

Phase 2

What We Heard Report

January 2021



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Introduction

1. South of Wye ARP Project: An Introduction

The purpose of the South of Wye ARP project is to create a new Area Redevelopment Plan (ARP) for Campbelltown Heights, Wye Road Gardens and Ordze Park subdivisions. The project will also update the existing South of Wye Road ARP in order to ensure coordination of land use and servicing in the area.

An Area Redevelopment Plan (ARP) is a statutory plan that provides guidance to landowners who may wish to redevelop their properties in the future. The final ARPs will include:

- ARP Vision and Guiding Principles that are clear and collective;
- Policy directions to guide redevelopments within the Project Area;
- Policies that will address mobility, the public realm, and the built form;
- Implementation strategies; and
- Collective supportive documents that include a Transportation Study and a Utilities Master Plan, that will be prepared to support both ARP deliverables.

The Project Area is illustrated in Figure 1. The Project Area includes the South of Wye Road ARP, as well as the Campbelltown Heights, Wye Road Gardens and Ordze Park subdivisions.

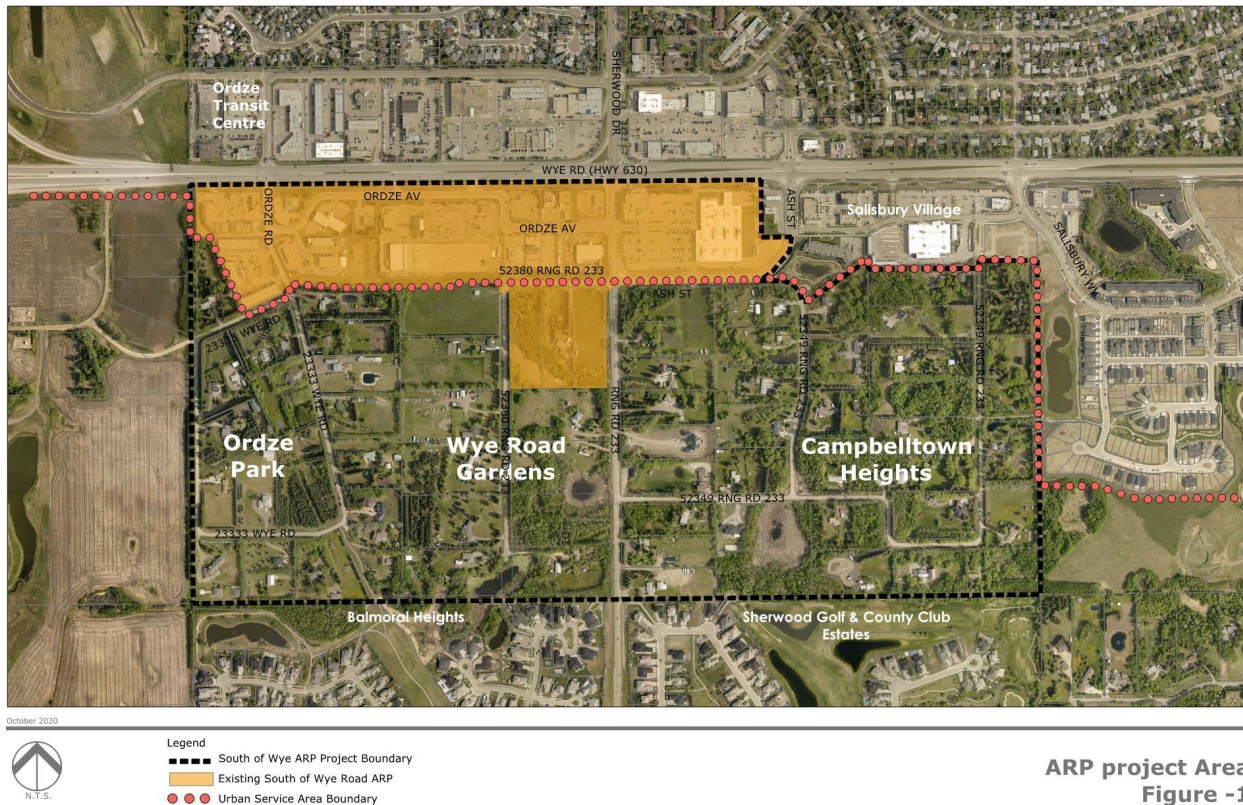


Figure 1: South of Wye ARP Project Area

1.1. Project Timelines

It takes time to prepare an area redevelopment plan. Below are the expected timelines for this project:

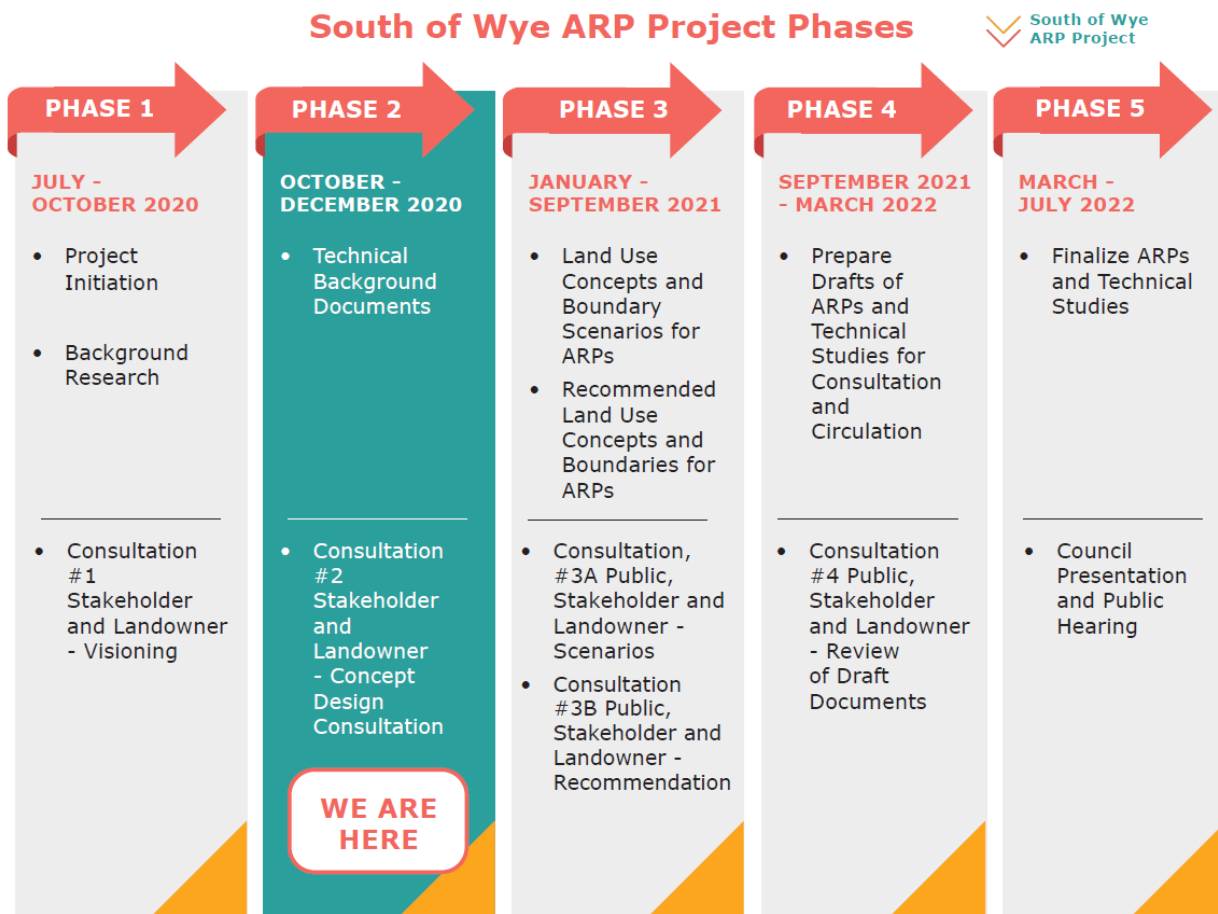


Figure 2: South of Wye ARP Project Phases

1.2. Phase 2 Engagement

Public engagement on the ARP project will occur throughout the project, beginning in Phase 1 and concluding in Phase 5 with a Public Hearing. Through this process, the project team will obtain feedback from landowners, stakeholders, and the general public to develop concepts, clarify issues, and identify possible solutions. County staff, Council, landowners, stakeholders, and the general public will enter into a dialogue together to explore each other's perspectives, goals, plans, concerns, expectations, and possible solutions.

In Phase 2 a draft Vision and six (6) draft Guiding Principles were presented to the public and area landowners for review and comment. The draft Vision and Guiding Principles, as they were presented, are identified below.

1.2.1 Draft Vision

The area south of Wye Road is a well-established and attractive area for residents and visitors, with existing country residential, commercial, and community services.

As the area evolves over time, redevelopment will occur in a manner that is context-sensitive to the existing country residential character and natural areas.

Redevelopment that does occur will work towards enhancing the Wye Road commercial corridor and supporting the creation of complete communities.

The area will develop over time to feature a well-designed public realm with a comfortable, connected, and safe active transportation network.

1.2.2 Draft Guiding Principles

Guiding Principle #1 Redevelopment will be context-sensitive

Redevelopment potential will be guided by land use transitioning, transportation networks, and access opportunities. The existing country residential character in the area shall be respected and considered as redevelopment occurs over time.

Guiding Principle # 2 Conserve and integrate natural areas

Key natural areas will be retained and integrated to enhance the ecological value of the area and promote community use and interaction. Redevelopment will sensitively integrate natural areas.

Guiding Principle # 3 Enhance the Wye Road commercial corridor

Redevelopment potential in the existing commercial area will have land use flexibility to ensure adaptive response to market conditions, while also enhancing the Wye Road commercial corridor's support for transit, active transportation, urban design, and the public realm.

Guiding Principle #4 Support complete communities

Redevelopment potential will be aimed to provide additional housing choice, commercial opportunities, and enhance the public realm.

Guiding Principle # 5 Enhance the public realm

The area will feature well-designed public open spaces with enhanced pedestrian connectivity, pedestrian amenities, wayfinding, and community gathering areas. Pedestrians will feel comfortable and safe navigating commercial areas and active transportation connections.

Guiding Principle #6 Improve the transportation network

The area will provide transportation options that support safe and efficient movement of all transportation modes, and for all ages and abilities. The local active transportation network will be expanded to support recreational and purpose-based trips.

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How We Communicated

Phase 2 engagement was launched Tuesday December 1, 2020 and was completed on Monday December 21, 2020.

2. How We Communicated

We reached out to invite local area property owners as well as interested community members to participate in several engagement opportunities. **A variety of tactics were used to reach a broad segment of the population and a diversity of users of the Project Area:**

NUMBER OF
VISITORS
TO THE
WEBSITE



514
PAGE VIEWS

NUMBER OF
ADS RUN



The newspaper advertisements ran twice in the Sherwood Park News, once on December 1 and once on December 11, 2020.

NUMBER OF
E-NEWSLETTER
RECIPIENTS



67
RECIPIENTS OF
NEWSLETTER #3

NUMBER OF
LETTERS



34 & 96
COMMERCIAL
PROPERTY
OWNERS RESIDENTIAL
PROPERTY
OWNERS

NUMBER OF
SOCIAL
MEDIA
POSTS



2,407
TWITTER IMPRESSIONS
75
TWEET ENGAGEMENTS

DIGITAL
SCREEN
ADS



DIGITAL SCREEN ADS RAN
ACROSS FACILITIES FROM
DEC 1 - 21ST, 2020

POSTERS



A POSTER LOCATED IN
COUNTY COMMUNITY CENTRE
DEC 1 - 21ST, 2020

3,878
PEOPLE REACHED
ON FACEBOOK

74
ENGAGEMENTS
ON FACEBOOK

3



How You Engaged

3. How You Engaged

Phase 2 provided several opportunities for the community to contribute their ideas on the ARP project. There was a total of **524** responses to the online surveys over the course of 21 days, and a total of **28** participants attended the residential workshop. The project team also responded to a number of emails and phone calls regarding questions and comments on the ARP project.

PUBLIC SURVEY



The public survey was **open to all members of the community** and could be accessed from the project webpage.

113

PEOPLE PARTICIPATED

SCOOP SURVEY



Members of **SCOOP** (Strathcona County Online Opinion Panel) were invited to participate via an online survey. SCOOP is an **opt-in survey community** whose members are regularly invited to provide feedback on County initiatives and issues.

411

PEOPLE PARTICIPATED

RESIDENTIAL WORKSHOP



Residential Workshop – Local and adjacent area Property owners were invited to join an **online concept drafting workshop**.

28

ATTENDEES

EMAILS & PHONE CALLS



Participants were also invited to **contact our project team with questions or comments**.

6

INTERACTIONS

Please NOTE: In order to contribute to reducing the spread of COVID-19, all public engagement was offered in an online format.

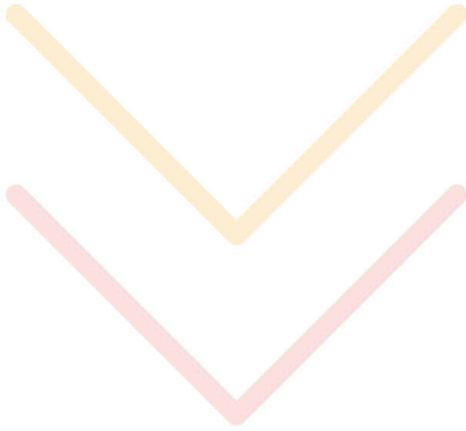
A NOTE TO OUR PARTICIPANTS:

We want to say thank you to all those who have participated in this engagement process. We are grateful to those who signed in, participated online and invited their friends, neighbours and colleagues to join the conversation.

Abiding by the Code of Ethics of the International Association of Public Participation (IAP2) the WSP & Dialogue Partners team has tried to reflect the themes and summary of participant input from the conversation in a way that captures the essence of what was shared. Any mistake or errors in this summary are based solely on our interpretation and analysis of that input.

WSP & Dialogue Partners Team

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Who Engaged

4. Who Engaged

A wide variety of participants engaged, from long-term residents to visitors of the Project Area. Here's what we learned about who participated.

4.1. Online Survey Participants

A total of 524 people responded to an online survey hosted on SCOOP and Alchemer via the County website. A majority of survey participants visit the Project Area for retail and other services, at 54%. Only 9% of respondents were residential landowners within the Project Area, while 18% were residential landowners adjacent to the Project Area, and 19% selected "other" or preferred not to answer. Relationships described as other include Strathcona County/Sherwood Park residents, non-landowning Project Area occupants, family members of landowners, and people who drive by or visit the Project Area for other purposes such as recreation.

How would you describe your relationship to the Project Area?

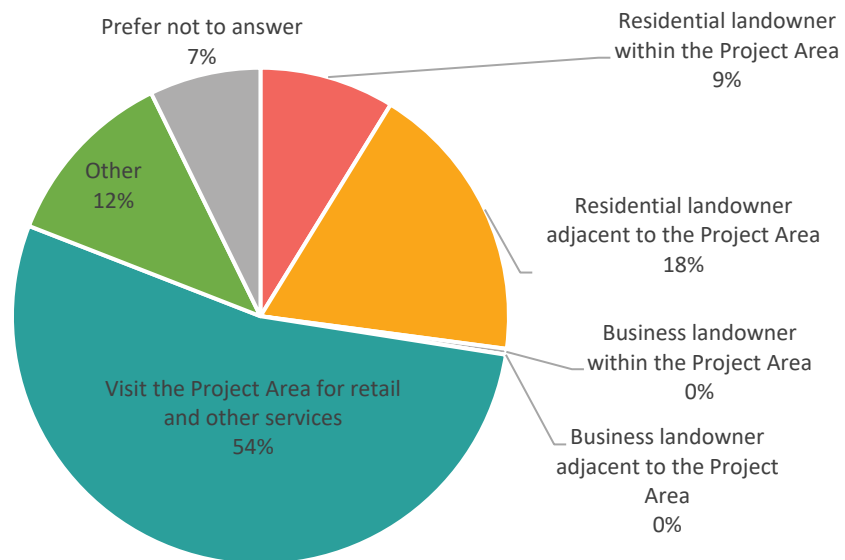


Figure 3: Online Survey Participants' Relationship to the Project Area

To identify the input of residential landowners within the Project Area, the input provided by this group will be reported separately throughout the report.

4.2. Online Workshop Participants

The majority of the online workshop participants who completed this question were residential landowners within the Project Area, while a limited number of participants identified as residential landowners adjacent to the Project Area and other. A total of 28 participants attended the workshop and a total of 22 participants completed this poll question. Some participants chose not to respond to the poll questions. There were also a few participants who advised that they experienced technical issues and were unable to respond to the polls.

How would you describe your relationship to the Project Area?

