

Summary Report of Public Feedback

Building Height Limit for Apartments in Fort Saskatchewan

Purpose:

This report summarizes the public feedback and responses received regarding the possibility of increasing the maximum allowable height of high-rise apartment buildings in the City of Fort Saskatchewan.

Background:

An important component of potentially increasing the height limit of high-rise apartment buildings was public engagement. This included providing information on the topic, and collecting public feedback.

Planning & Development Services led the public engagement with support from Communications & Marketing. The public engagement and feedback strategy was designed to ensure the public could respond through a variety of methods. This included an online survey and poster/feedback form displays set up at different City facilities.

The public engagement occurred over a three week period beginning on Friday February 6, 2015 and ended on Friday February 27, 2015.

Online Survey:

The *Building Height Limit for Apartments in Fort Saskatchewan Survey* was accessible on the City of Fort Saskatchewan's website during the three week public consultation period. The online survey consisted of two questions (Attachment 1). The first was a multiple choice question asking whether the respondent supported 12, 15, or 20 Storeys. The second question was a text box asking the respondent to type in their opinions on height limits for high-rise apartments in the City.

The online survey was designed so one survey could be submitted per IP address to prevent the survey from being compromised. The respondent did not have to answer all of the questions to submit the survey.

The survey was available on the Public Engagement webpage. During the initial launch, there was a link on the City's main webpage to the survey. Planning & Development Services had an information page on the proposed height increase of high-rise apartments in Fort Saskatchewan that also linked to the survey.

The online survey was promoted through the City of Fort Saskatchewan's main Facebook Page and Twitter account. It was also promoted through Planning & Development Services' Facebook page and Twitter account.

During the three week consultation period, 121 online surveys were submitted.

Poster/Feedback Form Displays:

Another public engagement method also included setting up an information/feedback poster displays at different City facilities (Attachment 2). Three large mounted posters (40" x 32" inches) were created and included scaled graphics and information on the proposed height increase for high-rise apartment buildings. The poster had spaces where respondents could place a sticker if they supported 12, 15, or 20 Storeys.

The poster displays provided feedback forms (Attachment 3). Respondents filled out the forms by hand and submitted them into folders that were collected by staff.

There were three poster/feedback form displays in total that were set-up during the three week consultation period (Attachment 4).

Poster display 1 was set-up in the Shell Theatre lobby located in the Sherritt Cultural Pavilion of the Dow Centennial Centre (DCC) from February 6th to 23rd. The display was then moved to the lobby in City Hall from February 23rd to 27th. A total of 173 stickers were placed on this poster.

Poster display 2 was set-up in the Dow Centennial Centre (DCC) lobby from February 6th to 27th. A total of 325 stickers were placed on this poster.

Poster display 3 was set-up in Harbour Pool's lobby from February 9th to 17th. This display was then moved to the Jubilee Recreation Centre lobby from February 17th to 24th. A total of 171 stickers were placed on this poster.

A total of 18 completed feedback forms were collected from all of the poster displays during the three week engagement period.

Results:

The public feedback results were collected and calculated after Friday February 27th.

Online Survey:

The results from the online surveys were reviewed and totalled. The results of the multiple choice question were calculated to determine the total number in support of 12 Storeys, 15 Storeys, 20 Storeys, and n/a responses. A breakdown of the results are included in this report (Attachment 5).

Online Survey Results	
Number of Storeys	Number of Votes
12 Storeys	65
15 Storeys	17
20 Storeys	28
N/A	11
Total	121

The opinion/comments provided in question two were collected and provided for review (Attachment 5). All of the survey results collected follow the City of Fort Saskatchewan's *Freedom of Information and Protection of Privacy Act* (FOIP) policies.

Poster/ Feedback Form Displays:

The results from the poster/feedback form displays were reviewed and totalled. This included counting the stickers placed on the three poster displays and calculating the total number in support for 12 storeys, 15 storeys, and 20 storeys. A breakdown of the results are included in this report (Attachment 6).

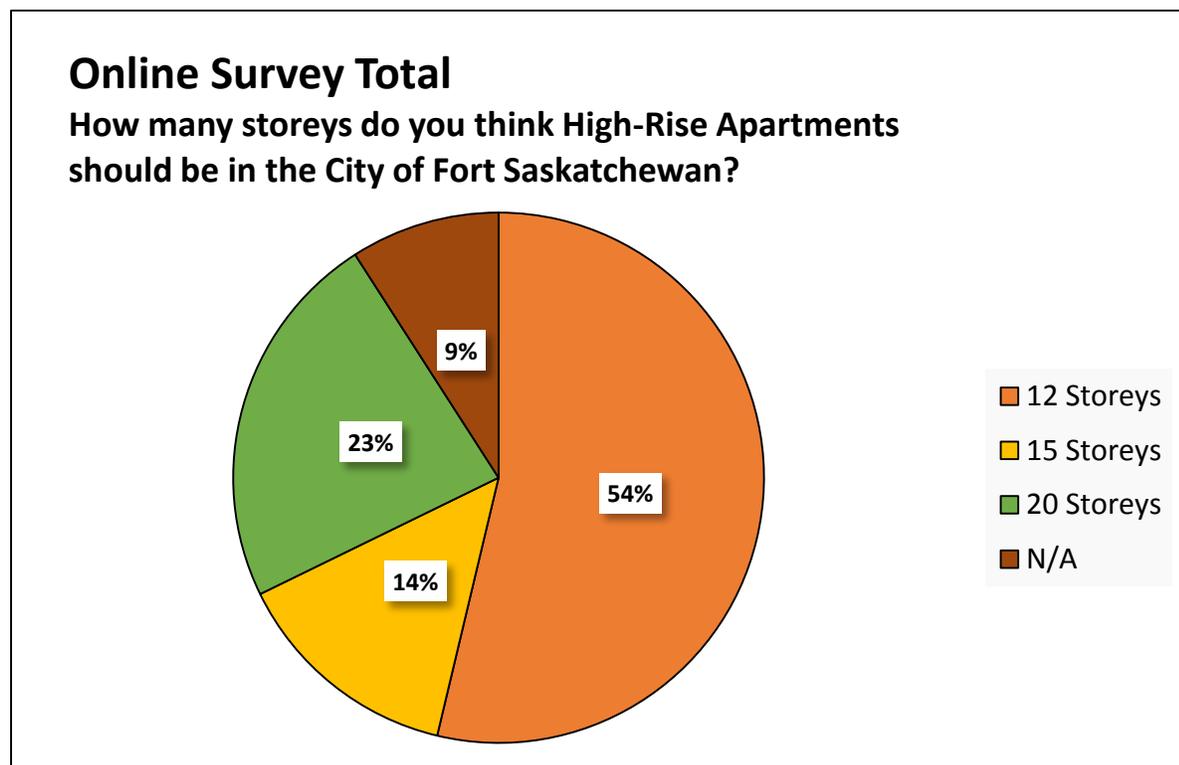
Total Poster Results from all Facility Locations	
Number of Storeys	Number of Votes
12 Storeys	226
15 Storeys	92
20 Storeys	351
Total	669

The feedback forms were collected and the respondent comments transcribed (Attachment 6). All of the feedback results follow the City of Fort Saskatchewan's FOIP policies.

