

CITY OF FORT SASKATCHEWAN

My Fort, My City, My Say.

Municipal Development Plan
What We Heard
August 2019



CITY OF
FORT SASKATCHEWAN
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Document prepared August 2019.

1.0 THE MDP UPDATE

1.1 WHAT IS A MUNICIPAL DEVELOPMENT PLAN (MDP)?

A MDP, according to the Province of Alberta, is a mandatory, long range strategic document that is required to be adopted by bylaw by every municipality, no matter how large or small the population. The MDP communicates the long term vision for a community and serves as a high-level blueprint. It demonstrates the intended shape of community change over time.

1.2 WHY DOES IT MATTER?

The MDP establishes a long-term vision for the community and identifies strategies and policies to achieve that vision. These strategies and policies inform the work of City administration including planners, engineers and parks staff. It also acts as a tool for Council to base important and challenging growth and development decisions on including land use, funding allocation, and provision of infrastructure.

1.3 WHEN WILL IT BE COMPLETE?

The final MDP is intended to go to Council for approval in the fall of 2020. More community touch-points will happen between now and then to inform and validate the vision and policy direction of the Plan.

1.4 HOW WILL IT IMPACT THE COMMUNITY?

The City's MDP can provide many benefits to the residents and workers of a community. A strong MDP gives a City the tools necessary to grow in a smart, sensible and strategic way.

By thinking about the next twenty-five to thirty years of urban growth, the City can better manage and responsibly utilize the land supply and allocate resources to provide and maintain the necessary infrastructure to serve the population

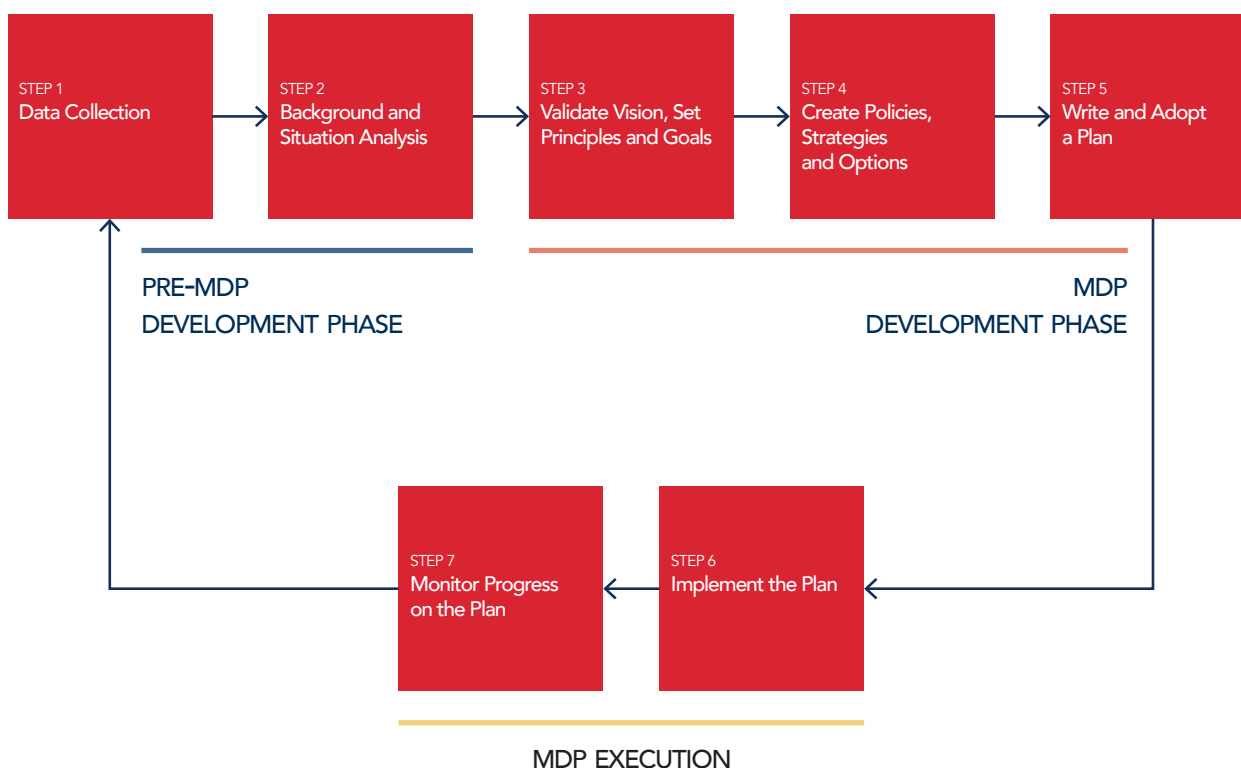
The plan will strive to meet the residents' housing, recreational, shopping, and employment needs within the City boundaries while ensuring the quality of life is maintained and enhanced.

1.5 WHY ENGAGE?

The intent of **My Fort My City My Say** stage 2 engagement was to get early insight to the community's current strengths and resident's development and lifestyle preferences.

All while uncovering the key challenges that will need to be addressed during the City's future growth. This four week process gave the City a foundation of information to start the draft of their MDP refresh.

Figure 1. MDP Process.



2.0 PROCESS & PARTICIPATION

2.1 HOW WE ENGAGED

In Spring 2019, an engagement process was implemented to ensure Fort Saskatchewan residents, workers and visitors could share their input on how the City should grow, ahead of the Municipal Development Plan (MDP) update.

To share questions, comments and insights, people were encouraged to:

- Attend one of the three public workshop sessions held on June 7 and 8, 2019 at the Pioneer House and the Dow Centennial Centre
- Provide feedback online via the project website: fortsask.ca/en/your-city-hall/municipal-development-plan.aspx

The three public workshops ran for three hours each. Members from the entire project team were present to listen and share with participants from the community.

The Fort Saskatchewan MDP public engagement process was designed to reach people from across the community in approachable and creative ways. A range of options were developed to allow the community to provide their input, and an extensive promotional campaign ensured that citizens were aware of the project and their opportunities to participate.



2.2 ENGAGEMENT COMMUNICATION

In late May, approximately 350 postcards were distributed to residents at the community Trade Show and Family Festival, to inform them about the MDP engagement opportunities.

Other approaches included:

- City's website
- Radio advertisements
- Highway and local road signage
- Newspaper advertisements
- Social media advertisements
- Letters to high schools
- Youth Advisory Committee meeting
- Posters distributed to community partners
- Email notices to Stakeholder lists from the Chambers of Commerce, Recreation, Culture, FCSS departments, and previous workshop participants
- iPad station and signage at City Hall

645

by online questionnaire

15

by in-person workshops

2.2 WHO WE HEARD FROM

In the online questionnaire we asked a series of demographic questions to get a sense of who was responding.

