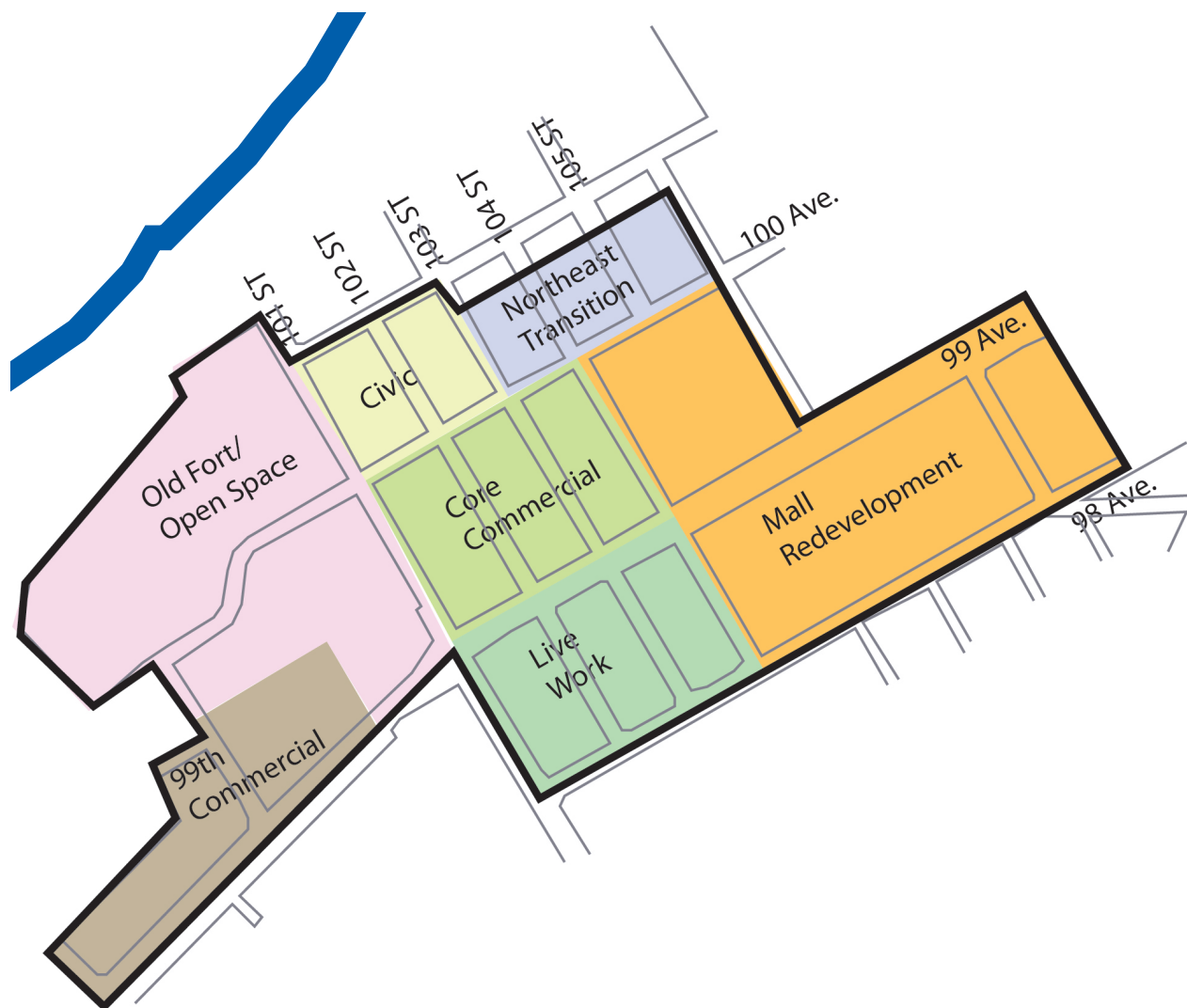


City of Fort Saskatchewan  
Downtown Land Use Bylaw Update

# Summary of Stakeholder Consultation



CITY OF  
FORT SASKATCHEWAN

pA  
planningAlliance

*gotta*♥*it!*  
FORTSASK.CA

# INTRODUCTION

Extensive public engagement initiatives were conducted in 2014 by the City to engage a variety of stakeholders and community members. A summary of stakeholder participation in different engagement methods utilized is provided below:

**66**

Online  
Survey  
Responses

**42**

Public  
Open House  
Attendees

**21**

Stakeholder  
Workshop  
Attendees

**16**

Director's  
Forum  
Responses

**5**

One-On-One Interviews

**4**

Precedent Municipalities Feedback

## Stakeholder engagement methods were advertised in various ways:

### Online Survey

Local Newspapers, Mix 107.9 FM, City Website, Fackbook, Twitter, Direct Email to; Downtown Business owners with email provided for business licensing, Downtown Business Council & Chamber of Commerce, direct email to those who expressed interest or had inquiries about the downtown regulations/development.

### One-On-One Interviews

Invitations to those who; expressed prior interest in development/redevelopment in the downtown, own larger land holdings in downtown, owners of vacant lots.

### Director's Forum

All City Directors were invited.

### Precedent Municipalities

Those who have underwent the process of developing regulations specific to their downtowns, similar in size, region or similar challenges (Airdrie, Fort McMurray, Red Deer and St. Albert).

### Stakeholder Workshop

Direct email to; Downtown Business owners with email provided for business licensing, those who have recently redeveloped or expresses a desire to redevelop, participants from the One-On-One Interviews, selected City Directors, direct email/phone calls to residents who are involved in the community and live in the downtown or expressed interest in this process.

### Public Open House

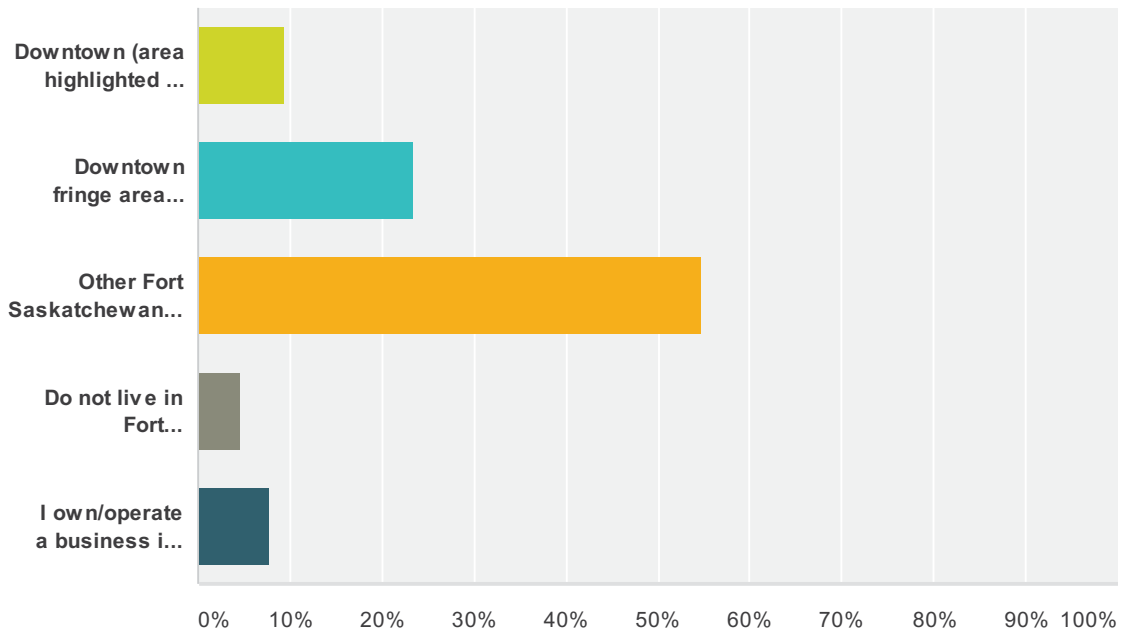
Local Newspapers, Mix 107.9 FM, City Website, Facebook, Twitter, Direct Email to; DBC and Chamber of Commerce, Email to businesses in the downtown with email provided in our data base, Email to those who expressed interest or had inquired into the process or downtown regulations/development in general.

# **ONLINE SURVEY RESPONSES**

2014

## Q1 What area do you live in Fort Saskatchewan? (please refer to map below)

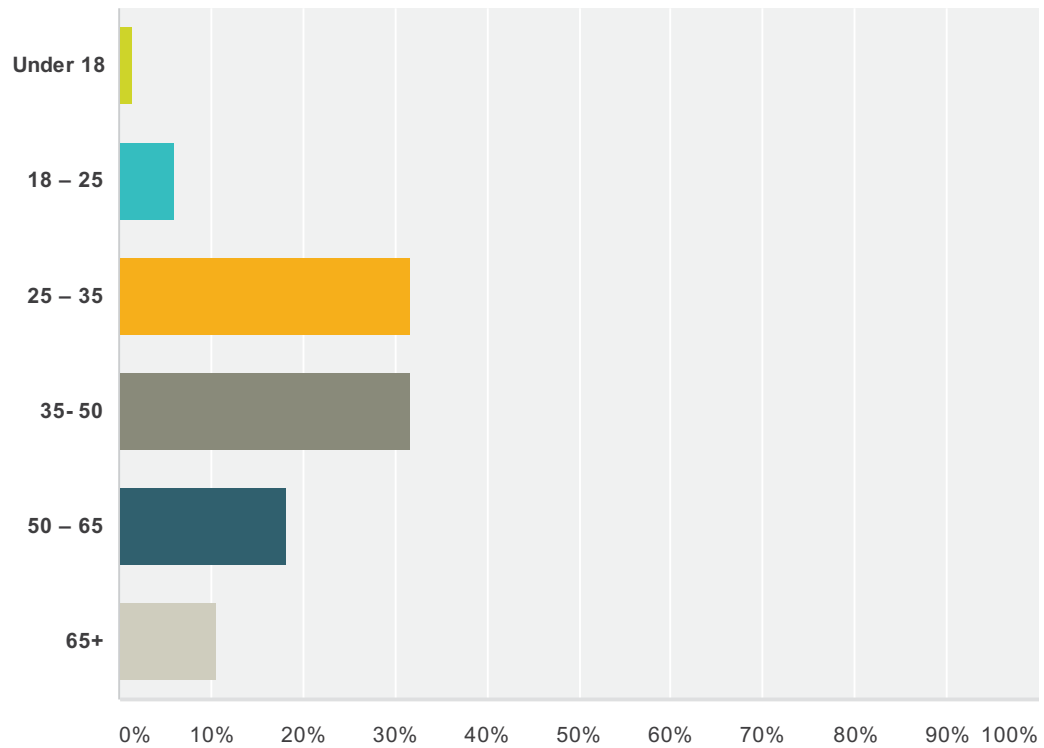
Answered: 64 Skipped: 2



Answer Choices	Responses	
Downtown (area highlighted in red)	9.38%	6
Downtown fringe area (area highlighted in orange)	23.44%	15
Other Fort Saskatchewan neighbourhoods (area highlighted in grey)	54.69%	35
Do not live in Fort Saskatchewan	4.69%	3
I own/operate a business in Fort Saskatchewan but don't reside there	7.81%	5
<b>Total</b>		<b>64</b>

## Q2 What is your age group?

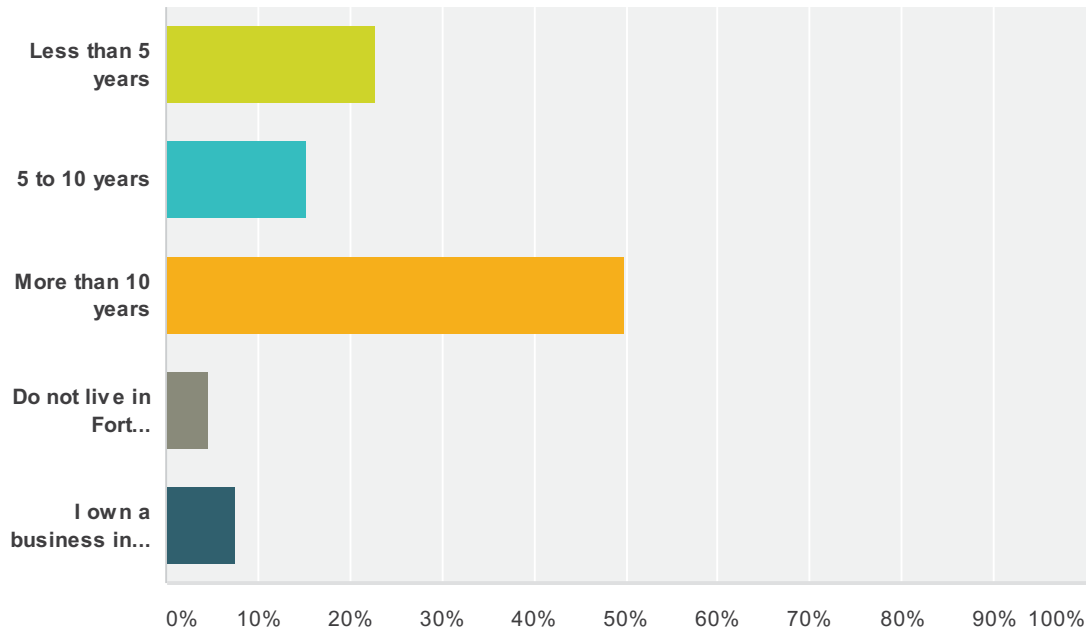
Answered: 66 Skipped: 0



Answer Choices	Responses
Under 18	1.52% 1
18 – 25	6.06% 4
25 – 35	31.82% 21
35- 50	31.82% 21
50 – 65	18.18% 12
65+	10.61% 7
Total	66

### Q3 How long have you been living in the City?

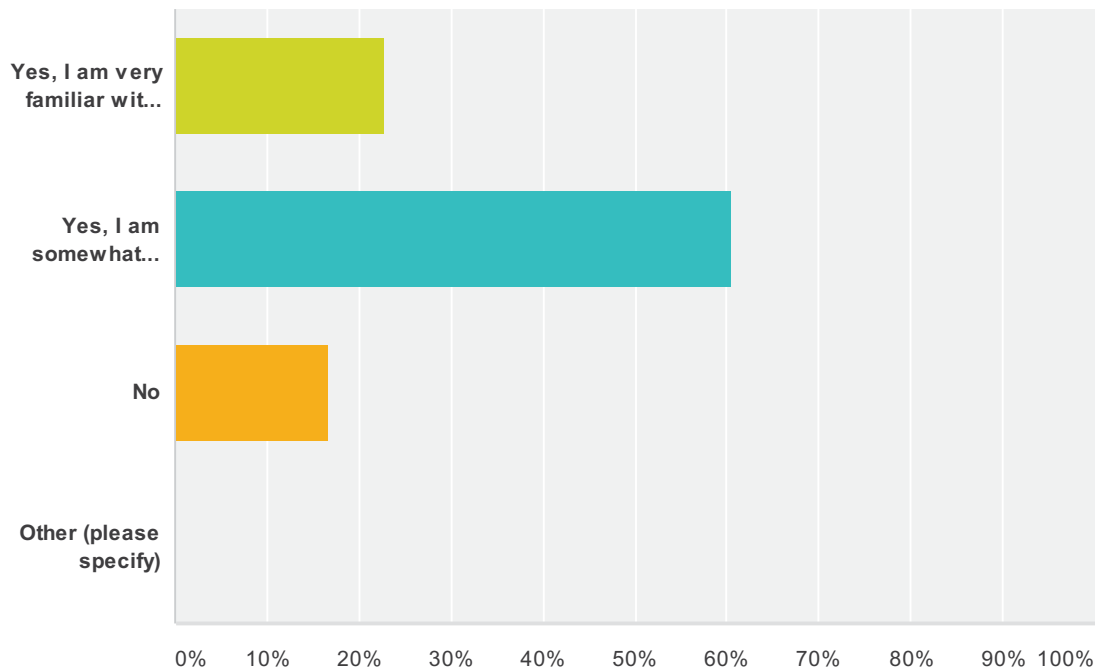
Answered: 66 Skipped: 0



Answer Choices	Responses	
Less than 5 years	22.73%	15
5 to 10 years	15.15%	10
More than 10 years	50.00%	33
Do not live in Fort Saskatchewan	4.55%	3
I own a business in Fort Saskatchewan but don't reside there	7.58%	5
<b>Total</b>		<b>66</b>

## Q4 Are you aware of the Downtown Area Redevelopment Plan (DARP)?

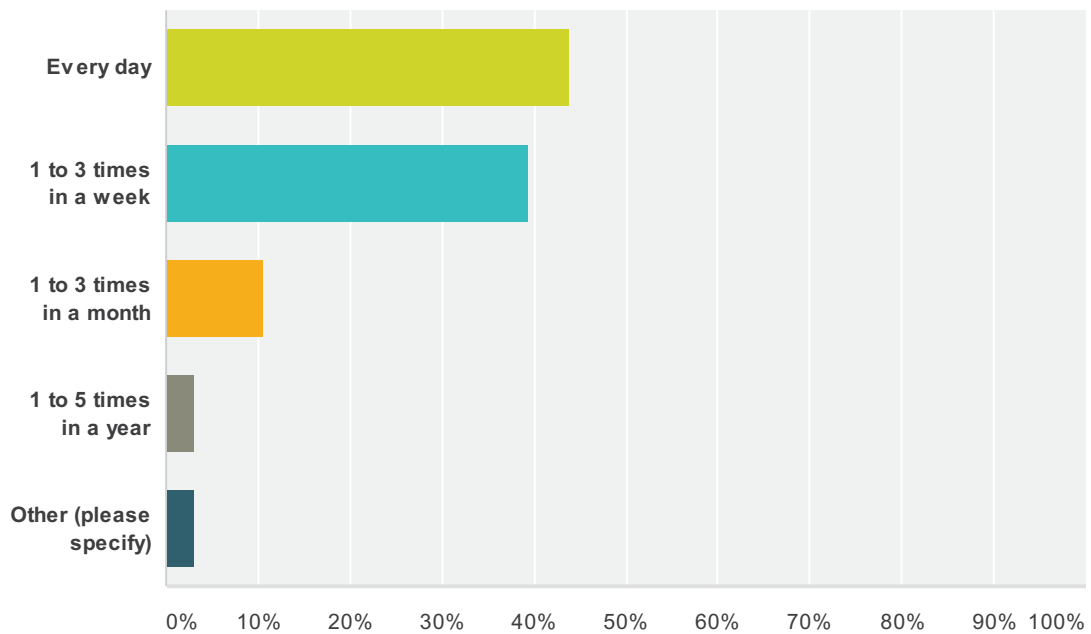
Answered: 66 Skipped: 0



Answer Choices		Responses	
Yes, I am very familiar with it.		22.73%	15
Yes, I am somewhat familiar with it.		60.61%	40
No		16.67%	11
Other (please specify)		0.00%	0
Total			66
#	Other (please specify)	Date	
	There are no responses.		