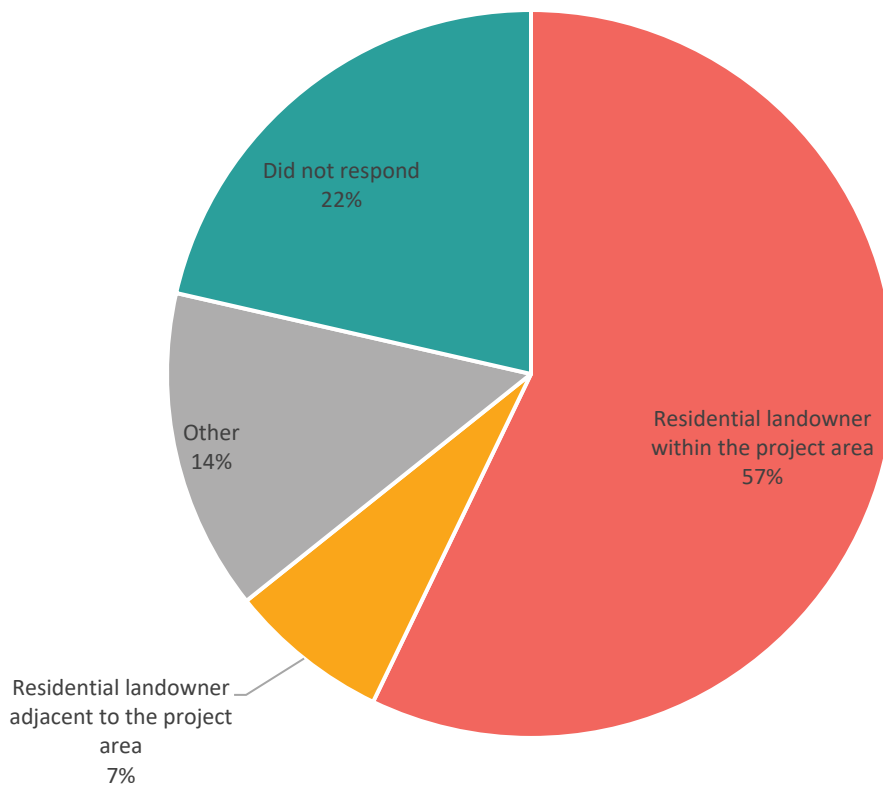
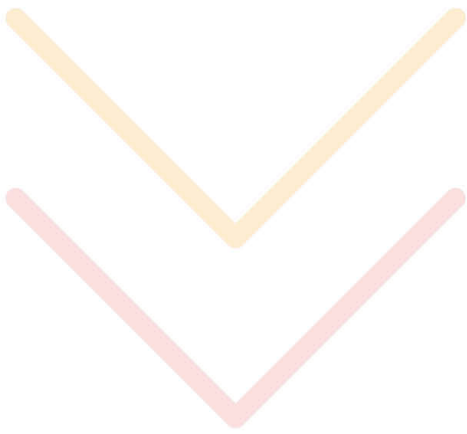


Figure 4: Workshop Participants' Relationship to the Project Area

5



What We Asked

5. What We Asked

The South of Wye ARP project draft Vision and Guiding Principles were shared with the public through Phase 2 engagement to obtain feedback and comments. These are foundational components of an ARP and will be critical for informed decision-making as the project progresses.

5.1. Here's what we asked you

At the residential workshop, we shared the draft Vision and draft Guiding Principles, and asked:

- How satisfied are you with the draft Vision?
- How satisfied are you with each of the draft Guiding Principles?



Next, we worked in groups around maps of the Project Area and asked:

- What do these draft Guiding Principles mean to you?
- What does each draft Guiding Principle look like in action?
- What ideas or suggestions do you have to improve/change this area? Where should/could these changes/improvements occur?

Through the online survey, we asked:

- How satisfied are you with the draft Vision?
 - What, if anything, would you add to the draft Vision?
 - What if anything would you remove from the draft Vision?
- How satisfied are you with each of the draft Guiding Principles?
 - Do you have any additional comments on any of the draft Guiding Principles?
- Which of the draft Guiding Principles best align with what's important to you?
- Are there any additional guiding principles you think the South of Wye ARP Project should include?
- Do you have any additional comments related to the South of Wye ARP Project?



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What You Told Us

6. What You Told Us...

A summary of what was heard is visually depicted below. For a complete table of data collected, see Appendix A.

... about the Draft Vision:

Draft Vision

The area south of Wye Road is a well-established and attractive area for residents and visitors, with existing country residential, commercial, and community services. As the area evolves over time, redevelopment will occur in a manner that is context-sensitive to the existing country residential character and natural areas.

Redevelopment that does occur will work towards enhancing the Wye Road commercial corridor and supporting the creation of complete communities. The area will develop over time to feature a well-designed public realm with a comfortable, connected, and safe active transportation network.

Through the workshop poll...

39% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the draft Vision, while 18% identified they were either very satisfied or somewhat satisfied, and 14% identified that they were neither satisfied nor unsatisfied. 29% of the workshop participants did not respond to the poll. A total of 28 participants attended the workshop and 20 participants responded to this poll.

How satisfied are you with the draft vision?

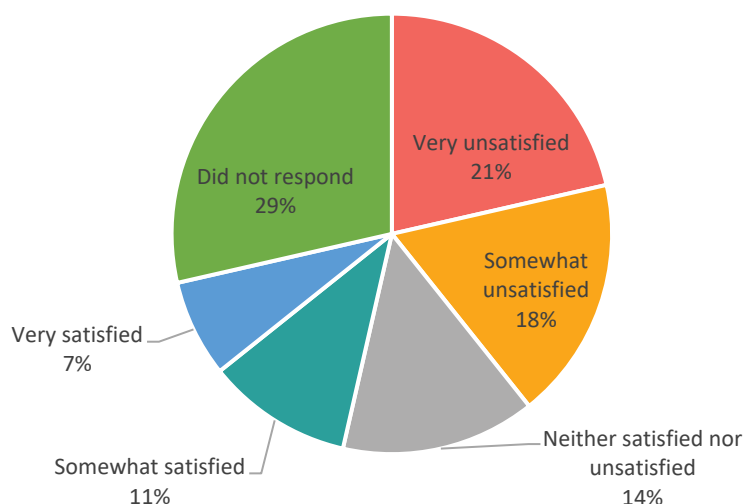
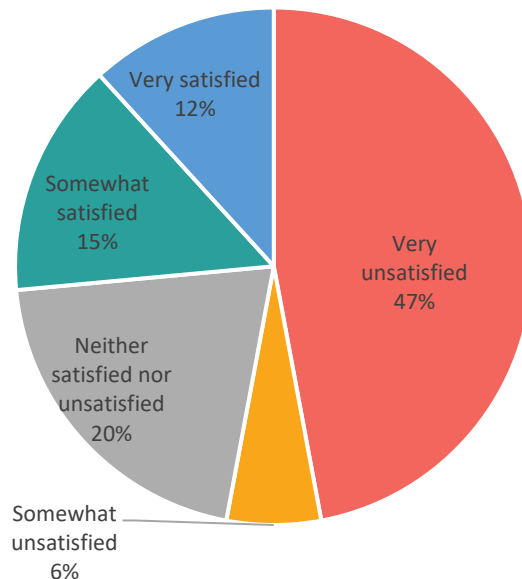


Figure 5: Workshop Participants' Satisfaction with the Draft Vision

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed South of Wye ARP Project draft Vision?



53% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the draft Vision, while 27% identified they were either very satisfied or somewhat satisfied, and 20% identified that they were neither satisfied nor unsatisfied. A total of 34 respondents who indicated that they were landowners within the Project Area responded to this online survey question.

Figure 6: Survey Respondents who are Landowners' Satisfaction with the Draft Vision

We asked the following questions in the online survey:

What, if anything, would you add to the draft Vision?

What, if anything would you remove from the draft Vision?

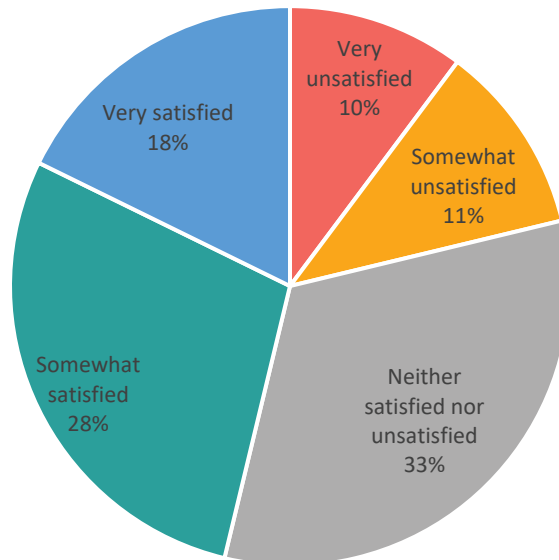
Generally, survey respondents who identified as landowners within the project area noted that they would like the Vision to give a specific description of what the area will look like in the future, including details such as specific locations and their land uses. Some respondents voiced support for more housing options and commercial, while others worried that the draft Vision implied too much of a possibility of redevelopment. Many respondents felt that using terms such as "complete communities" and "public realm" were not appropriate for the country residential context. Many landowners did not like the phrase "redevelopment will occur", and do not want to see their area change at all. Some participants voiced that due to the uses of the commercial area and country residential being so different, separate visions for each area would be appropriate.

"The draft vision is vague and can be used to support anything at any time. Which statements take priority? Context sensitive vs complete community for instance. A high rise next to an acreage is a complete community but not context sensitive."

-Residential Landowner

SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA (MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR DID NOT SPECIFY):

How satisfied are you with the proposed South of Wye ARP Project draft Vision?



21% of the survey respondents who are not landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the draft Vision, while 46% identified they were either very satisfied or somewhat satisfied, and 33% identified that they were neither satisfied nor unsatisfied. A total of 372 respondents who indicated they were not landowners responded to this online survey question.

Figure 7: Survey Respondents who are Not Landowners' Satisfaction with the Draft Vision

We asked the following questions in the online survey:
What, if anything, would you add to the draft Vision?
What, if anything would you remove from the draft Vision?

Survey respondents commented that the language of the draft Vision was too vague and uses a lot of jargon that is inaccessible to the general public. Many respondents raised concerns over traffic flow in the area, and the impacts that further development will have on traffic volumes. Some participants prefer to maintain the community as is, and are not in favour of a "complete community" vision which would integrate different types of housing within the Project Area. However, other respondents agreed with a vision for affordable housing that would serve young families and seniors in Strathcona County.

"Needs much clearer definition of the vision with more concrete indication of potential direction."

-Survey Respondent

Many respondents would like to see more environmental initiatives integrated within the draft Vision to maintain greenspace and wildlife corridors within the Project Area. Several respondents also commented on the desire for year-round active transportation connections not only within the Project Area, but connecting to the surrounding active transportation network as well. The viability of increasing commercial space in the area when there is a perception of high commercial vacancy in the area was also noted by some respondents.

"Affordable development, while referenced in the complete Community" section of the draft should remain paramount. I don't care if you have to put in a 4 story. People need affordable places to live in Sherwood park."

-Survey Respondent

... about the Draft Guiding Principle #1, "Redevelopment will be context-sensitive":

Through the workshop poll...

33% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 1, while 28% identified they were either very satisfied or somewhat satisfied, and 7% identified that they were neither satisfied nor unsatisfied. 32% of participants did not respond to this poll. A total of 28 participants attended the workshop and 19 participants responded to this poll.

How satisfied are you with the proposed Guiding Principle 1?

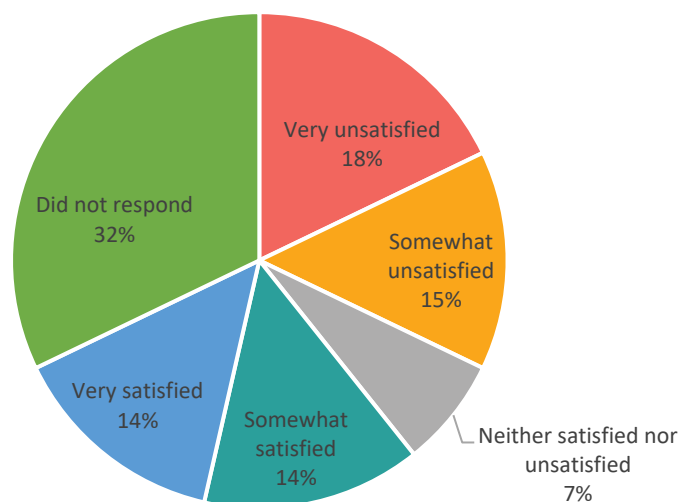
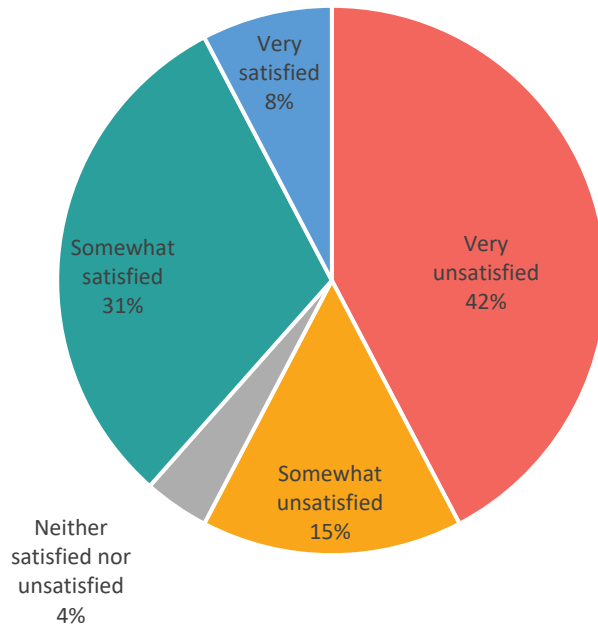


Figure 8: Workshop Participants' Satisfaction with the Guiding Principle 1

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed Guiding Principle 1?



57% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 1, while 39% identified they were either very satisfied or somewhat satisfied, and 4% identified that they were neither satisfied nor unsatisfied. A total of 34 respondents who indicated they were landowners responded to this online survey question.

Figure 9: Survey Respondents who are Landowners' Satisfaction with the Guiding Principle 1

Many respondents who identified as landowners commented that words such as "respected" and "considered" are vague and do not provide enough guidance. Some suggested using words such as "protected", "maintained", and "adherence" to strengthen the intention of the draft Guiding Principle #1. Similarly, the meaning of "land use transition" was considered unclear and likely to be misinterpreted.

"There are areas that have lost the country residential character, those must be planned now not over time."

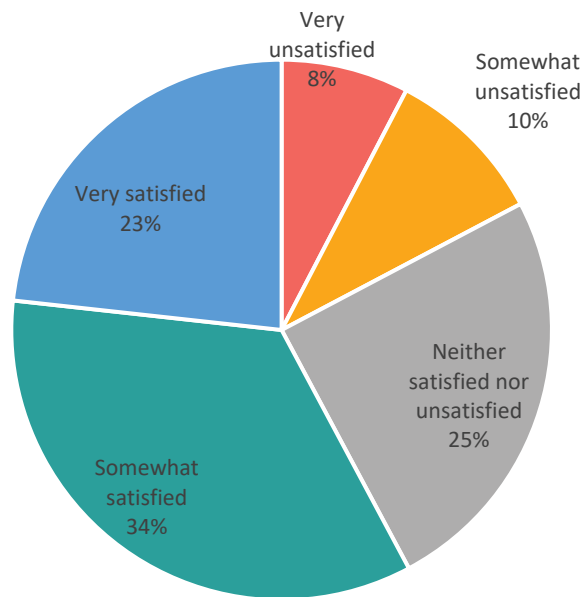
-Landowner

"'Respect and consider' country residential means nothing -need words with teeth."

-Landowner

**SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA
(MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR
DID NOT SPECIFY):**

How satisfied are you with the proposed
Guiding Principle 1?



18% of the survey respondents who are not landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 1, while 57% identified they were either very satisfied or somewhat satisfied, and 25% identified that they were neither satisfied nor unsatisfied. A total of 301 respondents who indicated they were not landowners responded to this online survey question.

Figure 10: Survey Respondents who are Not Landowners' Satisfaction with the Guiding Principle 1

Non-landowner survey respondents felt that the proposed Guiding Principle 1 is vague and does not help to guide the future of the area. Many commenters expressed that "respected" and "considered" are "too flexible" of terms in relation to residential character. Several respondents expressed the desire to maintain the country residential character.

However, other respondents suggested support for redevelopment and subdividing large acreages into smaller residential lots so that more people can live in the area. Many respondents commented on the high volume of traffic on Range Road 233, and the desire to minimize additional traffic.

"I worry that officials definition of "residential character being respected and considered" sounds too flexible."

-Survey Respondent

"Should encourage breaking up 3 acre parcels into residential lots."

-Survey Respondent

... about the Draft Guiding Principle #2, "Conserve and integrate natural areas":

Through the workshop poll...

21% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 2, while 40% identified they were either very satisfied or somewhat satisfied, and 7% identified that they were neither satisfied nor unsatisfied. 32% of participants did not respond to this poll. A total of 28 participants attended the workshop and 19 participants responded to this poll.

How satisfied are you with the proposed Guiding Principle 2?