Figure 2. People per household – respondent’s self-reported (above) v. Statistics Canada, 2016 (below)

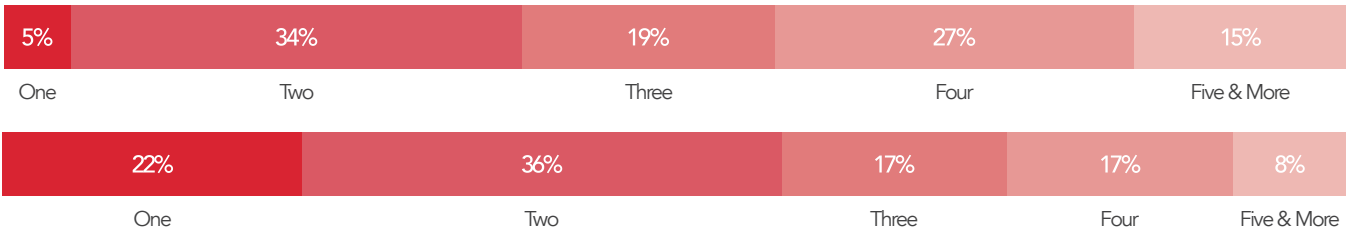


Figure 3. Age characteristics – respondent’s self-reported (above) v. Statistics Canada, 2016 (below)

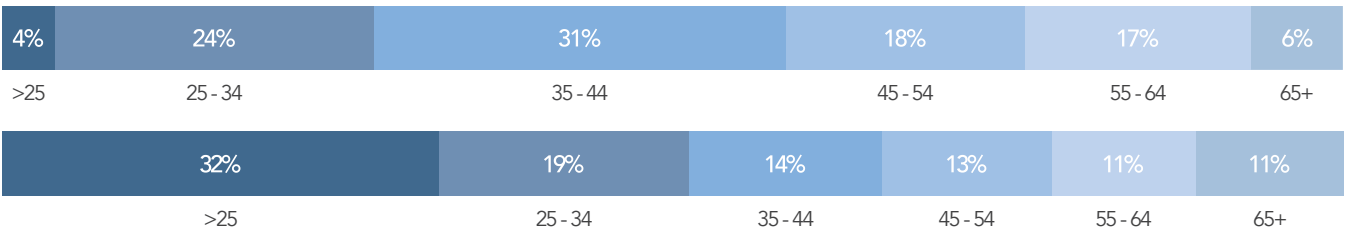
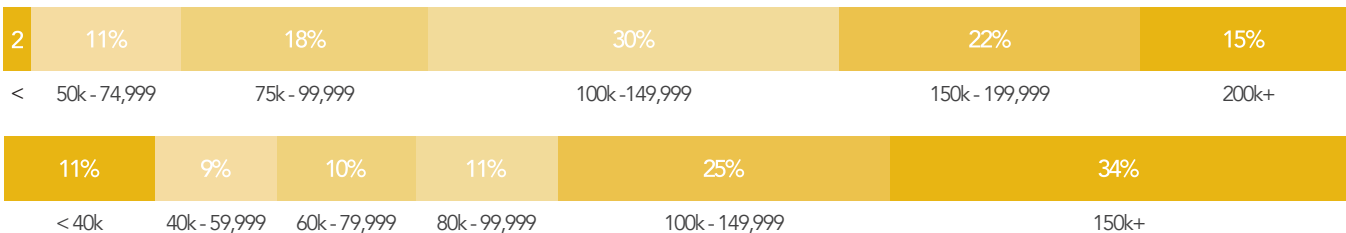


Figure 4. Household income – respondent’s self-reported (above) v. Statistics Canada, 2016 (below)



2.3 OUR APPROACH TO ENGAGEMENT

Across the two platforms for engagement – online questionnaire and workshops – we took a different approach, while still asking many of the same questions of participants.

In the questionnaire we tried to understanding three things at a high-level, these were:

- What is the current experience of living and working in the City?
- What are residents’ favourite places outside of the City, and what do they like about these places? (e.g. favourite features or ideas they would like to implement in the Fort Saskatchewan)
- What preferences exist for future development in the City?

Our intent in the workshop setting was to dive deeper and collect richer data and insights to the current landscape and future growth.

Getting a chance to connect one-on-one with residents and workers about why certain trends and preferences exist from the community standpoint.

This dialogue brought real wisdom to understanding the local context as experienced by people.

Source: Self-reported data from My Fort, My City, My Say Fort Saskatchewan MDP Update Survey, live May 10 - June 10, 2019.

Canada. Statistics Canada. Private households by household size: Fort Saskatchewan, Alberta 2016 Census. 2016 Census Profile.

Canada. Statistics Canada. Age characteristics: Fort Saskatchewan, Alberta 2016 Census. 2016 Census Profile.

Canada. Statistics Canada. Income of individuals in 2015. Fort Saskatchewan, Alberta 2016 Census. 2016 Census Profile.

What We Heard

Key Findings



3.1 Greater choice in housing

3.2 Balance transportation modes, while improving parking

3.3 Support public amenity spaces

3.4 Enhance commercial space and downtown vibrancy

3.5 Small town feel

GREATER CHOICE IN HOUSING

OVERVIEW

Of those who participated in the engagement process, most agree they had choice in selecting their home in Fort Saskatchewan, from both a type and cost perspective.

However, 13% of online participants disagreed that their neighbourhood has housing choices to meet their housing needs through different life stages.

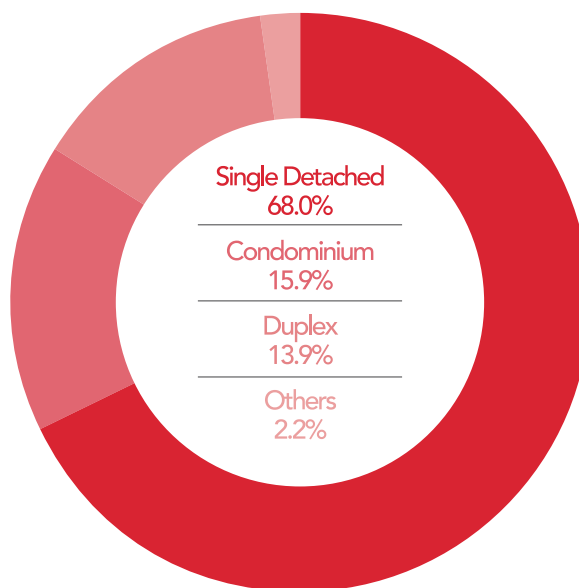
This lack of choice throughout life stages is reflected in **Figure 5** which indicates the proportion of housing types that exist in the City today. There is a visible preference toward single-detached residences, which leaves some demographics without a viable option for housing.

When asked about their ideal housing future, most participants identified future neighbourhoods which have a variety of housing that serves the needs of residents at each stage of life as an ideal choice.