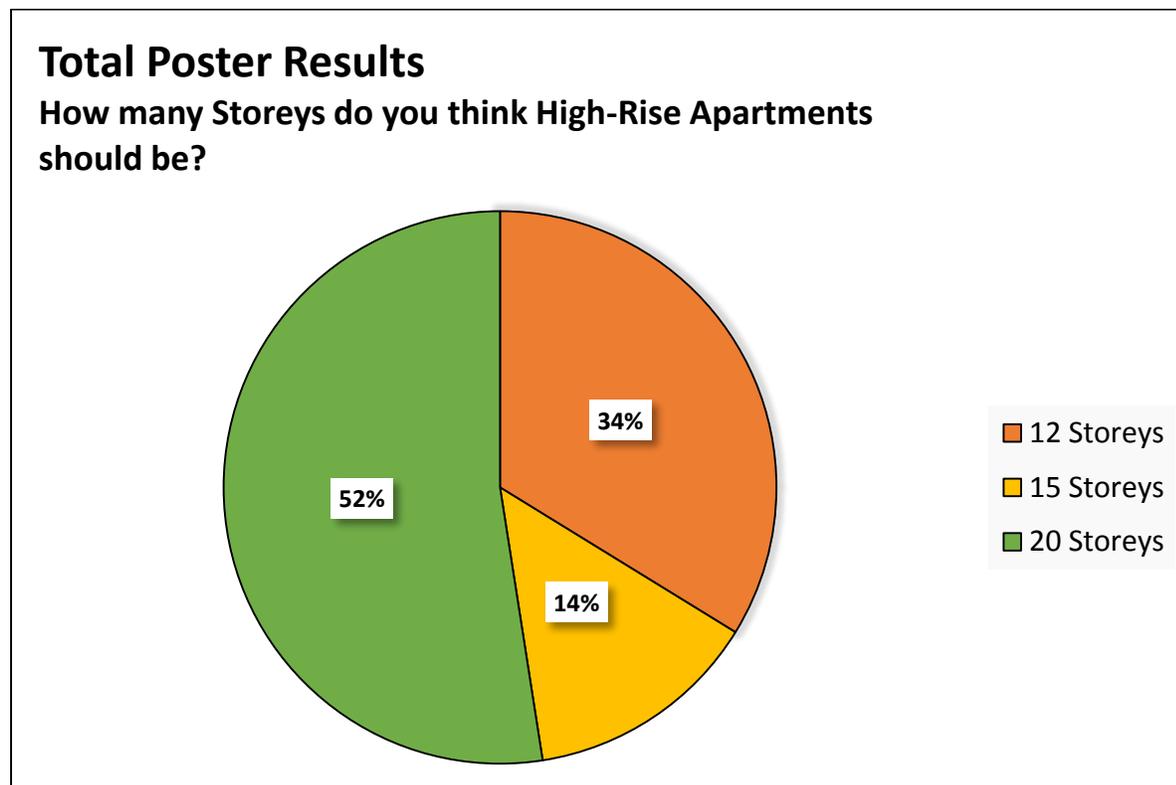
Analysis:

The feedback received shows that the public has various perspectives on the proposed height limits of 12 storeys, 15 storeys, and 20 storeys. Respondents provided a variety of comments for and against different building height limits.

The online survey results show that a majority of respondents (54%) support a height limit of 12 storeys for apartment buildings. This is followed by 20 Storeys (23%), 15 storeys (14%), and no answer/none of the above (9%).



The poster/feedback form display results show that a majority of respondents (52%) support a height limit of 20 storeys for apartment buildings. This is followed by 12 Storeys (34%), and 15 storeys (14%), and no answer (9%).



A number of themes emerged from the public opinion and feedback. Some of the reoccurring themes are listed below for each building height.

12 Storey Height Limit:

- Supporters of 12 storeys want to retain the existing “small town” feel of Fort Saskatchewan.
- Effects of high-rise apartments on the city’s skyline.
- Concerns on existing infrastructure (roads, sewers, etc.) and whether it can accommodate high-rise apartment buildings.
- Concerns on traffic congestion and increased number of cars generated from high-rise apartment buildings.

15 Storey Height Limit:

- Respondents feel this is an appropriate compromise between a 12 storey and 20 storey height limit.
- Accommodating new growth while retaining the “small town” feel of Fort Saskatchewan.

20 Storey Height Limit:

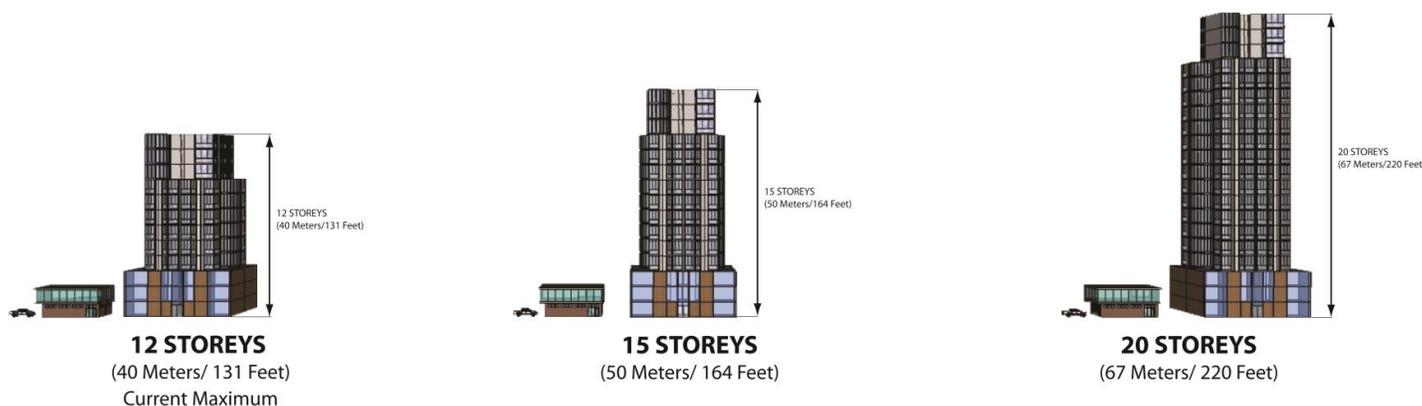
- Respondents feel this provides an opportunity for accommodating new growth in the City.
- Provide new and affordable housing units for residents.
- An alternative to the shortage of greenfield lands for new developments.
- The economic benefits of “building up not out” to accommodate growth at higher densities.