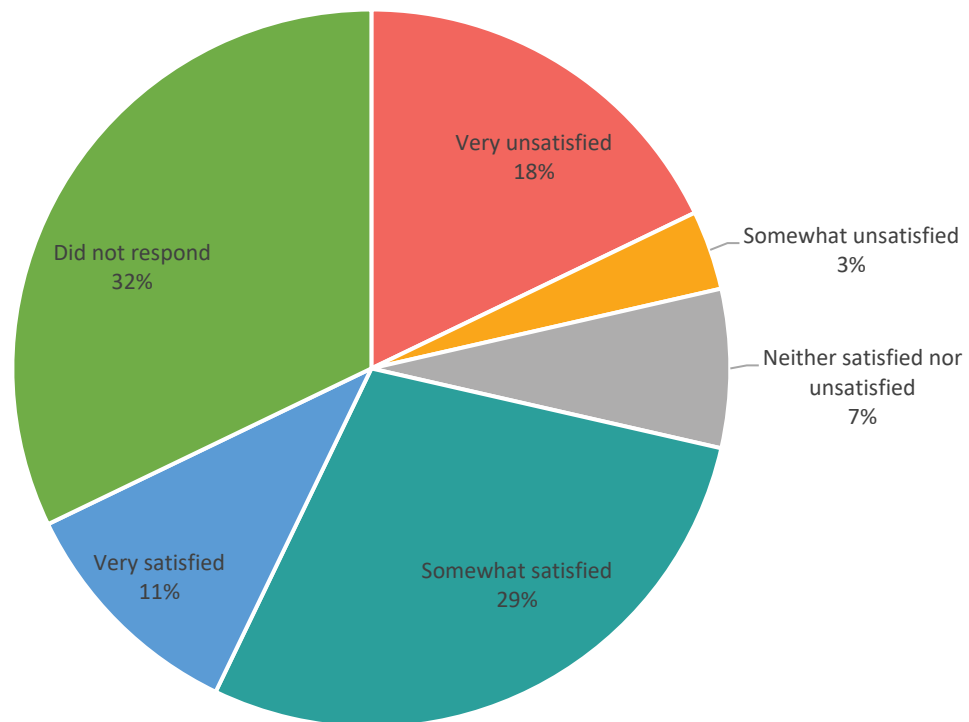
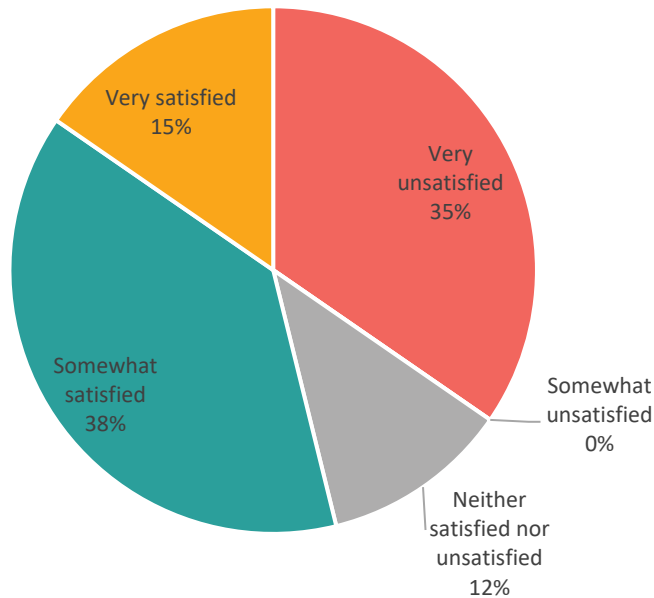


Figure 11: Workshop Participants' Satisfaction with the Guiding Principle 2

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed Guiding Principle 2?



35% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 2, while 53% identified they were either very satisfied or somewhat satisfied, and 12% identified that they were neither satisfied nor unsatisfied. A total of 26 respondents who indicated they were landowners responded to this online survey question.

Figure 12: Survey Respondents who are Landowners' Satisfaction with the Guiding Principle 2

Many landowners voiced strong opinions regarding concerns with community use and interaction with wetlands. Several participants felt that it was not possible to enhance ecological value while also promoting public use. The importance of consideration for migratory pathways, waterflows, and climate change patterns in design was also noted. Others stressed that the impacts to surrounding landowners must be considered.

"The changes to the migratory pathways and waterflows have been significant as the area developed. It is imperative this plan consider this plus climate change patterns as part of the design."

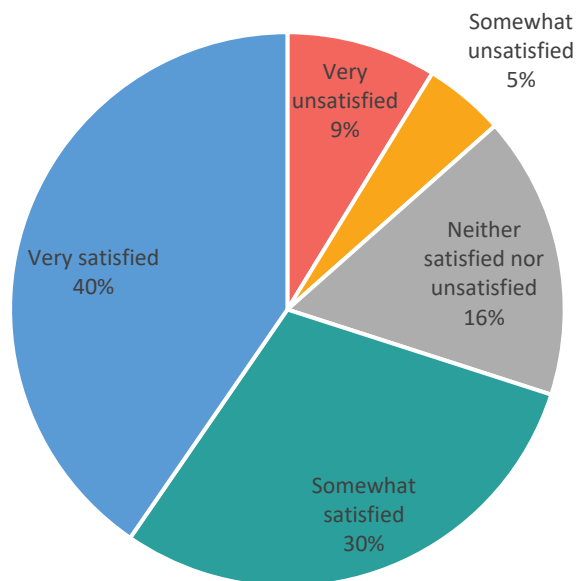
-Landowner

"Good to retain natural areas but don't presume that enhancing them and community use are actually compatible. Some areas are best left alone for many reasons, some of which are impacts on adjacent landowners"

-Landowner

SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA (MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR DID NOT SPECIFY):

How satisfied are you with the proposed Guiding Principle 2?



14% of the survey respondents who are not landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 2, while 70% identified they were either very satisfied or somewhat satisfied, and 16% identified that they were neither satisfied nor unsatisfied. A total of 297 respondents who indicated they were not landowners responded to this online survey question.

Figure 13: Survey Respondents who are Not Landowners' Satisfaction with the Guiding Principle 2

Survey respondents commented that the natural features of the area are a key part of what makes the area distinct and desirable. They agree that maintaining these features is a priority for the ARP Project. Respondents noted that they would like to see stronger language around environmental protection and how this will be done.

"I would like to see what areas are characterized as "key natural areas" as I worry that a lot of the natural feel and flora of the area may be destroyed if only a cope of trees is left standing. This area is extensively green right now and I would be concerned for the acreage residents losing that feel of their neighborhoods."

-Survey Respondent

"Natural areas should be used for residents to enjoy, even in the rural areas. Add some benches and trails for us to enjoy"

-Survey Respondent

... about the Draft Guiding Principle #3, “Enhance the Wye Road commercial corridor”:

Through the workshop poll...

25% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 3, while 39% identified they were either very satisfied or somewhat satisfied, and 11% identified that they were neither satisfied nor unsatisfied. 25% of participants did not respond to this poll. A total of 28 participants attended the workshop and 21 participants responded to this poll.

How satisfied are you with the proposed Guiding Principle 3?

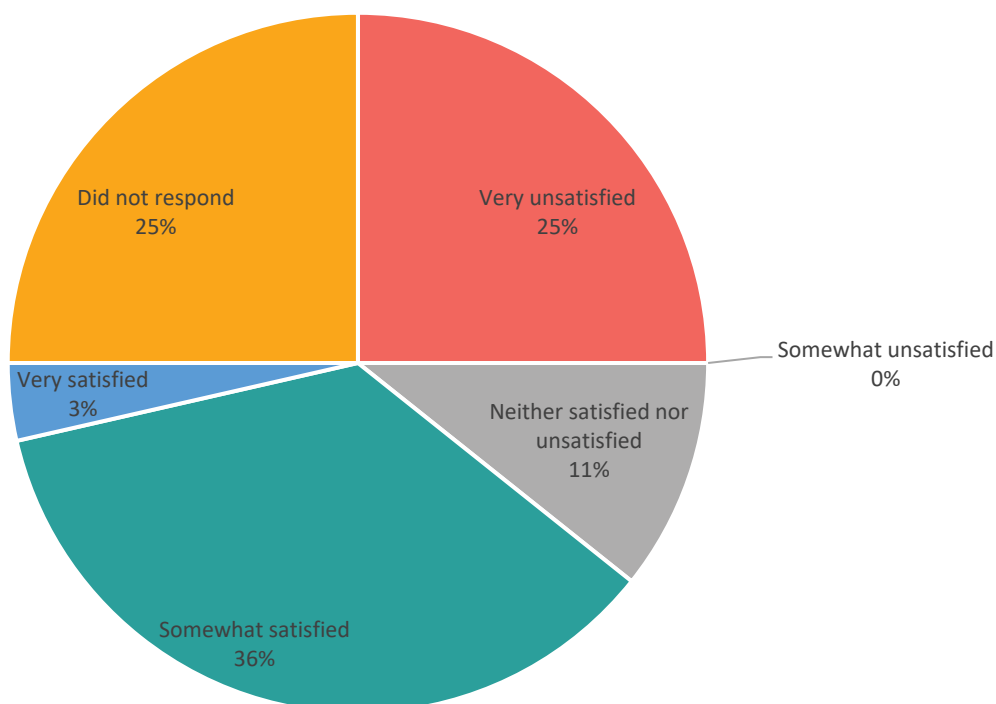
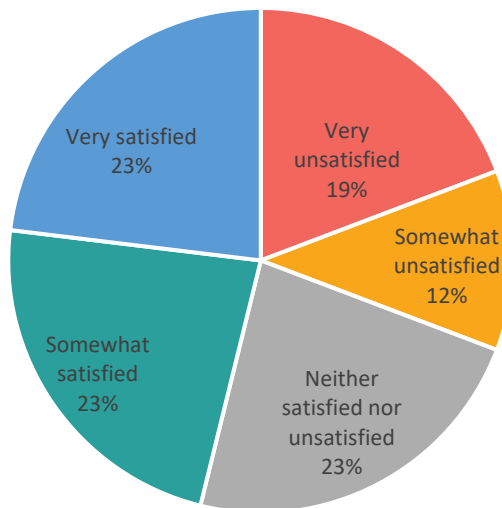


Figure 14: Workshop Participants’ Satisfaction with the Guiding Principle 3

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed Guiding Principle 3?



31% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 3, while 46% identified they were either very satisfied or somewhat satisfied, and 23% identified that they were neither satisfied nor unsatisfied. A total of 26 respondents who indicated they were landowners responded to this online survey question.

Figure 15: Survey Respondents who are Landowners' Satisfaction with the Guiding Principle 3

Several landowners commented that they do not understand proposed Guiding Principle #3, and voiced concerns over the impact on the existing commercial area and how it might change. Respondents advised that they would like the proposed Guiding Principle #3 to include more detailed direction on the commercial with provisions that whatever (re)development happens, there is no negative impact on the country residential.

"The existing commercial area is already very well served by several roads with sidewalks, and controlled intersections. It does not need enhancement."

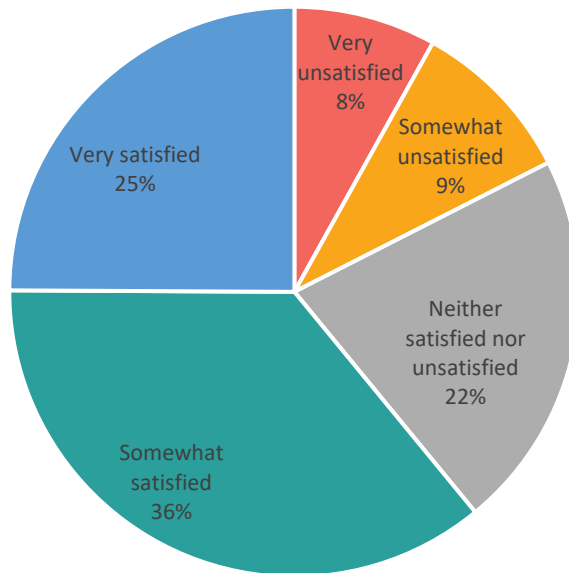
-Landowner

"Not clear - is specific to existing commercial area and could be interpreted to say that this will be the only place which has commercial. Yet earlier statements are much broader and would allow everything including commercial within country residential "complete communities" goal. What is actually contemplated? Have to be clear."

-Landowner

SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA (MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR DID NOT SPECIFY):

How satisfied are you with the proposed Guiding Principle 3?



17% of the survey respondents who not are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 3, while 61% identified they were either very satisfied or somewhat satisfied, and 22% identified that they were neither satisfied nor unsatisfied. A total of 297 respondents who indicated they were not landowners responded to this online survey question.

Figure 16: Survey Respondents who are Not Landowners' Satisfaction with the Guiding Principle 3

Non-landowner survey respondents commented that there seems to already be a lot of available commercial land and buildings in the area, and questioned the need for further (re)development. Some respondents expressed support for more commercial, specifically locally owned shops and eateries. Several respondents stressed that they do not want any more traffic lights on Wye Road, and feared that an increase in commercial development would have a negative impact on traffic in the area. Many commented that the language in proposed Guiding Principle #3 is vague and should give more direction as to where and what type of development is supported by the project.

"We have no need for more commercial - there are multiple empty commercial spaces in Strathcona county - focus on recreation and natural spaces."

-Survey Respondent

... about the Draft Guiding Principle #4, “Support complete communities”:

Through the workshop poll...

47% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 4, while 29% identified they were either very satisfied or somewhat satisfied, and 3% identified that they were neither satisfied nor unsatisfied. 21% of participants did not respond to this poll. A total of 28 participants attended the workshop and 22 participants responded to this poll.

How satisfied are you with the proposed Guiding Principle 4?

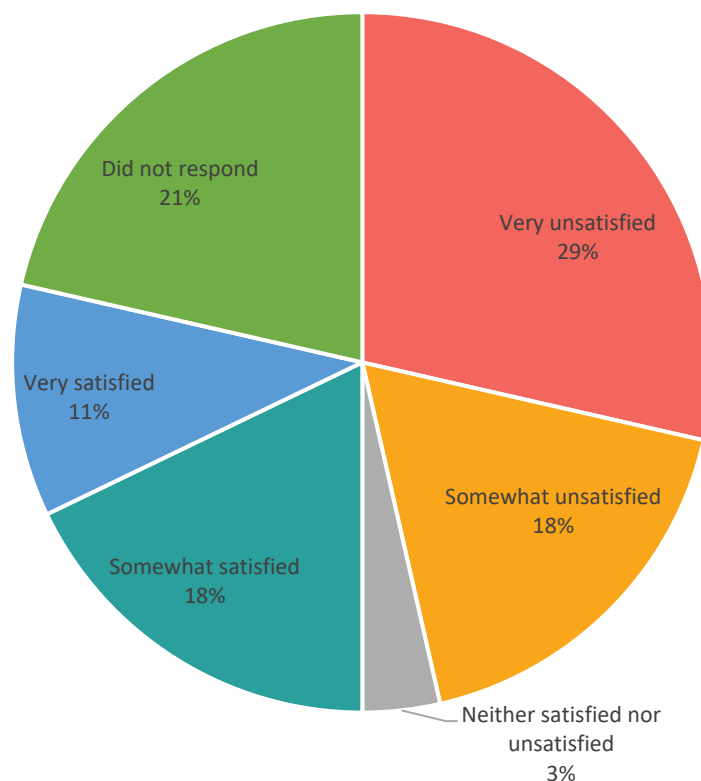
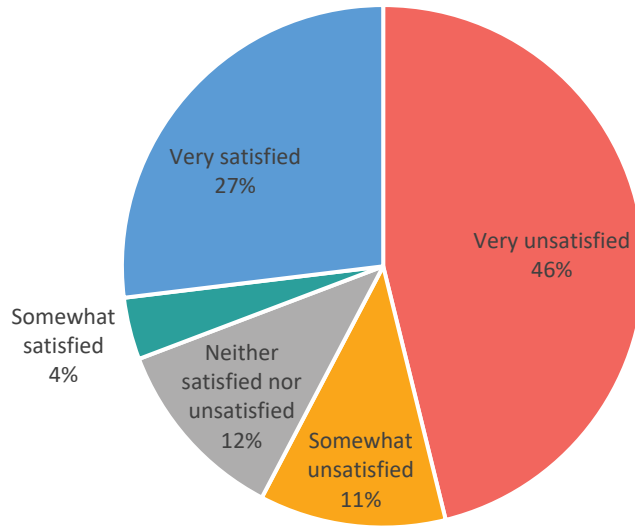


Figure 17: Workshop Participants' Satisfaction with the Guiding Principle 4

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed Guiding Principle 4?



57% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 4, while 31% identified they were either very satisfied or somewhat satisfied, and 12% identified that they were neither satisfied nor unsatisfied. A total of 26 respondents who indicated they were landowners responded to this online survey question.

Figure 18: Survey Respondents who are Landowners' Satisfaction with the Guiding Principle 4

Many landowners commented against the use of the term "public realm", and do not wish to see improvements to the public realm. Landowners expressed opposition for additional housing options in the area, and wish to see the existing country residential form maintained and protected.

"I do not want additional housing possibilities. Bought in this area for the current area, not to have a housing mix. There are plenty of spaces that already exist like that, keep south of Wye the same."