## Q5 How often do you visit downtown?

Answered: 66 Skipped: 0

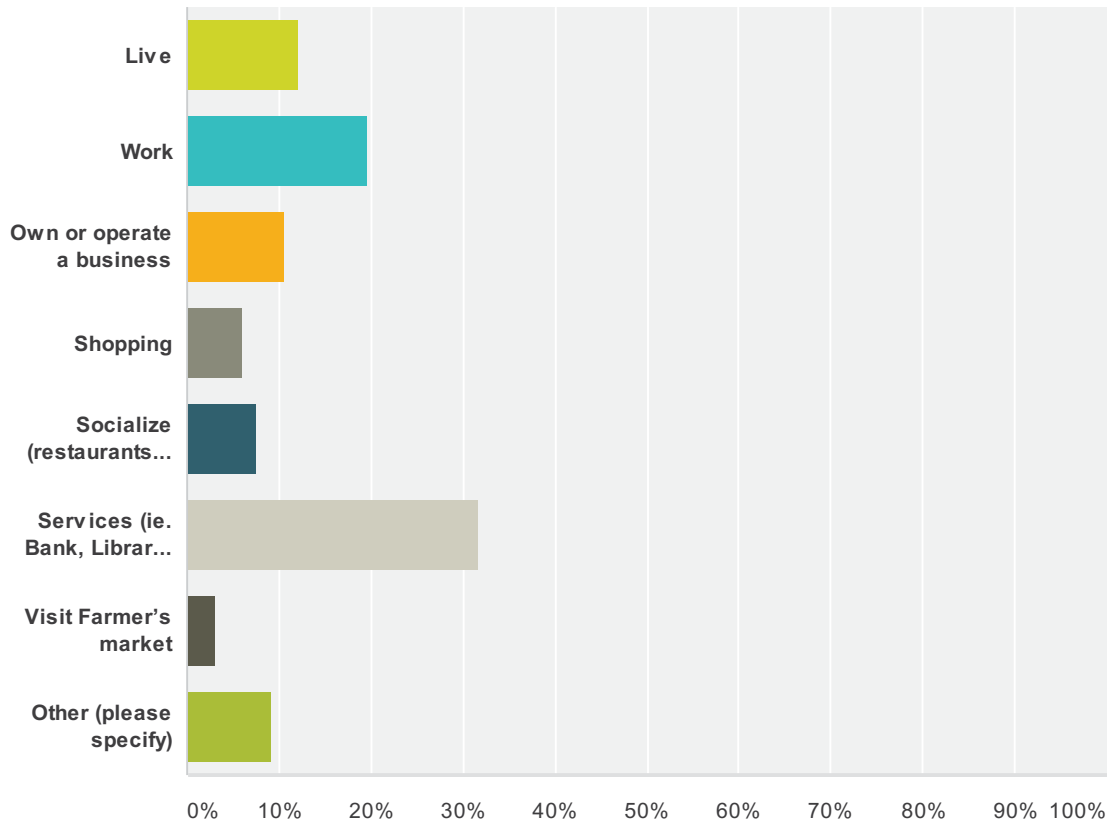


Answer Choices	Responses
Every day	43.94% 29
1 to 3 times in a week	39.39% 26
1 to 3 times in a month	10.61% 7
1 to 5 times in a year	3.03% 2
Other (please specify)	3.03% 2
<b>Total</b>	<b>66</b>

#	Other (please specify)	Date
1	Daily - live in the area	2/6/2014 12:00 PM
2	few times a week in the summer to few times a month in the winter	1/31/2014 3:51 PM

## Q6 What is the main reason for your downtown visits?

Answered: 66 Skipped: 0



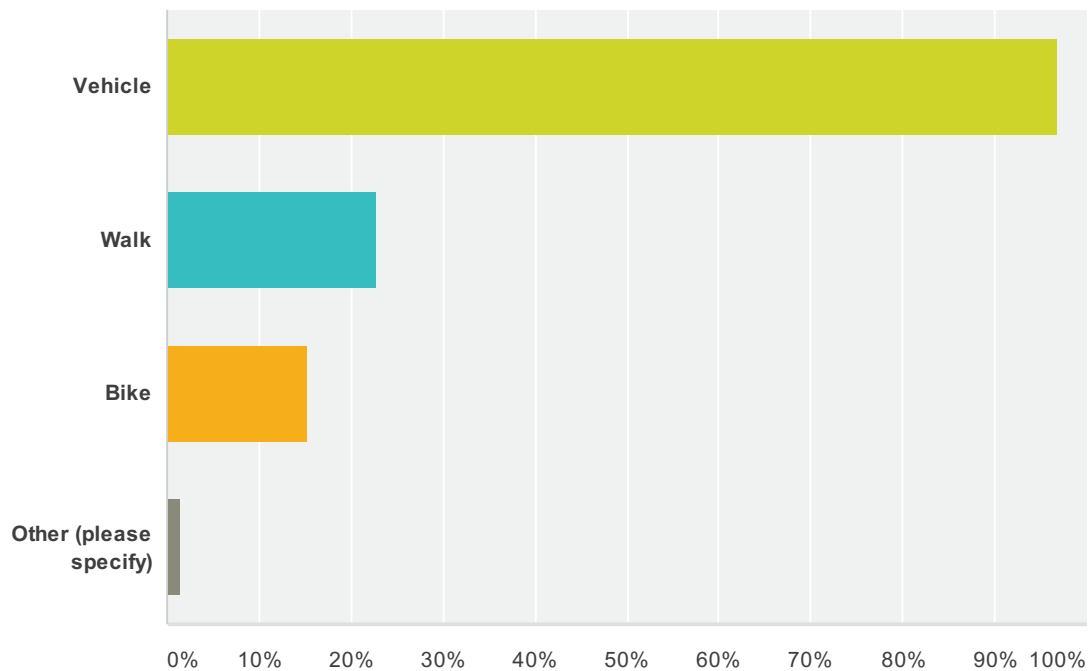
Answer Choices	Responses
Live	12.12% 8
Work	19.70% 13
Own or operate a business	10.61% 7
Shopping	6.06% 4
Socialize (restaurants/cafes)	7.58% 5
Services (ie. Bank, Library, City Hall etc.)	31.82% 21
Visit Farmer's market	3.03% 2
Other (please specify)	9.09% 6
<b>Total</b>	<b>66</b>

#	Other (please specify)	Date
1	child care	3/7/2014 12:29 AM
2	chiropractor, yoga classes, ms meeting	2/15/2014 6:24 PM
3	shopping, farmers market, socialize	2/14/2014 5:50 PM
4	Several of the above reasons.	2/5/2014 11:55 AM

5	My son attends a martial arts class, guitar lessons, I use services(bank,etc) and my in-laws in near downtown. We also see the Fort Sask vet clinic regularly and Mike' s Barber Shop.	1/30/2014 6:35 PM
6	gymnastics club	1/29/2014 2:12 PM

## Q7 What mode of transportation do you use to get downtown? (You may choose multiple options)

Answered: 66 Skipped: 0

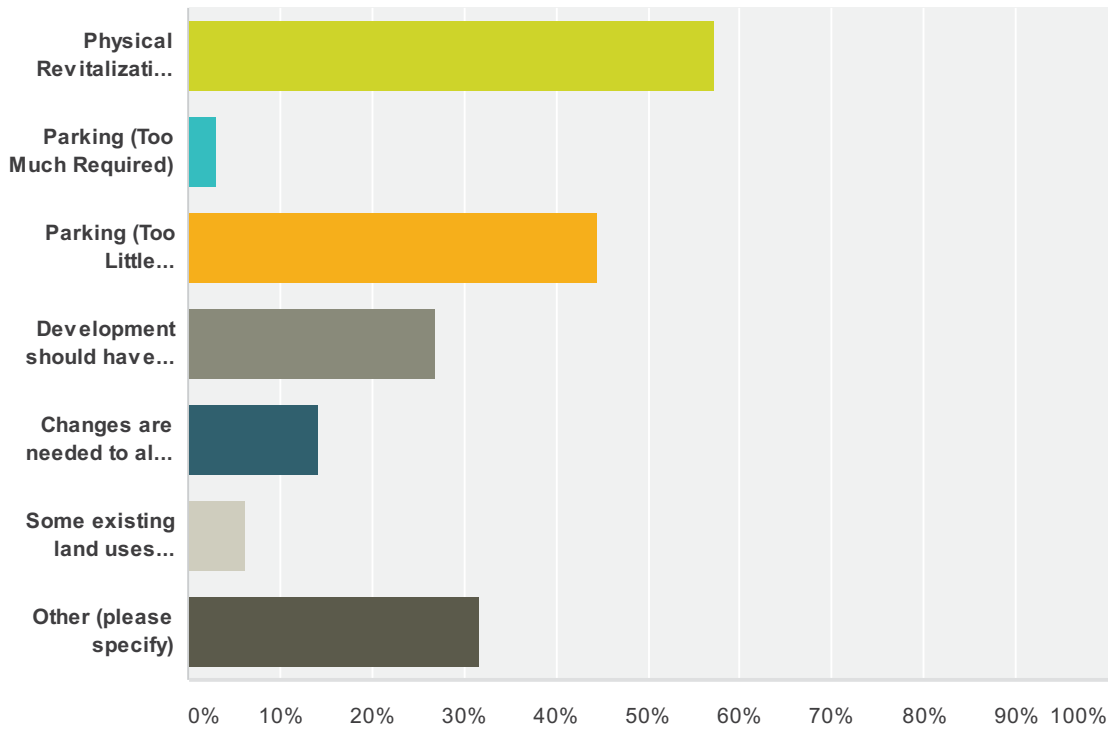


Answer Choices	Responses
Vehicle	96.97% 64
Walk	22.73% 15
Bike	15.15% 10
Other (please specify)	1.52% 1
Total Respondents: 66	

#	Other (please specify)	Date
1	Walk mostly but also use a vehicle	2/6/2014 12:00 PM

## Q8 Please identify what you feel are the key issues facing the downtown? (You may choose multiple options)

Answered: 63 Skipped: 3



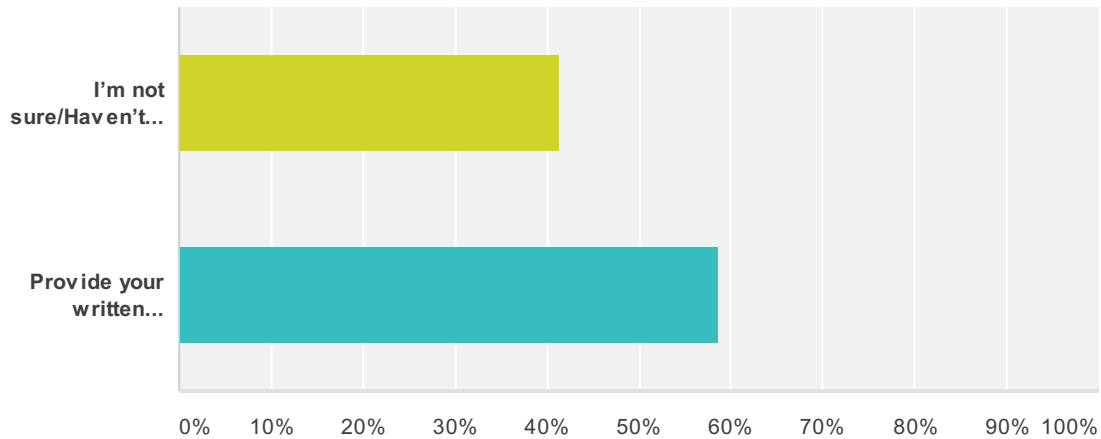
Answer Choices	Responses
Physical Revitalization (Beautification)	57.14% 36
Parking (Too Much Required)	3.17% 2
Parking (Too Little Available)	44.44% 28
Development should have more architectural regulations	26.98% 17
Changes are needed to allow different land uses which are currently not allowed (please specify below)	14.29% 9
Some existing land uses should not be allowed (please specify below)	6.35% 4
Other (please specify)	31.75% 20
Total Respondents: 63	

#	Other (please specify)	Date
1	Tax benefits should apply to downtown business versus new developments...	3/11/2014 10:27 PM
2	Continue to focus on those projects that attract people to work, live, gather in the downtown.	3/8/2014 11:41 AM
3	keep industrial type activities out in future development (such as auto servicing), try to keep a bit of a common theme or style (boutique shops, pedestrian friendly). One of my major suggestions is to search for ways to get rid of the angle parking as it is hazardous to motorists and pedestrians alike (with limited visibility) drivers blind while backing up when taller vehicle beside them.	3/7/2014 12:29 AM

4	Should allow garage suites / garden suites on limited basis (i.e. similar requirements to basement suites) Large "estate" style homes should not be permitted Identification of historic houses and buildings / preservation	3/3/2014 3:20 PM
5	Stores close too early and too often.	2/25/2014 1:28 AM
6	Needs more small businesses to create a 'destination', such that visiting the downtown can be an activity whe people browse shops, stop for a coffee, etc. (not where you drive to one shop, park in front, go to one shop and then leave)	2/17/2014 12:17 AM
7	Lack of businesses. Too many are being developed across the highway. Empty buildings not being used. Parking is encroaching on residential areas eg. Courthouse traffic for one. Many businesses in the downtown area do not encourage pedestrian traffic nor are they attractive to the area. Condensing of residential areas will increase parking issues. People are already not properly utilizing their back alley access in this regard.	2/6/2014 12:00 PM
8	Again several of the above. Parking can be restrictive and is poorly marked. Changes are needed to existing land use especially in the area of what's allowed in in-fill developments. For the business area a higher density should be considered also.	2/5/2014 11:55 AM
9	need more stores/ chain stores down town	2/2/2014 5:04 AM
10	Nothing for me to go downtown for, only banks, need more shopping that isn't specialized.	2/1/2014 6:35 PM
11	more businesses are needed other than restaurants	1/31/2014 3:51 PM
12	Public parking should be prioritized especially adjacent to City Hall. Parking spots dedicated for city employee use presently take up to much of the space available.	1/31/2014 3:42 PM
13	This "Downtown" is no longer the core of the city.	1/31/2014 3:04 PM
14	key issues - reasons to come downtown -- and car and fast food mentality	1/31/2014 12:35 PM
15	Too many of the same type of businesses in small area. Trinket shops are not a use for residents of Fort Saskatchewan more than once or twice a year. I personally in the last eight years have not purchased more than one item from all of those little shops. Two Chinese food restaurants a few doors down from each other. I would love to see the bars from downtown disappear! Would love to take walks there on summer nights but don't because of the location of the bars. More lounges or nice restaurants. Not a lot of places for my husband and I to go on a date. We don't do the bar scene. Downtown Fort Sask has the potential to be so functional and beautiful!	1/30/2014 6:35 PM
16	With development on the east side of Highway 21, the downtown core is no longer considered the major commercial core of the city. The Fort Mall development should be a key factor and the city should work with mall developers to revitalize the current facility and make it a focus point of the city.	1/30/2014 1:45 PM
17	May seem trivial, but I hate driving downtown, I actually avoid it if I can, and shop elsewhere because of it.. most of the lights are sync'd to Red. You can't drive the speed limit and get there in a reasonable amount of time.	1/29/2014 5:21 PM
18	Some quality businesses that make people want to come downtown	1/29/2014 12:26 PM
19	More public gathering places in the core in addition to Legacy Park. The worker in the downtown would benefit form small pocket parks to gather of lunch and meetings in the summer. More shared parking taking advantage of site use timing. The Church only need sparking on select days and times for example then the space could be used to accommodate other events	1/28/2014 6:09 PM
20	create density, duplexes	1/28/2014 4:27 PM

## Q9 In your opinion, what would improve or enhance the quality of life in downtown?

Answered: 63 Skipped: 3



Answer Choices	Responses
I'm not sure/Haven't thought about it	41.27% 26
Provide your written suggestions (Please explain)	58.73% 37
<b>Total</b>	<b>63</b>

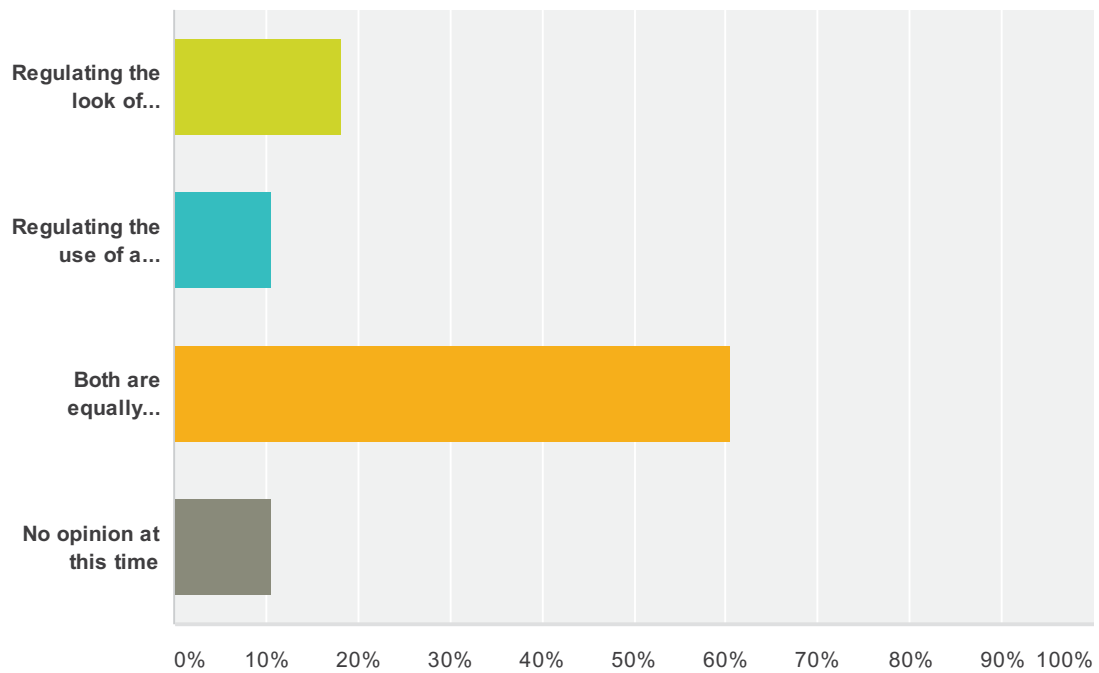
#	Provide your written suggestions (Please explain)	Date
1	The downtown of the City tends to define the city and the overall feel. Our downtown is lacking character buildings. It seems to have more of the 70's brownstone and architectural guidelines to have new building in place with character might bring unique business: coffee shops, fun retail. The road system is narrow with the current parking-it would be nice if there was space for a large parking space close to downtown and the main street was foot traffic-probably wouldn't fly with a lot of business owners and residents.	3/14/2014 1:28 PM
2	More meeting places such as coffee houses; also more small businesses such as clothing, giftware, crafts.	3/14/2014 12:50 PM
3	DT mall redevelopment is a great opportunity to revitalize that part of the city. If some form of high density housing is included it will really help with revitalization and may create opportunities for new retail that would not have otherwise located there.	3/8/2014 11:41 AM
4	get rid of angle parking for wider boulevards with parallel parking and small parking lots	3/7/2014 12:29 AM
5	Beautification, new buildings, new businesses.	3/6/2014 7:09 PM
6	Encourage diverse housing types and businesses and preservation of older homes and historic features in order to attract a variety of demographics, especially more families. Encourage or coordinate smaller events ('block-party') so that people can get to know their neighbours (compared to the larger, more crowded big events)	3/3/2014 3:20 PM
7	Increased effort to draw more businesses to the downtown area, including big name stores (e.g., Target, Chapters, etc.). A large, well-known business would draw many new customers to the downtown core who may have never visited downtown. This would increase the amount of traffic for small businesses whose marketing doesn't reach the new audiences who are, initially, solely drawn to the big name business.	2/26/2014 10:48 PM
8	Less hair salons and more variety of stores with longer hours	2/25/2014 1:28 AM
9	Better streetscapes. More people	2/22/2014 12:00 PM
10	Revitalize	2/22/2014 2:05 AM