The analysis generated from the collected public feedback shows that the public has a variety of views and opinions on the potential increase of height limits for high-rise apartment buildings.

Height Limit for Apartment Buildings outside of the Downtown

The City of Fort Saskatchewan is considering whether the maximum height limit for high-rise apartments should be increased. Currently, apartments can be 12 storeys in designated areas outside of the Downtown. We are looking at whether the maximum building height outside of the Downtown should be increased.

How many storeys do you think High-Rise Apartments should be in the City of Fort Saskatchewan?



12 Storeys (40 Meters/131 Feet)- Current height limit

15 Storeys (50 Meters/164 Feet)

20 Storeys (67 Meters/220 Feet)

We want to hear your opinions on the height limit of apartment buildings in the City of Fort Saskatchewan. Click the link below to access the survey

[SURVEY- BUILDING HEIGHT LIMIT FOR APARTMENTS IN FORT SASKATCHEWAN](#)

Thank you for your responses and valuable feedback. Some residents have asked why less than 12 storeys was not an option. Currently, the height limit outside of the downtown is 12 storeys. This current height has been in place since 2008. At this time, we are not considering decreasing the height limit. Thank you again, and please continue to provide your input through the discussion box.

You can also fill out the Feedback Form below and submit it to landuseplanning@fortsask.ca or fax it to 780-992-6180. Forms can be submitted in person to Planning & Development Services, 2nd Floor of City Hall - 10005 102 Street.

[Feedback Form Apartment Building Height Limit](#)

[Apartment Building Height Comparison poster](#)

Schedule I- Building Height Limit for Apartments in Fort Saskatchewan Survey

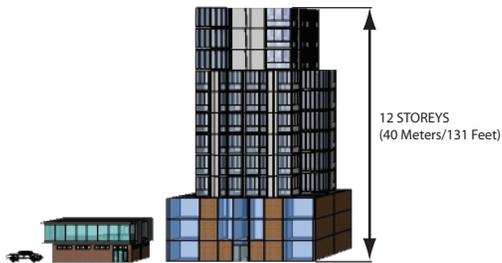
The screenshot shows a web browser window with the following elements:

- Browser Address Bar:** www.foortsask.ca/Admin/Components/Form/Form/Review/?ID=33&BackUrl=%2fAdmin%2fComponents%2fForm%2fForm%2findex
- Page Header:** visionLive™ Fort Saskatchewan. Navigation links: Site Preview, My Dashboard, Siddons, Matthew (3), Log Out. VISION INTERNET logo.
- Secondary Navigation:** My Tasks, Site Content, Help.
- Page Title:** Review Form & Survey
- Form Content:**
 - Section Header:** Building Height Limit for Apartments in Fort Saskatchewan
 - Start Date:** February 06, 2015
 - Page 1**
 - Text:** The City of Fort Saskatchewan is considering whether the maximum height limit for high-rise apartments should be increased. Currently, apartments can be 12 storeys in designated areas outside of the downtown. We are looking at whether the maximum building height outside of the Downtown should be increased.
 - Question 1:** How many storeys do you think High-Rise Apartments should be in the City of Fort Saskatchewan?
 - 12 Storeys (40 Meters/131 Feet)
 - 15 Storeys (50 Meters/164 Feet)
 - 20 Storeys (67 Meters/220 Feet)
 - Question 2:** We want to hear your opinions on the height limit of apartment buildings in the City of Fort Saskatchewan.
 - Text:** Please provide your comments in the box below
 - Form:** A text input box for comments.
 - Page 1 / 1**
- Page Footer:** © Copyright 2003-2015, Vision Technology Solutions, LLC. All rights reserved.

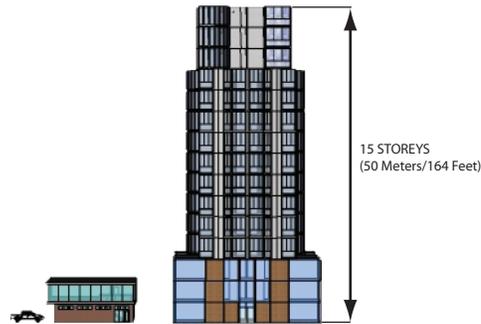
CITY OF FORT SASKATCHEWAN

HOW HIGH SHOULD WE GO?

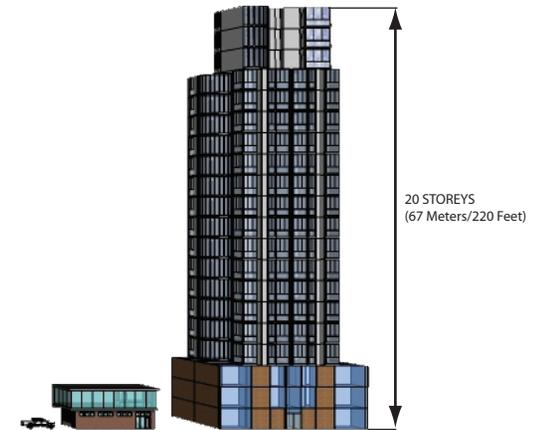
How many Storeys do you think High-Rise Apartments should be?



12 STOREYS
(40 Meters/ 131 Feet)
Current Maximum



15 STOREYS
(50 Meters/ 164 Feet)



20 STOREYS
(67 Meters/ 220 Feet)

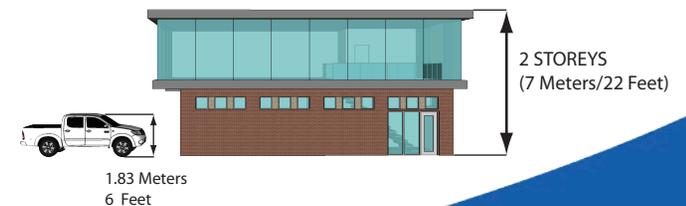
Apartment building heights outside the Downtown

The City is reviewing height limits for high-rise apartments. Currently, apartments can be 12 storeys in designated areas outside of the Downtown. To support growth and sustainability, we are looking at whether the maximum building height outside the Downtown should be increased.

Final locations will be determined through the rezoning process. All rezonings include a Public Hearing, which provides residents with the chance to voice their opinions to Council.

We want to hear your opinion!

We are interested in hearing your opinion on apartment building heights. Please **place a sticker in the boxes** above to show which **height you support**. Please include your comments on the feedback forms provided. Visit fortsask.ca for more information, or to submit your comments online.