Respondents also favoured affordable housing through diverse housing choices, which provides stable housing opportunities for seniors and young families.

The results come with little surprise when looking at global trends of an ageing population, and the current context of Fort Saskatchewan where the majority of households are characterized by smaller one or two person homes (as shown in **Figure 2**).

Figure 5. Proportion of housing types in Fort Saskatchewan.



Source: Canada. Statistics Canada. Occupied private dwellings by structural type of dwelling: Fort Saskatchewan, Alberta 2016 Census. 2016 Census Profile.

Identify your level of preference for the following scenarios for housing 25,000 more residents in Fort Saskatchewan over the next 25 years.

Method	Future neighbourhoods with a mix of housing types that serve different lifestyles and income groups.	Future neighbourhoods with fewer types of housing to serve similar income groups.	Future neighbourhoods with a variety of housing that serves the needs of residents at each stage of life.
Online (Likert Scale)			
Strongly Prefer	78	40	101
Prefer	79	73	83
Somewhat Prefer	50	52	55
Neutral	30	71	43
Somewhat Dislike	38	40	23
Dislike	22	27	9
Strongly Dislike	26	20	8
Workshops (Simple Vote)			
Support	10	1	29

Identify your level of preference for the following scenarios for the following scenarios related to the City's older neighbourhoods.

Method	More people live closer to the existing community assets	More housing by developing under-utilized and empty lots	Young people and families to have access to affordable and suitable housing	Seniors to have access to affordable and suitable housing	Redevelopment is sensitive to the existing neighbourhood characteristics	Redevelopment reflects current development trends and innovative building design
Online (Likert Scale)						
Strongly Prefer	68	69	93	137	96	49
Prefer	101	107	112	112	97	77
Somewhat Prefer	63	63	61	51	50	67
Neutral	65	50	40	18	46	80
Somewhat Dislike	10	17	7	1	19	27
Dislike	6	11	4	2	8	12
Strongly Dislike	8	5	6	2	7	11
Workshops (Simple Vote)						
Support	9	5	7.5	4.5	7	7

ONLINE SURVEY

From 174 comments on what would improve housing options in Fort Saskatchewan neighbourhoods, twelve core themes emerged (See Table 3). The two most heard responses were that yards need to be bigger and more affordable options for housing should be made available to meet the needs of a wider demographic.

Other top answers included improved roads, more specifically spaces for parking, as well as building housing that accommodates seniors, for those living independently and assisted living residences.

Table 3. Housing Themes.

Theme	Notes
Bigger yards (34)	Large front and side setbacks, more backyard space.
Affordable housing (31)	More affordable options for everyone with a small segment (7) mentioning subsidized units.
Improved roads (31)	Better parking, wider and maintained.
Age-friendly housing (28)	Seniors-specific housing, housing that accommodates mobility challenges.
More residential parking (13)	
No / less multi-family (11)	Keeping different styles of homes separate (e.g. single-family homes away from all others.)
Closer amenities (9)	Commercial nodes, schools, and other core services (e.g. fire, police, etc.)
More multi-family homes (9)	
Meet the needs of mixed demographics (8)	Not all households are 4+ person families, need more choice for seniors,
Smaller, more modest homes (8)	Size is inextricably linked to cost.
Lower property taxes (6)	
Walkability	Strong ties to amenities and commercial destinations.

INDICATIVE QUOTES

“Wider streets in residential neighbourhoods and slightly larger garages. Most people in our single detached house neighbourhood park on the driveway and streets because most vehicle are too long to fit inside garages. This leads to congestion on the street especially in winter months with snow;

I have serious concerns whether a fire truck would be able to make it to our house in winter months because of the congestion on the streets.”

“I put disagree because there needs to be more housing to accommodate retiring residents that are affordable. And example of such neighbourhoods are becoming more popular in Sherwood Park. Ex Summerwood.”

“You need more HOUSES which are affordable that aren’t condos. Condo fees defeat the whole benefit of a starter home. Apartment complexes that are taller are a great way to use space and help bring business to local businesses. [...] Apartments need to be regulated for how much they charge per square foot. These places raise their prices simultaneously. They need to be encouraged to compete, not team up to screw the lowest income earners”

WORKSHOP

Participants in the MDP workshops raised a number of thoughts on the state of housing related to affordability. Some noted that Fort Saskatchewan’s relative lack of housing diversity is complemented by diverse offerings elsewhere in the Edmonton Region. This provides for options nearby, while allowing Fort Saskatchewan to maintain a built environment characterized by detached homes. It was also suggested that certain developers lack a community focus, which lead to neighbourhoods lacking in community amenities. Additionally, we heard there is consistent opposition to multi-family developments from a vocal minority of the City’s residents.

Participants cited housing diversity as a way to support lifelong inclusion by ensuring people can grow and age within their community. Housing diversity was also seen as a means to ensure a mix of income levels within neighbourhoods and to promote connectivity between individuals and the places in which they live. To support housing diversity, participants referenced the need for a nimble policy environment and a cultural shift to support neighbourhoods characterized by a mix of people.

SUMMARY / CHALLENGE

The most heard open responses were the need for bigger lots and greater setbacks followed closely by providing more affordable housing options.

Given the direct correlation between the cost of housing and property size, how might the City reconcile supporting more affordable development while meeting the needs of those with ample means to live big?

BALANCE TRANSPORTATION MODES, WHILE IMPROVING PARKING

OVERVIEW

When using active modes of transportation (i.e. walking and cycling), respondents indicated they typically feel safe.

However, it is noted that most choose to drive as their primary way of getting around. It was also widely believed that residential parking is of major concern.

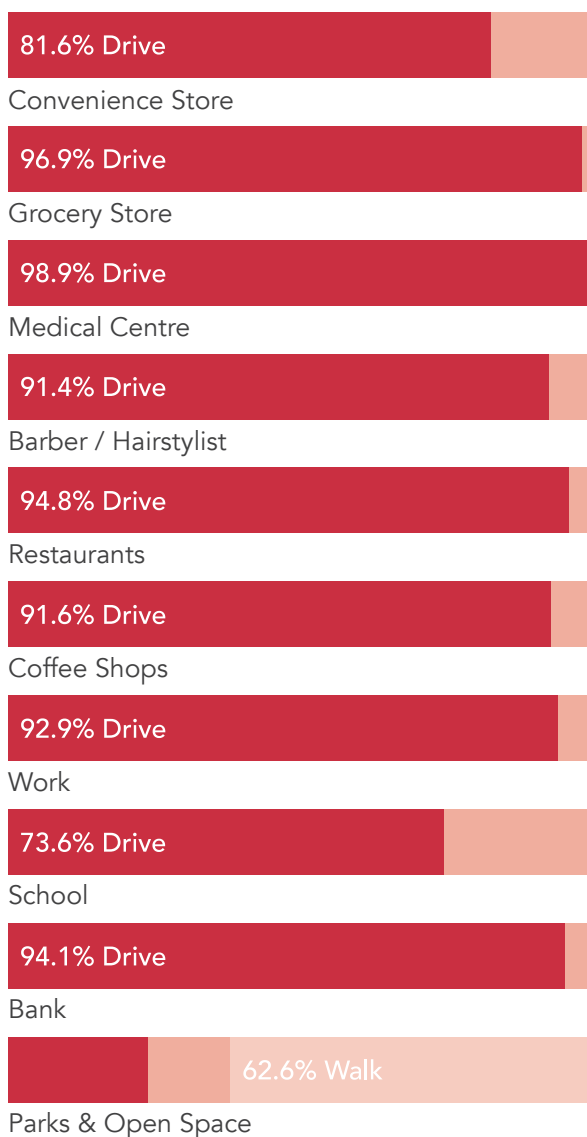
Nearly 30 participants referenced parking in terms of small driveway and garage sizes as well as on-street spots not being sufficient to meet the demand of overflow resident and visitor vehicles.