11	Shopping and restaurants	2/20/2014 10:54 PM
12	Needs more small businesses to create a 'destination', such that visiting the downtown can be an activity where people browse shops, stop for a coffee, etc. (not where you drive to one shop, park in front, go to one shop and then leave)	2/17/2014 12:17 AM
13	More Live/Work buildings. A 10 story tower with a mix of residential, businesses, services and retail. Much more retail. More restaurant patio dining experiences. More trees. Enforcement of parking time limits so everyone has a chance to access the businesses they wish to (business owners and their staff park elsewhere other than the street)	2/14/2014 6:38 PM
14	Ensuring that business owners and other property owners clean up their junk (behind the fort gas land, laundromat, and the fort town houses most noticeable). Downtown needs to choose if it's going to modernize or go older styling. Also a 4-5 story apartment building with underground parking (similar to your "mixed use building" picture in the other question, would guarantee use of downtown services.	2/14/2014 5:50 PM
15	Attraction of services or commercial development with appropriate parking	2/11/2014 3:28 PM
16	Give incentives for residents to improve their downtown homes. Obvious rental properties need to be addressed in this regard. Tearing down and rebuilding is not always the answer either. The older homes add to the pleasing look of the downtown area if kept up. More businesses are needed to encourage people to shop on this side of the highway. Empty buildings need to be filled. You should be able to do all of your business on this side of the highway instead of having to drive back and forth. More attractive businesses need to be on 100 Ave. that encourage pedestrian traffic and browsing. Appliance/mechanical repair, lawyers, insurance companies, other professionals, should be on the side streets. The speed limit of 50 km/h is too high for 100 Ave. There are too many pedestrians crossing the streets and getting out of vehicles and vehicles crossing through intersections to go any faster than 30 during weekdays and Saturday and sometimes even that is too fast. Back alleys behind businesses in the downtown area are not attractive nor being used efficiently for parking. If people cannot park within a reasonable distance from a business such as a hair dresser, etc. if they are only doing that, then they will find a more suitable location for that type of appointment. I do not agree with the residences over top of ground level businesses. This is a waste of prime space. There is not adequate parking at this point in time for these residences and they take up commercial parking spots.	2/6/2014 12:00 PM
17	Give us a shopping Mall	2/5/2014 3:45 PM
18	Niche businesses to encourage more people downtown and encouragement to developers to build higher density properties to encourage more people to live in the area which would allow for more pedestrian traffic downtown.	2/5/2014 11:55 AM
19	There doesn't seem to be a whole lot of services to access. Higher end restaurants and shopping. Maybe a yoga studio. I think the challenge are the buildings are very rundown and unappealing. But I would love to see a type of "whyte ave" vibe in the downtown and I think Fort Saskatchewan's growing population would support it.	2/5/2014 12:00 AM
20	The special events held downtown are great. The biggest challenge is parking, but everyone knew that before the City Hall was changed. That problem was ignored, so the challenge will only get bigger once the downtown gets busier.	2/3/2014 5:04 PM
21	Better seasonal decor. It should be a welcoming spot with nice lighting during winter with winter decor and shops open later at least once a week to make it a destination. During summer fresh flowers and music. Something to make me want to spend time walking around there. At the moment there isn't much that does that.	2/3/2014 4:09 PM
22	Need more shopping for the average person, and the face of a building doesn't make the inside better	2/1/2014 6:35 PM
23	more residential, more density-residential above commercial, more trees along side streets to match 100 Ave, better linkages to river valley-could be done with landscaping, encourage business owners to utilize parking behind their businesses for staff parking to allow on street parking for customers, city may need to invest in another parking lot to assist business attraction	2/1/2014 3:00 PM

24	I like that the mall will be open again, altho I feel a mall in the truest sense of the word would've been better. When we enjoy our 6 months of winter...It would be nice to have a place to go that has food and shops. A place you could spend a few hours in, rather than a strip mall where its in and out and then a drive to go get lunch. I Love the Downtown area. Its clean, quiet, great for walking from store to store. Lower speed limit...35-40 max. ALL of downtown area. 109st to 101st and 98ave to 102ave. Speed is currently 50. Too fast. Legal to do 50..but whether in winter in icy conditions, or summer with increased pedestrians, very dangerous to do 50.	2/1/2014 10:44 AM
25	More businesses occupying the vacant spots.	1/31/2014 8:14 PM
26	Further beautification - trees, planters and quality street furniture. Stricter architectural regulation.	1/31/2014 3:42 PM
27	The mall, old safeway site, existing sobeys site, old shoppers drug mart site are the major sites downtown. These are or are starting to lose merchants and are not being maintained.	1/31/2014 3:04 PM
28	Attracting a variety of business downtown - a great coffee shop is needed	1/31/2014 2:55 PM
29	Improve the roadside parking downtown. Installing concrete barriers along the streets makes it hard to park and vehicles are out towards the centre of the road because of the "oversized, pedestrian friendly" sidewalks that are not needed/used.	1/31/2014 1:58 PM
30	Better shops and better hours	1/31/2014 1:56 PM
31	get an Espresso/Coffee/Lunch and Lounge place with some sophistication and aesthetically pleasing, ..and visibility and ambience, ... and they will come. I moved here from Vancouver; we bought a house in old Fort, love it. But there is NO place to go and very little street culture. Even the chairs and table outside donair shop is very nice, and blue poppy storefront. Hope that the Cooperators can actually finish their building, and that the empty storefront on corner can be filled....	1/31/2014 12:35 PM
32	A back alley grant program to allow business owners to place murals behind their businesses. Too many back alleys are visible to visitors driving through downtown, especially the back alley on the south side of 100th Avenue. Yes, they're alleys. But they're also still part of the visual clutter and aesthetic feel of downtown.	1/31/2014 3:25 AM
33	Nice restaurants, useful shops ie: clothing, shoes, sports, bookstore! Natural Foods, toy store...	1/30/2014 6:35 PM
34	More modern businesses better layout too many gaps of old businesses and closed ones. Downtown looks tired.	1/29/2014 12:18 AM
35	It has life. It is very busy during the day and the addition of new restaurants has increased traffic in the evenings	1/28/2014 6:09 PM
36	Make it more walkable but with parking spaces nearby. Add more greenery.	1/28/2014 4:12 PM
37	A specialty coffee shop would be nice. A big name coffee vendor may bring more people to the downtown.	1/28/2014 3:49 PM

## Q10 In your opinion, which of the following is more important to improve the unique character of each downtown precinct?

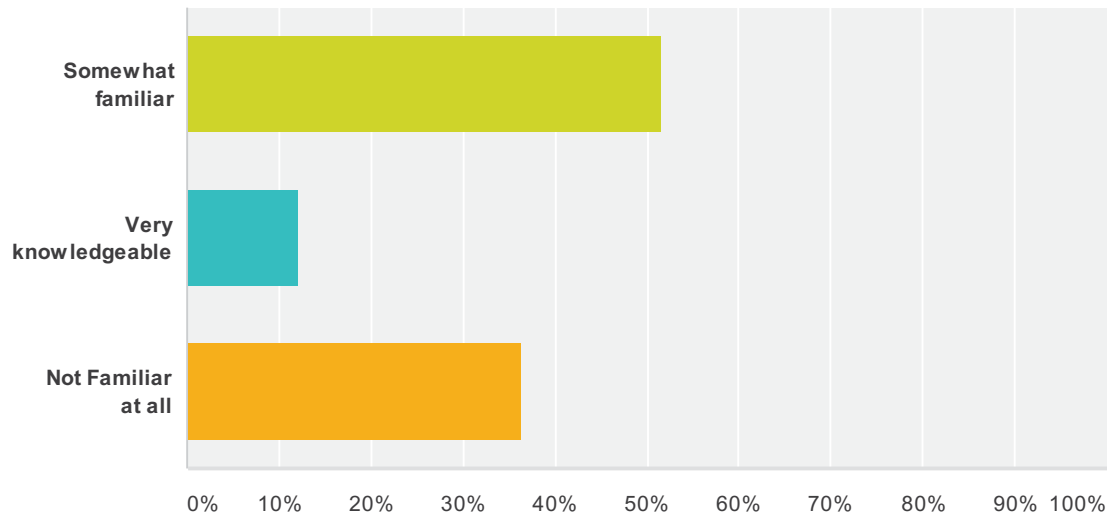
Answered: 66 Skipped: 0



Answer Choices	Responses	
Regulating the look of buildings (Architectural standards, building materials, landscaping etc.)	18.18%	12
Regulating the use of a building (Retail stores, residential, services, drinking establishments etc.)	10.61%	7
Both are equally important	60.61%	40
No opinion at this time	10.61%	7
<b>Total</b>		<b>66</b>

# **Q11 Are you familiar with the existing land use districts, their regulations and related development standards applicable in the downtown area?**

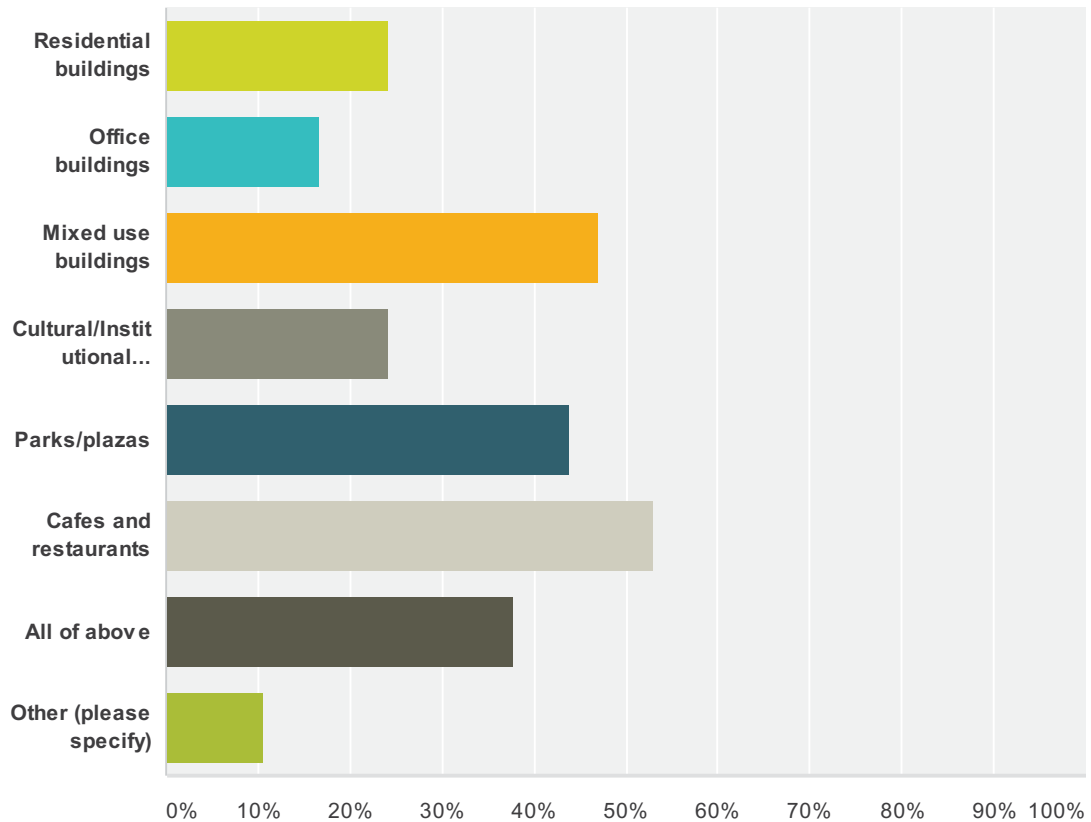
Answered: 66 Skipped: 0



Answer Choices	Responses	
Somewhat familiar	51.52%	34
Very knowledgeable	12.12%	8
Not Familiar at all	36.36%	24
<b>Total</b>		<b>66</b>

**Q12 What type of land uses or businesses do you feel would encourage walkability and vibrancy of the downtown? (You may choose multiple options)**

Answered: 66 Skipped: 0



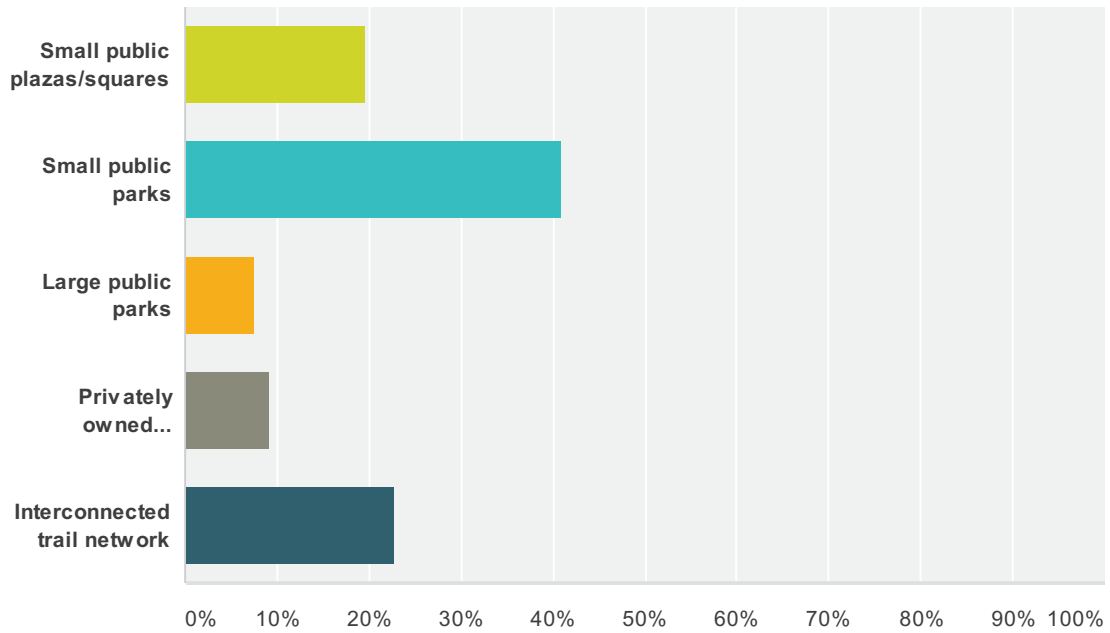
Answer Choices		Responses
Residential buildings		24.24% 16
Office buildings		16.67% 11
Mixed use buildings		46.97% 31
Cultural/Institutional buildings		24.24% 16
Parks/plazas		43.94% 29
Cafes and restaurants		53.03% 35
All of above		37.88% 25
Other (please specify)		10.61% 7
Total Respondents: 66		

#	Other (please specify)	Date
1	A healthy mix	3/3/2014 3:20 PM
2	Recreational (e.x., the new bowling alley; rock climbing club, etc.)	2/26/2014 10:48 PM

3	unique retail	2/6/2014 12:00 PM
4	Small shops	2/3/2014 4:09 PM
5	Just plain shopping, , their is nothing downtown for us but banks, like giant tiger type of stoes	2/1/2014 6:35 PM
6	more like a white ave feel	1/31/2014 1:56 PM
7	Diversity of land uses in key to vitality	1/28/2014 6:09 PM

### Q13 What form of open space would you prefer in downtown?

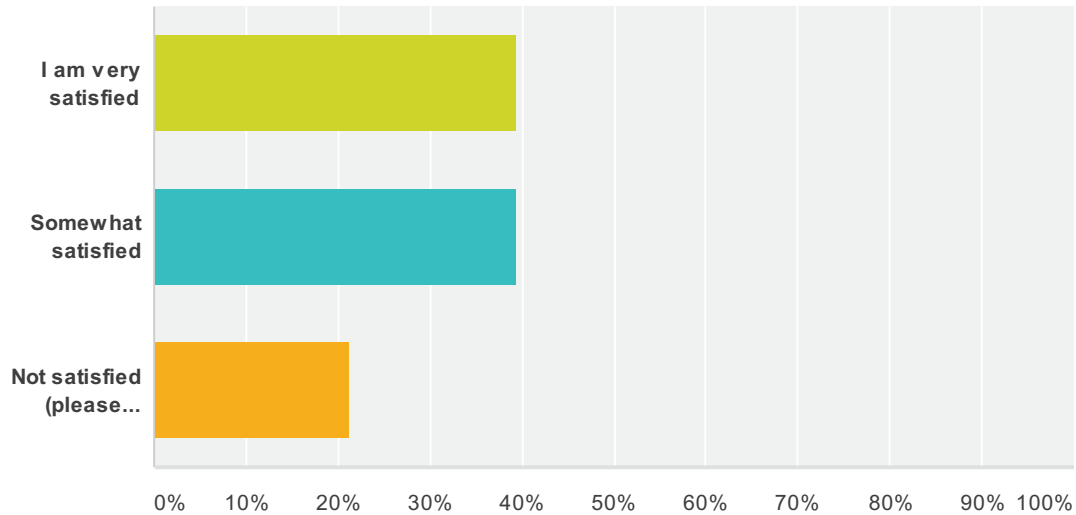
Answered: 66 Skipped: 0



Answer Choices	Responses	
Small public plazas/squares	19.70%	13
Small public parks	40.91%	27
Large public parks	7.58%	5
Privately owned publically accessible open spaces	9.09%	6
Interconnected trail network	22.73%	15
<b>Total</b>		<b>66</b>

**Q14 How do you feel about the recent improvements in the downtown since the DARP was adopted? i.e. Signage, streetscapes, street furniture, lights, store front improvement program etc.**

Answered: 66 Skipped: 0



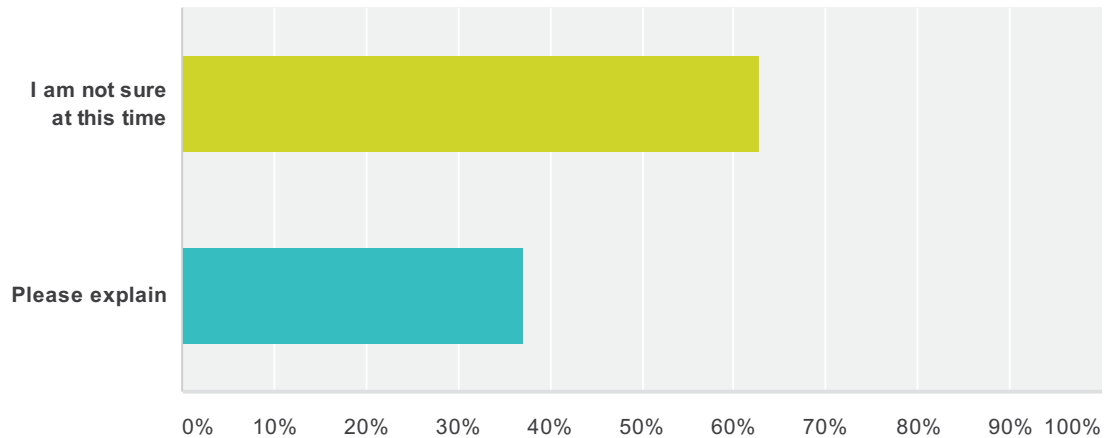
Answer Choices	Responses
I am very satisfied	39.39% 26
Somewhat satisfied	39.39% 26
Not satisfied (please explain)	21.21% 14
<b>Total</b>	<b>66</b>

#	Not satisfied (please explain)	Date
1	No parking available for larger vehicles, streets too narrow for today's traffic. The improvements look nice, but are not beneficial.	3/7/2014 12:20 PM
2	I would like to say "Somewhat Satisfied" but it won't let me add detail. The overall look is very nice and it is good to see some new, successful businesses and store front improvements. However, I DO NOT like the silly decorative signs that are hard to read and 100 AVE is really over-lit. The new park by the ice cream stand is beautiful. Too bad there aren't flowering shrubs in the beds from 101 ST to 103 ST (as there are from 103 ST on)	3/3/2014 3:20 PM
3	Waste of money	2/25/2014 1:28 AM
4	I noticed since the remake of the downtown 100 avenue from 101 to 104 there is less parking on the street but it is good that you do have the lots for free parking....but it does look better and has a newer look to it	2/23/2014 10:35 PM
5	Every but the signage is good, not sure the signage was necessary	2/17/2014 12:17 AM
6	Our planners seem to be captivated by the ideas presented in summer settings. Unfortunately these don't work in the winter - our longest season. The sloping sidewalks are a double-edged sword downtown for example. While they allow easier access to the sidewalk for handicapped they also pose a slipping hazard in the winter months. The tree bowls in the winter are dangerous because the bottom are filled with snow and could cause accidents if people step in them.	2/5/2014 11:55 AM

7	I do not like the looks of the 2 new signs that are on either end of 99Ave (tacky/cheap looking). The new benches, lights, and signage downtown look fantastic.	2/3/2014 5:04 PM
8	Roads too narrow if meeting bigger vehicles, in winter can't tell where the juttied out sidewalk is.	2/1/2014 6:35 PM
9	The large billboards saying welcome to downtown are a waste of money. Would have been better utilized putting it towards heating sidewalks so seniors and pedestrians can walk around downtown in winter.	1/31/2014 6:57 PM
10	Requires a review of statistics to determine success of recent improvements. Important stats include tax revenue year to year, a metric of the number of visits downtown (ie: traffic counts, pedestrian counts), business licenses downtown. If the ROR is greater than 15% on the money invested, I would call the improvements a success.	1/31/2014 3:04 PM
11	Improve the roadside parking downtown. Installing concrete barriers along the streets makes it hard to park and vehicles are out towards the centre of the road because of the "oversized, pedestrian friendly" sidewalks that are not needed/used. The lack of parking around the new city hall is ridiculous. There was no thought about the number of vehicles that would be parking in the area. This would include employees, visitors to the city hall and library and Pioneer House as well as other people trying to access downtown for the many restaurants and businesses. What's with the ugly barricades at the main road into city hall. I hope there are plans to improve the look.	1/31/2014 1:58 PM
12	street sign changed... seems a waste of time and money, same people wanted who wanted to save jai... thank goodness that is gone.	1/31/2014 12:35 PM
13	Money could have been spent better	1/30/2014 4:21 PM
14	The improvements don't cause me to want to come downtown. No one I know of goes downtown because of them. The improvements didn't have the desired outcome, which makes them a waste of money.	1/29/2014 5:21 PM

## Q15 Are there any other land development related comments or suggestions you would like to share with us about the downtown?