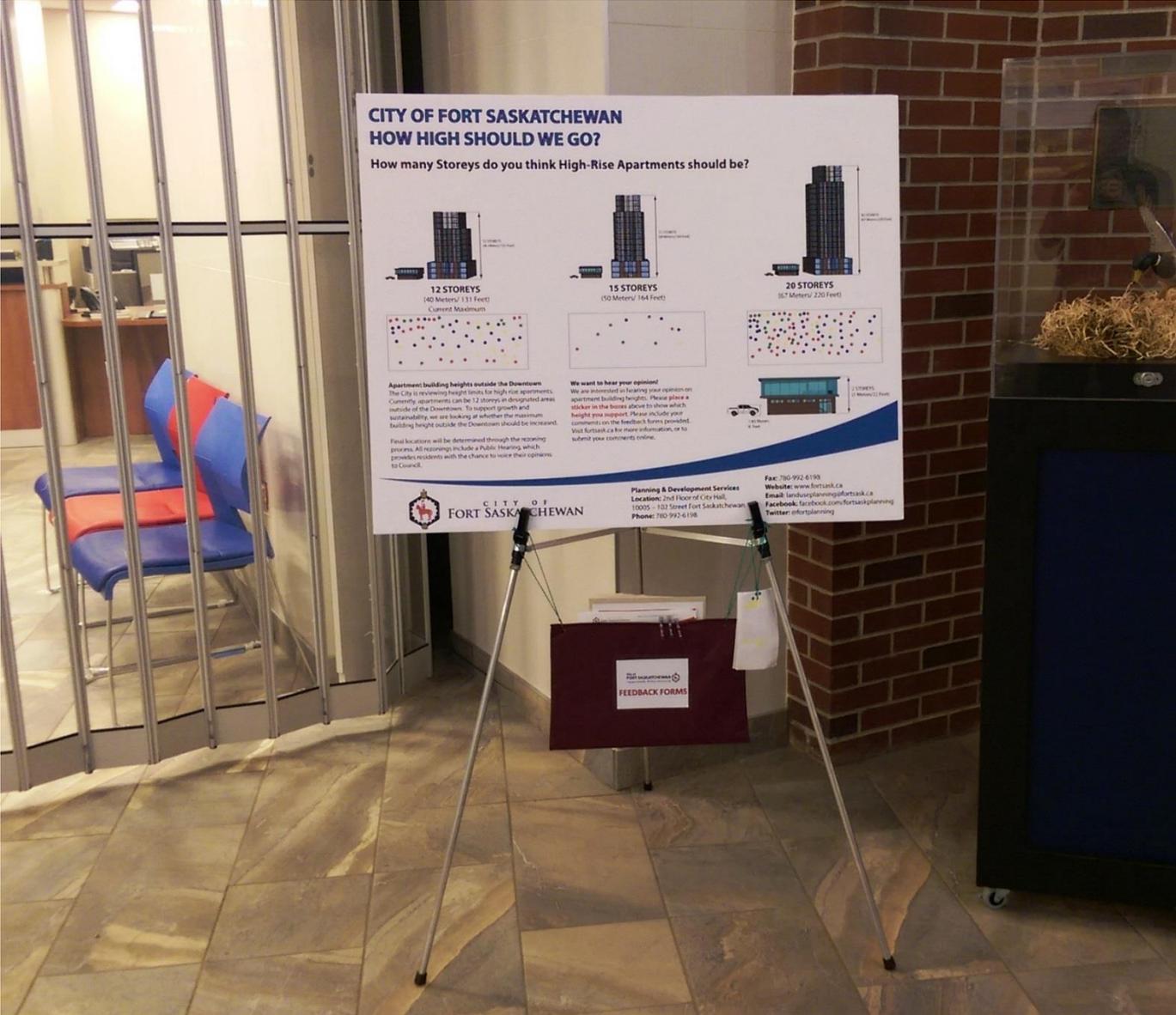


CITY OF
FORT SASKATCHEWAN

Planning & Development Services
Location: 2nd Floor of City Hall,
10005 – 102 Street Fort Saskatchewan
Phone: 780-992-6198

Fax: 780-992-6198
Website: www.fortsask.ca
Email: landuseplanning@fortsask.ca
Facebook: facebook.com/fortsaskplanning
Twitter: @fortplanning

Attachment 4- Poster/Feedback Form Display



Attachment 5- Public Feedback Online Survey Results

Building Height Limit for Apartments in Fort Saskatchewan Survey Results

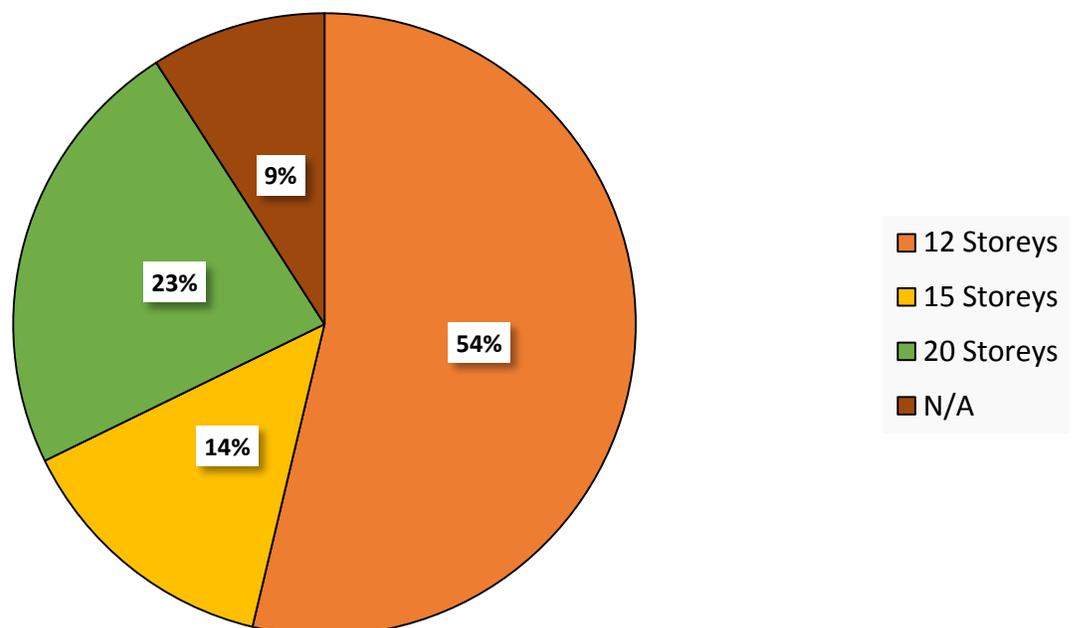
1. How many storeys do you think High-Rise Apartments should be in the City of Fort Saskatchewan?