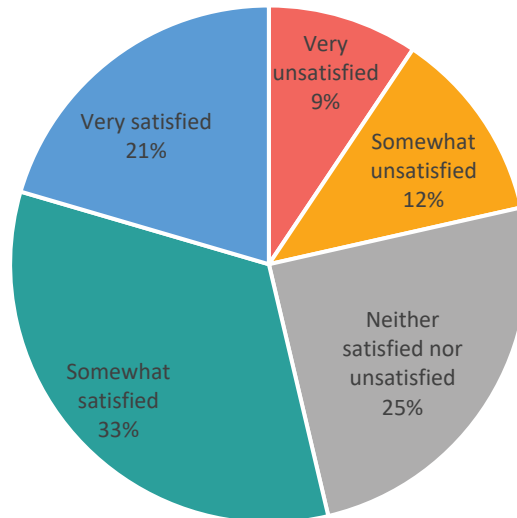
-Landowner

"Enhance the public realm" should have nothing to do with this guiding principle. The property owner alone should be able to decide whether a redevelopment suits his needs or not."

-Landowner

SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA (MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR DID NOT SPECIFY):

How satisfied are you with the proposed Guiding Principle 4?



21% of the survey respondents who are not landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 4, while 54% identified they were either very satisfied or somewhat satisfied, and 25% identified that they were neither satisfied nor unsatisfied. A total of 298 respondents who indicated they were not landowners responded to this online survey question.

Figure 19: Survey Respondents who are Not Landowners' Satisfaction with the Guiding Principle 4

Similarly to landowners, survey respondents who are not landowners felt that this principle is vague and does not give enough direction. Many agreed that the Project Area would not benefit from additional housing or commercial, and that the country residential form should be maintained. However, some respondents voiced their opinion that there should be provisions for low income and affordable housing in the Project Area, particularly for seniors on limited incomes and young people moving to the area. Some participants explained that the Project Area's proximity to the commercial area makes it a prime choice for increased housing options.

"This is an ideal area for affordable housing. It's close to shopping and buses. Why isn't it written in?"

-Survey Respondent

"The new community model of mixing low-income and high-income housing is terrible. Keep dense housing in the Aspen Trails/Emerald Hills (north) area."

-Survey Respondent

... about the Draft Guiding Principle #5, “Enhance the public realm”:

Through the workshop poll...

43% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 5, while 32% identified they were either very satisfied or somewhat satisfied, and 4% identified that they were neither satisfied nor unsatisfied. 21% of participants did not respond to this poll. A total of 28 participants attended the workshop and 22 participants responded to this poll.

How satisfied are you with the proposed Guiding Principle 5?

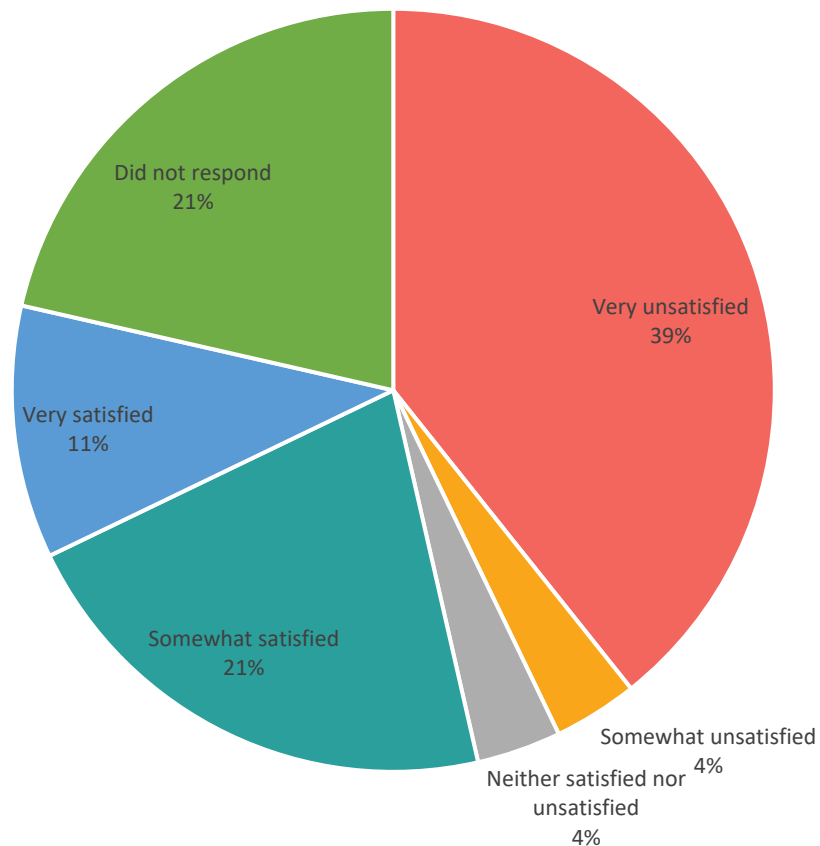
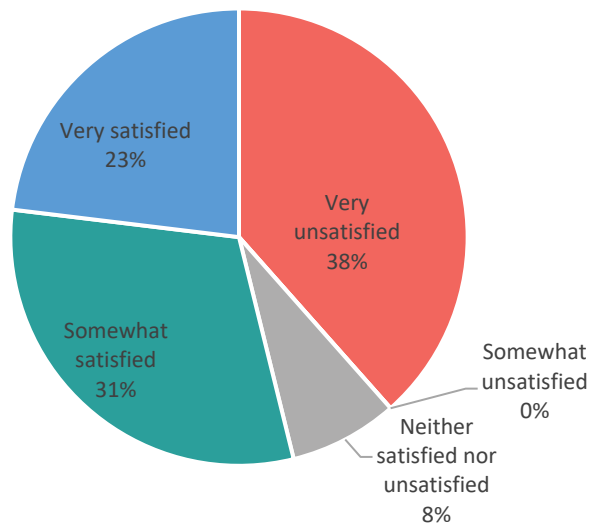


Figure 20: Workshop Participants' Satisfaction with the Guiding Principle 5

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed Guiding Principle 5?



38% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 5, while 54% identified they were either very satisfied or somewhat satisfied, and 8% identified that they were neither satisfied nor unsatisfied. A total of 26 respondents who indicated they were landowners responded to this online survey question.

Figure 21: Survey Respondents who are Landowners' Satisfaction with the Guiding Principle 5

Landowners expressed that proposed Guiding Principle #5 seems to apply more to the commercial area. Many commented that the proposed Guiding Principle #5 does not fit with their vision for the country residential portion of the Project Area. There is concern that improvements to the public realm will encroach on private property. Many participants explained that the rural character of the area is why they chose to live there, and they do not feel the area needs improvement.

"Seems reasonable. I support pedestrian trails and outdoor public land use as opposed to more high rises and commercial use. Why can't the peaceful rural flavour of the neighbourhood be maintained for people to enjoy?"

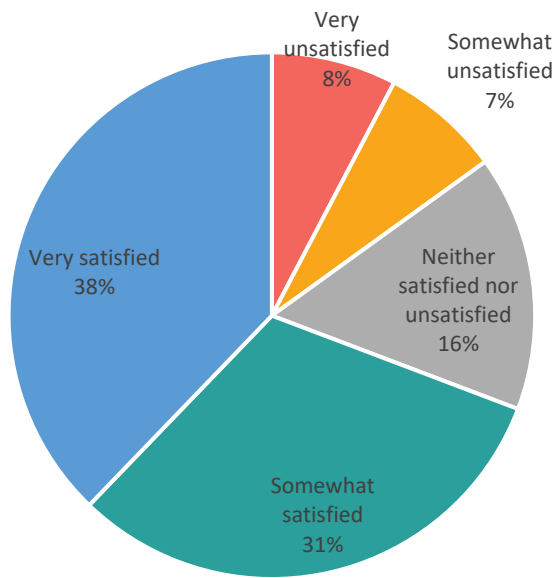
-Landowner

"Speaks to urban area design. Ignores fact that the country residential areas offer more open space within a 'country setting' than in any urban area and that Sherwood Park residents seek out the areas to enjoy -this will be lost. Might be ok if it just applies to existing commercial area."

-Landowner

**SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA
(MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR
DID NOT SPECIFY):**

How satisfied are you with the proposed
Guiding Principle 5?



15% of the survey respondents who are not landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 1, while 69% identified they were either very satisfied or somewhat satisfied, and 16% identified that they were neither satisfied nor unsatisfied. A total of 299 respondents who indicated they were not landowners responded to this online survey question.

Figure 22: Survey Respondents who are Not Landowners' Satisfaction with the Guiding Principle 5

Many respondents agreed that the area would benefit from more walking trails and connections throughout the area. Several respondents would like more details on where the connections would be made, while others expressed opposition to the entire principle. Several respondents expressed hesitancy, citing the winter climate as a barrier to active transportation. Generally, responses were split between those in favour and those against.

"A short trail that doesn't connect to other trails as part of a walkway/trail system is a waste of money, unless the purpose is to reach a main street"

-Survey Respondent

"Very happy to see this addressed. Connectivity is what has been missing in this area. Active transportation will encourage residents to spend more time outside and in our community."

-Survey Respondent

... about the Draft Guiding Principle #6, "Improve the transportation network":

Through the workshop poll...

36% of the workshop participants identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 6, while 39% identified they were either very satisfied or somewhat satisfied, and 4% identified that they were neither satisfied nor unsatisfied. 21% of participants did not respond to this poll. A total of 28 participants attended the workshop and 22 participants responded to this poll.

How satisfied are you with the proposed Guiding Principle 6?

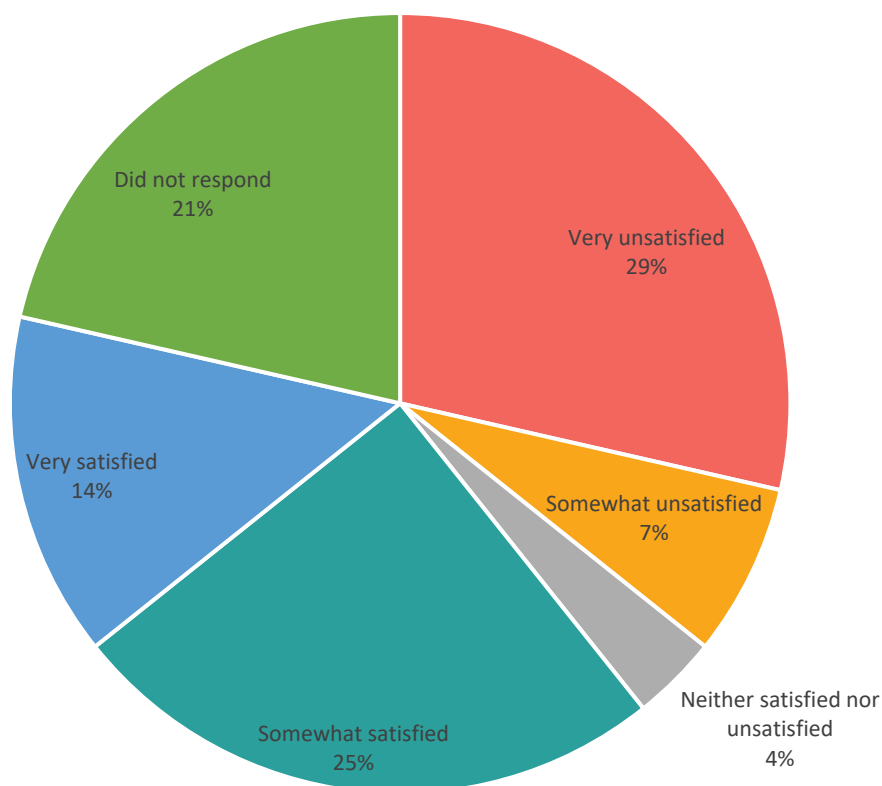
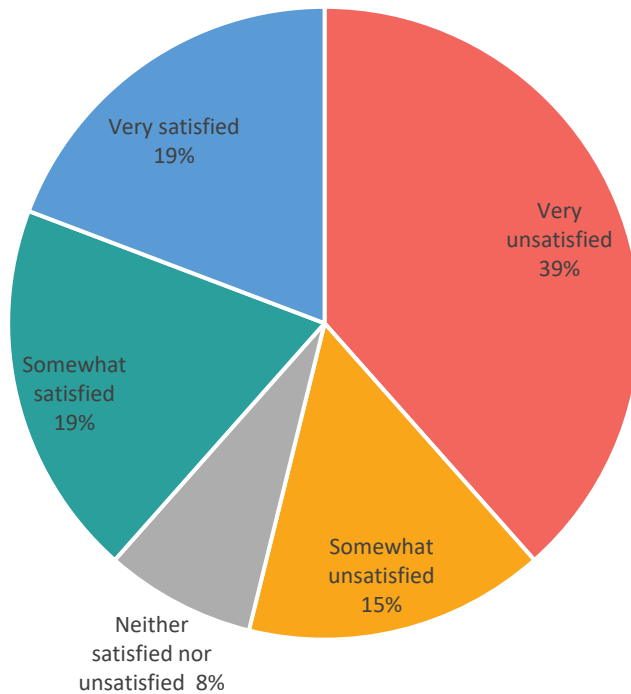


Figure 23: Workshop Participants' Satisfaction with the Guiding Principle 6

Through the survey...

SURVEY RESPONDENTS WHO ARE LANDOWNERS WITHIN THE PROJECT AREA:

How satisfied are you with the proposed Guiding Principle 6?



54% of the survey respondents who are landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 6, while 38% identified they were either very satisfied or somewhat satisfied, and 8% identified that they were neither satisfied nor unsatisfied. A total of 34 respondents who indicated they were landowners responded to this online survey question.

Figure 24: Survey Respondents who are Landowners' Satisfaction with the Guiding Principle 6

Respondents were hesitant that increased transit would not fit the country residential character of the area (narrow country residential roads). They would like to see more detail on what the transportation options and modes are referring to.

"I am for walking trails as long as existing property owner's rights and reasonable privacy is maintained."

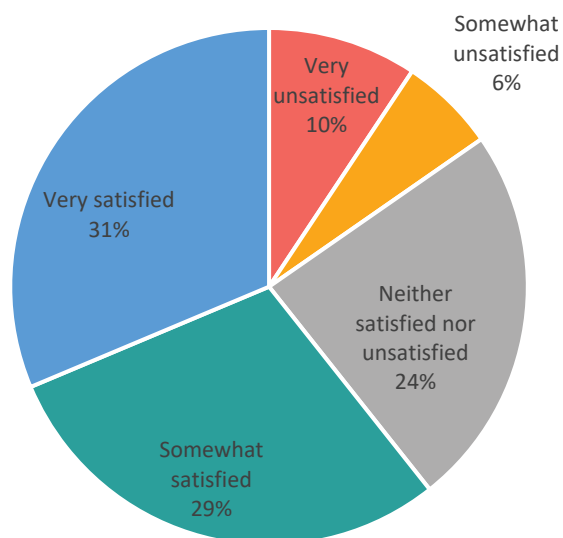
-Landowner

"Add something like "and will be designed to protect the natural character of the areas they transit."

-Landowner

SURVEY RESPONDENTS WHO ARE NOT LANDOWNERS WITHIN THE PROJECT AREA (MAY BE LANDOWNERS ADJACENT, BUSINESS OWNERS, VISITORS TO THE AREA, OR DID NOT SPECIFY):

How satisfied are you with the proposed Guiding Principle 6?



16% of the survey respondents who are not landowners within the project area identified that they were either very unsatisfied or somewhat unsatisfied with the Guiding Principle 6, while 60% identified they were either very satisfied or somewhat satisfied, and 24% identified that they were neither satisfied nor unsatisfied. A total of 300 respondents who indicated they were not landowners responded to this online survey question.

Figure 25: Survey Respondents who are Not Landowners' Satisfaction with the Guiding Principle 6

Respondents identified that they found proposed Guiding Principle #6 too vague and would like details on how people will move around the area. Several respondents stressed that they do not want more traffic lights in the area. While some respondents felt the plan was good and would like more emphasis on alternative transportation modes, others feel this is a car-oriented area and that it should stay that way.

"This is the most important one for me, active transportation in the area is a MUST."

-Survey Respondent

"Again, you must be realistic - with our weather and the majority of citizens using private vehicles provide road ways and adequate parking for now and in future"

-Survey Respondent

... about the what you would like to see in a draft land use concept:

Through the residential workshop group discussion and group work...

Ten maps were created depicting how participants would like to see future land use in the Project Area. Workshop facilitators annotated aerial maps of the Project Area according to participant guidance. Participants were split into 5 groups, A through E. One map was created for Draft Guiding Principles 1, 3, and 4, and another for Draft Guiding Principles 2, 5, and 6.

The information depicted on the maps is summarized on the following pages.

In **Figure 26**, Group A participants indicated they would like more pathway connections, and voiced concern that a property east of 23333 Wye Road was sold to the County without resident notification. The parcel south of Ash Street and East of Range Road 233 was identified as a potential area for high density and commercial redevelopment, with a road or trees acting as a buffer between neighbouring residential properties.