Answered: 62 Skipped: 4



Answer Choices	Responses
I am not sure at this time	62.90% 39
Please explain	37.10% 23
<b>Total</b>	<b>62</b>

#	Please explain	Date
1	Really need to incorporate/connect our river valley to the downtown by developing easily accessible park & recreational areas. Make the DT a place people want to gather - more festivals and events.	3/8/2014 11:41 AM
2	Lets get it cleaned up and encourage new business to come in.	3/6/2014 7:09 PM
3	Diversity of housing and business is important - it would be unfair to prohibit certain uses, such as gas station or tavern, because they might be 'unsightly' -- they provide a valuable service and loss of service hurts quality of life. As long as things are regulated to keep from becoming a terrible mess or attracting crime, I like the variety of high-end and low-end businesses we have. Be careful about architectural controls. Size and scale are important - the building needs to 'fit-in' and obviously we don't want cinderblock or metal 'industrial' looking buildings -- but don't encourage or require buildings to have a certain style or look. Our downtown is a mix of a whole lot of styles from a lot of different time periods, and that is what makes it unique and special. My house is from the 20s, my neighbour's house is from the 70's, and it works just fine. DO NOT force people (houses or businesses) to have a FAKE historic look.	3/3/2014 3:20 PM
4	Would like to see more pull for businesses to enter the downtown area instead of opening/moving south of the highway/newer areas.	2/26/2014 10:48 PM
5	Downtown will not be the retail core of Fort Sask in the future. The retail core is where it should be...near the center of the City, where it is now (Hwy 15/21 Southfort) Don't try to force people to travel downtown to shop. Don't compare Fort Sask to other cities with a central downtown core (like Edmonton). Our geography is different, downtown isn't a 'core'. Encourage residential infill (old mall, and other pockets of empty or under-utilized land) and the 'right' amount of commercial activity will follow. Keep up with beautification efforts, nobody wants to live near or visit a dump area. Younger, vibrant families will move to attractive areas.	2/25/2014 10:59 PM

6	The downtown is fantastic. Love the grid streets and the tree lined. Love that I can walk to a pub with my friends (although it would be nice if there were a few more options). Could really use a coffee shop. The only thing that is missing from the downtown is the people.	2/22/2014 12:00 PM
7	Use and development in the downtown would benefit from New development and renovations in the downtown fringe area. This would put families in walking distance to the downtown and help the revitalization. Consideration should be made of ways to encourage such development. We are currently building in the downtown fringe area and have found it to be very cumbersome process, and would not necessarily recommend that others build in that area based on our experience.	2/17/2014 12:17 AM
8	Hurry up on the new mall project! Also, either tear down or put up a REALLY tall fence in front of those disgrace run down fort town house rentals. There is no denying that something needs to be done there! down town related or not I avoid that area whenever possible, so I surely wouldn't be inclined to go to a business in close proximity to that.	2/14/2014 5:50 PM
9	The benches that are on 100 Ave. are very attractive but they should be maintained by shop owners or the city during the winter months as well. For example during the Santa Claus parade, most of them were covered with snow unless they had been cleared by shop owners and were not useable. People that brought their own chairs had some where to sit or else people had to stand. There should be more garbage and recyle containers on comers. Before more areas of development are looked at, the empty buildings and mall areas and unsightly businesses should be addressed. Maintaining some of the older buildings if possible, for example older homes, as businesses can add to the atmosphere of the historic downtown would be attractive. Address the issue of why businesses are opening and then closing? Is the rent too high? Are they inconvenient? Do they not get enough business and why not? I have heard criticism from some downtown shop owners about other downtown businesses (too expensive, etc.) and they should be working together for the good of all. Each unique business attracts more clientele. Care should be taken to ensure that businesses do not detract from surrounding residential properties. This applies to the look, increase in parking issues, noise, lack of privacy, etc. If a residential property is compromised in this way the property value decreases and it is not fair to the owner. Their property taxes should be decreased if this is happening. Reselling of the property at a reasonable return will be difficult. If the property is sold then it will most likely become a rental property which leads to disrepair. This should be discouraged. There is no incentive for current owners to maintain or improve their properties if there is a likely chance that their property will lessen in value because of changes around them. Incentives should be given to people that improve or maintain their homes in an attractive manner instead of always just increasing their taxes if they do. Residences are important in the downtown area as they frequent the businesses and yes condensing the housing in the area will increase that but parking seriously needs to be addressed. There is already the beginning of congestion because of multiple vehicles being parked in front of residences that belong to the owner. They may or may not have vehicle parking in the rear of their property because of back alley access but it is not always being utilized. In addition to one or two personal vehicles, work vehicles belonging to residents are also being parked on a REGULAR basis on residential streets. If housing is condensed or homes rented out to multiple groups then this parking will become even more of a problem and even more so with an increase in business traffic. 106 street along the back of the Giant Tiger mall is completely No Parking. This would accomodate parking needed for the courthouse on court days but it is necessary for people to park in front of nearby residences at this point in time. This also involves people that are working at the courthouse. This is just one example of a parking issue. More businesses and traffic to the area will increase this issue so it needs to be addressed. Another example is the city hall parking lot being taken up partially with staff parking, cutting down on public parking access. Obviously businesses have to have somewhere for their employees to park but then where do customers park? It is difficult to encourage people to park and walk to shopping areas as our society encourages us to drive to our destinations. All the businesses across the highway are just this sort of establishment. Possibly some sheltered areas among the stores would protect pedestrians from the elements such as rain, heat, etc. and allow for sitting and enjoyment. More public washrooms are also necessary if you expect people to spend any amount of time exploring the downtown area on foot. Regarding open spaces in the downtown area, you need a combination of types to address various needs. Right now in the downtown area there seems to be an awful lot of the exact same type of business for example hairdressers/ spas/ flower shops and not a lot else. Ft. Saskatchewan needs some decent book/ shoe/ clothing/ home/ decorating and specialty shops, otherwise people will drive out of the city to where they can get all of those needs met.	2/6/2014 12:00 PM
10	I will wait to see if our city will take construction action on a comprehensive plan or will we end up just putting window dressing on the downtown and try to satisfy everyone with everything while accomplishing very little.	2/5/2014 11:55 AM

11	I like the way Legacy Park is currently set up. The large open park with the great trees is perfect to hold the special events in the Fort. I hope there is no plans to clutter and reduce the size of Legacy Park. I say this because I am confused by the question about the best size of park the downtown should have.	2/3/2014 5:04 PM
12	keep up the great work that has been done to date. The city has to be committed to this for the long haul, not think that 100 Ave was it.	2/1/2014 3:00 PM
13	As a Mom, I love our Legacy and Turner Park. I hope they remain the open gathering places they are now. I think Turner Park could use an upgrade to the Playgrounds, but it is nature at its finest down there. I hope a second campground is offered in westpark..perhaps with more long term tenants..I feel our campground in Turner Park is just perfect the way it is, and would hate to see the adjoining wooded area destroyed to make more room for campsites. My children and I go on nature hikes numerous times yearly. We see tadpoles, frogs, salamanders, birds, rabbits, deer etc... (Downtown is not the place for a campground really) Thank You for encouraging Feedback. Another reason I Love Fort Saskatchewan.	2/1/2014 10:44 AM
14	Downtown needs to be available for all types of residential, commercial and even some light industrial uses. Restrictions to uses inhibit growth.	1/31/2014 3:04 PM
15	The improvements made to the downtown look great but we need more businesses that would attract people on the evenings and weekends.	1/31/2014 2:55 PM
16	When doing survey's it would be best to allow for multiple answers to more questions. In particular questions 6 and 13	1/31/2014 1:58 PM
17	Really feel better parking at city hall it is horrible during the weekdays	1/31/2014 1:56 PM
18	yes , more green space, you cant find a nice place to sit and have brown bag lunch downtown. with the banks etc there is certainly enough downtown workers.	1/31/2014 12:35 PM
19	Previous city councils have done an amazing job with this most-recent incarnation of downtown redevelopment. Unfortunately, what we've seen and heard from the newly elected council is cause for concern about the momentum that has been built. The appetite to follow through with the DARP – which heavily features land development at its core – seems to be a passing fancy, not a meaningful pursuit. We agree that downtown shouldn't be the sole focus of investment for council but it still needs love, attention, care and investment from the public purse. The downtown is the heart of a community. It sets the tone for everywhere. If we don't care about it – or take our foot off the pedal – it will be the same situation as the last time city council tried to revitalize downtown 25 years but then a new council thought they had better ideas and dropped the plan altogether. That cannot happen again.	1/31/2014 3:25 AM
20	Fort Mall site should be regulated and developers should have to work with city staff. Also, traffic lights should be better regulated to accommodate the flow of what is typical for a city's downtown core. This includes the turning light from 99th onto 101st. There's going to be a bad accident there soon enough.	1/30/2014 1:45 PM
21	Don't waste any more public money renovating the business section of downtown. It's a waste of money. The area in places has narrow roads, no parking. no green space, it's just cement and asphalt .. it's quite cramped. You can't fix what's wrong with some signs and a few trees.. You would have to do some major work to get it to be a pleasant place people want to go. E.g. tear down a lot of buildings and redevelop the area - which is good if the private sector does it, but not good for the city to fund. I like the idea of adding apartment or multi-use buildings. It's a good way to repopulate downtown, and with more people living in the area may help bring in businesses. It could also be made to have a transit hub, where we have one or two internal routes, and the main one going back to Edmonton.. Having a small hub in this location may also help bring business downtown. There maybe opportunity there..	1/29/2014 5:21 PM
22	Create a Plan then own it and commit to it. A downtown takes years to revitalize and approving any proposal because it is better than nothing is not an acceptable implementation of a Plan. Be patient and committed to the vision, principle and goals of the final plan whatever it may be.	1/28/2014 6:09 PM
23	Mall site will be a catalyst for any extensive development and/or rejuvenation.	1/28/2014 4:27 PM

# **DIRECTOR'S FORUM RESPONSES**

2014

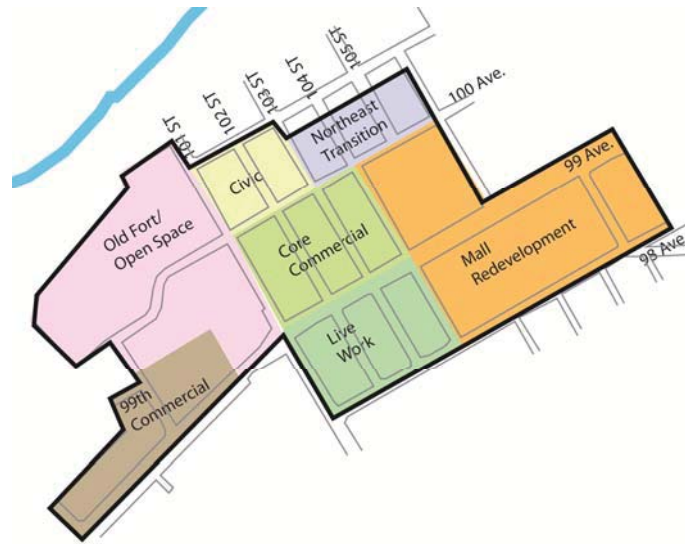
## Downtown Land Use Bylaw Update

### *Stakeholder Engagement with City Staff (Director Forum)*

Feb 12, 2014

#### Context

In 2009, Council adopted a Downtown Area Redevelopment Plan (DARP) as the guiding policy for growth and development in the downtown. The Plan provides both the policy direction to guide future development or facade improvements in the area and the detailed design guidelines to ensure that both the private and public areas are developed in a cohesive, sustainable and aesthetically pleasing manner. It also provides direction to ensure Fort Saskatchewan's downtown is the vibrant heart of the City. The Downtown Area consists of 7 unique precincts located in the northeast corner of the community.



#### Downtown Land Use Bylaw Update

The Land Use Bylaw is a tool for implementing the vision of the DARP and the City is undergoing the review process to ensure the vision can become a reality. The key objectives of the Land Use Bylaw update include:

- Create opportunities for innovative, vibrant and well-designed development and redevelopment in the Downtown;
- Engage, inform, consult, and collaborate with stakeholders to obtain a successful outcome.
- Reflect and implement the policies of the Downtown Area Redevelopment Plan within the existing Land Use Bylaw;
- Align with other municipal, regional and provincial statutory documents;
- Research and utilize best practices in land use planning, downtown redevelopment and urban design.

#### Project Phases

The project will include the following five phases:

Phase 1 – Background Review (Fall 2013)

Phase 2 – Policy Review and Stakeholder Consultation (Winter & Spring 2014)

Phase 3 – Draft Land Use Bylaw Updates (Summer 2014)

Phase 4 – Council Presentation and Bylaw Approval (Fall 2014)

#### Get Involved!

## Downtown Land Use Bylaw Update

*Stakeholder Engagement with City Staff (Director Forum)*

*February 12, 2014*

1. What do you feel has been the greatest success with the Downtown ARP Implementation?

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2. Please let us know any short term and long term projects identified by your department in the Downtown?

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3. Identify key issues faced by your department to implement the vision established in the Downtown ARP?

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4. In your opinion, what specific actions/zoning changes are necessary to address these issues and could encourage development in the downtown (land uses, development regulations, building types, design standards etc.)?

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5. What measures should be taken to further enhance the overall image and could encourage development in the downtown? (Comments may include your opinion related to signage, parking, streetscapes, landscaping etc.) hat area do you live in the City of Fort Saskatchewan?

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6. What measures should be taken to further enhance the overall image and could encourage development in the downtown? (Comments may include your opinion related to signage, parking, streetscapes, landscaping etc.) hat area do you live in the City of Fort Saskatchewan?

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**For more information, contact:**

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City of Fort Saskatchewan  
Tel: 780-912-2158  
Email: [angelal@fortsask.ca](mailto:angelal@fortsask.ca)



# **PRECEDENT MUNICIPALITY RESPONSES**

2014

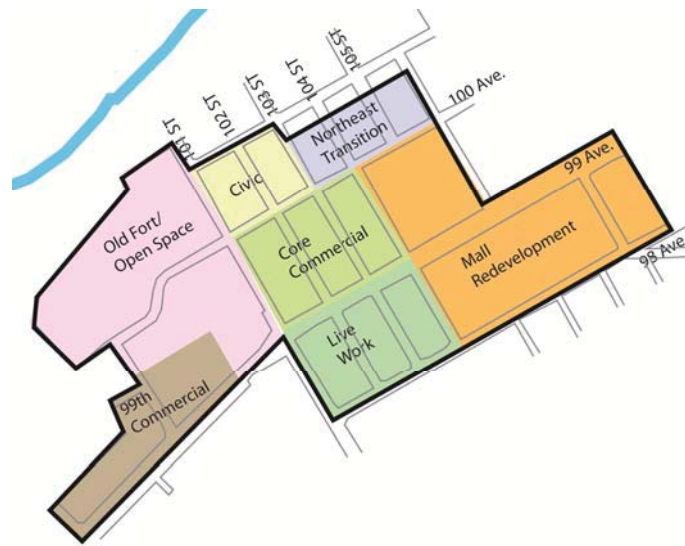
## Downtown Land Use Bylaw Update

### *Questionnaire – Precedent Municipalities*

March 4, 2014

#### Context

In 2009, Council adopted a Downtown Area Redevelopment Plan (DARP) as the guiding policy for growth and development in the downtown. The Plan provides both the policy direction to guide future development or facade improvements in the area and the detailed design guidelines to ensure that both the private and public areas are developed in a cohesive, sustainable and aesthetically pleasing manner. It also provides direction to ensure Fort Saskatchewan's downtown is the vibrant heart of the City. The Downtown Area consists of 7 unique precincts located in the northeast corner of the community.



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- Reflect and implement the policies of the Downtown Area Redevelopment Plan within the existing Land Use Bylaw;
- Align with other municipal, regional and provincial statutory documents;
- Research and utilize best practices in land use planning, downtown redevelopment and urban design.

[Click here to download the DARP](#)

#### Project Phases

The project will include the following five phases:

Phase 1 – Background Review (Fall 2013)

Phase 2 – Policy Review and Stakeholder Consultation (Winter & Spring 2014)

Phase 3 – Draft Land Use Bylaw Updates (Summer 2014)

Phase 4 – Council Presentation and Bylaw Approval (Fall 2014)

#### Get Involved!

**St. Albert**

## Downtown Land Use Bylaw Update

### Questionnaire – Precedent Municipalities

Ma

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

The following does not represent the opinion of St. Albert City Council, City Manager or administration as a whole. Enclosed is information from the Planning Department, no other departments were consulted.

We are currently in the pre-application stage of several new development opportunities. However, at this time we haven't been able to really test the ability of DARP to bring in the right kind of new development. Having said that, current talks with developers are positive and the expectation from Planning and Development is that redevelopment in the Downtown will be the right kind of new development DARP is intended to achieve.

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

We do not have any applications intending to go through Direct Control at this time. We currently have one site that is interested in redevelopment that is going to apply to redistrict their site to Downtown District (DT), with some amendments, from Direct Control Mixed Use District. The Downtown District (DT) is expected to meet the needs of the development, and so Direct Control is not needed.

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

We have a limited number of districts that apply to our downtown. The Downtown District (DT) which is intended for commercial/office space with flexibility for residential or commercial above. Downtown Residential is intended for medium to high density residential development. Our Design Guidelines are used to meet design criteria and apply to all areas under DARP. Both districts seem to meet the needs of applications recieved.

4. What has been the greatest advantage of introducing form based codes?

We don't have form based codes, exactly. We have design guidelines but they have not been tested on any applications to date.

5. What has been the greatest obstacle of introducing form based codes?

Some feel it could deter development by elevating cost.

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

Our new wayfinding program and better signage etc. will help pedestrian traffic throughout Downtown. Regulations that encourage ground-floor commercial. Economic development and regulations that support the critical mass of successful businesses combined with our City Hall, Library and Arden Theater create vibrancy downtown. Keeping a variety of uses Downtown that bring people downtown during different times of the day. Regulations that allow residential development downtown. We are also hoping to address parking better and introduce pop-up patios.

7. What is the general trend for new applications in your downtown?

- ☐ a) Proposals exceed the density/height regulations established for the zone.
- ☐ b) Proposals include significantly low density/height requirements than what is allowed in the zone.
- ☐ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.
- ☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

We have an affordable housing strategy that focuses efforts throughout the City and an active Housing Society.