- 12 Storeys (40 Meters/131 Feet)
- 15 Storeys (50 Meters/164 Feet)
- 20 Storeys (67 Meters/220 Feet)

Online Survey Results	
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12 Storeys	65
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Online Survey Total

How many storeys do you think High-Rise Apartments should be in the City of Fort Saskatchewan?



2. We want to hear your opinions on the height limit of apartment buildings in the City of Fort Saskatchewan.

# Storeys	Opinions/Comments
N/A	Considering the existing building landscape of Fort Sask, constructing an apartment building more than ~ 8 stories is a bad idea. More than 12 stories?...a terrible idea. Where could something like that be built without having an existing neighbourhood live in the shadows? Plus, it would look ridiculous to have a 12+ story building in our low-rise city. Perhaps in the future (decades from now), 12+ stories might make sense, but should be located in future, annexed City land. If you are currently looking at the parcel of land that is zoned high density on Town Crest Road, and considering 12+ stories for that, I think that is a mistake. It would look terrible, and would be a running joke of the Capital Region.
N/A	I believe even 12 stories is too high in our community. Nothing is even close to that height currently. To jump to that height (or higher) would look ridiculous.
12	12 Storeys would be a big step in bringing higher densities to downtown Fort Saskatchewan, I am not sure how going higher would be a benefit. Would underground parking be proposed?
12	I feel when they become too high, it takes away from the small city feel.
20	I think MORE information is needed. I think it depends on where it is being built, whether in middle of mainly residential, or something closer to the new downtown area, mall, commercial area? All depends on where.
12	Considering FSFD only has a ladder truck that extends to 100 Ft , I wouldn't suggest going to much that 12 stories until such time that it is in the Capital budget to replace that unit with a bigger one.
20	I think Fort Saskatchewan is in need of more rental places given the transient workers who come in and out of the town. This will open up more hotel rooms and rooms for rent in houses and even apartment rentals for long term residents. There is however, always a downside. The crime has been growing in the town exponentially since the town has grown. Many friends and family of mine have had their vehicles broken into or vandalized, and my boyfriend even had his home broken into just this week. If we grow the rental options in the town, then we need to seriously think about growing the police force and monitoring before we expand.
20	I think go as high as you want. More room for people to live without taking up valuable land.
12	I think the height restriction should stay the same and not be increased. Part of what makes Fort Saskatchewan have the 'small town' warm, homey' feeling is the absence of high rises which I think is great, and necessary. I don't see any need to build buildings upwards of 15 stories tall here in the Fort.
20	Why should there be sky high limits the Fort is growing we either grow together or fold together
12	Do not increase this limit in order to market the hospital land. Let us try to have some small town left in us, we do not need to continue to bend and break the rules for builders. We have the mindset that this is the only way they will come here/build here but it is not the case and we should not be the

	community that is always out for business, make this a great city to live because it is listening to citizens and maintaining small town charm
12	The lower the better. We don't need our beautiful city to start looking gross with massive buildings. Can our fire department handle a 20 story fire?
15	There is no real restrictions like a nearby airport. But a 15 or 20 storey would look very out of place. And if not done right, styling and color wise, you could have a 20 storey eye sore in a few years.
12	It all comes down to parking and traffic flow. The more people in one area the more problems with traffic congestion.
N/A	Even 12 storeys is too tall
12	I think 12 stories in more than tall enough.
12	too many cheap looking apartments are being built in Fort Saskatchewan
12	I think apartments are terrible for our community. They create congestion, are an eye sore and if low rent can attract crime etc.
20	No limits. Good for the environment, good for lower cost units.
12	I don't even agree with the 12 stories I think anything over 5 is excessive. This takes away from the visual appeal of the city this size. Ridiculous that this is even being considered
12	12 stories does not fit the small town feel we have in the Fort. Increasing height is not an option most want in the Fort. The only one to being it will be the developers. Do not let them keep over riding or hood winking council. Repeat no increase in height. In fact the max should be 6 stories!
20	I feel that allowing taller buildings only encourages more housing to be available which would encourage affordable living, which as a university starting to realise that staying in Fort Saskatchewan is unrealistic, sounds great
15	I'm curious why this is being pursued? Do we currently have any buildings that are even 12 stories? I think if there's a call for taller apartments, then we should make allowances for that, within reason. However, having said that, I would hope they control the location more closely so we don't ever have a repeat of the tall-ish condo right in the back yard of single story homes like the development along the river.
20	Height shouldn't matter. The more people the better in our city
15	Tall apartments are fine as long as the firemen have ladders high enough to save people if they start on fire.
15	At this time, 12-15 stories would tower over everything else. Start at that and see how it goes.
15	Don't get too carried away but another 3 stories aren't going to hurt anyone.
12	I thought we had a 4 Storey Maximum height in Fort Sask Your question only goes the smallest at 12 storeys I plan on fighting this apartment building the whole way - 4 stories max!
12	I do not think we should be considering high rise buildings as an option. This is a family community and is not the place for cheap high rise buildings so a developer can cash in on low income priced units.
20	Build them tall skyscrapers in the fort! Be sweet!
N/A	None of the above. Apartment buildings should not be any higher than 6 stories in this community. Especially if they are built right next to an existing apartment building.
12	I love living in the fort because it's so different from Edmonton. Edmonton is too crowded. I feel high rises would affect the beauty of our city.

15	It should be dependent on what the fire dept. can accommodate. If they can successfully attend and attack a 20 story bldg., then that would be fine.
12	Tall high rises take away from the small town feel. I moved here to get away from the big city feel of large overpowering buildings! If I wanted big lurking buildings I would move to a big ugly City!
20	It would be good for a fast growing city such as ourselves to have tall apartments downtown, for that will bring more residents downtown, and more development.
12	12 storeys outside of the downtown core is enough. Apartment buildings reduce direct sunlight and may reduce privacy in yards.
N/A	You have asked the wrong question. It should have been do you think high rises should be allowed in Fort Saskatchewan
15	It really doesn't matter to me. 12 or 15 stories is fine as long as it is out of the downtown core.
N/A	Without a full time fire dept. to ensure better response times then a volunteer service can offer a high rise of these heights would be crazy. That's a huge task to evacuate and do search and rescue in something of those sizes! It's not fair to the fire fighters of this city to put them in that situation
20	Time for us to grow UP
N/A	I think fort Saskatchewan should still be considered a town and I don't agree that the apartments should be built over 6 stories. I feel that if we had high rise apartments we would lose our small town charm.
12	I'm not clear as to why this is currently an issue considering our highest building is only 5-6 storeys. Anything over 12 would look incredibly out of place. However, if there is interest I don't see a real reason why not to build higher (provided that ER services are upgraded to handle it).
12	It's a difficult choice between effective land use and maintaining the small city atmosphere that makes the Fort so appealing. I find high towers in Edmonton and Calgary block out sun and are sterile buildings without much architectural merit.
12	12 storeys is a great starting point. We can always make them taller in the future.
N/A	High rise apartments should not exist in residential areas with houses. We now have to deal with an apartment building looking right down into our backyard. There goes our privacy.
12	We shouldn't start too high. It would look out of place here. Start with 12 stories and we can get higher later
20	Let them grow tall! Help build our city and allow it to grow!
20	I personally think having the tallest set at 20 stories high would give ample room for growth, and more opportunity for housing/new business opportunities. Seeing high-rises in Fort Saskatchewan would be an amazing thing to see, as to how far our community has grown within the 21 years I've been in the city.
12	I don't know anything about the technicalities of apartments, however, as a member of Fort Sask I like the small town feel. Seeing even a 12 story building makes me feel like a "big city" kind of look. I don't want to see 12 story buildings either. 5-6 even seems high. I like driving into the Fort and still saying to my kids - "look there is the water tower - home is close" and they are 11 and 12 now. I am proud to say where we live - the tallest building