ONLINE SURVEY

From 147 comments on how getting around Fort Saskatchewan might be easier, nine core themes emerged (See **Table 4**, next page). The top three themes represented a split of those who believe the Fort needs to better invest in transit, those who believe driving should be easier and those who want an improved pathway and trail system.

Although there was no clear preference of mode, transit did receive the most specific comments that ranged from increased frequency, improved routes and connections, and providing new routes, including a connection to the industrial lands.

Figure 6. Existing transportation choice by destination, respondent's self-reported



Source: Self-reported data from My Fort, My City, My Say Fort Saskatchewan MDP Update Survey, live May 10 - June 10, 2019.

Table 4. Transportation Themes.

Theme	Notes
Transit (32)	Improve routes, increase frequency, expand service
Driving (31)	Congestion relief, improve road quality, parking, traffic circles
Pathways / trails (29)	Wayfinding, clean and cleared, more direct routes, expand service in new communities
Safety (18)	Lighting, brush maintenance, conflicting modes at intersections, pedestrian safety, emergency phone on isolated trails
Signalization (17)	Timing of traffic lights to improve flow
Sidewalks (16)	More
Commercial nodes (13)	In neighbourhoods, walking distance to homes
Traffic calming (9)	Crosswalks, pedestrian over/underpasses, lower speed limits, speed bumps, stricter speed enforcement
Balance mode share (8)	A space for all choices - bike, walk, drive

INDICATIVE QUOTES

"Have better pathways, involve communities in the process of creating them, have a levy for new builders and for new builders to make access to and from pathways easy."

"A transit system that runs late at night, weekends and holidays and has more than two routes."

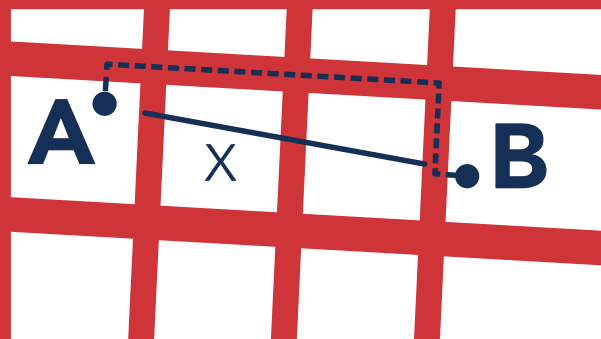
"Too many traffic lights, some aren't needed after 8pm"

"Fort Sask isn't walking or biking friendly for errands. We have world class recreation trails that are awful for walking to and from the grocery store. Worse yet, parking lots do not have connecting sidewalks to separate people from vehicles."

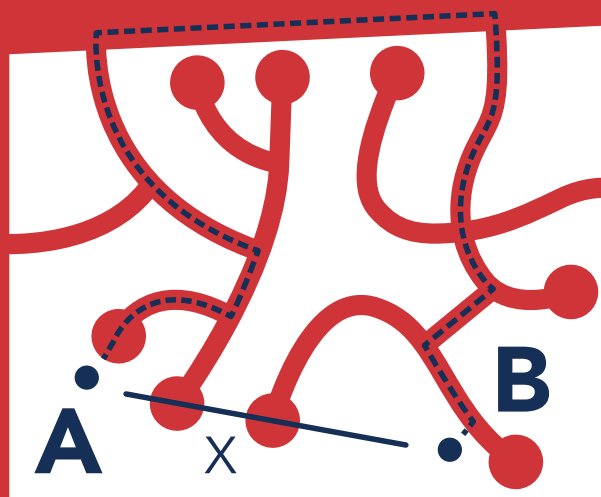
WORKSHOP

In the workshops, participants shared insights about why the current preference for getting around is vehicles. This included the notion that driving is easy, fast, and learned as the only or most efficient way to move around. Other comments referenced a lack of knowledge about the health and economic benefits of active transportation, the influence of winter weather, and the need to use travel by private vehicle for work purposes.

ROAD CONNECTIVITY IN FORT SASKATCHEWAN



Grid System Connectivity.



Suburban System Connectivity.

When asked about the ideal future state both online and workshop participants most agreed that the City should develop neighbourhoods that provide multiple access and exit points with a grid system of streets to provide multiple routes and avoid bottlenecks.

The reasons for support of the grid layout varied, but most prominently, respondents referenced the access and ease of navigation through neighbourhoods, whether in a car, emergency vehicle, or as a pedestrian. It was also heard that distributing traffic across a grid of roads was preferable to directing all traffic to one wider in/out road. From one participant's perspective "This make sense."

SUMMARY / CHALLENGE

While driving is the dominant mode of transportation today, residents have shown a desire for alternative modes to travel around their neighbourhood and City. How might the City promote a variety of means for safe transportation that supports freedom of choice in moving around Fort Saskatchewan?

SUPPORT PUBLIC AMENITY SPACES

OVERVIEW

Participants within the engagement made it clear that they are an active and social group. Over 90% agree that opportunities for active lifestyle are important for them and their family.

When it comes to preferred activities running, walking and going to a neighbourhood park were among the top ranked leisure choices.

Among parks, recreation, leisure, and commercial activities, there is a unifying desire for more opportunities for individuals and families to experience community in public spaces.

When asked about their ideal future open spaces, participants prioritized enhancements to the river valley (e.g., better access, more programs and more amenities), community gardens and more major park programming.

Ranked List 1. Leisure, Recreation, and Fitness Activities

Rank	Activity
1	Go for a walk or run around my neighbourhood
2	Go for a walk or run on the trail network
3	Go to a neighbourhood park
4	Hang out with friends at local restaurant or pub
5	Go to a local coffee shop, library, or similar
6	Visit the recreation centre, fitness centre, a sports field or similar
7	Go to the cinema, live theatre, or similar
8	Visit the historic precinct, legacy park, or other downtown festivities
9	Participate in cultural and arts programming
10	Other

Table 5. Related Engagement Question.