<http://www.stalbert.ca/affordable-housing-information>

**For more information, contact:**

Dnyanesh Deshpande

Senior Planner/Urban Designer, planningAlliance

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Email: [ddeshpande@planningalliance.ca](mailto:ddeshpande@planningalliance.ca)

# Red Deer

## Downtown Land Use Bylaw Update

### Questionnaire – Precedent Municipalities

Ma

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

Currently we have a long used C1 downtown district that provides a wide range of uses and doesn't require parking for any commercial/office uses. In other parts direct control districts are in place and although the uses are fairly broad the district type is viewed negatively by the commercial realtors who believe it has made applications arduous.

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

Our historic downtown has C1 district while the two growth areas have direct control districts, therefore 2/3

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

It is difficult to determine because the long history of small town/suburban growth means that as Red Deer passes 100,000 people there is a debate about the amount of pent up demand for high quality downtown housing and what type that housing comes in. Does the municipality push it to kickstart the new trend or should it be left to market demand with the worry that local developers aren't familiar enough to risk downtown high end development. Specifically, we have a restriction on how close larger drinking establishments can be located which is viewed as a hinderance by many.

4. What has been the greatest advantage of introducing form based codes?

Aside from some general architectural statements about prohibiting long blank walls and ground floor residential in commercial districts, we aren't really using form based code yet in our City.

5. What has been the greatest obstacle of introducing form based codes?

I think if we tried to introduce it we would get pushback by introducing a new 'language' to the land use bylaw but on the other hand by opening up the uses more that would be well received.

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

There needs to be keen attention to how people access the site and move within the site. It is not good enough to just ask for a sidewalk along the property edge if the connections from the walk to the building entrance aren't created for convenient and safe movement.

7. What is the general trend for new applications in your downtown?

- ☐ a) Proposals exceed the density/height regulations established for the zone.
- ☐ b) Proposals include significantly low density/height requirements than what is allowed in the zone.
- ☒ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.
- ☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

Affordable or social? Red Deer is struggling with a too high concentration of social housing downtown. Therefore a push is on for market rate housing. I think primary incentives could be reduction of parking requirements; waiver of servicing fees (water, sewer, electrical upgrades); expedited processing of applications. One councillor here promotes an education program to show people that a \$10,000-\$20,000 investment to upgrade an old space above commercial into an apartment only costs \$100-\$200/month in interest but would generate a minimum of \$500 in rental income (at the affordable level) or \$850+ at the market rate level.

**For more information, contact:**

Dnyanesh Deshpande

Senior Planner/Urban Designer, planningAlliance

Tel: 780-409-1763

Email: ddeshpande@planningalliance.ca

# Fort McMurray

## Downtown Land Use Bylaw Update

### Questionnaire – Precedent Municipalities

Ma

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

Yes. We have Form Based Zoning. It allows lot of flexibility. The vision established in the form based zoning is very clear.

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

Not at all. There is lot of demand for high rise and density due to high land values. As a result, applicants are trying to maximise built form. Form based zoning is very useful in this regard.

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

Ensure the use classes are more general and less restrictive. It is OK as long as it follows the DARP vision.

4. What has been the greatest advantage of introducing form based codes?

It is useful to have clear direction for built form and public realm. The City will have to invest in public realm and street cross sections through yearly Capital Plans.

5. What has been the greatest obstacle of introducing form based codes?

Developers and land owners complain often that it is difficult to understand  
The City also needs to hire a specialist for day to day application processing.

6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

sidewalk width, setbacks, step-backs, transparency at ground level, entrances  
should be established in zoning.

7. What is the general trend for new applications in your downtown?

- ☒ a) Proposals exceed the density/height regulations established for the zone.  
☐ b) Proposals include significantly low density/height requirements than what is allowed in the zone.  
☐ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.  
☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

- Downtown provides generous densities and height limits. So, no need for additional incentive.

- 60% discount on per unit Development Cost Charge in downtown area  
(Sanitary, Water, Storm Water, Roads etc.)

It is a stand alone policy. Will go away once the demand picks up.

**For more information, contact:**

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Email: ddeshpande@planningalliance.ca

**Airdrie**

## Downtown Land Use Bylaw Update

### Questionnaire – Precedent Municipalities

March 2020

1. Is the current Zoning approach adopted in your downtown useful to attract the right kind of new development?

Current zoning regulations are restrictive to certain types of development. New LUB will hopefully create opportunities by giving a place for various types of development (includes districts for each type: mixed-use core, office park, vehicle/service commercial, traditional commercial plazas, industrial uses, etc).

Need good planning policy/direction and an understanding of the local market for development (what is the "right type" of new development?)

2. What percentage of new applications uses Direct Control mechanism verses utilizing standard land use districts?

Direct Control is more widely used than it should be.

Includes ~30% of new applications, 6 major land use amendments in past year.

New LUB aims to transition more land and applications over to standard land use districts, and keep Direct Control for development where there is a defined and site-specific condition or concern that it needs to address.

3. Are current list of permitted and discretionary uses or development regulations in different downtown districts adequate to reflect the current market trends your city? Based on your experience, do you have any specific suggestions for our project?

Easiest for districts to reflect what is intended through policy or strategic direction (from larger area plans or Council strategic priorities).

Clearly shown in context section above: open space, civic, core commercial (is this a central business or office district?), live-work, residential. All of these are clear districts that each have their own range of uses.

4. What has been the greatest advantage of introducing form based codes?

We are not introducing Form-Based Codes (FBC), but taking some cues to integrate into a traditional Land Use Bylaw: More visually-oriented document, use of graphics, tables, etc.

Intended advantage is that standards are clear and implementable, easier to read, navigate, and understand the Bylaw.

5. What has been the greatest obstacle of introducing form based codes?

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Per #4, not introducing FBC.  
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~~Development Industry's familiarity with the typical form of regulations and openness to significant changes~~  
~~are/were a factor in this decision, as well as how our industry/market is shared with the surrounding area~~  
~~(easier and better if our regulations do not drastically depart from neighbours in our region).~~  
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6. In your opinion, which regulations are necessary to promote walkability/vibrancy/mixed use in your downtown?

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Height and density allowances typically facilitate economies of scale and an intensity of use that contributes to this naturally.  
-----

~~Can also allow development variances/certain uses/additional units or density (what does the industry/market want?) in exchange for providing amenity, more detailed architecture and streetscape, other uses (what the City wants).~~  
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~~Difficult to mandate uses or certain features. Better to have room to negotiate a give-and-take.~~  
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7. What is the general trend for new applications in your downtown?

- ☐ a) Proposals exceed the density/height regulations established for the zone.  
☒ b) Proposals include significantly low density/height requirements than what is allowed in the zone.  
☐ c) Proposals are consistent with the permitted and discretionary use classes established in the standard land use districts.  
☐ d) Proposals require major variation from with the permitted and discretionary use classes established in the standard land use districts.

8. In your opinion, what incentives/regulations may be incorporated in the Land Use Bylaw to promote affordable housing in the downtown?

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This depends (significantly) on the market, types of developers, and how willing Planning and Council are willing to negotiate vs. require certain things. The City can establish an incentive for affordable housing  
-----

~~(the developer can earn density(?) in exchange for providing housing units).~~  
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or can require a certain percentage of units to be provided. (Carrot vs. stick approach: need to know the market and the political climate to know which, or what combination, will be most successful)  
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~~Could also explore a housing strategy if one is not already in place (affordable housing is a large issue on its own and goes far beyond LUB requirements). Also consider that it is one thing to create affordable housing, but a much larger issue to maintain developments, housing stock, affordability, programs (etc).~~  
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### For more information, contact:

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# **ONE-ON-ONE INTERVIEW RESPONSES**

2014

## **ONE-ON-ONE INTERVIEWS**

**PROVIDE MORE FLEXIBILITY, LESS REGULATIONS**

PROVIDE CLARITY ABOUT LIVE-WORK UNITS

**MIXED-USE IN LIVE-WORK PRECINCT**

ALLOW SMALL-SCALE DEVELOPMENT

**CONSIDER DEVELOPMENT ON SITES WITH OLDER BUILDINGS ON  
SITE-BY-SITE BASIS**

REQUIRE NEW BUILDINGS TO PROVIDE HIGH QUALITY  
MATERIALS THAT RESPECT CONTEXT

**REVISED PARKING REQUIREMENTS TO PROMOTE  
REDEVELOPMENT**

ENHANCED LANDSCAPING ALONG STREETS

**REDUCE VACANCIES IN EXISTING COMMERCIAL DEVELOPMENTS**

**INCENTIVES TO ATTRACT MORE COMMERCIAL USES**

# **MULTI-STAKEHOLDER WORKSHOP RESPONSES**

2014

# MULTI-STAKEHOLDER WORKSHOP RESPONSES

## **NARROW SETBACKS DON'T WASTE SPACE**

PROVIDE DIRECTIONAL SIGNAGE TO DOWNTOWN ALONG HIGHWAY

## **REQUIRE SENSITIVE INFILL DEVELOPMENT**

DENSITY SHOULD INCREASE THE CLOSER YOU GET TO  
THE DOWNTOWN CORE

## **HIGH QUALITY SIGNAGE**

STREETS SHOULD HAVE PLENTY OF FURNITURE, LANDSCAPING  
AND CONSISTENT DESIGN

## **ALLOW MIXED USE APARTMENTS**

DEVELOP BACK ALLEYS AS WALKING CORRIDORS

## **MAKE BETTER TRANSIT A PRIORITY**

REPRESENT HISTORICAL DISTRICT CHARACTER THROUGH  
SIGNAGE

# EXERCISE 1 - SUMMARY OF ALL GROUP RESPONSES

● LIKE  
● DIS-LIKE


	Core Commercial Precinct	Live/Work Precinct	Mail Redevelopment Precinct	Northeast Transition Precinct	Civic Precinct	Historic Precinct	99th Commercial Precinct
Commercial Uses	Adult Entertainment Facility Boarding Facility Bed and Breakfast Casino Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pampharmala) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Bed and Breakfast Boarding Facility Casino Custom Manufacturing Establishment Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pampharmala) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Adult Entertainment Facility Boarding Facility Bed and Breakfast Casino Custom Manufacturing Establishment Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pampharmala) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Bed and Breakfast Boarding Facility Casino Custom Manufacturing Establishment Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pampharmala) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pampharmala) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Bed and Breakfast Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic	Adult Entertainment Facility Boarding Facility Casino Dating and Escort Service Day Care Facility Eating and Drinking Establishment Indoor Entertainment Facility Outdoor Entertainment Facility Farmers/Flea Market Greenhouse Home Business Home Office Hotel Late Night Club Pawn Shop Pet Care Service Personal Service Private Club Professional, Financial and Office Service Retail Store (Convenience) Retail Store (Drug/Pampharmala) Retail Store (General) Retail Store (Liquor) Seasonal Garden Centre Service Station Show Home Temporary Sales Centre Veterinary Clinic
Residential Uses	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Duplex Dwelling Apartment Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Duplex Dwelling Apartment Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Duplex Dwelling Apartment Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Duplex Dwelling Apartment Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development	Affordable Housing Apartment Dwelling Assisted Living Facility Condominium Duplex Dwelling Apartment Dwelling Group Home Live Work Unit Multi-Attached Dwelling Multi-Unit Development		
Industrial Uses							
Institutional/Cultural/Social Uses	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event	Community Service Facility Emergency Response Service Government Service Indoor Recreational Facility Outdoor Recreational Facility Place of Worship Public Facility Temporary Outdoor Event	Commercial School Community Service Facility Government Service Health Service Hospital Indoor Recreational Facility Place of Worship Public Facility Research and Development Facility Temporary Outdoor Event
Park & Open Space	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land	Amenity Area Community Garden Natural Feature Park Reserve Land
Transportation & Related Uses	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot	Bicycle Parking Parking Facility Public Utility Lot
Motor Vehicle Uses	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash	Vehicle Sales Leasing or Rental Facility Vehicle Wash
Waste Management & Related Uses	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off	Recycling Depot Recycling Drop-off
Utilities & Related Uses	Communication Tower	Communication Tower	Communication Tower	Communication Tower	Communication Tower	Communication Tower	Communication Tower
Other Uses	Accessory Development	Accessory Development	Accessory Development	Accessory Development	Accessory Development	Accessory Development	Accessory Development

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This material summarises each group's responses to the individual exercises - the numbers within each circle identify which group provided that response.

## EXERCISE 2 - SUMMARY OF ALL GROUP RESPONSES

LIKE  
DIS-LIKE

	Core Commercial Precinct	Live/Work Precinct	Mail Redevelopment Precinct	Northeast Transition Precinct	Civic Precinct	Historic Precinct	99th Commercial Precinct
<b>Buildings Types</b>	<p>Mixed Use:</p>  <p>Row Housing:</p> 	<p>Live/Work Units:</p>  <p>Row Housing:</p> 	<p>High-Density Residential/Office:</p>  	<p>Low-Density Residential:</p>  <p>Mixed Use:</p> 	<p>Cultural/Institutional:</p>  	<p>Cultural/Institutional:</p>  	<p>Commercial/Retail:</p>  
<b>Building Height</b>	<p>Min: N/A</p> <p>Max: 4-8 storeys</p>	<p>Min: N/A</p> <p>Max: 4 storeys</p>	<p>High-Rise: 45 degree angular plane</p> <p>Medium rise: max 8 storeys</p> <p>Low rise: max 3 storeys</p> <p>Commercial south of 99 Ave: max 4 storeys</p> <p>Uses east of 108 St: max 4 storeys</p>	<p>Infill north of 100 Ave lane: 2.5 storeys</p> <p>Along 100 Ave: max 4 storeys</p>	<p>Max: 4 storeys</p>	N/A	<p>Max: 4 storeys</p>
<b>Building Setback (from property line)</b>	<p>Min: 0-2m (depending on sidewalk)</p> <p>Max: 3m</p>	<p>Min: 0-1m (depending on sidewalk)</p> <p>Max: 3m</p>	<p>Min: 1.4m</p> <p>45 degree angular plane</p>	<p>Residential setback min: 3m</p> <p>100 Ave Setback: min 0-2.2m (depending on sidewalk)</p>	<p>Min: 0-1.1m (depending on sidewalk width)</p>	N/A	<p>12m (from curb along 99 Ave)</p>
<b>Stepbacks (from front face of lower portion of building)</b>	<p>Min: 1m (buildings above 4-storeys)</p>	<p>Min: 1m (buildings above 4-storeys)</p>	<p>45 degree angular plane</p>	<p>Min: 1m (buildings above 4-storeys)</p>	<p>Min: 1m (buildings above 4-storeys)</p>	N/A	<p>Min: 1m (buildings above 4-storeys)</p>
<b>Podium / Street Wall Height</b>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 2 storey if adjacent to low density residential</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>	<p>Min: 2 storeys</p> <p>Max: 4 storeys</p>
<b>Ground Floor Ceiling Height</b>	N/A	Min: 4m	N/A	N/A	N/A	N/A	N/A
<b>Additional Comments</b>	<p>1 Narrow Setbacks don't waste space;</p> <p>2 This is the district where building heights should be tallest, up to 10 storeys;</p> <p>3 A minimum height of 2 storeys should be specified.</p> <p>4 A minimum height of 2 storeys should be specified.</p>	<p>5 A minimum height of 2 storeys should be specified;</p> <p>6 A minimum height of 2 storeys should be specified.</p>	<p>7 The style of the pictured buildings would be very positive; it would be good to see mixed use buildings in this area.</p> <p>8 Mixed use buildings should be promoted to help sustain commercial uses;</p> <p>9 High/Mid/Low rise buildings should be allowed across the precinct.</p> <p>10 Style should be similar to Commercial Precinct.</p> <p>11 Precinct set back should be required to allow for wide sidewalks and green boulevards.</p> <p>12 There should be a minimum height requirement of 1 storey; 45 degree angular plane will only suffice if existing sites are not over shadowed.</p>	<p>13 Mixed use buildings should be similar in character to residential buildings; density should increase the closer you get to Downtown.</p> <p>14 A mix of building heights should be allowed, in particular bungalows.</p> <p>15 Planning must be careful with how multi-rise developments back onto regular residential sites.</p>	<p>16 Building heights could be taller than 4M;</p> <p>17 More meeting places and more landscaping is required.</p>	<p>18 Height Restrictions are not suitable in the Historic District where Historic Buildings are involved. The height of buildings should be dictated on a case by case basis.</p> <p>19 Sensitive areas must be preserved; Historic Site Precincts Master Plan should guide design.</p> <p>20 Gift Shops, etc should be allowed, but not Commercial uses unrelated to historic sites.</p> <p>21 "People places" should be a focus this area.</p> <p>22 Maximum 3 storey building height.</p>	<p>23 A wall of buildings along 99th Avenue may impact upon the ability to develop the rear of the Mail Site; All land owners should be incorporated into the street frontage. Flexibility is required in regulations.</p>

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This material summarises each group's responses to the individual exercises - the numbers within each circle identify which group provided that response.

## EXERCISE 3 - SUMMARY OF ALL GROUP RESPONSES

LIKE  
DIS-LIKE

	Core Commercial Precinct	LiveWork Precinct	Mall Redevelopment Precinct	Northeast Transition Precinct	Civic Precinct	Historic Precinct	99th Commercial Precinct
Parking	City-owned parking facility 1 2 3 4 5	City-owned parking facility 2 3 4	City-owned parking facility 2 3 4	City-owned parking facility 2 3 4	City-owned parking facility 2 3 4	City-owned parking facility 1 2 3 4	Surface parking 1 2 3 4
	Rear surface parking 1 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 2 3 4 5	Rear surface parking 1 2 3 4
Signage	Underground 1 2 3 4 5	Underground 2 3 4 5	Underground 2 3 4 5	Underground 2 3 4 5	Underground 2 3 4 5	Underground 2 3 4 5	Underground 1 2 3 4
	On-street parking 1 2 3 4 5	On-street parking 2 3 4 5	On-street parking 2 3 4 5	On-street parking along 100 Ave. 1 2 3 5	On-street parking along 100 Ave. 1 2 3 5	On-street parking 1 2 3 4	
Additional Comments	<b>PARKING:</b> 1 Loading Zones should be considered; Parking Meters should be considered; provide Public Parkades. 2 There should be no on-site parking requirements so as to encourage 100% site coverage. 3 Car park space should be limited to create higher densities.	<b>PARKING:</b> 3 On-street parking should count towards parking requirements;	<b>PARKING:</b> 4 On-site parking should be provided;	<b>PARKING:</b> 1 On Street Parking should be kept on 100 Avenue; Parking should not be on the back of the mall along 106ST. 3 There is a requirement for on-street parking.	<b>PARKING:</b> 1 Not Enough Parking in City Hall. Further Parking should be made available at the Museum. 3 There needs to be an increase of parking at City Hall.	<b>PARKING:</b> 3 Parking for special events needs to be considered.	<b>PARKING:</b> 1 Movie Theatre Parking Should be improved, and more than one entrance/exit should be provided; The Sobeyes Site is good for Parking for other events. 3 Underground Parking is good, but cannot be forced upon developers.
	<b>SIGNAGE:</b> 1 Awnings would be a very positive use; 3 Signage requires design standards to ensure consistency, in particular along streets; 4 Awnings are bad for winter; Portable/Temporary signs, and pylon signs needs to be controlled. 5 No Inflatable or temporary signs should be permitted; Signage should be high quality.	<b>SIGNAGE:</b> 3 Low profile signage usage should be used, no neon, etc. 4 Neon signs should be restricted; The size and colour of signage should be regulated. 5 Signage and lighting should be subtle.	<b>SIGNAGE:</b> 2 There should be a consistency in signage styles; 4 Architectural controls should be in place for signs; 5 Should be similar to Commercial.	<b>SIGNAGE:</b> 1 Signage in this Precinct should be tasteful; 3 Should be the same as Live-Work district; Historic Plaques should used.	<b>SIGNAGE:</b> 3 Should be similar standards to Core Commercial district.	<b>SIGNAGE:</b> 1 Canopies should be provided on new buildings; Historical District Character should be represented in Signage. 3 Signage should be limited, and appropriate to the historical context.	<b>SIGNAGE:</b> 1 More directional Signage is required on the Highway to Downtown;
	<b>ADDITIONAL ISSUES:</b> 2 (ALL DISTRICTS) Better Transit should be a priority, and is linked to multiple issues in Downtown. 3 Streets should have plenty of furniture, landscaping and consistent design.	<b>ADDITIONAL ISSUES:</b>	<b>ADDITIONAL ISSUES:</b> 3 High quality landscaping should be promoted;	<b>ADDITIONAL ISSUES:</b> 1 Speed Limits on 100 Ave should be reduced to 30KPH. Back Alleys could be developed as walking corridors. 2 There should be noise controls in Residential Areas; Clear Direction on what development is allowed in the area;	<b>ADDITIONAL ISSUES:</b> 1 Landscaping should be consistent with the standards of the new City Hall.	<b>ADDITIONAL ISSUES:</b> 1 Axxx	<b>ADDITIONAL ISSUES:</b> 1 50KPH speed limit is too slow for this street.