	is the water tower even though the Integra building is tall also. I took the kids there for a pop so they could see above the trees and the city we live in.
20	If the occupancy can be filled, they should be allowed to go as high as safety services can realistically protect them should fire or some other disaster take place. High occupancy is the best way to ensure public transit succeeds
12	Actually I think high rises belong in the downtown. Though I do consider downtown to include areas somewhat beyond the official area. My home is across from Co-op, but not considered downtown, for example. Obviously it is downtown in fact. I would go for 15 or even 20 stories downtown, in the old mall area, for example.
15	Might help city centre look like the centre of community.
12	The reason why I moved to Fort Saskatchewan was for how unique it was. Not like any other typical City. No huge high rise buildings towering in the beautiful downtown core. No huge ugly high rise buildings in the pristine neighbourhoods. I wish your survey would have included no high rises. The 5 story buildings we have now are high enough. Don't take how unique and beautiful Fort Saskatchewan really is away. It would be an awful shame.
12	They block the sun, I think 12 is good unless there is a very good argument for more???
12	Please not too high! This is a small city, and I think it will dwarf us. I also think it's unnecessary.
12	Low-rise apartments rather than high-rises give our city a "small town" charm. High-rise apartments would ruin the family-friendly feel of the Fort and make it just like any other city. High-rise apartments would definitely detract from our beautiful city and ruin our sky-line.
12	Tower Idea for Hospital Site - I would like to know whose idea this was. Does City Council not understand what this community needs? It does not need any kind of high rise condos - 12, 15 or 20 storey. We need affordable housing for seniors and perhaps another Dr. Turner Lodge type of facility. That whole hospital area needs to be reserved for a senior's development. These are the folks that made this City was it is today. If any of you think it is because of Mayor and Council (past, present or future) you are sadly mistaken. Without our seniors this City would be less than nothing. They deserve our support and respect. The people of this City make it what it is. If you want a Legacy - let it be that you were proud of our seniors and want to make sure that they are taken care of at a time in their life when they need it most. To sell that property to a developer to build a 10 or 12 story condo in the midst of a well-developed 'small town' area of this city is laughable at best. When is Mayor and Council going to start putting the needs of this Community above their need for a LEGACY. Having a large condo building in that area of town WILL NOT bring people to the downtown area - businesses are still building on the other side of the highway. There is not proper infrastructure in that area. The only road into and out of that area is congested during rush hours. There are no proper sidewalks or safe crossings. It is bad enough for those that live in behind that area or ones that go into the 2 clinics there. What about when the residents move into Dr. Turner? You cannot honestly believe this is a good idea for the City of Fort Saskatchewan. Your Heritage Centre got turned down and I truly hope this does too. I cannot believe the order of priority for this Mayor and Council. Mayor thinks the City of Fort Saskatchewan will continue to boom during this

	economic downturn or recession or whatever you want to call it. Perhaps the City will survive; I certainly hope so. But this has affected, is going to or will affect many residents in this City that depend on the oil industry for their paycheques. While the City may survive, some of our residents may not. Where are your priorities? Seriously, I cannot believe I voted for some of you. Make no mistake, it won't happen the next time around.
12	I believe that the skyline of the city should (as much as possible) allow for clear, open views of the surrounding river valley and open areas. My family and I chose to live in this city because of the abundance of green space, open sky, and the beauty of the river valley and parks. I believe the overall aesthetic of the city would be negatively impacted by large, looming high-rises of any kind.
12	Tall buildings are not only an eyesore in a community like this, but also a safety concern. If plans are in the works to build these structures then consideration must also be given to how the city would respond to a fire or other emergency on the top floors.
12	They should be limited to 6 stories or less. We're Fort Saskatchewan, not Edmonton. People who want to live in a big, dense city can move there. Please don't bring the high density out here.
12	I think 12 or lower would suite the city and fit in ok. Anything taller would take away from the cultural side and over all look of the city.
N/A	None of the above. Building a 12 storey will cause traffic problems and take away from the city of FS. We are not a big city that needs high rises. We moved to The Fort to get away from "the big city"
12	I believe that the maximum number of stories should be decreased to 5 floors.
12	I don't have any problem with hi rises I just feel that 12 stories is high enough for our little city. But if we had to go higher I don't have a problem with that either.
12	So far we already have 12 story on the books but we do not have a 12 story building yet. I think 12 is enough.
12	I only put 12 because there was no lower option. We moved here because it wasn't a large, tall, loud city. We understand growth, but please do not lose the charm of our city. It's what brings people here.
12	If you build any of the options of these high rises in such a small area the parking or downtown area will become congested as there is little access in or out for that amount of population. Disappointed as the community is become condensed and lack family appeal for parks or sports areas. Money and or time as members of council should be spent investing into the roads and traffic flows and upgrading the hwy 15 bridge to twin it! :(
N/A	There was no option for 4 or 6. What gives? I feel firmly that 12 or more is way too much. That would also clog one of the only roads out of town. Not a fan.
12	I do not want to see skyscrapers in the Fort. Even 12 storeys is too high. Six storeys would be the highest.
12	Leave it as it is
N/A	6 stories is plenty high enough in the older part of the Fort! We are not and never will be the big CITY nor do we wish to be!!
12	lower as possible in my opinion for safety concern
20	We need more apartments this is good!

20	will run out of space if don't
20	Going up costs nothing. Going out costs millions.