What do you think should be the priorities for our parks and open spaces as we consider 25,000 additional residents in the future?

Method	River Valley	Sports fields	Play areas	Furniture / lighting	Urban open spaces	Major parks	Com. gdns.	Park prog.	Park features
Online									
Strongly Prefer	130	54	103	92	69	72	72	95	92
Prefer	97	79	90	105	101	106	85	97	93
Somewhat Prefer	52	82	69	66	78	72	62	73	69
Neutral	18	53	34	36	41	37	58	34	39
Somewhat Dislike	6	22	10	3	14	19	17	8	14
Dislike	4	12	4	8	5	6	14	1	2
Strongly Dislike	5	12	5	3	6	3	7	7	5
Workshops (Simple Vote)									
Support	7	1	5	3	4	2	7	7	4

ONLINE SURVEY

From the 295 parks, recreation and leisure-based comments and another 170 comments surrounding what people love about other places they've visited, the following themes surfaced (See Table 6). Across the two sets of responses, pools and recreational spaces, parks, walking access and overall community appeal were top of minds for respondents. From a new pool and naturalized park spaces to more programming and facilities, respondents would like more to do.

Table 6. Parks, Recreation, and Leisure Themes.

Theme	Notes
Pool (103)	New pool, outdoor pool, spray park
Parks (75)	Naturalized parks, picnic areas, off-leash, programs in the park, etc.
Facilities (68)	Ice rink, upgrade existing assets, indoor play area, new recreation centre, etc.
Pathways / trails (58)	Trail connections, garbage cans, benches / tables, upkeep, etc.
Programs (42)	More options / times, too expensive, theatre / arts, etc.
Safety (9)	Pedestrian, street crossings.

INDICATIVE QUOTES

"More variation. Basketball court volleyball court badminton court. More open gyms not just the one at the splash park. Outdoor pool"

"Spray park, outdoor pool."

"Bigger swimming pool, outdoor pool, more recreational activities for kids (rec room/escape rooms/ paintball etc.)"

"Parks are good. But I think large playgrounds and sports fields are a waste. It is better to neighborhoods that are easy to walk and enjoyable to walk. Maybe small parks, but also stores, cafes, and restaurants"

"Rock climbing wall. Basketball courts. Festival or event space. Fountains. Artful design. Outdoor swimming pool. Outdoor wading pool."

Table 7. Precedent Places Themes.

Theme	Notes
Recreational spaces (22)	Recreation centres, pools, programs, lazy river
Charm & character (19)	Beauty of the natural environment and buildings
Parks and green space (19)	Greenery, abundant open space, trees
Walkability (14)	Wide sidewalks, easy connections

INDICATIVE QUOTES

"Offer year round outdoor recreation opportunities"

"LOTS of interesting places to explore"

"Recreation facility but also built to be a community gathering point"

"Outdoor activities/ swimming"

"Attractive public spaces"

WORKSHOP

In the workshop conversations, participants emphasized two things, the need to capitalize upon existing assets and to prioritize opportunities for building connections between people. Participants interpreted these two directions differently. This ranged from building a river beach, providing frisbee golf and adult work-out equipment to installing pathway wayfinding signs and play spaces that support creativity. Exposure and education to native landscaping and community gardening were also brought up as means for driving said connections.

Other points raised about open space in our conversations included the belief that there is already much for young kids to do in Fort Saskatchewan's open spaces and more could be done to engage the older kids and young adults in the recreational and leisure aspects of the community.

SUMMARY / CHALLENGE

From a new indoor and/or outdoor pool facility and naturalized park spaces to more programming and facilities, respondents would like more to do. However, pool topped the list of ideal public amenities. Knowing the investment for a City pool would come with \$35,000,000 price tag without accounting for annual operational costs, how might the City satisfy parks, recreation and leisure opportunities without vastly impacting the municipalities financial situation?

ENHANCE COMMERCIAL SPACE AND DOWNTOWN VIBRANCY

OVERVIEW

When it comes to commercial spaces, 86% of participants said it was important they be easily accessible to pedestrians, bicyclists, strollers and wheelchairs. Over three quarters of these same respondents also said these spaces should be visually appealing with quality architecture and landscaping.

Over 70% of participants want street oriented buildings: those that are closer to the sidewalk with elements such as patios, benches and canopies. This draws strong ties to the desire of residents to hang out with friends at a local restaurant or pub (See Ranked List 1).

When asked about their ideal future for Fort Saskatchewan, participants prioritized neighbourhoods that provide a mix of community amenities. Such amenities could include convenience stores, banks, medical clinics, cafes, restaurants, parks, and schools within walking distance of homes.

Together, these amenities could contribute to a Neighbourhood Mainstreet that creates a neighbourhood focal point / destination and offers retail shops and services on the main level.

ONLINE SURVEY

The open-ended engagement responses specific to commercial uses downtown garnered 162 comments, plus another 170 comments surrounding what people love about other places they have visited.

The following themes surfaced as a result of these comments (See Table 8 and Table 9). Shopping and restaurants were referenced more than any others. This ranged from specific requests for restaurant patios to broad support for a mix of shopping options.

Table 8. Downtown Themes.

Theme	Notes
Shopping (59)	More variety of stores, unique shops, local stores
Restaurants (54)	More variety, patios, cafes
Improve appeal (37)	More draw to go there, consistent store hours, more affordable leases
Events (30)	More festivals and events, farmers market, family-friendly draws
Aesthetic (29)	Beautification, parking, clean up vacant lots
Youth (7)	More for young people

INDICATIVE QUOTES

"Put more small businesses within the community and easily accessible to people on the block and place the larger retail chains in the commercial sectors. Small businesses struggle as they have the inconvenience of being in the same area as larger retailers and can't afford more competitive priced items."

"If there was more shopping and unique shops. More pubs (with good food and service). Yoga and/or pilates studio. There needs to be a vision for how we want our downtown to look and then work on creating it. Some of the stores downtown are dumps or look like dumps and people don't want to go in them. A great example of a successful small town downtown area is Okotoks. They have transformed their downtown to a vibrant, trendy, popular spot for everyone to go. They have been able to preserve their historic homes by converting them to shops and yoga studios."

"If downtown had restaurants, shops, or cultural facilities that appealed to me. Aside from Millers, my bank, and the Dance studio, there is very little downtown that appeals to me. The shops that do exist close in the evening too early or do not offer products I want. I wish that there was better tie ins between the museum and downtown."

Table 9. Precedent Places Themes.