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**OPEN HOUSE SESSION #1**  
**FEEDBACK**  
2014

## **OPEN HOUSE FEEDBACK**

### **PROVIDE A VARIETY OF HOUSING CHOICES**

SECONDARY SUITES/GARDEN SUITES ARE GOOD

### **FIND PARKING REQUIREMENT ALTERNATIVES**

CREATE MORE GATHERING SPOTS BY PROVIDING  
RECREATIONAL LANDS

### **NO MONSTER HOUSES**

IMPROVING THE DOWNTOWN IMPPROVES THE LIFESTYLES OF  
ALL RESIDENTS OF THE CITY

### **PROVIDE LIVE-WORK HOUSING OPTIONS**

CREATE MORE OUTDOOR PATIO SPACES

### **GOOD TO HEAR OTHER PERSPECTIVES**

CONDUCT HISTORICAL SITE ASSESSMENTS

# DOWNTOWN LAND USE BYLAW UPDATE

## POTENTIAL REGULATIONS

### CORE COMMERCIAL PRECINCT

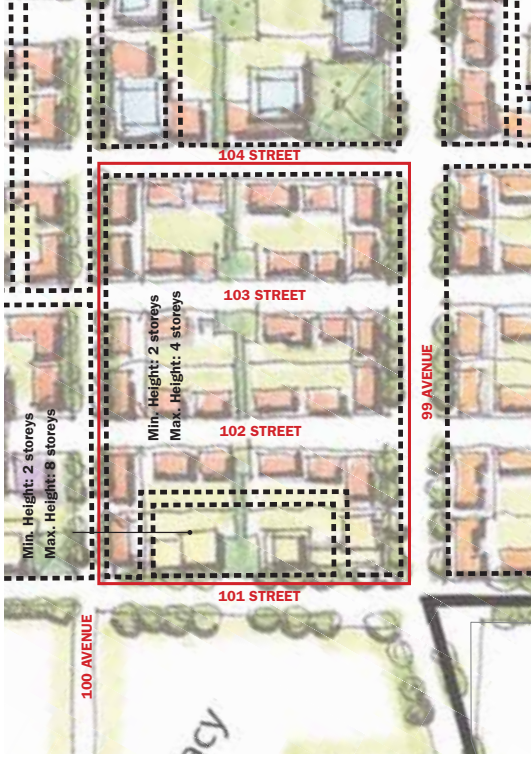
MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Day Care Facility	●●●●	
Indoor Entertainment Facility	●●●●●●	
Farmers/Flea Market	●●●●●●●●	
Funeral Home	●●●●●●	●●●●
Home Office	●●●●●●	●●●●
Hotel	●●●●●●●●	●●●●
Late Night Club	●	●●●●
Eating & Drinking Establishment Outdoor (E.g. Patio)	●●●●●●●●	●●●●●●
Pawn Shop	●●●●●●	●●●●●●
Personal Service	●●●●●●●●	
Professional, Financial and Office Service	●●●●●●●●	
Licensed Restaurant	●●●●●●●●	
Neighbourhood Pub	●●●●●●●●	
Bar/Night Club	●●●●●●	●●●●
Retail Store (Convenience, General & Liquor)	●●●●●●●●	●●●●
Temporary Sales Centre	●●●●●●	●●●●●●
Petcare Service	●●●●●●●●	
Veterinary Clinic	●●●●●●●●	
Assisted Living Facility		
Commercial School	●	
Community Service Facility (e.g. Lion's Club)	●●●●	
Emergency Response Service	●●●●	
Government Service	●●●●●●	
Health Service	●●●●●●	
Place of Worship	●●●●●●	
Public Facility	●●●●●●	●
Park	●●●●●●●●	
Parking Facility	●●●●●●●●	
Custom Manufacturing (Hand Tools only)	●●●●	●●●●●●●●
Casino	●●●●	●●●●●●●●
Outdoor Entertainment Facility	●●●●	
Greenhouse (Permanent)	●	
Seasonal Garden Centre (Temporary)	●●●●	
Service Station (Limited)	●●●●	●●●●
Show Home		●●●●●●
Apartment Dwelling, Apartment - Above First Floor Commercial Use Indoor and Outdoor Recreation Facility	●●●●●●●●	●
Community Garden	●●●●●●●●	
Vehicle Repair Facility	●●●●●●	●●
Vehicle Wash	●●●●	●●

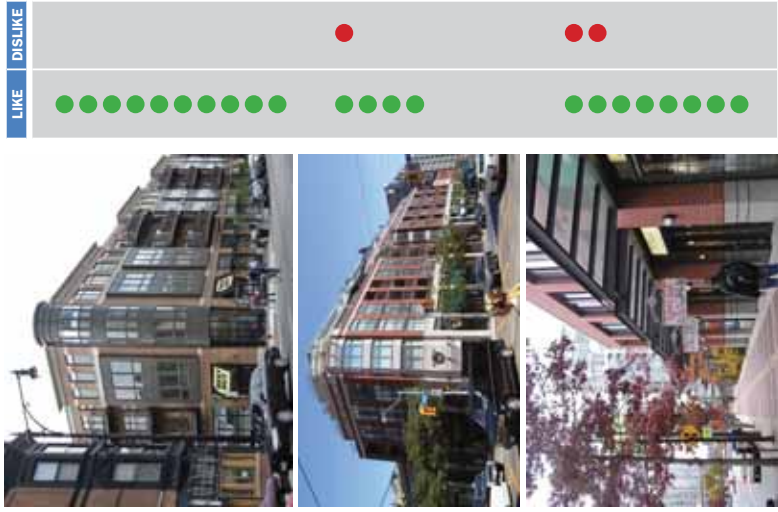
#### VISION

The Core Commercial Precinct will play a role as the key commercial and business centre of the City. Development in the area, particularly at the street-level, will be focused on retail, office, eating and drinking establishments, and service uses, with opportunities for residential development being provided only above the ground floor of buildings.

#### HEIGHT AND URBAN CHARACTER



#### PRECEDENT IMAGES / BUILDING TYPES



POTENTIAL USES	LIKE	DISLIKE
Bed and Breakfast	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
Custom Manufacturing Establishment (Hand Tools Only)	<div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Day Care Facility	<div><div></div><div></div><div></div><div></div><div></div></div>	
Home Business/Home Office	<div><div></div><div></div><div></div><div></div><div></div></div>	
Eating & Drinking Establishment Outdoor (Patio)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div></div>
Personal Service	<div><div></div></div>	
Community Service Facility (E.g., Lion's Club)	<div><div></div></div>	
Professional, Financial and Office Service	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
Licensed Restaurant	<div><div></div><div></div><div></div><div></div></div>	<div><div></div></div>
Neighbourhood Pub	<div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
Bar/Night Club	<div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Retail Store (Convenience, General & Liquor)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Show Home	<div><div></div></div>	
Temporary Sales Centre		
Veterinary Clinic	<div><div></div><div></div><div></div><div></div></div>	
Apartment Dwelling	<div><div></div><div></div><div></div><div></div></div>	
Assisted Living Facility	<div><div></div><div></div><div></div></div>	
Live Work Unit	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
Multi-Attached Dwelling	<div><div></div></div>	
Health Service	<div><div></div><div></div></div>	
Place of Worship	<div><div></div><div></div><div></div><div></div></div>	
Public Facility	<div><div></div><div></div><div></div><div></div></div>	
Community Garden	<div><div></div><div></div><div></div><div></div></div>	
Park	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
Parking Facility	<div><div></div><div></div><div></div></div>	
Veterinary Clinic	<div><div></div><div></div><div></div><div></div><div></div></div>	
Pet Care (Grooming)	<div><div></div><div></div><div></div><div></div></div>	
Boarding Facility		<div><div></div></div>
Pawn Shop	<div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Group Home	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div></div>
Commercial School	<div><div></div><div></div><div></div></div>	
Emergency Response Service	<div><div></div></div>	<div><div></div></div>
Government Service	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div></div>
Temporary Outdoor Event	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	

## VISION

The Live Work Precinct will become a true mixed-use component of the Downtown. New retail, office, and service uses will be encouraged into the area, primarily at street-level, but also on other levels of buildings. Innovative opportunities for live work arrangements will be actively supported, such as artists' galleries and living spaces.

## HEIGHT AND URBAN CHARACTER



## PRECEDENT IMAGES / BUILDING TYPES

DISLIKE

LIKE

●

●

●



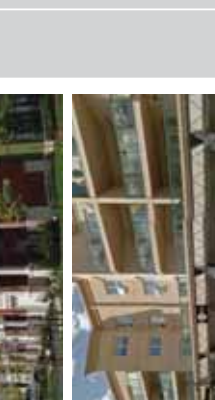
●

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POTENTIAL USES	LIKE	DISLIKE
Casino	●●●●●●●●●●	●●●●●●●●●●
Day Care Facility	●●●●●●●●●●	
Restaurant	●●●●●●●●●●	
Neighbourhood Pub	●●●●●●●●●●	
Bar/Night Club	●●●●●●●●●●	●●●●●●●●●●
Indoor Entertainment Facility	●●●●●●●●●●	
Outdoor Entertainment Facility	●●●●●●●●●●	
Funeral Home		
Home Business / Home Office	●●●●●●●●●●	
Hotel	●●●●●●●●●●	●●●●●●●●●●
Late Night Club	●●●●●●●●●●	●●●●●●●●●●
Eating & Drinking Establishment Outdoor (Patio)	●●●●●●●●●●	●●●●●●●●●●
Pawn Shop	●●●●●●●●●●	●●●●●●●●●●
Personal Service	●●●●●●●●●●	●●●●●●●●●●
Pet Care Service	●●●●●●●●●●	●●●●●●●●●●
Private Club	●●●●●●●●●●	●●●●●●●●●●
Professional, Financial and Office Service	●●●●●●●●●●	●●●●●●●●●●
Retail Store (Convenience, General & Liquor)	●●●●●●●●●●	●●●●●●●●●●
Seasonal Garden Centre (Temporary)	●●●●●●●●●●	●●●●●●●●●●
Temporary Sales Centre	●●●●●●●●●●	●●●●●●●●●●
Veterinary Clinic	●●●●●●●●●●	●●●●●●●●●●
Apartment Dwelling	●●●●●●●●●●	●●●●●●●●●●
Assisted Living Facility	●●●●●●●●●●	●●●●●●●●●●
Live Work Unit	●●●●●●●●●●	●●●●●●●●●●
Multi-Attached Dwelling	●●●●●●●●●●	●●●●●●●●●●
Commercial School	●●●●●●●●●●	●●●●●●●●●●
Community Service Facility	●●●●●●●●●●	●●●●●●●●●●
Emergency Response Service	●●●●●●●●●●	●●●●●●●●●●
Government Service	●●●●●●●●●●	●●●●●●●●●●
Health Service	●●●●●●●●●●	●●●●●●●●●●
Place of Worship	●●●●●●●●●●	●●●●●●●●●●
Public Facility	●●●●●●●●●●	●●●●●●●●●●
Park	●●●●●●●●●●	●●●●●●●●●●
Parking Facility	●●●●●●●●●●	●●●●●●●●●●
Auctioneering Facility	●●●●●●●●●●	●●●●●●●●●●
Custom Manufacturing Establishment (Hand Tool Only)	●●●●●●●●●●	●●●●●●●●●●
Greenhouse (Permanent)	●●●●●●●●●●	●●●●●●●●●●
Service Station	●●●●●●●●●●	●●●●●●●●●●
Group Home	●●●●●●●●●●	●●●●●●●●●●
Hospital	●●●●●●●●●●	●●●●●●●●●●
Indoor and Outdoor Recreational Facility	●●●●●●●●●●	●●●●●●●●●●
Research and Development Facility	●●●●●●●●●●	●●●●●●●●●●
Temporary Outdoor Event - (E.g. Farmer's Market/Flea Market)	●●●●●●●●●●	●●●●●●●●●●
Vehicle Sales Leasing or Rental Facility	●●●●●●●●●●	●●●●●●●●●●
Vehicle Wash	●●●●●●●●●●	●●●●●●●●●●
Communication Tower	●●●●●●●●●●	●●●●●●●●●●
Minor Impact Utility Service (E.g. Bus Terminal, Power Sub Station, Stormwater Management)	●●●●●●●●●●	●●●●●●●●●●

## VISION

The Mall Redevelopment Precinct will be developed into a higher-density residential and commercial mixed-use area. This area represents an opportunity to significantly increase the residential population of the Downtown area, a key aspect in rejuvenation. Open space and pedestrian connections will be provided to ensure ease of movement to and from the area.

## HEIGHT AND URBAN CHARACTER



## PRECEDENT IMAGES / BUILDING TYPES

[illegible]

PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking		<div><div></div><div></div></div>
Relax parking requirements for residential parking		<div><div></div><div></div><div></div></div>
City-owned parking (structural parking)		
Surface parking	<div><div></div></div>	
Underground parking	<div><div></div><div></div><div></div></div>	
SIGNAGE	LIKE	DISLIKE
Banners	<div><div></div></div>	
Fascia Signs	<div><div></div></div>	
Awning Signs	<div><div></div></div>	
Canopy Signs		
Window Signs	<div><div></div></div>	
Projecting Signs	<div><div></div></div>	<div><div></div><div></div></div>
DEVELOPMENT STANDARDS		DISLIKE
Min Front Yard Setback	0m	
Max Front Yard Setback	n/a	
Min Rear Yard Setback	4.5m	
Min Side Yard Setback	0m	
Step-back	n/a	
Min Site Width	D.O.	
Min Site Depth	D.O.	
Max Lot Size	n/a	
Max Site Coverage	60-100%	

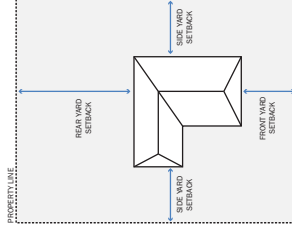
# DOWNTOWN LAND USE BYLAW UPDATE

## POTENTIAL REGULATIONS

### NORTHEAST TRANSITION PRECINCT

MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Secondary Suite	●●●●●	●●
Single Detached Dwelling	●●●●●	
Multi-Attached Dwelling	●●●●●	
Government Services	●●●●●	
Place of Worship	●●●●●	
Veterinary Clinic	●●●●●	
Bed and Breakfast	●●●●●	
Day Care Facility	●●●●●	●●
Home Business	●●●●●	
Home Office	●●●●●	
Personal Service	●●●●●	
Pet Care Service	●●●●●	
Professional, Financial and Office Service	●●●●●	
Retail Store (Convenience)	●●●●●	●
Retail Store (General)	●●●●●	
Retail Store (Liquor)	●●●●●	●●●●●
Show Home	●	●
Temporary Sales Centre	●	●
Duplex Dwelling	●●●●●	
Semi-Detached Dwelling	●●●●●	
Group Home	●	●●●●●
Community Garden	●●●●●	



#### VISION

The Northeast Transition Precinct will generally retain the residential character of the area north of 100 Avenue. Commercial uses along 100 Avenue will be retained, and redevelopment opportunities will be encouraged, including commercial buildings, and commercial/residential mixed-use buildings.

#### HEIGHT AND URBAN CHARACTER



#### PRECEDENT IMAGES / BUILDING TYPES

LIKE	DISLIKE
	●
	●●●
	●●●

PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking	●●●	●
Relax parking requirements for residential parking	●	●●●●●
City-owned parking (structural parking)	●●	●●
Surface parking	●●	●●
Underground parking	●●	●●
SIGNAGE	LIKE	DISLIKE
Banners	●	
Fascia Signs	●●	
Awning Signs	●●	
Canopy Signs	●●	
Window Signs	●●	
Projecting Signs	●	●
DEVELOPMENT STANDARDS	LIKE	DISLIKE
Min Front Yard Setback	0m	
Max Front Yard Setback	n/a	
Min Rear Yard Setback	4.5m	
Min Side Yard Setback	1.5m	
Step-back	n/a	
Min Site Width	14.5m	
Min Site Depth	34m	
Max Lot Size	n/a	
Max Site Coverage	40-50%	●

**POTENTIAL REGULATIONS  
CIVIC PRECINCT**

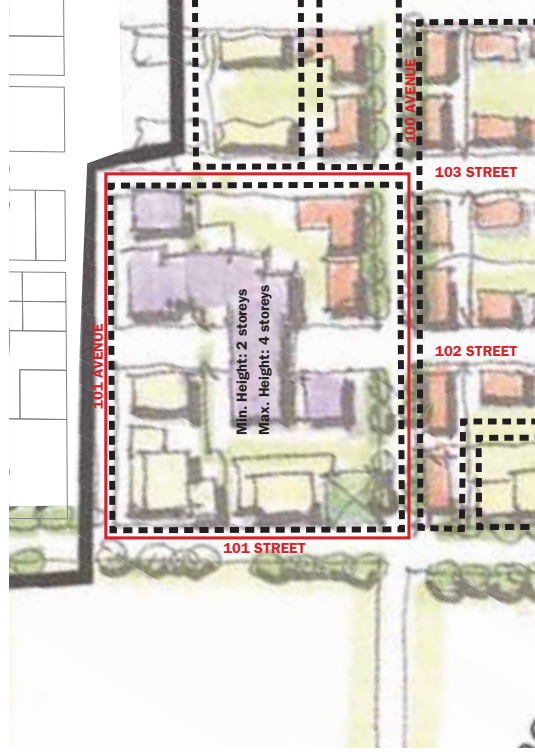
MAY 2014

POTENTIAL USES	LIKE	DISLIKE
Day Care Facility	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div></div>
Eating & Drinking Establish- ment Outdoor (Patio)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div></div>
Home Office	<div><div></div></div>	
Personal Service		
Community Services Facility (E.g. Lion's Club)	<div><div></div><div></div><div></div></div>	
Professional, Financial and Office Service	<div><div></div><div></div></div>	
Apartment Dwelling	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div></div>
Commercial School	<div><div></div><div></div><div></div></div>	
Community Service Facility	<div><div></div><div></div></div>	
Emergency Response Service	<div><div></div></div>	
Government Service	<div><div></div><div></div><div></div><div></div><div></div></div>	
Health Service	<div><div></div><div></div><div></div><div></div></div>	
Indoor Recreational Facility	<div><div></div><div></div><div></div><div></div></div>	
Place of Worship	<div><div></div></div>	
Public Facility	<div><div></div><div></div><div></div><div></div><div></div></div>	
Temporary Outdoor Event (E.g. Farmer's Market/Flea Market)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
Park	<div><div></div><div></div></div>	<div><div></div></div>
Parking Facility	<div><div></div><div></div><div></div><div></div><div></div></div>	
Licensed Restaurant	<div><div></div><div></div><div></div><div></div></div>	
Neighbourhood Pub	<div><div></div></div>	<div><div></div><div></div><div></div></div>
Bar/Night Club		<div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Indoor Entertainment Facility	<div><div></div><div></div></div>	<div><div></div></div>
Temporary Sales Centre		
Assisted Living Facility	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div></div>
Outdoor Recreational Facility (E.g., Park, Outdoor Ice Rink)	<div><div></div><div></div><div></div><div></div></div>	

## VISION

The Civic Precinct will continue to accommodate municipal services and buildings that serve the entire community. The area will provide an inviting public space and serve as a focus for activity in the Downtown. Residential uses along 101 Street and commercial uses along 100 Avenue will also be accommodated to create a vibrant mix of uses in this area.

