for our next meeting. I have included primarily evening options due to previous poll results.
>
> https://doodle.com/poll/q7a7n45gthke6mkt?utm_source=poll&utm_medium=link
>
> As mentioned last session, for our next meeting we will be asking you to describe what your neighbourhood ideally looks like in 50 years. This would put the average home in all of your neighbourhoods well over 100 years old. Historically, many homes do not reach this age but buildings constructed under the next Land Use Bylaw are very likely to still be there. 50 years ago Fort Saskatchewan had less than 5000 residents and they could take the train to Edmonton.
>
> What are you concerned will be lost in your neighbourhood?
>
> What do you hope will be gained?
>
> We will welcome image submissions with your write ups but they are not required for this activity.
>
> Thank you,
>
> [redacted].
>
> [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: January 31, 2022 1:18 PM
To: [redacted]
Subject: [redacted]

Hello [redacted]

My concerns are that the larger lot sizes will be lost and the area will have more infills with more cars parked on the streets. The schools will have to be rebuilt or they may be demo'd if the demographics don't reflect the need for them. Hopefully the green spaces will remain.

I hope that the local stores remain and that transportation is better for those who don't need to drive every day. With the inevitable densification we will need car parking and the management of snow removal addressed. I hope we the climate hasn't changed by that much.

On Friday, January 28, 2022, 03:04:49 p.m. MST, T[redacted] wrote:

Hello,

Happy New Year everyone. My apologies for the delay, I am reaching out so we can try again to schedule our third Working Group meeting. Please use the link to complete the poll. Please ensure you indicate all times you are able to attend.

https://doodle.com/poll/8q5apa8xy7d2qbfg?utm_source=poll&utm_medium=link

For anyone who has not already submitted their response we are asking you to describe what your neighbourhood ideally looks like in 50 years. This would mean the average age of development is nearing 100 years old. Historically many houses do no reach this age but buildings constructed under the next Land Use Bylaw are very likely to still be there. 50 years ago Fort Saskatchewan had less than 5000 residents and Pineview was about to begin developing. We know the world, our region, and our community looks very different today than it did 50 years ago, so how will your neighbourhood have evolved in this time?

What are you concerned will be lost in your neighbourhood?

What do you hope will be gained?

Thank you,

[redacted].

[redacted]

From: [redacted]>
Sent: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Re: Working Group Meeting 3 - Pineview

Hi [redacted]

Ideally, we would like our neighbourhood to be untouched. In our opinion, our neighbourhood would be less desirable with in-fill homes. We enjoy the mature look to our area. There's not much we would like to change in general.

Thanks,
[redacted]

On Thu, Nov 25, 2021 at 5:10 PM [redacted]> wrote:

> Hi Everyone,
>
> It seems schedules are becoming difficult to coordinate with the season. In light of this, we are going to delay our third meeting until the new year. Please send me your activity responses as soon as you're able. This will give us time to better incorporate them into our next meeting.
>
> I hope you all have a safe and enjoyable holiday season and look forward to connecting again in the new year.
>
> Thank you,
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> CITY OF FORT SASKATCHEWAN
> FORTSASK.CA

From: [redacted]
Sent: November 19, 2021 3:33 PM
To: [redacted]
Subject: RE: Working Group Meeting 3 - Pineview

Hi Everyone,

Unfortunately, it does not look like there was a good time for our next meeting in the week that was polled. I've created a new poll to hopefully find a time that works for more of you. Thank you to those that have already submitted their activity response.

Please complete the poll using the link below as soon as you can.

https://doodle.com/poll/ges2gqr6byrx3g9t?utm_source=poll&utm_medium=link

Thank you,

[redacted]

From: [redacted]
Sent: November 10, 2021 2:57 PM
To: [redacted]
Subject: Working Group Meeting 3 - Pineview

Good afternoon,

Please complete the poll using the link below by Monday, November 15, so we can determine the best time for our next meeting. I have included primarily evening options due to previous poll results.

https://doodle.com/poll/cer95b7st36shabu?utm_source=poll&utm_medium=link

As mentioned last session, for our next meeting we will be asking you to describe what your neighbourhood ideally looks like in 50 years. This would mean the average age of development is nearing 100 years old. Historically many houses do no reach this age but buildings constructed under the next Land Use Bylaw are very likely to still be there. 50 years ago Fort Saskatchewan had less than 5000 residents and Pineview was about to begin developing.

What are you concerned will be lost in your neighbourhood?

What do you hope will be gained?

We will welcome image submissions with your write ups but they are not required for this activity.

Thank you,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

[redacted]

From: [redacted]
Sent: December 6, 2021 2:28 PM
To: [redacted]
Subject: Re: Working Group Meeting 3 - Pineview

Hi [redacted]
It's really hard to imagine 50 years from now. Will there be teleporters? robots everywhere? food from a 3D printer?
When I think about my cousin in Germany living in a house that was built in 1400 and remains standing, I hope my house will still be there. I hope my neighbours will still be neighbourly. I hope the streets will remain wide & have leafy borders. I hope not too many big lots will be divided & developed into tiny homes or duplexes or apartments. I hope the parks & trails remain.
[redacted]

On Fri, Nov 26, 2021 at 9:50 AM [redacted] wrote:

> [redacted],
>
> We are looking for your response to the prompt below. Let me know if you have any questions.
>
> Describe what your neighbourhood ideally looks like in 50 years. This would mean the average age of development is nearing 100 years old. Historically many houses do no reach this age but buildings constructed under the next Land Use Bylaw are very likely to still be there. 50 years ago Fort Saskatchewan had less than 5000 residents and Pineview was about to begin developing.
>
> What are you concerned will be lost in your neighbourhood?
>
> What do you hope will be gained?
>
> Thank you,
>
> [redacted].
>
> **From:** [redacted]
> **Sent:** November 26, 2021 9:04 AM
> **To:** T.[redacted]
> **Subject:** Re: Working Group Meeting 3 - Pineview
>
> Hi
>
> what activity responses do you need?
>
> [redacted]
>
> On Thu, Nov 25, 2021 at 3:10 PM [redacted] wrote:

Hi Everyone,

It seems schedules are becoming difficult to coordinate with the season. In light of this, we are going to delay our third meeting until the new year. Please send me your activity responses as soon as you're able. This will give us time to better incorporate them into our next meeting.

I hope you all have a safe and enjoyable holiday season and look forward to connecting again in the new year.

Thank you,

[redacted]

CITY OF FORT SASKATCHEWAN
FORTSASK.CA

From: [redacted]
Sent: November 19, 2021 3:33 PM
To: [redacted]
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[redacted]

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Sent: November 10, 2021 2:57 PM

To: [redacted]
Subject: Working Group Meeting 3 - Pineview

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Thank you,

[redacted]

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