Theme	Notes
Shopping selection (38)	More variety of stores, unique shops, local stores
Community feel and appeal (29)	Attracts people, welcoming, gathering spaces, laid back, family-friendly, small town feel
Restaurants (27)	Variety, patios, unique options

INDICATIVE QUOTES

"Great stores/restaurants and fun for you and dog"

"Lots of independent shops within easy walking distance. Neighbourhoods were built on a grid, which made it easy to walk."

"The layouts and how easy it is to access and see stores"

"The historic feeling with all the brick buildings and the cool vibe"

"Beautiful park abutting downtown area and the variety of shops and cafes in this area."

WORKSHOP

In the workshops, participants focused conversation on why neighbourhood mainstreets are ideal for Fort Saskatchewan. Their discussions covered the relationship to transit, the ability for mainstreets to support thoughtful infill and density, and the appealing aesthetic. With these elements in mind, discussion often turned to how these elements can attract small and local businesses. Others see vibrant mainstreets, particularly downtown, as an opportunity to attract residents to live in the City's core, strengthening the City's small town feel.

This group also explored what a resilient economy could look like for Fort Saskatchewan in the future. Many of these insights were focused on mechanisms to support local and small businesses.

Tactics such as local shopping memberships that yield discounts, City-led incentive programs where local shopping can be rewarded with passes to public facilities, the creation of a central database that provides shoppers with a directory of businesses and their inventory, and promotional brochures that are distributed among residents.

Ideas for resiliency also branched into the desire to attract technology-based companies, primarily those promoting clean or green energy development. That said, participants did not feel equipped to make specific recommendations about how the City might attract said industries. Instead, they recommended the City take the lead by demonstrating their own commitment to sustainability by adopting new and innovative practices themselves.

SUMMARY / CHALLENGE

Traditionally we have built commercial spaces in Fort Saskatchewan that have a large footprint, designed for big box stores. We know there is a desire for more neighbourhood-oriented commercial spaces that support community connections with walkable streets and local, small business options.

As it is typical that these types of developments do not thrive when oriented around parking, how might we build successful neighbourhood commercial nodes that are accessible for local shoppers and a viable location for business owners?

SMALL TOWN FEEL

OVERVIEW

Though the engagement process did not pose questions surrounding “small town feel”, survey participants raised the concept in context of their answers regarding housing, transportation, and commercial space.

During the 2018 My Fort Stage One engagement process, participants noted that the primary reason they chose to live in Fort Saskatchewan was its “small town feel”.

To explore this further, we asked workshop participants to provide their insight into how they see this “small town feel” being maintained into the future?

ONLINE SURVEY

Responses to the survey indicate that they shop and dine at places *in* Fort Saskatchewan more frequently than places outside of Fort Saskatchewan. However, when asked if they shop or dine at places that are unique to Fort Saskatchewan only 30% of respondents take part once a week or more.

WORKSHOP

The exploration of small town feel and how it can be maintained in Fort Saskatchewan saw a wide variety of responses. Commerce, public spaces, and heritage were each common threads between responses.

A significant emphasis was placed on downtown Fort Saskatchewan’s role in creating the city’s “small town feel”, the support for local small business, and providing retail and entertainment options that can appeal to a variety of groups.

Public gathering comments ranged from maintaining park lands to celebrating and hosting citywide events and programs. There was of course also recognition for the infamous sheep! The heritage piece was specific to history from a cultural and built perspective.

SUMMARY / CHALLENGE

We know that being socially connected to others is tied to our well being, yet our City has grown in a way that physically keeps us apart. Since 2011, the City has seen an average annual population growth rate of 4.7%. How might the City maintain the feel and connections of a small community while facing demands of increased population growth?

4.0 NEXT STEPS

While this document provides a summary of the Municipal Development Plan engagement work completed to date, the broader planning process is far from over. The work necessary to create a new Municipal Development Plan for Fort Saskatchewan will continue throughout 2019 – 2020, with more opportunities available to engage in the process and provide your feedback.

Beginning in Summer 2019, The City of Fort Saskatchewan will formally begin the planning process for a new Municipal Development Plan.

As a part of this process, The City will engage the public to first develop a new vision and principles for future development within the city, and then again to validate core sections and objectives of the MDP to ensure we've got it right.

UPCOMING ENGAGEMENT CONVERSATIONS

- **September 2019**
Develop a Vision / Principles for Future Development
- **Fall 2019**
Validate Core Sections and Objectives of the MDP
- **Spring 2020**
Validate and Share on Draft MDP Policies
- **Summer 2020**
Finalize the MDP and Present Plan to Council

Thank you to those who have participated in the process to date, we appreciate your time and energy!

To stay informed and get involved in the Municipal Development Plan update, please visit fortsask.ca/en/your-city-hall/municipal-development-plan.aspx.



CITY OF FORT SASKATCHEWAN

My Fort, My City, My Say.

Appendix A

My Fort, My City, My Say. The Fort
Saskatchewan MDP Update Survey.



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

Introduction

The City of Fort Saskatchewan will be updating the City's Municipal Development Plan (MDP) in 2019-2020. The MDP is an important planning and decision-making tool for City Council and Administration. It guides how the City will grow over the next 25 years. During this time, the City's population is expected to increase by 25,000 residents.

We would like to learn about your experience of living in Fort Saskatchewan, your preferences for future development, and your vision for the community. Planning our City for the future requires striking a balancing between individual interests and the overall public interest. This means considering certain challenges that cities experience as they grow, and also as they mature. This survey is comprised of four sections. Before each section, you are asked to consider certain factors when making your choice. These factors relate to the challenges.

This survey will take approximately 20-25 minutes to complete. We thank you for your time and commitment to the future of Fort Saskatchewan!

Section 1: Life in Fort Saskatchewan Today

Page description:

This section focuses on your current experience within your neighbourhood and the City. For this section, consider whether your choice in housing met your specific needs and way of life.

Do you live in Fort Saskatchewan?

- ☐ Yes
- ☐ No

Section 1 - Housing

Why do you not live in Fort Saskatchewan?

Rate the following.

	Strongly Agree	Agree	Somewhat Agree	Neutral	Somewhat Disagree	Disagree	Strongly Disagree
I was able to find a home that is ideal for me and my family.	☐	☐	☐	☐	☐	☐	☐
I was able to find a home suitable to my lifestyle that fit my budget.	☐	☐	☐	☐	☐	☐	☐
My neighbourhood has housing choices to meet my housing needs through different life stages (starting out, having a family, retiring, etc.).	☐	☐	☐	☐	☐	☐	☐

What would improve housing options in Fort Saskatchewan neighbourhoods?

Section 1 - Getting Around

Which municipality do you work or attend school in?