## HEIGHT AND URBAN CHARACTER



## PRECEDENT IMAGES / BUILDING TYPES



DISLIKE										
LIKE										
	●	●					●			
	●	●	●	●	●	●	●	●	●	●

# DOWNTOWN LAND USE BYLAW UPDATE

## POTENTIAL REGULATIONS

### 99TH COMMERCIAL PRECINCT

MAY 2014



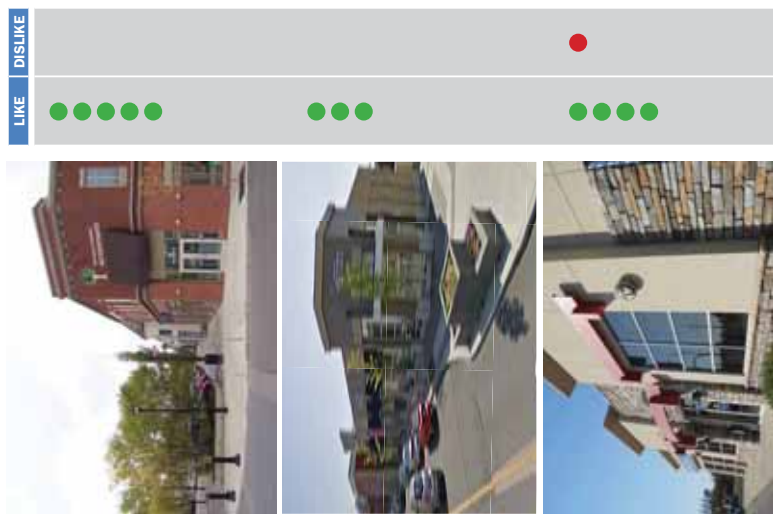
#### VISION

The 99th Commercial Precinct will accommodate the larger format commercial uses, and preserve it as an area suitable for more vehicle-oriented uses. Better on-site pedestrian facilities are encouraged for the area, and improved pedestrian linkages between the Precinct and the uses to the north are considered to be beneficial.

#### HEIGHT AND URBAN CHARACTER



#### PRECEDENT IMAGES / BUILDING TYPES



POTENTIAL USES	LIKE	DISLIKE
Licensed Restaurant	●●●●●	
Neighbourhood Pub	●●●	
Bar/Night Club		●●
Indoor Entertainment Facility	●●●●●	
Funeral Home	●	
Greenhouse (Permanent)	●	
Eating & Drinking Establishment Outdoor (Patio)	●●●●●	
Pawn Shop		●●●
Personal Service	●●●●●	
Pet Care Service (Grooming)	●	
Professional, Financial and Office Service	●●●●●	
Retail Store (Convenience, General & Liquor)	●●●●●	
Seasonal Garden Centre (Temporary)	●●●	
Service Station (Limited)	●	
Temporary Sales Centre		
Veterinary Clinic	●●	
Commercial School	●●	
Community Service Facility (E.g. Lion's Club)	●	
Emergency Response Service	●	
Government Service	●●●	
Outdoor Recreational Facility (E.g. Park, Outdoor Ice Rink)	●●	
Indoor Recreational Facility	●●●	
Place of Worship	●●	
Public Facility	●	
Park	●●●	
Parking Facility	●●●	
Vehicle Repair Facility	●	●
Vehicle Wash		●
Temporary Outdoor Event (E.g. Farmer's Market/Flea Market)	●●●●●	
Communication Tower		●●
Minor Impact Utility Service (E.g. Bus Terminal, Power Sub Station, Stormwater Management)		●

PARKING	LIKE	DISLIKE
Relax parking requirements for commercial parking		●●●●
Relax parking requirements for residential parking		●●●
City-owned parking (structural parking)	●	
Surface parking	●●	
Underground parking		
SIGNAGE	LIKE	DISLIKE
Banners	●	
Fascia Signs	●●	
Awning Signs	●●●	
Canopy Signs	●●●	
Window Signs	●●●	
Projecting Signs	●●	●
DEVELOPMENT STANDARDS	LIKE	DISLIKE
Min Front Yard Setback	D.O.	
Max Front Yard Setback	n/a	
Min Rear Yard Setback	4.5m	
Min Side Yard Setback	3m	
Step-back	n/a	
Min Site Width	D.O.	
Min Site Depth	D.O.	
Max Lot Size	n/a	
Max Site Coverage	80%	●

\*D.O. - This means the development standards are at the discretion of the City's development officer.

# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback

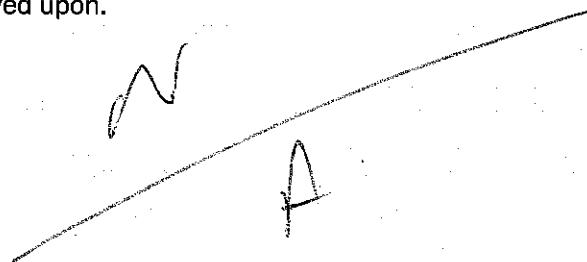


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1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.

good to hear other perspectives

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.



3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

• should allow small fabrication + carpentry (sole proprietor type scale)  
eg → bird house guy  
• should conduct ~~the~~ historic site assessment to determine houses/buildings  
of historic or social significance

Please see the reverse side of this sheet for the opportunity to provide further feedback

Please return this form to us before you leave the meeting. You can also e-mail, fax or mail it to Angela Littlemore before May 14th.

Angela Littlemore, Planning and Development Officer II, City of Fort Saskatchewan, 10005 - 102 ST, Fort Saskatchewan, AB, T8L 2C5

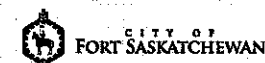
Tel: 780.912.2158

Fax: 780.992.6180

Email: [angela@fortsask.ca](mailto:angela@fortsask.ca)

# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
		<p>should allow bungalows</p> <p>← accommodate people who don't want stairs →</p> <p>Max height + yard</p> <p>No "monster" houses.</p>		<p>should allow bungalows</p> <p>Max building height + yard</p> <p>No "monster" houses</p> <p>Secondary suites / garden suites are good!</p>		

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# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



CITY OF  
FORT SASKATCHEWAN

pA  
planning & development

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2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.
3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

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## Open House Feedback



Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
less restriction is good -						

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# DOWNTOWN LAND USE BYLAW UPDATE

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1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.

*The "model" of the various areas was very helpful to identify the locations.*

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

—

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

*The set backs for the side street should match existing buildings (ie in our case 98th avenue). A front street set back (p4 street) of 3M is seen as sufficient for a side walk corridor.*

Please see the reverse side of this sheet for the opportunity to provide further feedback

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*Bob Johnson*  
*Church of the Nazarene*

# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
		<p>Front Street set back of 3m seems sufficient. (104 Street) - 98 avenue a set back of 1.5 meters would seem to match the rest but residential (Team houses @ 102 to 103 along 98th avenue</p>				

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# DOWNTOWN LAND USE BYLAW UPDATE

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1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.

- The two individuals that greeted my wife and I were very informative, and polite.  
- The lady that approached us who volunteered her help with any questions she could answer was again helpful, really knew her facts and pointed us to the areas that were most important to my wife and I (the mall)

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

- none  
- none

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

- Keep up the good work. Seeing people from westpark to come downtown to the store is nice to see. I say this as I am from the near downtown and have not seen this since Gus is actually a good restaurant.

Please see the reverse side of this sheet for the opportunity to provide further feedback

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# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



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Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
			<p><u>Like</u></p> <p>- like the idea to have store front businesses and hopefully attract some retail stores eg. Olive Garden, Marshalls, Winners</p> <p><u>Dislike</u></p> <p>- catch 22 but would dislike massive condo apartment building developed causing more traffic and a possibility of more crime.</p>			

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## Open House Feedback



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planning

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1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.

Good detailed options - concept of live/work/play included

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

More gathering spots - could be through recreational development

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

Stick to the plan. It will take time to accomplish.  
Pride of the community.

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# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct

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# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



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1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.

well thought out presentation. People available to discuss & clarify

2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.

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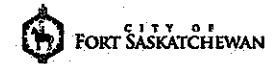
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# DOWNTOWN LAND USE BYLAW UPDATE

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Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct

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# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



CITY OF  
FORT SASKATCHEWAN

pA  
planning & development

Your feedback at the Open House is appreciated and will help us prepare our first draft of regulations for the Land Use Bylaw. We strive to do a great job when engaging our stakeholders to provide meaningful engagement opportunities. Please take a few minutes to share your comments to help us plan future public engagements.

1. Please comment on what you liked about the Open House. If there were specific exercises or activities that you liked, please let us know.
2. Please comment on anything you disliked about the Open House. Please let us know any specific exercises or activities that you disliked and which you feel could be improved upon.
3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

Please see the reverse side of this sheet for the opportunity to provide further feedback

Please return this form to us before you leave the meeting. You can also e-mail, fax or mail it to Angela Littlemore before May 14th.

Angela Littlemore, Planning and Development Officer II, City of Fort Saskatchewan, 10005 - 102 ST, Fort Saskatchewan, AB, T8L 2C5

Tel: 780.912.2158

Fax: 780.992.6180

Email: [angela1@fortsask.ca](mailto:angela1@fortsask.ca)

# DOWNTOWN LAND USE BYLAW UPDATE

## Open House Feedback



In addition to your feedback on the Open House Panels, please provide your specific comments in the chart below.

Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
					KEEP ORIGINAL VICTORIA TRAIL MARKED and NOT FORGOTTEN SHOULD BE MARKED !!!	

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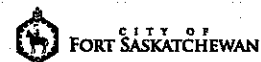
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Core Commercial Precinct	Civic Precinct	Live Work Precinct	Fort Mall Precinct	North-east Transition Precinct	Historic Precinct	99 Commercial Precinct
					Victoria Trail Section needs to be noted <del>to</del> included on map — Interpretive Signage required.	

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I missed it <sup>except the tail end</sup> & wished I had not. Obviously there was not enough advertising for me (& others like me) to notice & remember it. Maybe this ad. be improved.

3. Please provide any additional comments or thoughts that you have about the Land Use Bylaw and the Downtown Area Redevelopment Plan.

Wd. it be possible to encourage more doctors (GPs) to have an office in this area, esp. a gerontician Dr. trained for helping the multiple areas of concern older people deal with. Also, cd. specialist Drs. be persuaded to come to a Dr. office here (or a drop-in centre like Pioneer Hs.) to meet patients here on a periodic bases (eg 1 Sat/2 mos.) rather than each patient taxiing or driving & parking (\$) in downtown Edmonton. More Drs are needed here &/or we have to have our own private medicine.

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## **Citizen Feedback #1**

I'm not clear what Infill Development means. Does it mean intensifying the population of the area and does that mean intentionally by the city or because of the wishes of a developer or home owner? The information in the DARP is not by-law yet...am I correct...and the information is just suggestions for by-laws? Does the above statement mean that a semi-detached dwelling, duplex, or townhouse MUST be built or that they are the only options (other than a single family house) that will be considered for approval if redevelopment is considered in the Transition Area. When I initially read through the document I did not get the impression that this was meant to indicate that a duplex or anything other than a single family home MUST be built, it was just an option.

There is no back alley access behind the three homes between the alleys, where we live. Only a green area, that is not paved, nor cleared of snow in the winter. Our property was marketed as having rear alley access but it is only be accessible during the summer, not on a permanent basis. Our driveway is at the front extending to the garage at the rear of our property. No garbage pick up is done at the rear of these properties. The two properties on either side of us (we are the central property of the three) were having their garbage picked up from the alleys at the side of their properties. We are required to take our garbage and recycle to the front of our property. If duplexes or other types, other than single family residences, were built on these properties, our property in particular would have to have a change put in place in order to put in a driveway for both residences at the front of the property. We were told we could widen our driveway but could not make any changes to the width of the entrance to the property over the boulevard and sidewalk nor put any sort of cement walkway across the boulevard if there wasn't one there already.

My concern is that if we had a situation where our house needed to be rebuilt due to fire, etc. we would not be able to do that and would have to build some sort of duplex, etc. We would not want to live in a duplex and would not want our yard made smaller. It would mean that we would have to move. At this stage of our lives we are not interested in developing property and had purchased the property with the intention of staying until we chose to downsize to seniors accommodations.

We are also concerned with what may be developed on the properties on either side of us. Due to the fact that there is no rear access on a permanent basis, adding to the number of residences in this section of our street would greatly increase the parking requirements. This area already has excess parking needs during the week when court is in session.

In talking with our neighbours on either side, we are hoping to retain our single family homes. We are concerned with someone being able to come in and purchase a lot with the intention of constructing a duplex or semi-detached home. This type of home can be owned but is often rented. This greatly affects the character of a neighbourhood. We find that just from the usual need for parking for visitors for residents along both sides of our street, we have visitors to properties park in front of our three houses. The lots across from us are a combination of single

and double lots and even though there is rear alley access for all of the properties there is a tendency for residents to park in front of their own properties so our side of the street is used for any extra parking they need. I fully understand that the public roads are accessible for anyone to park on and so far this has been a manageable situation with no undue concerns. However, if the density of residents is increased in this area there could be a drastic change to this situation.

I looked at the Land-Use Bylaw and according to the R2 Zoning our area is to be single-family homes but if duplexes or multi family dwellings are allowed are we then dealing with an R5 Zoning? There is also an R3 Zoning for Small Residential Lots or R4 Zoning for Lane Lots. I am not 100% clear on what this distinction is. However, how can a duplex or semi-detached dwelling be constructed in a residential area that is R2 Zoning without re-zoning the area? This is what I mean about our Transition Area being very confusing with no clear indication of what the future of this area may be. Right now the guidelines seem vague and open-ended. Since the Plan for the Redevelopment of Downtown is being finalized, now is the time for us to sort out exactly how it will affect our residence. This is not only in regards to our enjoyment of it, but it's future value. I recently heard a City of Edmonton councillor state: "When you purchase a home, you are purchasing a lifestyle" which I totally agree with. Therefore it is unsettling when there is a possibility that the character of your neighbourhood is going to be changed to something that you avoided, when making the purchase in the first place. Our home is attractive and in good condition but we are making further improvements, inside and out, and do not want the expense of that to be wasted.

I am interested in the future of the entire downtown area as it has great potential and improving it, improves the lifestyles of all residents of the city. Living close to a revitalized downtown area, where everything is within walking distance, is something we considered to be a positive, when purchasing our home. Understandably though the Transition Area is our biggest focus and we would like to clear up the confusion we are experiencing about it so that we can then participate in the improvements in other areas.

This is what I mean when saying if specific issues (allowing duplexes for example or mandating that duplexes be built) will affect a specific group of people (in this case a small group of residences in the Transition Area) then everyone in that area should be notified and made aware of this. As you can appreciate, reading through a By-Law document is not the easiest thing to do, nor is it something that residents do on a regular basis. They would not be looking for changes unless they have been made aware that they should be.

## Citizen Feedback #2

Further to the comments that I sent to you regarding the Transition Area, we live in, and the construction of duplexes in this area we have previous personal experience with this issue. The subdivision that we bought a new house in, in Ft. McMurray was constructed and most of the single family homes sold. Once that was completed the remaining empty lots had duplexes put on them. They were all given an A& B designation to their addresses. In some cases a whole half block was duplexes, one after the other. This included our street and others behind us. This area was zero lot housing so very close together with limited street parking and no back alley access. Eventually over the years a good majority of the duplexes and single family homes were allowed to put in basement suites. The reasoning behind this was always that more housing was needed. As I mentioned to you, it also became apparent that companies were buying homes and allowing groups of employees to live in these homes, either temporarily or permanently but they were no longer being utilized as single family homes. By the time we left, although there were some homes that were single family and well cared for, the area had begun to take on a ghetto quality to it. The lots were small and people weren't bothering with flower beds, trees or any landscaping that enhanced the area. Grass areas were uncared for and unattractive. Fencing was in need of repair and painting. Multiple vehicle parking on driveways and streets, either legally or illegally dominated the area and had gotten totally out of control. As you mentioned, By-Law can always be contacted but it had become a situation that was in no way manageable. Because there were so many extra vehicles on the streets and it had gotten to the point that no one knew for sure who they belonged to or who their neighbours were, it became increasingly difficult to monitor and caused constant stress for residents trying to find parking spaces or having their driveways blocked. Visitors to the area could not find parking within a reasonable distance to the home they were visiting and the street became unsafe for children and pedestrians. There was only a sidewalk on one side as well. Allowing duplexes and basement suites in areas is not in itself a bad idea but there needs to be thought through very carefully and some control put into place in the areas this is happening.

Regarding the relaxing of parking in the downtown core, I have given it more thought.....I have noticed that even though there is a 2 hour parking limit on, 100 Avenue for example, it does not seem to be monitored by By-Law. As two of us were mentioning, at the Open House, there is no intent to cause problems for legitimate customers to downtown but I do know for a fact that there are business employees or owners who are parking on 100 Ave. for the majority or all of their working day. This is not necessarily in front of their own business but in front of someone else's. Not providing parking for a business not only causes problems for customers to the area but does not accommodate staff parking that is required. Slight infractions of the 2 hour limit are not as critical as long term misuse of these parking areas and that is what needs to be addressed. If staff are the first ones to the area, they dominate the parking and very little is left for others. Before there is a huge drive to bring more business in and/or add more residential housing a workable plan to improve the parking is essential. Enforcing the 2 hour limit on 100 Avenue though will force business employees to utilize the

side streets in front of residences in order to park their vehicles for an entire day, which causes a whole new problem.

**OPEN HOUSE SESSION #&  
FEEDBACK**  
2016

# Open House 2 Summary

## Purpose

Members of the public were invited to attend an open house at the City Hall on February 9<sup>th</sup>, 2016, from 5:00pm – 8:00pm to learn more about the proposed changes to the Downtown LUB. This was the second open house within the project timeline.

The proposed LUB changes were presented with supporting graphics, through a series of 13 display panels. GSA and City staff were present to discuss the changes and listen to comments. Participants were requested to sign in, and feedback forms were provided to gather their comments.

## Public Participation

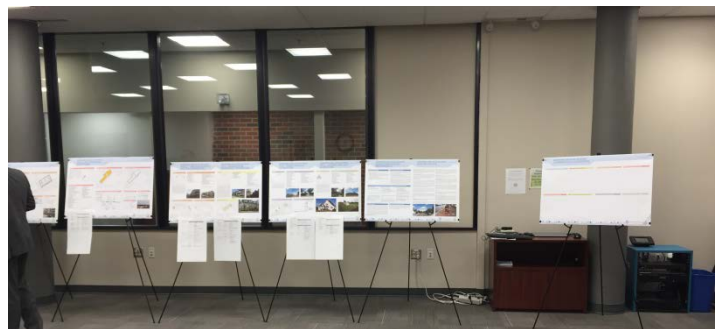
GSA and the City thank the approximately 15 people who took the time to attend the open house. Participants included interested land or business owners within or surrounding Downtown. A total of 2 feedback forms, a letter from the Downtown Business Council and an email from an interested Architect were received by the project team. Additionally, the City received 5 responses to the Downtown LUB survey that was available online from February 17<sup>th</sup> – March 7<sup>th</sup> 2016.