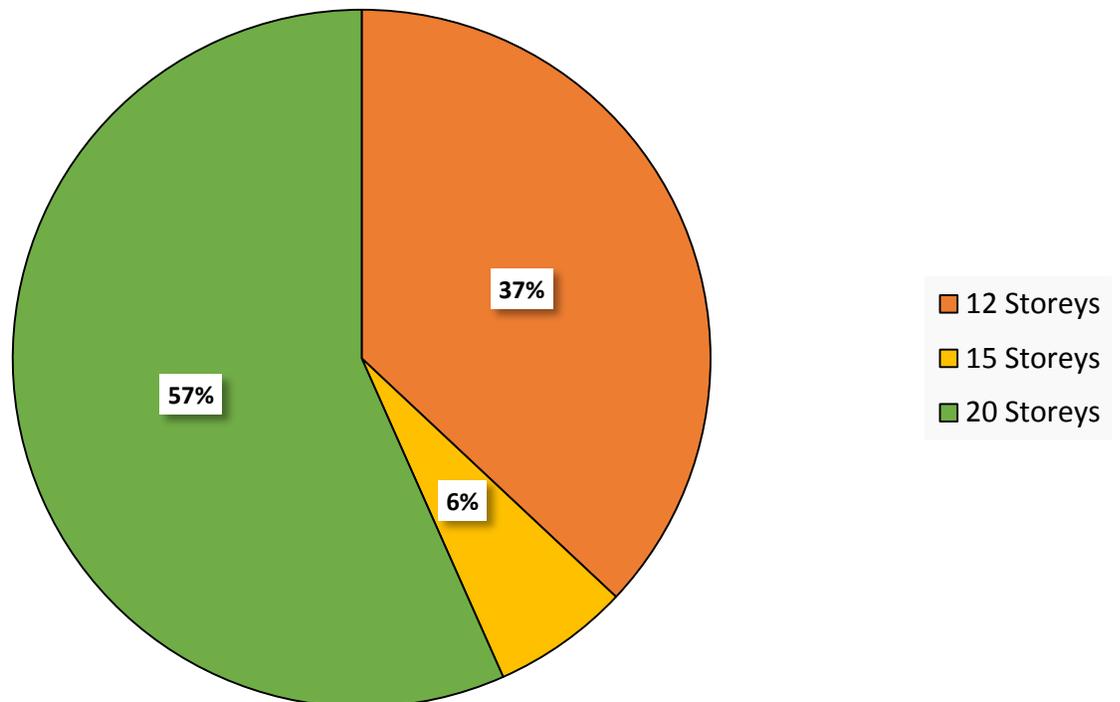
Attachment 6- Poster/Feedback Form Display Results**Building Height Limit for Apartments in Fort Saskatchewan Poster Results****Poster 1- Shell Theatre Lobby/City Hall Lobby**

1. How many Storeys do you think High-Rise Apartments should be?

Poster 1 Results	
Number of Storeys	Number of Votes
12 Storeys	64
15 Storeys	11
20 Storeys	98
Total	173

Poster 1

How many Storeys do you think High-Rise Apartments should be?



Poster 2- Dow Centennial Centre (DCC) Lobby

How many Storeys do you think High-Rise Apartments should be?

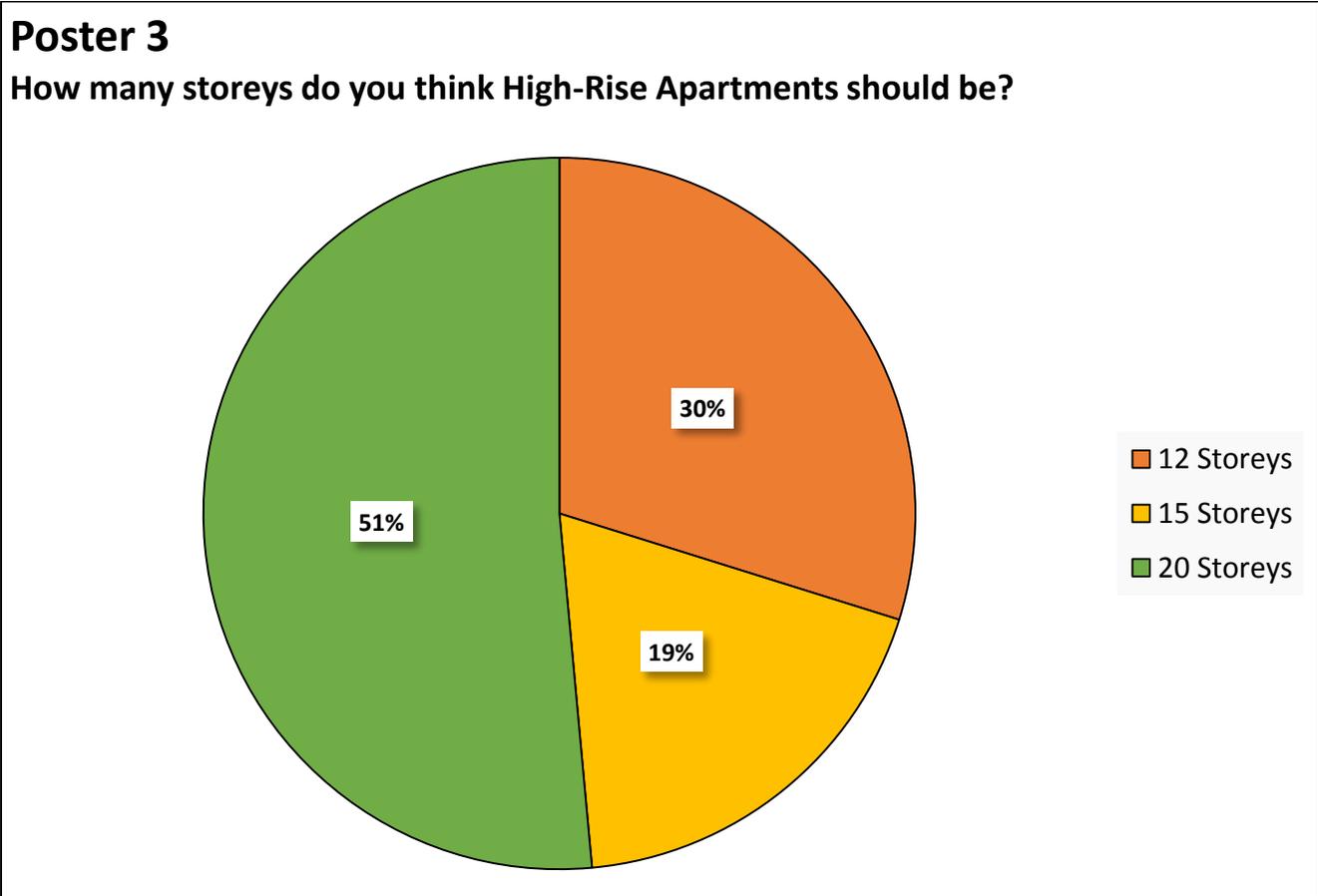
Poster 2 Results	
Number of Storeys	Number of Votes
12 Storeys	111
15 Storeys	49
20 Storeys	165
Total	325



Poster 3- Harbour Pool Lobby/Jubilee Recreation Centre Lobby

How many Storeys do you think High-Rise Apartments should be?