Below: Figure 26. Group A depiction of Draft Guiding Principles 1, 3, and 4.



In **Figure 27**, Group B participants highlighted an existing requirement for a berm and wall to separate commercial and country residential areas. Participants also described the existing path on the east side of the plan area as a safety hazard that needs to be addressed. They requested stronger language around protection and adequate buffering where they conflict. Some participants feel that describing the area as a “complete community” is going too far. There was concern about having trust to ensure the principles are followed in the plan, highlighting a history of decisions in the area. Concern was raised over how “context sensitive” will be defined in the plan.

Below: Figure 27. Group B depiction of Draft Guiding Principles 1, 3, and 4.



In **Figure 28**, Group C participants expressed that they would like to see no redevelopment in Wye Road Gardens or anywhere within Campbelltown Heights. They would like to see the plan respect country residential character, and don't like the word "consideration" in reference to this built form.

Below: Figure 28. Group C depiction of Draft Guiding Principles 1, 3, and 4.

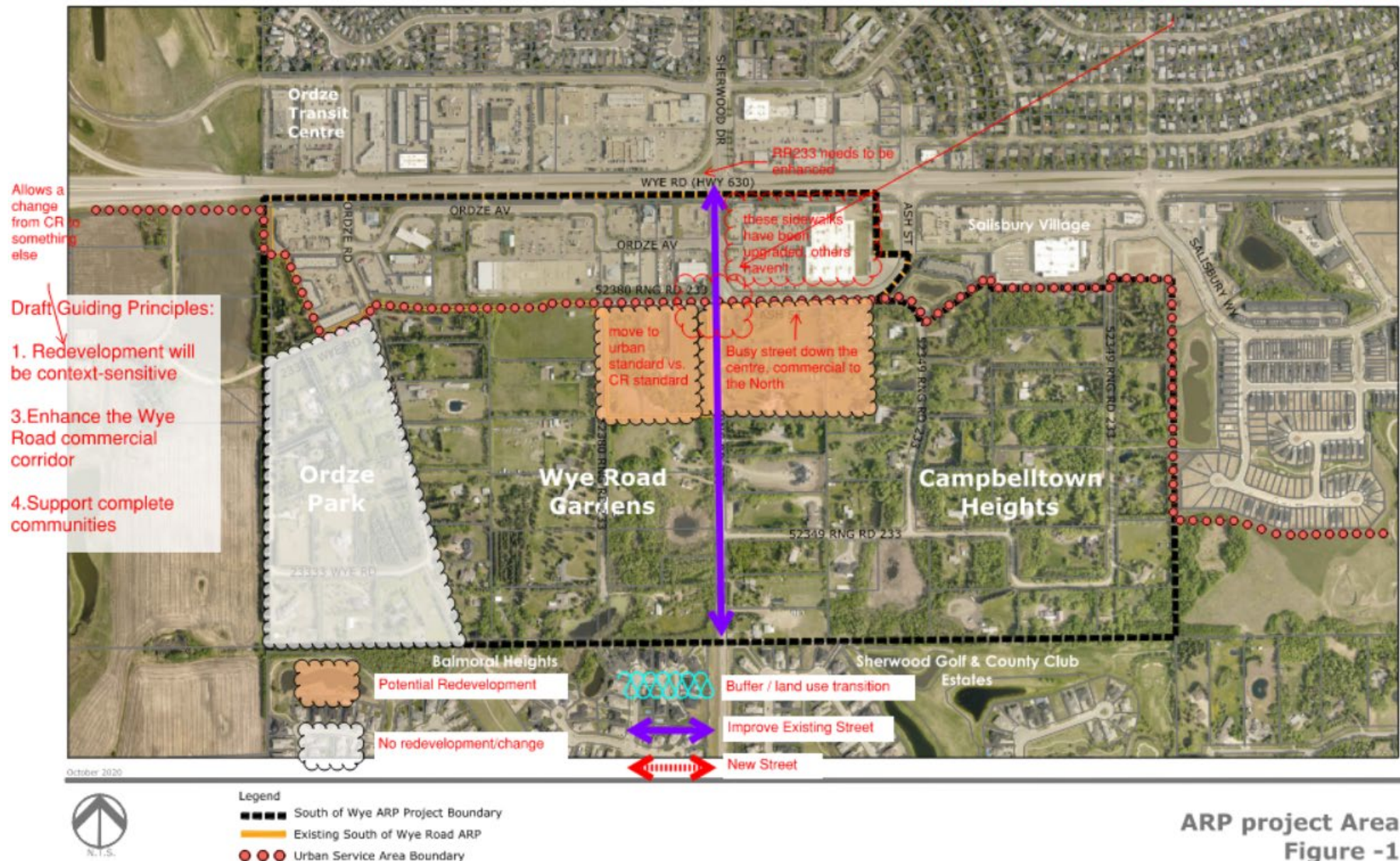


ARP project Area
Figure -1

In **Figure 28**, Group D participants suggested that the parcels south of the commercial area fronting on Range Road 233 be changed to an urban standard instead of a country residential standard. Participants agreed that Range Road 233 needs to be enhanced, and that the commercial area intersecting with Range Road 233 would be best suited for density, in a mini “Centre in the Park” style of development with coffee shops, etc.

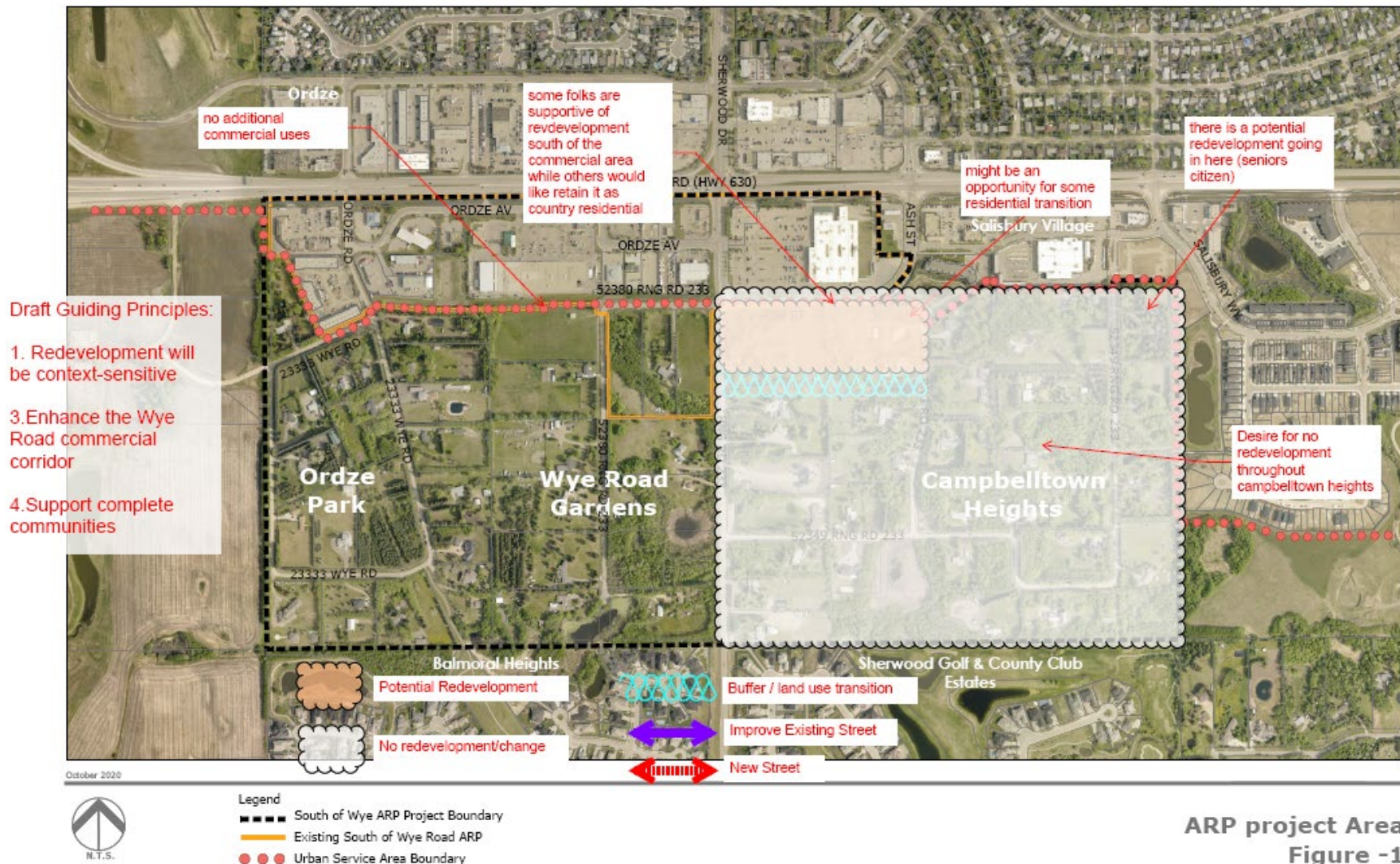
Below: Figure 29. Group D depiction of Draft Guiding Principles 1, 3, and 4.

Area of most density: coffee shop, etc. mini "centre in the park" type of idea



In **Figure 30**, some Group E participants expressed that there is no desire for redevelopment throughout Campbelltown Heights, while others were supportive of redevelopment south of the existing commercial area. It was acknowledged that there is currently a potential redevelopment in the northeast corner of the plan area. Residents suggested there is an opportunity for residential transition between commercial and residential areas.

Below: **Figure 30. Group E depiction of Draft Guiding Principles 1, 3, and 4.**



**ARP project Area
Figure -1**

The following maps depict Draft Guiding Principles 2, 5 & 6:

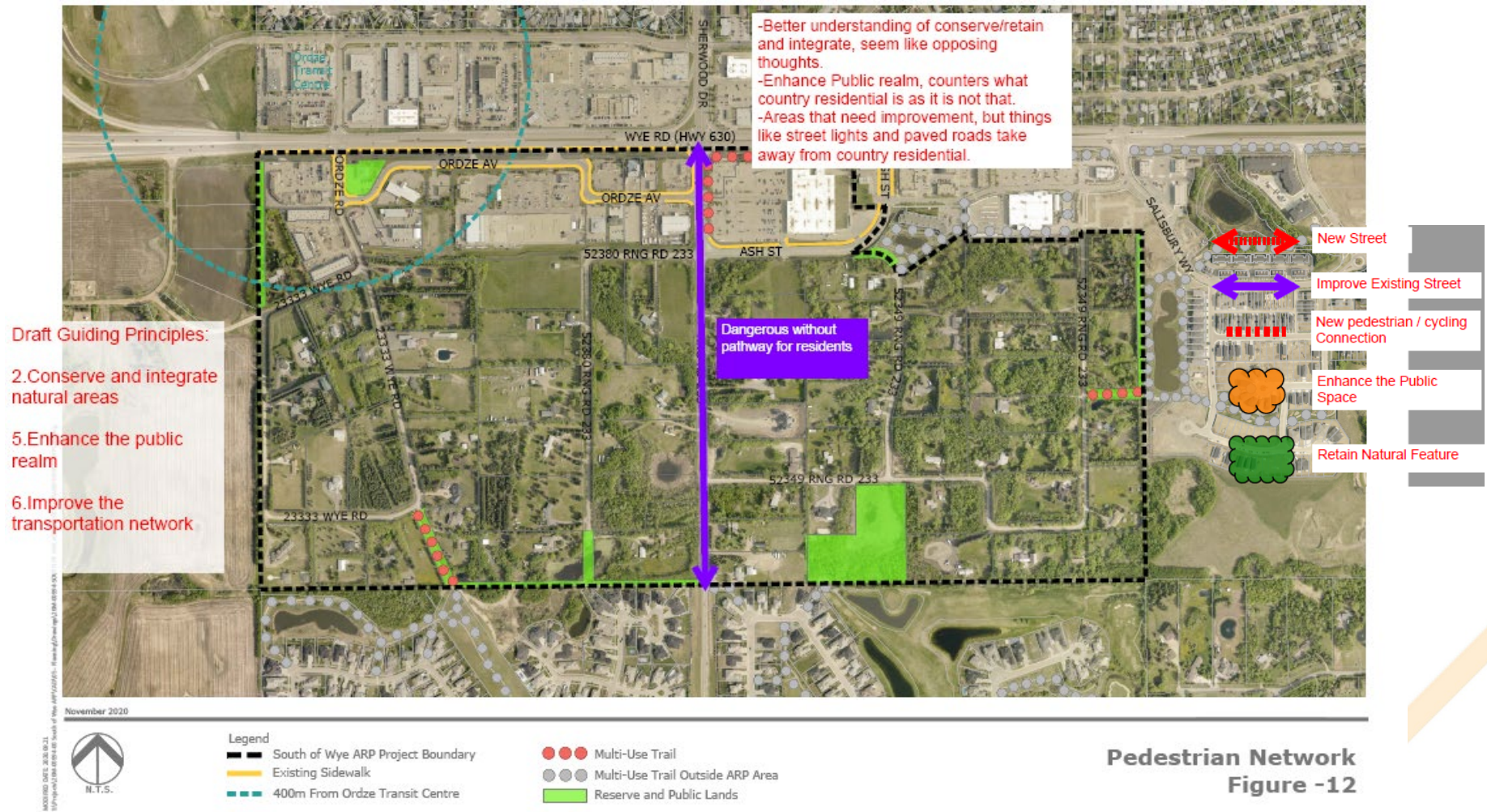
In **Figure 31**, Group A participants suggested creating a buffer between the commercial and country residential areas. Participants suggested updating Range Road 233 and keeping the existing natural areas as reserve without a pathway or fence.

Below: Figure 31. Group A depiction of Draft Guiding Principles 2, 5, and 6.



In **Figure 32**, Map B participants stressed that Range Road 233 is dangerous without a pathway for pedestrians. Participants would like a better understanding of “conserve”, “retain”, and “integrate”, as they are being read as opposing thoughts. It was expressed that “enhance the public realm” is contradictory to what country residential is. Participants agreed that there are areas that need improvement, but features like street lights and paved roads “take away from country residential”.

Below: Figure 32. Group B depiction of Draft Guiding Principles 2, 5, and 6.



In **Figure 33**, Group C participants expressed that they do not want to see a trail put through the existing public lands in the south of the plan area.

Below: **Figure 33. Group C depiction of Draft Guiding Principles 2, 5, and 6.**

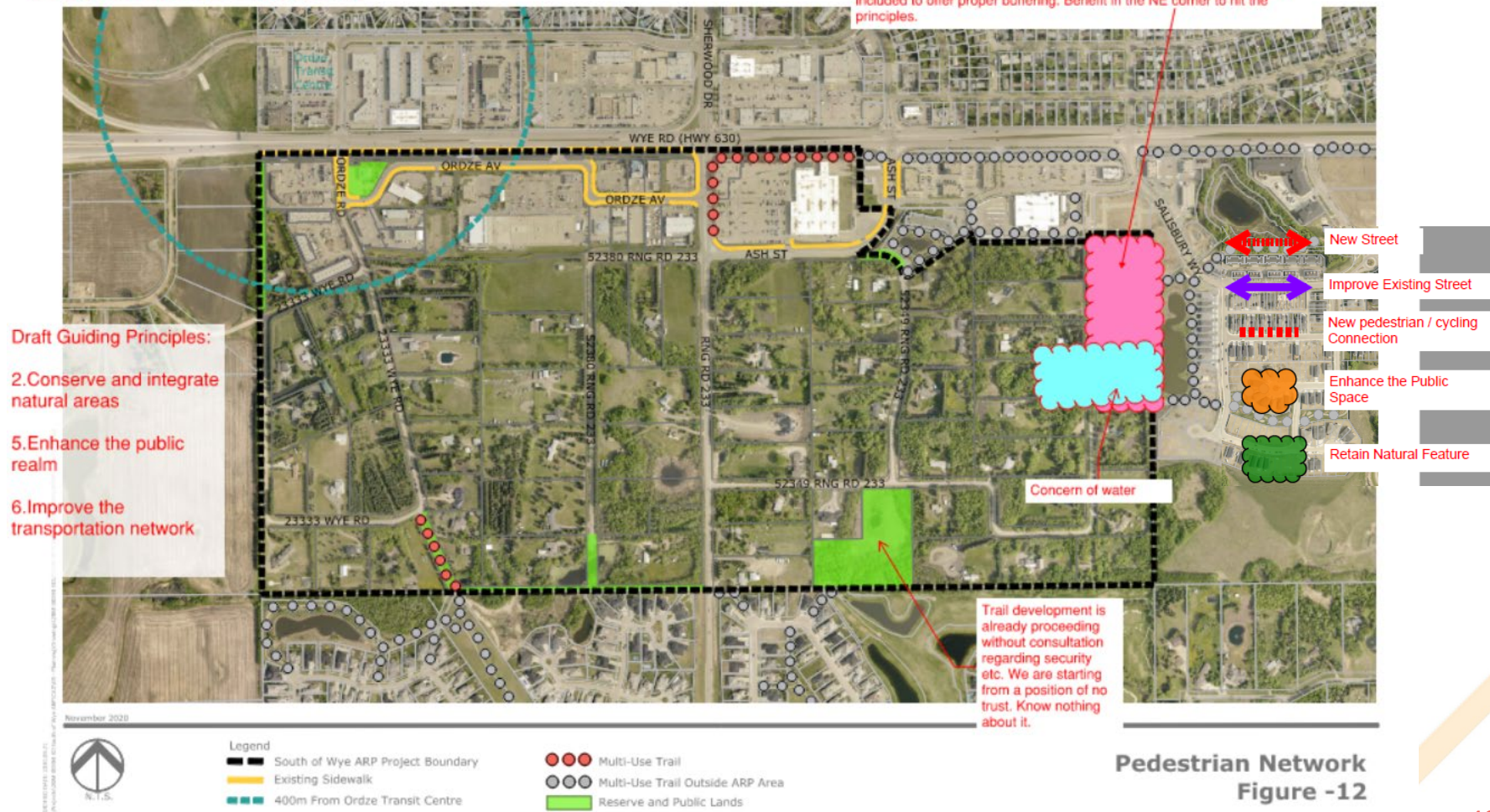


In **Figure 34**, several Group D, participants focused on the recent flooding in the northeast portion of the Project Area, caused by neighbouring construction. There is a high concern of flooding and changes to the water table. There is also cited concern regarding trail development through a large portion of public land along the south portion of the Project Area. It was expressed that trail development is proceeding without consultation, leading to larger issues of community trust in the area. Some participants reflected that the conversation and larger community appears to be fragmented.