- ☐ Fort Saskatchewan
- ☐ Edmonton
- ☐ Strathcona County
- ☐ Sturgeon County
- ☐ Leduc County
- ☐ Parkland County
- ☐ St. Albert
- ☐ Leduc
- ☐ Stony Plain
- ☐ Spruce Grove
- ☐ Beaumont
- ☐ Morinville
- ☐ Devon
- ☐ Other - Write In

Rate the following.

	Strongly Agree	Agree	Somewhat Agree	Neutral	Somewhat Disagree	Disagree	Strongly Disagree
I feel safe when walking and or biking within Fort Saskatchewan outside my neighbourhood.	☐	☐	☐	☐	☐	☐	☐
Children (under 13) in my neighbourhood can safely walk and or bike to a school.	☐	☐	☐	☐	☐	☐	☐
I feel safe when walking and or biking in my neighbourhood.	☐	☐	☐	☐	☐	☐	☐

Which modes of transportation do you use to get to the following places in Fort Saskatchewan? Select your top 3 modes for each destination. 1 being the most frequently used mode and 3 being the least frequent, but

still used mode. If you have only 1 or 2 modes, leave the box blank or select 'N/A'.

	Primary	2nd Most Common	3rd Most Common
convenience store	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
grocery store	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
medical centre	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
barber/ hairstylist	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
restaurants	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
coffee shops	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A

work	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
school	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
bank	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A
parks and open spaces	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A	Drive Taxi/ Ride Share Transit Bike Walk N/A

I use the trail network for getting around Fort Saskatchewan:

[illegible]

What would improve getting around in Fort Saskatchewan?

Section 1 - Leisure, Recreation, and Fitness

In my leisure time, I prefer the following activities. Drag each selection to rank your most to least frequent activity.

Drag items from the left-hand list into the right-hand list to order them.

go for a walk or run around my neighbourhood

go for a walk or run on the trail network

go to a neighbourhood park

go to a local coffee shop, library or similar

go to the cinema, live theatre or similar

hang out with friends at a local restaurant or pub

visit the historic precinct , legacy park or other downtown festivities

visit the recreation centre, fitness centre, a sports field or similar

participate in cultural and arts programs, events, classes

Other

If you chose 'other', what is the other activity that you ranked?

For recreation and fitness, I find:

[illegible]

[illegible]

How often do you visit downtown Fort Saskatchewan?

Why do you visit downtown?

I visit downtown for the unique shopping and restaurant experiences.

I visit downtown for activities and opportunities to socialize.

I visit downtown
because the events
and festivals appeal to
me.

I visit downtown for regular services (bank, salon, groceries, etc.).

Enter another option

[illegible]

How often do you take part in the following?

[illegible]

Well-known franchises and large format commercial stores are often located along highways and major transportation routes to serve local and regional customers. These developments are found in many urban communities.

Rate the following statements about highway commercial development in Fort Saskatchewan as you experience it today.

	Strongly Agree	Agree	Somewhat Agree	Neutral	Somewhat Disagree	Disagree	Strongly Disagree
Highway commercial developments are easy to safely navigate WHILE DRIVING	☐	☐	☐	☐	☐	☐	☐
Highway commercial developments are easy to safely navigate WHILE WALKING	☐	☐	☐	☐	☐	☐	☐
Highway commercial developments have more than enough parking, their lots could be smaller.	☐	☐	☐	☐	☐	☐	☐

Section 2: Ideas From Elsewhere

Page description:

Inspiration can come from anywhere, whether down the highway or the other side of the world. We would like to hear about your experiences in other great cities and neighbourhoods and how that could inform how we do things as we grow in Fort Saskatchewan.

Can you share an example of a neighbourhood or place you love from outside of Fort Saskatchewan?

What did you love about it?

Is there something about that place that already exists in or can be implemented in Fort Saskatchewan?

Section 3: Life in Fort Saskatchewan in the Future

Page description:

After reflecting on your life in Fort Saskatchewan today, and thinking about the best parts of other places you have been, let's now consider the type of place we want Fort Saskatchewan to be in the future!

HOUSING

Housing choices in a community impact its ability to retain youth and elderly populations. It also has an impact on attracting talented and skilled individuals, and as a result, more businesses and industries to the community. Housing security provides stability and a safe environment for family members, especially children, and can reduce the burden on social services.

Identify your level of preference for the following scenarios for housing 25,000 more residents in Fort Saskatchewan over the next 25 years.

[illegible]

Identify your level of preference for the following approaches to allow for affordable housing in Fort Saskatchewan.

	Strongly Prefer	Prefer	Somewhat Prefer	Neutral	Somewhat Dislike	Dislike	Strongly Dislike
The City seeks partnerships with private and not for profit organizations to provide subsidized affordable housing.	☐	☒	☐	☐	☐	☐	☐
The City provides grants for developing subsidized affordable housing projects.	☐	☒	☐	☐	☐	☐	☐
Neighbourhoods are designed to provide affordable housing through diverse housing choices.	☐	☒	☐	☐	☐	☐	☐

Identify your level of preference for the following scenarios related to the City's older neighbourhoods.

For the following, consider that the layout and appearance of a community affect how people experience it. Design can affect how safe people feel and how comfortable they are sharing public spaces. Score the following statements about future development in our City on a scale 1 to 5, **1 being least important and 5 being very important**.

Note: term ‘buildings’ in the following scenarios encompasses different housing forms and non-residential forms found in a typical neighbourhood.

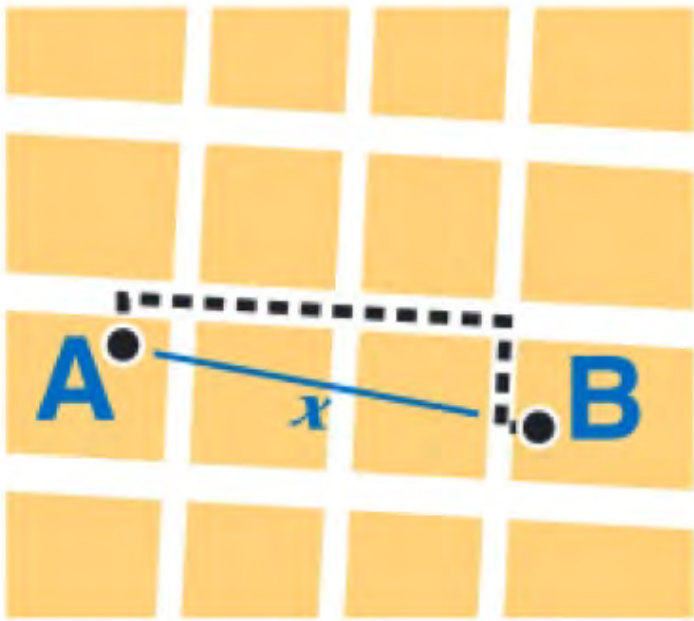
5 - Very Important 4 3- Neutral 2 1 - Least Important