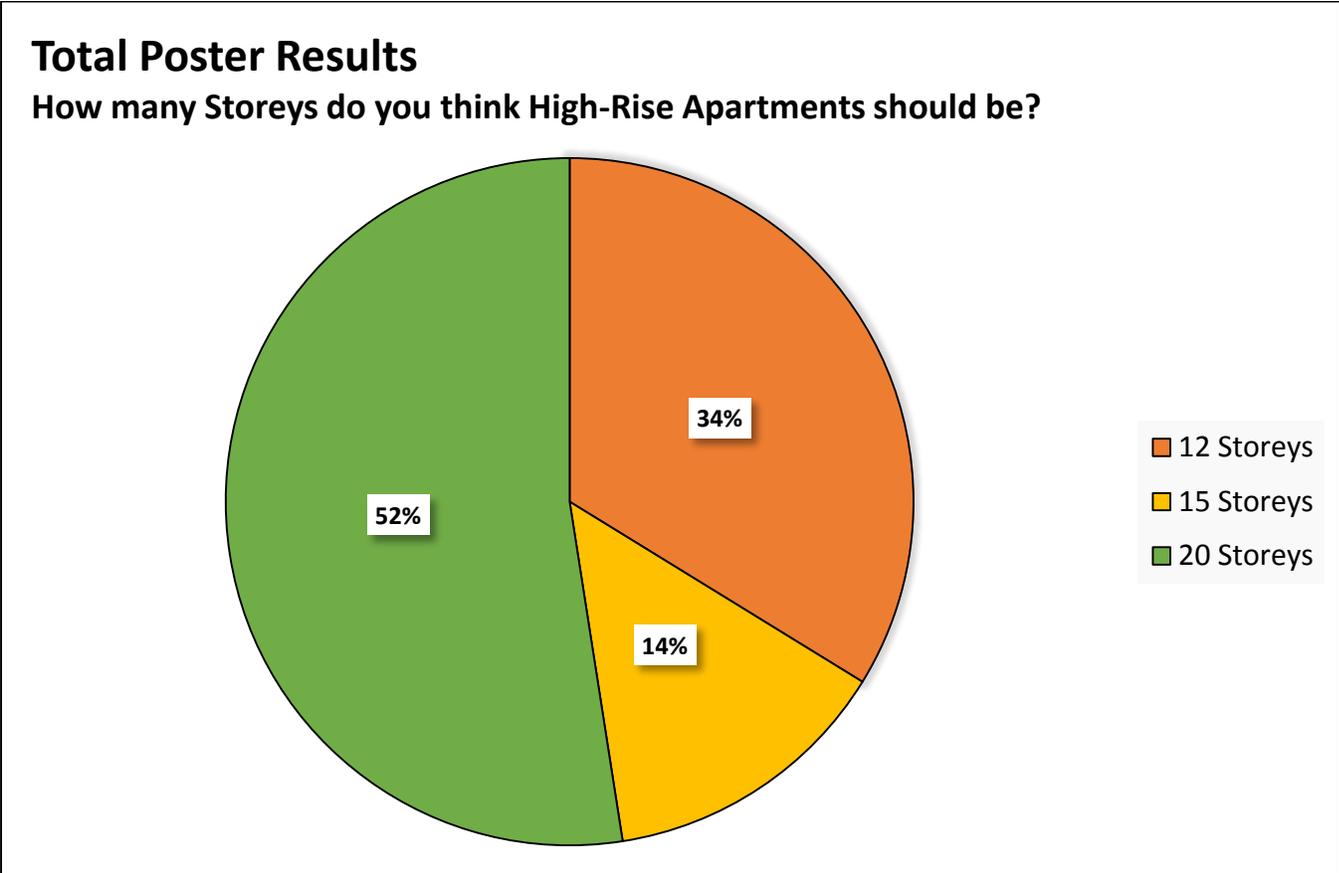
Poster 3 Results	
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12 Storeys	51
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Total Poster Results- All Three Posters

How many Storeys do you think High-Rise Apartments should be?

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Building Height Limit Feedback Form Results

The City of Fort Saskatchewan is considering whether the maximum height limit for high-rise apartments outside of the Downtown should be increased. We want to hear your opinions on the height limit of apartment buildings in the city.

# Storeys	Opinions/Comments
15	I think we need to be cognizant of the resources of the Fire Department as well. If we are building taller buildings then their needs may be necessary as well (ability to properly respond to a fire on floors 15-20).
15	
15	I just believe this to be a happy medium; wouldn't be against 20. Looking @ Ross Creek Building I believe is 4 story's, 3 times that would still look good but not out of place.
12	I love the feel of a small city, most homes are bungalows. We don't want a "concrete jungle"
N/A	This should not be a public question based on aesthetics. Look at how well city infrastructure is designed in order to support then appropriate population density.
12	Encouraging the growth necessary to flourish
20	
12	Any bldg. over 12 storeys is completely out of place in Fort Sask., in fact I believe even 12 is too high. And any high-rises must include underground parking. Also, Can you imagine the traffic congestion of all those vehicles coming out to one of our roadways? Definitely need to balance Developer "Greed" with city's long term vision.
20	To sustain the economic growth of the city and area, accommodations must be made for the people who will drive the growth. A properly engineered and constructed 20 storey building will be just as much space as a 12 storey building and will allow for better use of real estate so that school and parks will have the space they deserve.
15	
12	Keep small town feeling!!! If 20 stories- might as well live in Edmonton
15 & 20	As we get closer to building towards the outskirts of the city limits and industrial plans blocking one area, it only makes sense to build up. Let's be the city we know we can be.
15	A large building or buildings to suit the city's growing needs but not too large to lose the smaller city setting.
12	Suggestion- Top floor (railings) - ltd light for 'light free' sky watching. <ul style="list-style-type: none"> - The more levels, the more apartments, and thus the more vehicles (almost everybody seems to 'need' a vehicle it seems) and more parking. - What about cooling in summer. Heat rises and in my apt building, anything above 1st or 2nd floor for sure tends to be over-warm summer

	(and at times, winter too)? Are each expected to supply their own cooling (air conditioning) or is adequate building cooling planned? - Fire safety and rescue problems/Increased "view" blockage.
20	The higher the better. Do a 1,000 stories! This will have less impact on the surrounding ecosystem due to urban sprawl.
15	
N/A	Am opposed to any apartment building height above 4 storeys. Would support family- friendly- affordable low cost housing only. Do not turn Fort Sask. into another Sherwood Park or St. Albert.
N/A	How tall can the Fire Department handle?