Below: Figure 34. Group D depiction of Draft Guiding Principles 2, 5, and 6.

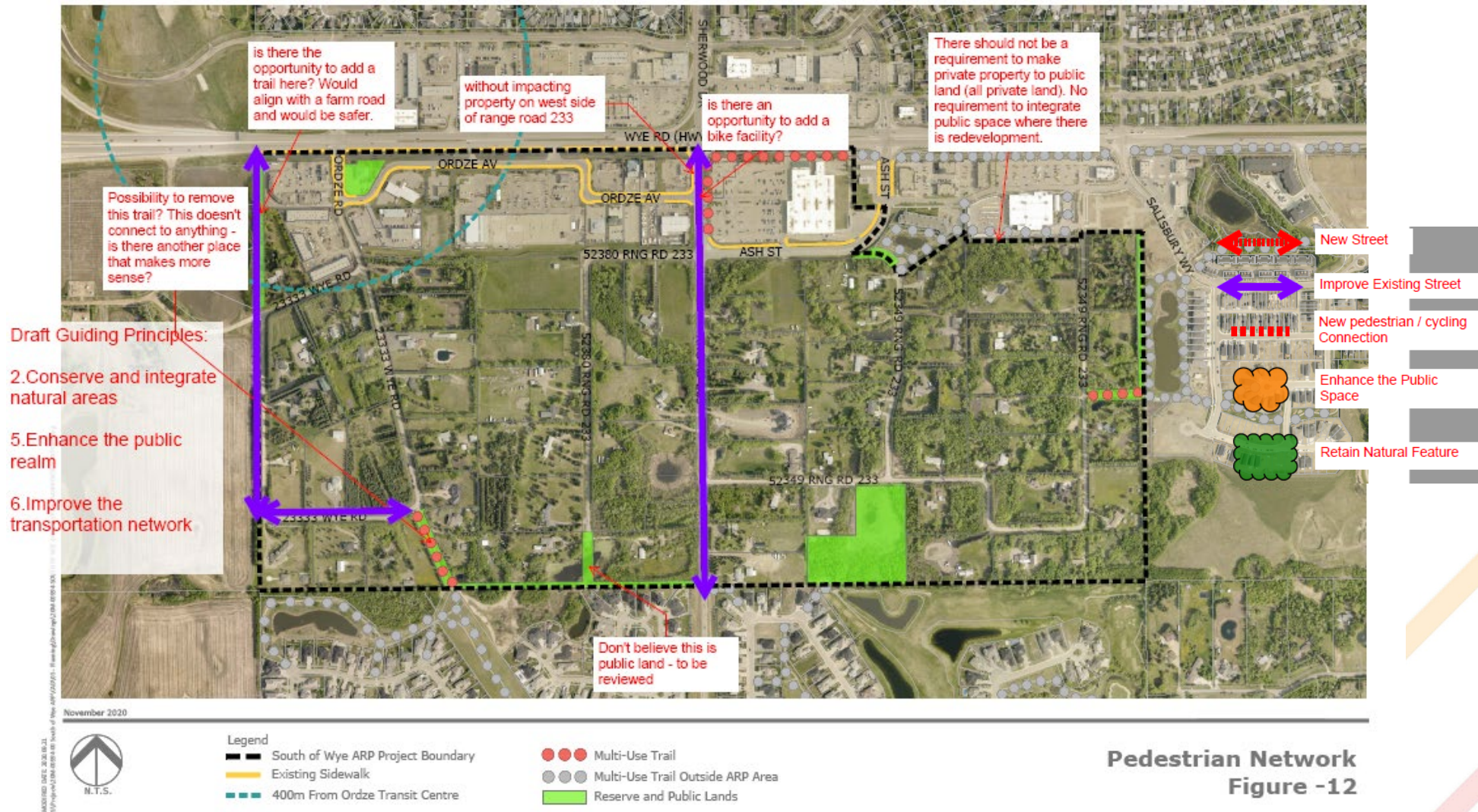
Hard to ask people what they want to do when it's their own property, why are we all in this conversation when everyone wants something different. Community is fragmented already.

Put in a lake, where the path was, it's changed the water table, they've had to put in bridges. RR above that is dangerous, needs to be addressed. NE corner went to 3rd reading without consultation. Parcel south should be included to offer proper buffering. Benefit in the NE corner to hit the principles.



In **Figure 35**, Group E participants expressed that there should not be a requirement to make private property public land, or to integrate public space where there is redevelopment. Participants questioned the public land depicted along the south portion of the Project Area, west of Range Road 233. Some participants asked if there is an opportunity to build a bike facility in the commercial area along Range Road 233, without impacting neighbouring property. Some participants suggested the multi-use trail in the southwest portion of the Project Area should be removed as it does not connect to any amenities.

Below: Figure 35. Group E depiction of Draft Guiding Principles 2, 5, and 6.



... about which of the Guiding Principles best align with what's important to you...

Survey respondents who are landowners...

Survey respondents who are landowners indicated that improving the transportation network, enhancing the Wye Road commercial corridor, conserving and integrating natural areas, and ensuring redevelopment is context sensitive are the Guiding Principles which best align with what is important to them.

Which of the following Guiding Principles best align with what's important to you (landowners)

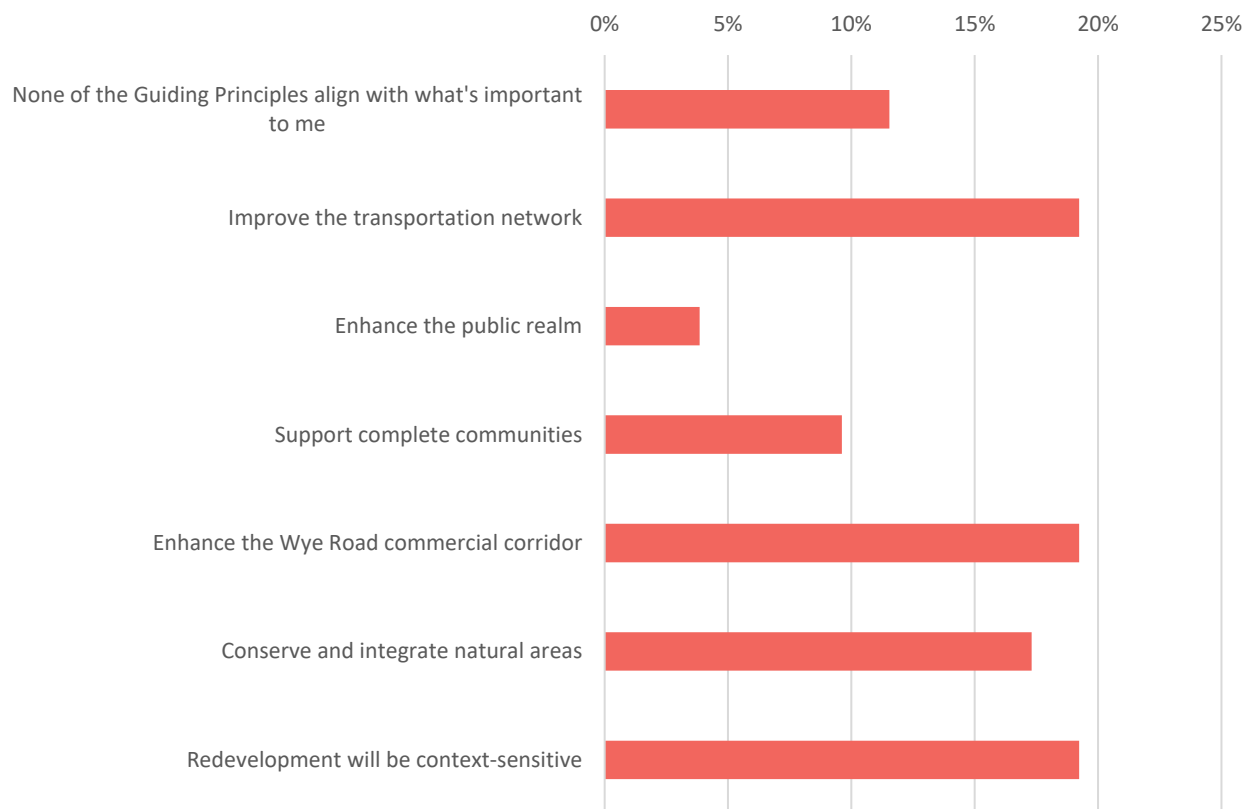


Figure 36: Landowners' indication of which Guiding Principles best align with what is important to them

*Participants could select multiple responses, therefore percentages may not equal 100%

Several landowners expressed that they feel that as landowners in the Project Area, they should be the sole group to determine the future of the Project Area, without input from others who use the area or live adjacent to it. Many landowners would like to see more specific Guiding Principles with details to provide certainty over the future of the Project Area.

Survey respondents who are not landowners...

Survey respondents who are not landowners indicated that conserving and integrating natural areas is the guiding principle which best aligns with what is important to them, followed by supporting complete communities and improving the transportation network.

Which of the following Guiding Principles best align with what's important to you?
(Please select all that apply)

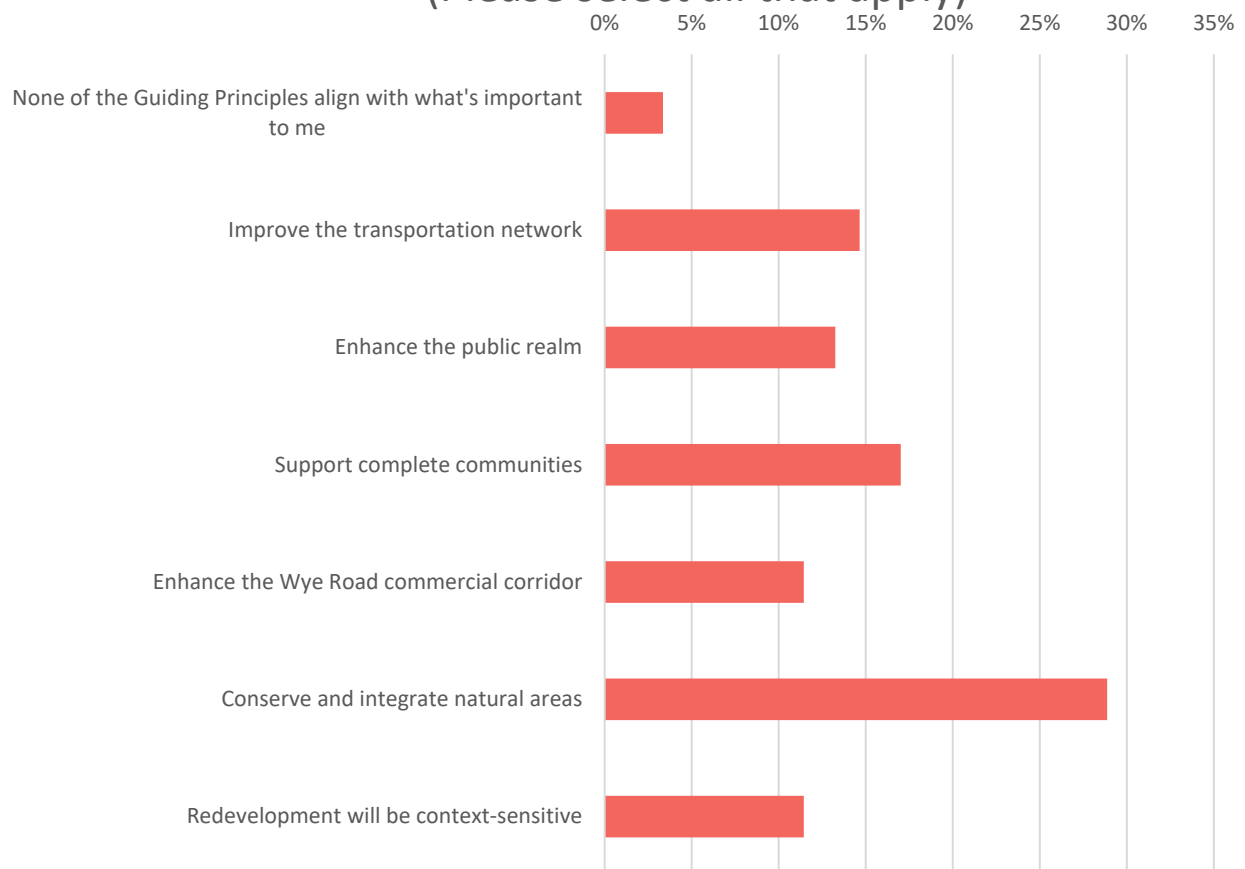


Figure 37: Non-landowners' indication of which Guiding Principles best align with what is important to them

*Participants could select multiple responses, therefore percentages may not equal 100%

Similarly, this group would like more specificity in terms of the Guiding Principles and the plan for the Project Area in the future. Several participants explained that they do not feel that the plan represents the best interests of the area's residents.

Additional comments related to the South of Wye ARP Project:

Survey respondents who are landowners...

A selection of comments are highlighted below. **For a full list of additional comments, see Appendix B: 9.17.**

"Environmentally friendly. Walkable communities. Highest and best use of the land - don't use farm land for new housing developments."

-Landowner

"It appears that the most concern lies with some, not all, acreage owners next to busy roadways such as RR 233 and some next to commercial".

-Landowner

"Planning should think how they would feel if all of a sudden their home had a 10 story building put up next to it. Context sensitive should be the primary guiding principle."

-Landowner

Survey respondents who are not landowners...

A selection of comments are highlighted below. **For a full list of additional comments, see Appendix B: 9.18.**

"We bought our home here to be in the rural area not as a urban area."

-Survey Respondent

"I don't understand why this is even being discussed. ALL COUNTY PROJECTS SHOULD FOLLOW THESE, without saying."

-Survey Respondent

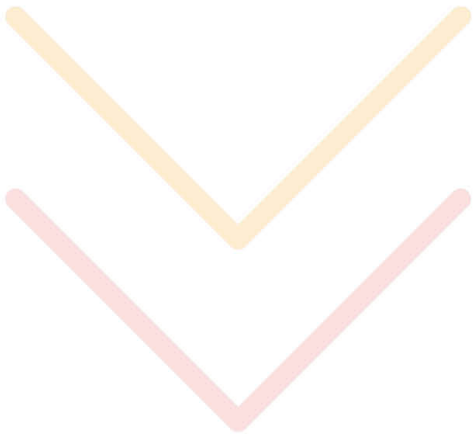
"I support the preservation of natural areas and people-friendly development. Transportation is important too. Development in Sherwood Park must be required to make spaces beautiful not just functional. Development must take into account that we are a winter hamlet. Designing stores as if we are in California is not people-friendly. Look to Nordic designs in Scandinavia countries. Thanks for collecting opinions."

-Survey Respondent

"Could there maybe be a commercial section added that would include some cute unique shops and coffee houses that might attract people to it. Not another Walmart etc. Create a niche unique to our county, kind of like St Albert."

-Survey Respondent

7



What Comes Next

7. What Comes Next

The draft Vision and Guiding Principles for the South of Wye ARP project will be revised based on the feedback received from the Phase 2 public engagement. Although a Vision and Guiding Principles are meant to be high level, there was a desire from the engagement completed that they be revised to be more direct and clearer. The draft Guiding Principles will also be revised to distinguish between Guiding Principles for the commercial area and Guiding Principles for the country residential area.

The purpose for the Vision and Guiding Principles is to set a high-level direction for the land use concept and overall ARP. Details that may be too specific for the Vision and Guiding Principles will be used to help to shape the more direct and detailed ARP goals, objectives and policies that will be drafted in Phase 4 of the project.