## Feedback Themes

The following are key themes that were identified from the verbal and written feedback received:

- Majority of the proposed regulations were viewed as appropriate within Downtown;
- Revisit canopy requirements in Downtown;
- Concern with the exclusion of Single Detached Dwelling use in Transitional Residential District since Single Detached Dwellings currently exist; and

- Desire to retain current parking regulations within the existing Bylaw.



## Next Steps

The feedback received will help guide further critical review of the Downtown LUB in preparation for the next steps as a listed below.

- March 15: Council Workshop;
- March 22: Request for Council direction (canopies, parking, and TR-D single detached dwellings);
- April 12: First Reading; and
- April 26: Public Hearing and final readings.

## COMMENTS



CITY OF  
FORT SASKATCHEWAN



## CITY OF FORT SASKATCHEWAN

### DOWNTOWN LAND USE BYLAW FEEDBACK FORM

1. Which best describes your interests in the Downtown?

A) Resident of Fort Saskatchewan

☒ B) Local Business Owner

☐ C) Local Land Owner

D) Other \_\_\_\_\_

2. Are you familiar with the Downtown Area Redevelopment Plan (DARP)? If so, do you think the new regulations reflect the DARP's principles?

YES.

3. Do you feel the proposed regulations are appropriate? Why or why not?

Appropriate. Keeps ~~BEAUTIFUL~~ BEAUTIFICATION  
PROJECTS in check.  
MAKES THE DOWNTOWN AREA MORE INVITING  
TO THE PUBLIC.

4. Are there any items you would like to see within the Downtown Land Use Bylaw?

NOT AT THIS TIME

5. Currently the core commercial area of the downtown has an 80% parking reduction. For example, if a business outside of the downtown requires 10 stalls, they would only require 2 stalls in the downtown.

The proposed regulations are intended to ensure that there is appropriate amounts of parking available. This will mean more parking stalls will be required for new developments. What are your comments or thoughts?

THERE SHOULD BE MORE PARKING FOR  
SOME OF THE RESTAURANTS ETC.

6. Additional Comments and Suggestions



## CITY OF FORT SASKATCHEWAN

### DOWNTOWN LAND USE BYLAW FEEDBACK FORM

1. Which best describes your interests in the Downtown?

- ☒ A) Resident of Fort Saskatchewan  
B) Local Business Owner  
C) Local Land Owner  
D) Other \_\_\_\_\_

2. Are you familiar with the Downtown Area Redevelopment Plan (DARP)? If so, do you think the new regulations reflect the DARP's principles? *Yes*

3. Do you feel the proposed regulations are appropriate? Why or why not?

*We live at \_\_\_\_\_ This is in the Transitional Residential area. Attached are maps, LUB update that applies to our address and a list of questions/concerns. Under PURPOSE the underlined sentence referring to redevelopment, does not address what would happen in a situation where a single family home*

4. Are there any items you would like to see within the Downtown Land Use Bylaw?

*were to burn down and need to be replaced or if the home needed major repairs and you wanted to rebuild a newer home (single) on the lot. Having to rebuild a duplex (for example) could have a huge impact on the owner of the property, or if a person is trying to sell their home.*

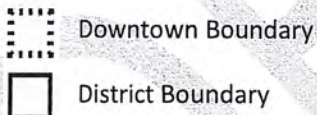
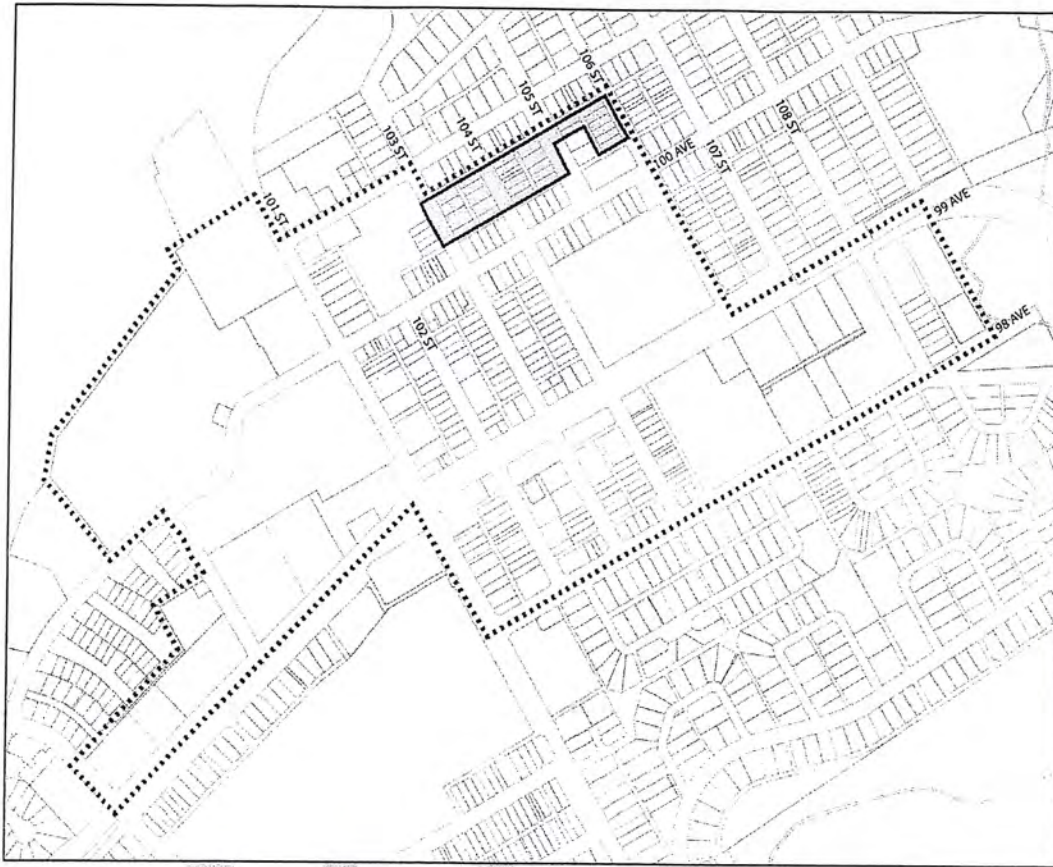
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The proposed regulations are intended to ensure that there is appropriate amounts of parking available. This will mean more parking stalls will be required for new developments. What are your comments or thoughts?

#### 6. Additional Comments and Suggestions

Under Additional Development Regulations regarding back alley access our particular residence has a "green" alley behind us that is not cleared of snow in the winter. We are required to put our garbage out front for pick up. We have a garage at the back of the lot and front driveway. What are future implications if the driveway needed to be widened or the garage needs to be replaced if front access is not allowed. Will this green area be paved in the future?

### 13.14 TR-D - Transitional Residential – Downtown



#### 13.14.1 Purpose

This district is intended to allow low to medium residential development and small scale commercial developments in the northeast portion of the downtown. The district also establishes regulations to provide appropriate transition from higher density mixed land uses in the downtown core to lower density residential neighbourhoods located immediately adjacent to the downtown. \*Residential redevelopment opportunities should be limited to semi-detached, duplex, or townhouse developments. Stand-alone small scale commercial buildings may be considered.

### 13.14.2 TR-D Permitted and Discretionary Uses

(a) TR-D Permitted	(b) TR-D Discretionary
<ul style="list-style-type: none"> <li>- Community Garden</li> <li>- Duplex Dwelling</li> <li>- Home Office</li> <li>- Multi-Attached Dwellings</li> <li>- Semi-Detached Dwelling</li> <li>- Swimming Pool</li> </ul>	<ul style="list-style-type: none"> <li>- Bed and Breakfast</li> <li>- Day Care Facility (Limited)</li> <li>- Government Service</li> <li>- Group Home (Limited)</li> <li>- Home Business</li> <li>- Personal Service</li> <li>- Pet care Service</li> <li>- Place of Worship</li> <li>- Professional, Financial and Office Service</li> <li>- Show Home</li> <li>- Temporary Outdoor Event</li> <li>- Temporary Sales Centre</li> <li>- Accessory Development to those uses listed in 13.14.2(a) and (b)</li> </ul>

\* Up to a maximum of four attached dwellings

### 13.14.3 TR-D Development Regulations

	Site and Building Criteria	
Site Area	Minimum	150m <sup>2</sup> (1,614.6ft <sup>2</sup> )
Front Setback and Flanking Front Setback	Minimum	3.0m (9.8ft)
	Maximum	4.5m (14.8ft)
Side Setback	Minimum	1.5m (4.9ft)
Rear Setback	Minimum	8.0m (26.3ft)
	Minimum	6.0m (19.6ft) where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site.
Site Coverage	Maximum	40% for principal building over 1 storey, excluding decks.
	Maximum	45% for principal building of 1 storey, excluding decks.
	Maximum	45% for all buildings and structures where principal building is over 1 storey.

	Site and Building Criteria	
	Maximum	50% for all buildings and structures where principal building is 1 storey.
Unit Density	Maximum	<b>Multi-attached Dwellings</b> 4 units per site.
Building Height	Maximum	<b>Duplex Dwellings</b> 2 ½ Storeys (10.0m or 32.8ft)
	Maximum	<b>Semi-detached Dwellings</b> 3 Storeys (11.0m or 36.1ft). A maximum differential of 1 storey shall be allowed between adjacent sites.

### \* 13.14.5 Additional Development Regulations

(b) Each site shall have access to a lane at the rear; and there shall be no vehicular access across the front lot line.

(c) Vehicular accesses from 103 Street, 104 Street, 105 Street and 106 Street to on-site parking areas within individual sites should be discouraged. Where possible, vehicular access should be provided from rear lanes.

5:00 - 8:00 / City Hall  
Lang Room

- What control do we have regarding what type of business is next to or across from a residence?
- How much influence will one person have?

- What does it mean when selling your house?  
Implications of restrictions

- If a garage has to be rebuilt do you have to rebuild with back alley access? Remove front driveway? - or not at all because Duplex must be built.

Alley: Is not paved nor cleared of snow in winter.

Garage is picked up at front.

We were told corners are too narrow and difficult for garbage truck to get down alley.

Will it be paved in future? What happens then?

\* Can we widen front driveway?  
how

\* With no back alley access - duplex or town-house people would have to park on front street.

\* What happens if single family home burns down or you want to tear down + rebuild a single family home? (older home)  
Will it be allowed? or must a duplex town house go in?

Fort Saskatchewan



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March 7, 2016

Planning Department  
City of Fort Saskatchewan

RE: Bylaw C10-13

This response is based on Resolutions passed by the Downtown Business Council. Resolutions made by the Downtown Business Council require the approval of the majority of all members.

The Downtown Business Council has supported the Downtown Area Redevelopment Plan. In particular, we have asked that new development downtown meet the pedestrian-friendly design requirements of the plan. However, we have also supported the right of downtown property owners and businesses to continue to operate unimpeded. We recognize that the changes proposed by the plan may also have potential to significantly harm existing businesses.

The change in planning documents represents the most significant concerns for the downtown. If Bylaw C10-13 were to be an ordinary planning document, it would simply bring in sweeping new rules that would instantly have a negative impact to any building that does not comply with the new rules where such "non compliant" properties become difficult to mortgage, buy, sell or redevelop.

We see that Bylaw C10-13 tries to avoid this with wording in places that outlines the intent to apply only to new development. However, we feel it is vital to improve the definition of these terms and make this innovation clear beyond any doubt.

We suggest specifically, that Section 13.9 Urban Design Regulations state:

"The Following regulations establish specific standards regarding urban design to create an attractive physical character at the pedestrian scale.

***"As it is also vital that the downtown retain and encourage existing businesses and buildings, these regulations are to apply only to new buildings constructed after the approval of this bylaw."***

The Downtown Business Council also questions the limitation on the many pre-existing business activities that have been part of our district. These restrictions have crept into the plan over time. They are unnecessary and potentially harmful. We see no reason to ban auto repair of auto-related business from any part of the downtown. We see no reason to ban blacksmith shops or printing shops.

Many uses listed as discretionary should be permitted. A funeral home, for example, has no more impact than a professional, financial or office service. It appears most existing downtown businesses would become discretionary, rather than permitted, and this strikes us as contrary to the intent of the bylaw.

Parking rules listed in Bylaw C10-13 surprise us as they appear to be contrary to the intent of the bylaw. The parking stall requirements as listed would either restrict development or result in many more parking stalls being added to the downtown. The parking rules in the draft version of Bylaw C10-13 should be re-written entirely to reduce requirements and the discretionary options listed as permitted options rather than discretionary.

Sincerely

David Truscott  
Secretary, Downtown Business Council

**DOWNTOWN LAND USE BYLAW ONLINE SURVEY RESPONSES**

Which of the following best describes you?

- A) Resident of Fort Saskatchewan
- B) Local Business Owner
- C) Local Land Owner
- D) Other

RESPONDENT	RESPONSE
1	Local Resident
2	Local Resident
3	Local Resident
4	Local Resident
5	Local Resident

Are you familiar with the Downtown Area Redevelopment Plan (DARP)? If so, do you think the new regulations reflect the DARP's principles?

RESPONDENT	RESPONSE
1	
2	No
3	Yes
4	No
5	recently yes. thanks to a concerned neighbour. real unfortunate that a representative of this plan has not one and knocked on the door and run it by those that are effected, i have invested in my neighbourhood and now feel really disrespected. this land use bylaw is a great theory but as new commercial areas in the fort open more moves away from the downtown area. as someone who has lived here my entire life i have watched the whole area slowly die. even since i have bought my home 11 years ago in your "TR-D" area it is worse than ever. the streets are almost empty during the weekend and any given day i can walk past a restaurant and unfortunately it has few or no customers.

**Do you feel the proposed regulations are appropriate? Why or why not?**

RESPONDENT	RESPONSE
1	We are concerned about the resident's right to rebuild their single family home if need be. We have lived in the same house here for 14 years and have no desire to leave should our house burn down. Many people in this neighbourhood feel this way as I'm sure you have already heard. Reconsider your bylaws and have them reflect what the public actually wants
2	Yes. We NEED affordable housing in Fort Saskatchewan!
3	I do think they are appropriate. My one concern would be the characteristics of the exterior decor. This has been an ongoing issue for me with this town. We say we have a "historic" downtown and yet we do nothing to send this message. Our new City Hall is a prime example. What a disgrace to spend so much on that facility. It is an eyesore... A modern monstrosity in a supposed historic downtown. If history is the them we are going to grasp then lets do it right. Have regulations for new buildings to be designed with a historic theme, similar to St. Albert. This will give an overall consistent feel yet allow for originality within confines. It will also draw people and businesses to the area due to its originality and historic trendiness. This is of extreme importance. We continue to want to expand our historic identity (as we should) so then lets do it. (Other examples where this has happened recently; the new street signs in the residential area of Old Fort {yes, they hold historic names and the flags but the physical appearance is modern}, the Downtown sign - same thing).
4	I do not believe they are appropriate at all. Specifically, the part that affects those of us who own homes in the area. We personally are on a single lot and replacing our house (should something happen), with a multi-family home/duplex/condos, would not be feasible on our small lot. It would make for a house layout that is not useable for any size of family, certainly not our family of four. We would be forced to move which would be a devastating ordeal after losing our home. Also, our insurance will only cover to re-build what we had before (which is a single family dwelling), we would be forced to cover the cost of building a multi-family home which is unfair to any land owner.
5	the major problem i have as a resident effected by the TR-D bylaw is that as read from the record if my house burns down i have to build a duplex. how absurd. who is going to pay for this duplex? definitely not my insurance company. looking around my neighbourhood i must have one of the smallest lots. the last two weeks I've been driving in anger as any home i drive past has a lot at least 50% wider than mine and yet is not being targeted. talking to the neighbourhood this proposed transition zone is already putting a stop to upcoming improvements. i have absolutely nothing against duplexes in the area, if there is space to justify it. there is already a duplex on 105st (must be on a double lot) and a business on 103st. and i have not opposed either.

Are there any items you would like to see within the Downtown Land Use Bylaw?

RESPONDENT	RESPONSE
1	
2	It looks good to me
3	See above. I can't stress this enough. Also, commercial garbage disposal bins should be discrete and unseen. A good example is the 7/11 by Westpark - it has a gate around
4	Anything that revitalizes downtown is a positive, but the by-law that affects us home owners, needs to be removed.
5	how about getting rid of the lounge in the brandt hotel. the front sidewalk looks like a giant ash tray. but at least homes are not being kept up till morning hours like years prior when the alley was the go to smoke pit. i have personally witnessed butts being thrown without even coming close to a can and not even a second glance to pick up the trash that is still glowing red. terminating the negative elements may be the best improvement in the area and the brandt is an extreme on the negative.

Currently the core commercial area of the downtown has an 80% parking reduction. For example, if a business outside of the downtown requires 10 stalls, they would only require 2 stalls in the downtown. The proposed regulations are intended to ensure that there is appropriate amounts of parking available. This will mean more parking stalls will be required for new developments.

What are your comments or thoughts?

RESPONDENT	RESPONSE
1	There is plenty of parking downtown as it is. (if you know where to look) The newly narrowed streets however seem to be quite tight, especially when people Jaywalk through all the time; also when delivery trucks block a lane. Enforcement of this would be nice.
2	
3	Needed IF the parking areas are maintained! The current parking lot (and it is city owned, I believe) behind Gott the Gift of music down to the Brandt is disgusting. Always garbage there never manicured in the summer... Looks like one is heading into a ghetto when driving past it into the residential are
4	I believe that currently there is enough parking downtown. I live down here, attend dinner, hair salons, dance studio, law firms and banks and shops and never have an issue finding a stall. Sometimes I have to walk half a block (i.e - no parking directly in front of the business), but nothing unreasonable and have used the parking at all times of the day/evening. Most times the streets are half full of cars and there are multiple spots available.
5	there is always parking available if not directly in front of a business a short walk away. this would likely prevent new developments as there is no area to put additional spaces. if there is already a reduction in place it would definitely not be possible to pull additional spaces out of thin air. for example the building that house of hong occupies would need at least 20 spaces, the building next to it would have to be taken down to make room for spaces. if anything happens to the current business it would stay unoccupied.

### Additional Comments and Suggestions

RESPONDENT	RESPONSE
1	
2	
3	
4	<p>We are very strongly against the by-law which will affect our home (on 104street), and intent to fight it to the fullest extent. We have worked hard to build our home and should something happen to our home (burn to the ground), it would be devastating enough to lose our home, let alone being forced to build a new home that would not suit our needs and then forced to sell (most likely at a loss as no one will want to buy a duplex that is too small for anything other than a single person). We would then be forced to start all over when we have a house that is paid for and we have invested time and money into up keeping. Our current home is only 1000sq ft and due to the lot size, we would not be able to build much bigger, meaning each side of the duplex would have 500-600sq ft for a foot print which does not make for a usable floor plan. We have worked hard to own our property and we should be able to re-build how we feel is appropriate, not forced into building something we cannot live in.</p>
5	<p>this land use bylaw sounds like a waste of resources. lets fill the vacant lot where the old stationary store stood before it burnt to the ground, not to mention where the old twice but nice burnt down and still has not been developed(must have been 20+ years ago). dog wash is vacant. nail shop is vacant, many vacancies in the building that is home to vn express, part of the old farnesse building has not been occupied. also since safeway moved out it still has vacant space. a clothing shop tried to make it next to the coop and is vacant. top floor of the integrity land bldg is vacant. why is this group looking to damage residential as well? this also brings up the un developed lot across from the post office... perhaps making downtown a unique place to be may be what it needs to stay alive. lets pray co-op doesn't move. loosing the last supplier of peoples needs could have devastating consequences. 100ave looks great. lets keep that trend going, even I put a lot into the front of my home. please don't give the rest of my neighbourhood a reason to stop.</p>

\*Survey was available on the City website from Feb 17, 2016 to March 7, 2016