Buildings with more windows and entrances facing the street that provide more ‘eyes on the street’, to improve safety.	☐	☐	☐	☐	☐
Buildings set back from a neighbourhood street to provide more separation from activity on the street and the sidewalk.	☐	☐	☐	☐	☐
Buildings located closer to a neighbourhood street that creates a pedestrian friendly walking experience.	☐	☐	☐	☐	☐
Buildings with variations in design to create visual interest.	☐	☐	☐	☐	☐
Design aimed at encouraging use of outdoor spaces during the winter months, such as heated patios, warm-up areas with outdoor skating rinks, and site layout that allows for more sun in outdoor spaces.	☐	☐	☐	☐	☐
Neighbourhoods that provide a mix of community amenities, such as convenience stores, banks, medical clinics, cafes, restaurants, parks, and schools within walking distance of homes.	☐	☐	☐	☐	☐
Neighbourhoods that create opportunities for interaction with neighbours in local streets and public places, such as in a park, a library, a local store or a coffee shop.	☐	☐	☐	☐	☐

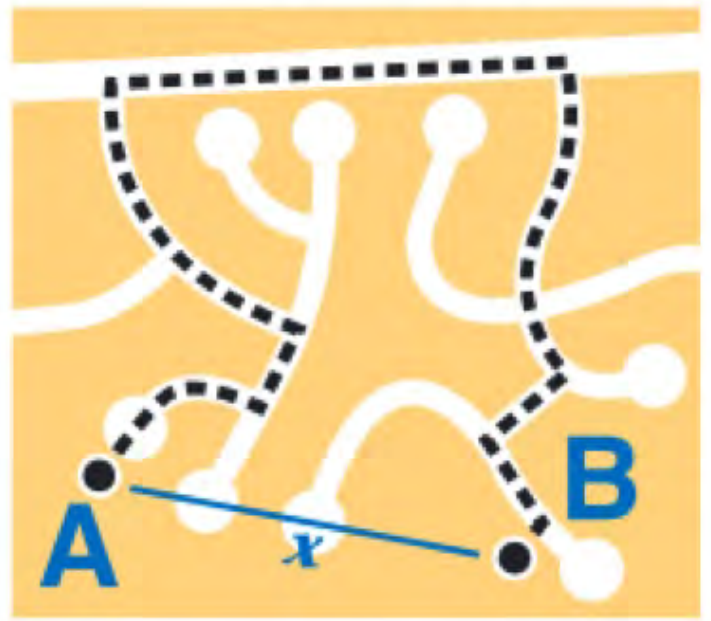
Section 3: Life in Fort Saskatchewan in the Future

GETTING AROUND

For the following, consider that a successful transportation system connects people to places and meets the needs of all residents. It is important to consider the needs of all transportation users, including children, seniors, people with disabilities, and post-secondary students. Responsible land use planning ensures that places are designed to accommodate active transportation, such as walking and biking, buses and personal vehicles. To a large extent, communities in Alberta were designed for personal automobile to be the primary means of transportation.



Traditional Grid Network



Dead-End and Cul-De-Sac Network

When planning for growth in Fort Saskatchewan, we should

	Strongly Agree	Agree	Somewhat Agree	Neutral	Somewhat Disagree	Disagree	Strongly Disagree
Develop neighbourhoods that provide multiple access and exit points with a grid system of streets to provide multiple routes and avoid bottle necks (see above diagram).	☐	☐	☐	☐	☐	☐	☐
Develop neighbourhoods with cul-de-sacs, loops, curved streets with limited access and exit points to limit external pedestrian and vehicular traffic (see above diagram).	☐	☐	☐	☐	☐	☐	☐

Section 3: Life in Fort Saskatchewan in the Future

Page description:
PARKS and OPEN SPACE

For the following, consider that City parks and open spaces can improve our physical and mental health by providing formal and informal places for sport, recreation, and outdoor enjoyment. They can strengthen communities and make cities and neighbourhoods nicer places to live. Additionally, open spaces and parks preserve the natural environment, which results in cleaner air, soil erosion control and stormwater management. These spaces can take many forms, from an open field or treed area to a surfaced area like a basketball court.

What do you think should be the priorities for our parks and open spaces as we consider 25,000 additional residents in the future?

[illegible]

What other park and/or open space amenity should be considered?



Section 3: Life in Fort Saskatchewan in the Future

Page description:

COMMERCIAL, RETAIL and BUSINESS OPPORTUNITY

What would be your preferred form of retail and service development in our neighbourhoods?

[illegible]

What qualities are important to you for future neighbourhood commercial developments? Rate from 1 to 5, 1 being the least important and 5 being the most important.

5 - Most Important 4 3 - Neutral 2 1 - Least Important

Easily accessible to pedestrians, bicyclists, strollers and wheelchairs.	☐	☐	☐	☐	☐
Visually appealing with quality architecture and landscaping.	☐	☐	☐	☐	☐
Street oriented - closer to the sidewalk with elements such as patios, benches, and canopies.	☐	☐	☐	☐	☐
Parking is available in excess so there are always spots available.	☐	☐	☐	☐	☐
Parking is available on-site and excess street parking is available within a short walk.	☐	☐	☐	☐	☐
A mix of uses with retail, services, office space and residences.	☐	☐	☐	☐	☐

Section 4: About You!

What age group do you fit in?

- ☐ under 13
- ☐ 13-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75-84
- ☐ 85+

How long have you lived in Fort Saskatchewan?

- ☐ less than 1 year
 - ☐ 1 - 4 years
 - ☐ 5 - 9 years
 - ☐ 10 - 14 years
 - ☐ 15 -19 years
 - ☐ 20 years +
-

How many people live in your household?

- ☐ 1
 - ☐ 2
 - ☐ 3
 - ☐ 4
 - ☐ 5
 - ☐ 6
 - ☐ 7
 - ☐ 8+
-

What is your household's approximate gross (before tax) annual income?

- ☐ under \$24,999
 - ☐ \$25,000 - \$49,999
 - ☐ \$50,000 - \$74,999
 - ☐ \$75,000 - \$99,999
 - ☐ \$100,000 - \$149,999
 - ☐ \$150,000 - \$199,999
 - ☐ \$200,000 +
-

How many vehicles do you have at your residence?

- ☐ 1
 - ☐ 2
 - ☐ 3
 - ☐ 4
 - ☐ 5
 - ☐ 6+
-

How many licensed drivers are living in your household?

- ☐ 1
 - ☐ 2
 - ☐ 3
 - ☐ 4
 - ☐ 5
 - ☐ 6
 - ☐ 7
 - ☐ 8+
-

What is your Postal Code?

Please provide your email if you wish to be contacted regarding updates and upcoming opportunities to provide feedback on the City's Municipal Development Plan this project.

Name:

E-mail:

Thank You!

Thank you for taking our survey. Your response is very important to us.