In Phase 3, we will be sharing potential land use concept scenarios. The tentative schedule is to present these scenarios to the public for review and feedback in the spring of 2021. The Vision and Guiding Principles will be revised and finalized prior to the potential land use concept scenarios and will also be shared with the public in Phase 3.

8. APPENDIX A – Survey Quantitative Data Collection

	How satisfied are you with the proposed South of Wye ARP Project draft Vision shown above?		How satisfied are you with the proposed Guiding Principle 1?		How satisfied are you with the proposed Guiding Principle 2?		How satisfied are you with the proposed Guiding Principle 3?		How satisfied are you with the proposed Guiding Principle 4?		How satisfied are you with the proposed Guiding Principle 5?		How satisfied are you with the proposed Guiding Principle 6?	
Very unsatisfied	16	47%	11	42%	9	35%	5	19%	12	46%	10	38%	10	38%
Somewhat unsatisfied	2	6%	4	15%	0	0%	3	12%	3	12%	0	0%	4	15%
Neither satisfied nor unsatisfied	7	21%	1	4%	3	12%	6	23%	3	12%	2	8%	2	8%
Somewhat satisfied	5	15%	8	31%	10	38%	6	23%	1	4%	8	31%	5	19%
Very satisfied	4	12%	2	8%	4	15%	6	23%	7	27%	6	23%	5	19%
Total responses	34	100%	26	100%	26	100%	26	100%	26	100%	26.00	100%	26.00	100%
Did not respond to this question	12		20		20		20		20		20		20	

Table A1. Combined SCOOP and Alchemer survey respondent data for those who indicated they own property within the Project Area

South of Wye ARP Project

	How satisfied are you with the proposed South of Wye ARP Project draft Vision shown above?		How satisfied are you with the proposed Guiding Principle 1?		How satisfied are you with the proposed Guiding Principle 2?		How satisfied are you with the proposed Guiding Principle 3?		How satisfied are you with the proposed Guiding Principle 4?		How satisfied are you with the proposed Guiding Principle 5?		How satisfied are you with the proposed Guiding Principle 6?	
Very unsatisfied	38	10%	23	8%	26	9%	24	8%	28	9%	23	8%	28	9%
Somewhat unsatisfied	41	11%	29	10%	14	5%	28	9%	36	12%	22	7%	18	6%
Neither satisfied nor unsatisfied	121	33%	75	25%	49	16%	64	22%	74	25%	47	16%	72	24%
Somewhat satisfied	106	28%	104	35%	88	30%	107	36%	99	33%	94	31%	88	29%
Very satisfied	66	18%	70	23%	120	40%	74	25%	61	20%	113	38%	94	31%
Total responses	372	100 %	301	100%	297	100%	297	100%	298	100%	299	100%	300	100%
Did not respond to this question	105		176		180		180		179		178		177	

Table A2. Combined SCOOP and Alchemer survey respondent data for those who indicated that they either own property adjacent to the Project Area, own a business within the Project Area, visit the Project Area for retail and other services, or selected other/did not indicate their relationship to the Project Area.

9. APPENDIX B – What Was Said (Qualitative Responses)

9.1. Draft Vision - Landowners survey comments

What, if anything, would you add to the draft Vision? Please do not include any personally identifying information.

Country residential is noted as the key descriptor for the area. Yes - some areas enjoy this - others not due to high traffic, adjacent to commercial hub.

Not clear what "context sensitive " to the existing country residential means when the balance of the statements pre suppose re development (see next box) . Think the vision at this point should focus on how the process and the residents et al will work towards a final visions and end result . Also a key issue has been to settle things once and for all and to have county support in this regard. So far many fine words but nothing re certainty

It would be handy to see more specific areas where redevelopment or non redevelopment would happen. For example the area bordering RR 233 and Ash Street and the east bordering 233 and what will be happening in the middle of the land. Time frame would be helpful.

At this stage the vision very general. useful to see a plan with proposed land usages.

Specifically I would ask the language used in around the last line of the Draft Vision (The area will ...) be adjusted to clearly communicate the principle that the "active transportation network" will be designed with enhanced buffering and privacy features while transiting the residential areas. Without adding a well stated DMZ principle for the corridor, the pathways will always conflict with the Country Residential experience.

provision for continuing country residential . statement has a nice words re country residential but related values nowhere to be found. Any nod to country residential has been negated by setting target of complete community. Note large number of comments from prior workshop and on line survey valued the country residential areas as attractive , pleasant, quiet peaceful - not the existing commercial area. Where are these values found , Problem identified at the start was that existing country residential and existing commercial should concurrent but separate as they are not automatically compatible/have separate issues. Need one Vision for commercial and one for Country residential . Need to step back as survey and report problems exist so Vision is based on flawed information and interpretation

Vision should be entirely sourced from community residents, not preseeded by County personnel.

I would make the following changes: The area south of Wye Road is a well-established and attractive area for residents and visitors, with existing country residential, commercial, and community services. As the area evolves over time, redevelopment may occur in a manner that is context-sensitive to the existing country residential character and natural areas. Redevelopment that does occur will work towards enhancing the Wye Road commercial corridor and supporting the creation of complete communities. The area may potentially develop over time to feature a well-designed public realm with a comfortable, connected, and safe active transportation network or it may remain the same and continue to support the country residential life style with the potential rebuilding new homes on the lots as turnover occurs.

The draft vision is vague and can be used to support anything at any time. Which statements take priority? Context sensitive vs complete community for instance. A high rise next to an acreage is a complete community but not context sensitive

"The area south of Wye Road is a well-established and attractive area for residents and visitors, with existing country residential, commercial, and community services. Redevelopment or subdivision that may occur, within the country residential areas will occur in a manner that mitigates and is context-sensitive to the existing country residential character and natural areas. Redevelopment within the existing commercial will be consistent with the forgoing and work towards enhancing the Wye Road commercial corridor and supporting the creation of complete communities. This latter area will develop over time to feature a well-designed public realm with a comfortable, connected, and safe active transportation network. " Or Add Ø Wording to make clear that "complete communities " applies to existing commercial area only Ø Clarify that "public realm applies to existing commercial corridor e.g. say "... the latter area will develop over time to feature a well-designed public realm...." Ø Add word "subdivision " in reference to existing county residential and limit change Note: define Area Re development vs subdivision or re-subdivision

Believe that the process has missed a major step - the last workshop and this survey has rocketed ahead to vision and principles without any opportunity for residents to review and discuss the results of the last workshop/survey and in particular, the "What we heard "report and its conclusions .Major concerns exist re the foregoing which impact drafting of any vision and principles, yet Planning does not want to hear, discuss and perhaps explain . Instead we plunged headlong into faulty statements of Vision and Principles. Should back -up, allow full open discussion of "results" following each workshop/survey . Would re do vision completely, No point in adding to a vision stmt that has an urbanization target e.g. complete community . Instead of an area attractive to residents and visitors alike, it would set up just another urban with a range of cookie cutter housing . Might be OK in the existing commercial area but a major unique aspect that makes Sherwood Park and the county an attractive location vs City of Edmonton is the existing country residential so close - where else would you find that ? It's not just for the landowners - it serves as an amenity for urbanites in Sherwood Park particularly for those near Wye Road , Salisbury Village etc. Would restructure any vision wording to clearly differentiate between what are two different visions - one for the existing commercial area and one for the country residential subdivisions. Having said that , a question asked in the first workshop was whether there could be scenario differences between the three subdivisions e.g different redevelopment - Planning's answer was "yes" so any vision stmt must allow for that also

Proposed vision is madness ! Replace an attractive area liked by residents and visitors alike with a complete community of all types of housing plus commercial ?! Possible Add/revision As the Country residential evolves over time, re-subdivision may be considered in suitable sub areas in a manner that is context sensitive to existing country residential character and homes, subject to appropriate transition and mitigations. then : Redevelopment that does occur will work towards enhancing the existing Wye Road commercial corridor and supporting the creation of complete communities within that corridor
First sentence fine scrap the rest .Why replace an attractive area with something - a complete community of urban dev't that very few would use the word attractive to describe except for possibly an urban planner or maybe someone comparing a new urban area to a blighted one. In revising provide for continuing country residential and reliability of provisions- not subject variable support/interpretation by Planning
Provision for continuation of Country residential and reliability of provisions not subject to varying interpretations/support by Planning.
reduce Wye road speed limit to REDUCE NOISE LEVELS that have occurred since the development of South wye road
Don't know from reading. Would like to see some visual interpretations.
More affordable single family homes.
expansion of commercial and high density housing
The term hared vision" is problematic. There are two camps - one for change
Something to clarify that the country residential zoning no longer serves the entire community. For some there is no longer a country residential character

What, if anything, would you remove from the draft Vision? Please do not include any personally identifying information.

A community in transition open to meeting a range of housing, retail and commercial needs.
Remove - "Redevelopment will occur over time " and "support the creation of complete communities " Both phrases pre suppose re development of the overall area whereas there is still a question of "if any" redevelopment.
The entire language of the draft vision really leans toward the inevitability that Country Residential will not exist in the end. Every time Country Residential is used it is paired with "Existing". Why? All language used in the future realm of the vision I noted, excludes the use of Country Residential term. Complete Communities in this case includes residential but residents don't seem to be in the vision unless we are a Business or on the pathway.
Delete- supporting creation of complete communities . preceding sets target of full urbanization . delete reference to public realm for same reasons-descriptors are all urban

<p>-Active Transportation This is private property, and roads are already included between them. Any improvement should be within existing right of ways. -Complete Community By definition this already is a complete community. -Public Realm This is all privately held land apart from small County zones. It is not parkland and should not be forced to become parkland simply because of a proposed development. - Enhancing the Wye Road commercial corridor Why? It already has road all along it, it doesn't need enhancement.</p>
<p>I would remove the assertion that development will occur and make sure the residents are listened to. If redevelopment is NOT supported but as the country residential acreages turn over the new owners may tear down and build new homes.</p>
<p>1) "As the area evolves over time, redevelopment...". This statement "presupposes redevelopment; delete and start second sentence as "Any potential future development will...." 2) "manner that is context sensitive" - too vague, needs to make a stronger commitment to protecting country residential living. Re: Lot 16 in CH: Would building a 2-4 story, 150-200 bed seniors facility directly beside and across from acreage properties be "in a manner that is context-sensitive" ? 3) remove "supporting the creation of complete communities" 4) remove "a well designed public realm" This conflicts with country residential - live in the area for serenity / privacy...do not support a vision promoting public areas i.e., plazas, open spaces, more traffic, etc.</p>
<p>Less emphasis on enhancing commercial which will surely be at the expense of existing landowners. It should be pointed out that those landowners in support do so because they intend to move out and thus have no interest in preserving the quality of the community only maximizing profits.</p>
<p>Adding higher density residential will destroy the current natural area that exists.</p>
<p>Ø Delete application of "complete community" target and public realm relationship to country residential</p>
<p>Everything after the first sentence . All that follows firstly, presumes redevelopment e.g."redevelopment will occur" when supposedly one of the options is still "if any" and secondly , it sets a target /vision of complete urbanization . Earlier survey had subdivision /resubdivision option with redevelopment applying to urbanization . Vision just says "redevelopment". What is actually intended? These terms should be defined to remove existing confusion and clarify intent or "possible " options.</p>
<p>Remove/revise everything after first statement. Don't presume redevelopment "will" occur Best to start over and clearly differentiate between vision for existing commercial area and the one for country residential areas remove everything</p>
<p>All after the first sentence -rest is all very urban oriented-in fact say "will" occur to be completely urban with all the minuses of same</p>
<p>I oppose any further redevelopment within Campbelltown heights. This area has been encroached upon enough over the past 20 years and the county has been less than forthcoming with the residents so there has been a level of trust lost. They have not held up previous agreements with respect to gradual encroachment upon country residential i.e. allowing consideration of a large Senior's facility right beside a country residential home.</p>
<p>Delete /revise everything after first sentence as those words actually set a vision of complete, full range urban dev't. Also shouldn't prescribe that redevelopment will occur which as written applies to the whole area</p>

No more apartment complexes
reduction of country residential zoning
one against change. Both can happen. Perhaps change the terminology to "vision"

9.2. Draft Vision - Survey Participants (excluding landowners)

What, if anything, would you add to the draft Vision? Please do not include any personally identifying information.
The vision should provide some emphasis on what the mix of residential complete with density and commercial there would ultimately be.
We need more housing with a nice mix of shopping and services.I would like to see more larger lots for building? Other newer areas in the Park are over crowded, fore hazards with no place to put snow. Do not want that.A seniot housing would be lovely. Multi housing? We have enough of that.
Single family housing, play areas for children, managing the traffic and traffic signaling on Wye Road so we are not having to stop at every light all day and night long.
To ensure that any commercial development does not encroach on existing residential homes
More open and natural spaces
some sidewalk (safe access) still lacking
We are still a car community- make sure to plan adequately for the influx of traffic - especially with condos or lower income high density residences
Details. Specifics. Measurable Objectives. Any information at all would be great. Perhaps some common-tongue terminology.
Timelines a vision is great, but Strathcona county can be slow at implementing. What year was the functional plan on RR233 and nothing has been done since
How vehicle traffic flow is maintained in the area
Greater accessibility to RR 233, as Ordze is quite condensed at the present time
Keep commercial development out. Consider park development with trails and the preservation of mature trees..
A walkway from balmoral to wye road
Emphasis on country residential and natural areas. This is not an area for high density or multi-story buildings unless there is a large transition area.
Plenty of parking, nothing worse than not having parking too allow for visitors to residents, as well as residents. Consider caregivers who require parking...
n/a
Stop the bleeding of funds to this project that is only another burden to our community.
Less generic and MUCH MORE SPECIFIC
Anything that connects my area to the rest of Sherwood park would be welcome - trials, bike paths. Think of access and traffic flow. Range Road 233 is already dangerous at the Ash street crossing

Try to correct the alignment of Ash and Ordze Roads and reduce the access to/from Wye road - for safety.
Leave room for the rural acreage
Strip mall...park ...water feature...bike trails...tobagann hill
I'd like to see a reference point to the area being a athway" to the urban service area from Country residential (south) as well as an entry to Sherwood Park off of Henday/Sherwood Park Freeway. This area can be a "first impression" to some new visitors and a way for the urban to interface with and welcome rural residents... especially rural residents that are arguably "rurban" anyways."
the map you have displayed on page one is very confusing. I even looked at my map ap to try and determine the exact areas. you should re-do the map to show better scale and area locations.
In the future a list of business opportunities and what kind of business are allowed or going in the area.
The areas have some great trees and natural paths - would want to see these maintained. Some pathways shouldn't be paved to provide options for Active Transportation and recreation.
No additional entrances off of Wye Rd.
reducing traffic on RR231 as it has exploded with Wye road construction and developments
Needs much clearer definition of the vision with more concrete indication of potential direction
I don't believe that there is enough information provided.
I would like to see the areas that would be developed as parks and left as natural areas.
I am unsure what is meant by the draft vision. Is it an indication of what currently exists, or what will be? I saw the map as what currently is. I don't see anything that shows me what the proposal is to become a omplete community". Or is it already considered a complete community? The areas that are allocated for business building are being expanded? Green space is locked in or being taken away?"
NO
Affordable development, while referenced in the omplete Community" section of the draft
More emphasis on natural spaces
This totally ignores modernization such as autonomous vehicles, needs of seniors, needs of youth and children and or parking
Ensuring roadways, traffic calming/devices, accessing in and out of neighbourhood, is well thought out, safe and sensible.
Environmental and aesthetically pleasing
Nothing
Sustainability, renewable energy
Ensure there is Lighted Controlled Intersections with turn signals etc. to move traffic freely.
Is this a chance to diversity our 95% white community?
NA
Nothing
It sounds alright, but also vague

Leave the acreage sizes as is. Introducing one seniors residence so that folks moving from the country still get the country feel, would be excellent.
walkability
It would be nice to see something included about green space / integrated landscaping / ecoscaping.
no more condominiums
Increased density is needed and must be demanded!
It doesn't specifically mention affordable housing. Income levels is too vague.
I have not seen any environmental plans to keep green space or wildlife corridors in the planning. Dense population with commercial businesses need to take on this important role of living sustainably with very low impact. Indigenous plants , trees etc only.
Space for farmers market / local business stalls or community use area (garden, beehives etc)
Na
what does ontext-sensitive to the existing country residential character and natural areas. " even mean? Development and natural areas are mutually exclusive. Man made natural areas are not natural. Existing country residential character? Be frank
Active transportation is only worth investing in if it connects to other infrastructure outside the ARP. make roads accessible for even snow removal equipment, putting in cement dividers for turn lanes is not feasible for winter usage.
Nothing at the moment
Not entirely losing the natural aspects of the area
I feel that the current country residential should stay EXACTLY how it is and should NOT be developed". It is just fine
stop looking for more ways to spend taxpayers money
Recreation areas
Could please provide a map. What area are you referring to exactly. Where is south of Wye Road -- A and W side or the McDonald's side. Very confusing for those of us who don't walk around with a compass -- especially seniors.
I would add specifics about protecting wildlife and bird habitats. Also I would add the word beauty" - that any development will beautify Sherwood Park."
Nothing
Natural space, reservoir, trails
Cycling and pedestrians don't always mix well unless pathway space is adequate.
No
I'm hoping housing for all ages, etc. would include AFFORDABLE housing for seniors since there is very little of this in Sherwood Park.
Leave the area as acreage property instead of infill.
sustainability , environmental engineering for regrowth
Senior housing and care facilities
Another dog park

Commitment to protect mature trees, and prevent high density housing which would be bad.
I only use the commercial part area and find reasonably to use as is. I think I like the residential area left as beneficial green space.
Integration of the surrounding areas (Balmoral/Sherwood Golf Estates/Salisbury)
Ensure that the country look and feel are maintained. Preserve as many trees and distinctive features as possible ..., like the stream and sloughs.
A clear inclusion of green space and mature trees
Emphasizing the need for ongoing strong resident, commercial, and visitor partnerships to make this community redevelopment a success.
Be more clear on what your vision is - are you planning on building more commercial buildings? More residential buildings? Getting rid of the existing acreages and building homes? What exactly?
a maintaining of country residential property
There needs to be a clear plan to set aside school land reserves in this area. The population is growing very quickly south of Wye but there is minimal capacity to accommodate projected student growth.
Leave the land as is
It is important to develop this area instead of north of hwy 16
Nothing
I believe the draft could benefit from a commitment to sustainability, directly aiming to incorporate consideration of green design and city planning.
Prefer to leave things in a more natural state. The natural beauty is infringed upon by urbanization. When people purchased land/property years ago it was because they chose a more rural community.
Accommodation for pets
fix roads and traffic! some of the roads around there feel very unsafe.
So many new areas developed within Sherwood Park are lovely but one must drive to them. In our extreme climate, we have to take that into consideration. I think of Paris or London. Housing, apartments and homes that have their own shops, groceries, florists, cafes, everything we need that we don't have to drive to.
Address the social impact on current residents of the area.
n/a
If there are retail areas, parking will have to be considered as many visitors will not be using the above modes of travel
need to retain natural parkland areas as much as possible... incorporate these in the walk and pathways
Community gardens
Maintain natural features such as vegetation and waterways.
Not sure there is anything I would add.
I would just like to ensure that suitable housing for everyone is made available
SCRAP the whole idea

Okay as is.
Commercial development is not needed in this area, west of Highway 21 there is plenty of commercial space
Should there be anymore retail space made when 35% of retail space in the county is not being used? When this happens it raises fees for all Business as buildings are not all rented out. Definitely large sidewalks for active seniors and disabled.
No input.
Bus routes
More green areaz
add in room for a future recreational facility of some sort - similar to GARC and an outdoor park area with soccer and skating rink around it - make sure you have adequate parking in the area - walkable is nice but parking is still needed
no

What, if anything, would you remove from the draft Vision? Please do not include any personally identifying information.

Nothing
A walking/biking ability would be beneficial but not a stand alone bike lane which causes havoc which the city is finding.
Any multi family dwellingsthere is enough already in the adjacent area
I worry that adding lower income housing into these neighborhood with existing high end homes would depreciate the value of the current homes.
High density residential
too dense in population
Why do we need to have equality in housing? Set a price and if people cannot afford it too bad.
The legal jargon / legalese
There is already too much commercial.
enhancing the Wye Road commercial corridor
No plaza or church or school in this area. The traffic along 233 is already very busy.
The commercial corridor along Wye Road. Range Road 233 is already unsatisfactory and does not need more traffic unless there are large improvements.
To much emphasis on walking etc. Snow and ice impact this for much of our year.
n/a
All OF IT!!
I know that complete communities are popular right now, but I personally don't care for them. I prefer traditional neighborhoods where the size and style of homes are similar. High density housing creates traffic and congestion. As a homeowner I would avoid a neighborhood that included this type of housing.

Housing available to all ages and income levels
Remove all the lights for the subdivisions and make people us the jug handle roads. Too many turns to dead end roads.
High density apartments etc
TRaffic directed away from RR 231
As far as I can see the draft Vision does not show much of anything
No
should remain paramount. I don't care if you have to put in a 4 story. People need affordable places to live in Sherwood park."
Keep as is
Nothing
NA
Nothing
Remove the 'dense housing in the 'complete community'. The county allows developers to pack too many people into small areas. You'll definitely lose the country feel in these areas.
Nothing. :)
All of it. It doesn't need to be redeveloped
I do not think we need added commercial development in the area south of Wye Sherwood Park has sooo much commercial area north of Baseline where no residential can be developed. There is also empty commercial space along Wye that is empty. I also think that Sherwood Park has way too many commercial space that is already sitting empty.
in a manner that is context-sensitive to the existing country residential character
Just add my recommendations
Na
this means 1/2 full high density housing
Remove housing for all income I
Leave things the way they are. Stop expanding Sherwood Park. We do not encroach on residents or green spaces!!! Do not build over agricultural land or green spaces. We do not need more commercial buildings to buy and spend more money. Part of what makes Sherwood Park such a great place to live is its size, but it keeps getting bigger and it will lose its appeal.
Can't think of anything
leave it alone."
Enhancing the commercial corridor
leave the project either indefinitely or save it until the economy improves
Not sure
not familiar enough with it to comment.... sorry
Nothing to remove.
Nothing

Define context sensitive
No
The first sentence can be removed in its entirety: It is backwards looking while a vision is forward looking, it adds nothing to a vision"
Housing
Most of the fluffy bits about alternative transport. We live at 53 degrees North latitude. It's winter here the majority of the year.
No comment
I'm not sure we need more commercial spaces
Nothing
Your vision statement should clearly describe your future position. Right now the statement is pretty vague, pretty much anything could be developed in that space.
redevelopment of the area enhancing the Wye Road Commercial Corridor. Stop turning all the country residential properties into shopping centres.
Leave the area as is.
Nothing
Please refer to comment for question # 3. Traffic will increase and infringement on acreages will occur. The wildlife will also be affected.
Don't remove all of the natural spaces
Not sure at this time.
nothing
Nothing
Not everyone has access to active transportation other provision should also be made
EVERYTHING
Okay as is
All retail space not needed at this point when 35% plus of retail space in the county is not rented out.
It looks good as is.
n/a
Shopping and such
no

9.3. Draft Guiding Principle #1 – Landowners Survey Responses

Do you have any additional comments on the proposed Guiding Principle 1? Please do not include any personally identifying information.

I would like to see some of the land accessing 233 being used for housing taking up less space and being built taller to use the space for the best use. Optima is a good example with trails and country like atmosphere close by.

There are areas that have lost the country residential character, those must be planned now not over time.

I would change the word respected to protected. The residents live in fear of this type of superficial language. There has been little evidence of past development respecting the residents. Our vision should be clear in its objective if Country Residential is to remain in this plan.

just using land transitioning as a principle is not sufficient but can't even accept that as a start point given Planning's obvious different supports and applications e.g in this process < Planning verbally says no 4 story apartments (high density) next to country residential , yet in Campbelltown Hts and despite written contrary provisions and agreements , Planning actively supports High Density, current South of Wye Road ARP requires berm and fencing . Really can't proceed until Senior County Planning confirm position on this and other matters

I don't want my land expropriated so that people living outside of my community can ride their bikes or rollerblade. They can buy their own property to do so, or use the existing roads or County facilities like Millennium Place.

"shall be respected and considered". The word "considered" is too soft a term - suggest rewording "shall respect and adhere to well established planning design principles as redevelopment..."

May sound good but no real assurance at all. What does considered mean? I have no faith that this principle will be followed only given lip service based on prior experiences. The existing CR land use will be maintained would be more reassuring

Principle needs total revision: > Major Issue-"Land use transition". Planning has taken completely opposite positions on meaning or application. During this exercise, they say high density next to country residential would not happen, but Planning actively supports high density redevelopment within one of the existing subdivisions in the same Project area . Senior Planning /County admin must resolve with clear communication to residents. > Differentiate/clarify : Re- development (urban) and subdivision (rural country residential) – make it clear > Respect and " consider" country residential - has no meaning or no safeguards –must be stronger words/ actual protections > Mitigation of any redevelopment /subdivision cannot be limited to just "land use transitioning"- current agreements /provisions are stronger –e/g berming, sound barriers, extra building setbacks , reserve separations, lot sizes etc. - all should be part of equation.

See earlier comment regarding definition of redevelopment . Land use transitioning is being interpreted by Planning differently within same Project area . One the one hand, Planning not only says high density is fine next to and within Country residential , on the other hand they say it isn't. WHICH IS IT ? Useless, meaningless term without official position from Planning. Also must be other mitigation/ buffering / offsets of any redevelopment - not just "land use transitioning" whatever that means. "Respected and "considered" " has no teeth. You may consider going to the moon but doing it is another thing!

redevelopment must include more than just "land use transition" which itself must defined by Planning - not meaning two different things within same project area-critical point. Stronger wording than considered required as it means nothing

"Considered" in my mind means that, "Well we thought about it but decided to ignore the fact that there is an acreage right beside this proposed 4 story apartment complex".Also who decides what is compatible or incompatible? The county? the developers? To date it has not been the residents.

has to be more mitigation aspects than just land use transitioning (MDP says mitigate and doesn't restrict to transitioning -many other types of mitigation exist and often used in combination to at least partially offset impacts). Planning must provide actual dept position on what land use transition means in practise -right now say no high density next to country residential (during this exercise) while actively supporting high density next to and within country residential within the same project area ! "Respect and consider " country residential means nothing -need words with teeth. Otherwise support rest of wording which would do away with country residential - if this is the actual intent as it appears to be, then be upfront - don't play games with words!

Transportation Network must include infrastructure to allow reduced speeds and noise levels

Bought a house in this area because of the area. I do not want a mix of housing types in the area anywhere south of Ordoze Road

country residential is becoming an anachronism that close to an expanding commercial strip. it doesn't fit in.

9.4. Draft Guiding Principle #1 - Survey Participants (excluding landowners)

Do you have any additional comments on the proposed Guiding Principle 1? Please do not include any personally identifying information.
No
Yes do respect the landowners already there.If possible can some of the larger acreages I will call them, be subdivided so that more people could enjoy a home in this setting. Many folks would like,.5 or even 1 care but do not want 2 or 3 acres to look after. Not sure if this fits in to this discussion but just a suggestion.
I worry that officials definition of "residential character being respected and considered" sounds too flexible. I think that votes of the affected residents needs to be done.
Country residential is what distinguishes Sherwood Park
need stronger word than considered
Not yet.
To bague
How will this be measured?
We hear there is a trail coming in connecting to cambeltown. Heights from sh golf and country club, this is wonderful news! Keep up the great work! We need these trails now Rr233 is so dangerous!
I would like to see more transparency from the County regarding Sherwood Golf and present / future plans. I have even reached out to Councilor Delainey with no response.
Should encourage breaking up 3 acre parcels into residential lots.
should not include multi lane-type roads or be a corridor for public transportation
Range road 233 is already very busy particularly at rush hours so minimize additional traffic.
Active transportation severely limits seniors usage unless supported by well thought out parking. While seniors can use active transportation for some outings they are still in need of a car to get many plac s further afield. The handibus service here is totally inadequate and much to rigid. To provide care to seniors caregivers must park, hopefully reasonably close. For a family member to visit, they must park. For an individual to drop off meals, they must park. To pick up a senior to take them out, parking is required. Personal experience of trying to do these things near seniors facilities in Sherwood Park says there is certainly not enough parking for current areas.
n/a

Carefully consider the traffic patterns in the area. Some businesses have limited parking at what are essentially dead end streets.
Read the statement a few times and still don't know what you are trying to say? We are going to leave things the way they are until we change them? Not sure why you have to go through this process to come up with this.
Meaningless
Since I have no idea how this principal is going to be interpreted its hard to comment. This sounds great on paper - but this description could be used to talk about a high density housing area in downtown Edmonton, or a suburban neighbourhood on the outskirts. I can't see how you can truly respect and consider" the existing country residential character if you plan to convert it to business condos
vague
There are so many acreages don't know how it is to be achieved
Nothing to add
As with the vision, seems very ambitious, given that the existing residents are likely going to resist any changes.
No
It seems to be missing ctive transportation" references
The current character of the area is very much big box stores and strip malls so I'd be happy to see that change.
xisting country residential character in the area shall be respected and not affected during redevelopment.
I think before developing new areas of Sherwood Park (south of Wye)The county should work on improving what is already existing.
delete he existing country residential character in the area shall be respected and considered as redevelopment occurs over time".
It is too vague. Where are the specifics especially about transportation networkd
Low environmental impact to native habitats etc
Na
traffic congestion
Putting development ahead of the environment.
The area's character is not part of a well-established history. It is simply the results of commercial-focused decisions less than two generations ago. I'm usually all for conserving haracter"
Please do not have small lot housing. Keep the housing lots larger than the average.

Leave things the way they are. Stop expanding Sherwood Park. We do not encroach on residents or green spaces!!! Do not build over agricultural land or green spaces. We do not need more commercial buildings to buy and spend more money. Part of what makes Sherwood Park such a great place to live is its size, but it keeps getting bigger and it will lose its appeal.
No
. There is no need to 'redevelop' existing country residential so that low income/high density can be included. There are many other places for that already that don't have to be 'redeveloped' like Bremner.
leave it alone and stop trying to find more projects to spend money on.
Transportation principles should reflect the reality that ctive transportation" is difficult to impossible during winter months. Edmonton has forgotten this; Sherwood Park should not."
Please use language that is less corporate so readers of all reading levels (Grade 9 reading level and higher) can understand phrases like ontext-sensitive"
onsidered" is not enough. The country residential character shall be maintained is better."
Part of this should include sensitivity to traffic flow from established communities using Wye Road and to reduce intersections with lights that stop flow. Also, non rushhour intersections should move to flashing yellow in off hours with on-demand pedestrian crossing activation. Soooo many intersections in Sherwood Park with red/green still active between 10pm and 6am ... a waste of time and negative towards carbon footprint due to idling.
No
Some of the terms are rather ambiguous and may mean one thing but interpreted otherwise.
and then "public realm" the next. Above
What are the cost of servicing the existing country residential and how does that reflect on all ask Pk residents
The level of urban sprawl in the county is worrisome. Where do we draw the line? It has been proven over and over again that enough money overrides any existing development rules in the county.
Commitment to minimize high density housing
Appears the old countryside will have to make way for more commercial property and smaller parcels
No
As the project grows over time the existing transportation networks will need to change.
What does "land use transitioning" mean?
There should be more support given to preserving the existing country residential character in the area.
Again, what is the plan for future schools?
Having guiding principles listed are well and good, but when they are not applied to existing developments already then they ring hollow.

No
existing stuff is kind of gross, so ok to start fresh.
Existing residential character is important.
as long as existing residents are respected
Keep the trees wherever possible.
It should include new views of community development and not just repeat past expectations. Incorporate changing values
Prefer complete community
Would like to see acreage subdivisions able to subdivide if possible.
Little interest...worried about sprawl
The area has little connection to my daily life and therefore I am not invested .
MYOPIC VIEW driven by Tax Revenue Greed and avarice
Do not see the proposed route that is the continuation of Ash Street.
Should we be keeping in mind being able to use Wye road as a hub for the Edmonton LRT be connected to the county at some point.
No additional comments
What is wrong with redevelopment with new character. These are not heritage homes. They are of no major architectural significance. Why do we have to hamper redevelopment in this way. Why can the character of the neighborhood not be designed to match a neighboring development thus providing continuity. If the city of Edmonton were to attempt to maintain the character" in some of their older neighborhoods

9.5. Draft Guiding Principle #2 – Landowners Survey Responses

Do you have any additional comments on the proposed Guiding Principle 2? Please do not include any personally identifying information.

There should be more specifics, i.e. drawings, etc.

The changes to the migratory pathways and waterflows have been significant as the area developed. It is imperative this plan consider this plus climate change patterns as part of the design.

community use and interaction in wetlands should not be presumed in advance of thorough prior assessment of ecological impact. All community use negatively wildlife and the ecology of an area -question is one of degree. Enhancing the ecology while promoting public use are not compatible words . Some wetlands s/b undisturbed should be left undisturbed . Also stmt is absolute- does not consider impact of adjacent landowner - Current issue exists.

This is not public land, it is not a park, and private land owners should not be forced to create parks in order to use their land as they see fit.

add "...Key natural areas will be retained and integrated for purposes of area enhancement and community use - only if ecologically / environmentally safe to do so and does not disrupt the privacy and security of nearby residential properties."
Again, a good principle. I have no faith it will be followed. The wording is slightly better though.
Shouldn't assume that integration and community use are given "Enhancing" an ecological area and "integrated" and "promoting" community use are opposites –there may be very minor exceptions , but community use detracts from an ecological area - negatively impacts wildlife, birdlife etc. . Ø Property Owner Impact /concerns must be part of determination Ø Principle should not assume integration and community use -should be restated something like : " Key natural areas will be retained, protected and, where possible, the ecological value of the area enhanced . Integration with redevelopment /subdivision and community use will be subject to the forgoing and sensitive evaluation of both ecological and adjacent property owner impacts."
Principle presumes "will be retained and integrated to enhance the ecological value" and promote "community use and interaction "-assumes are compatible and that is not the case . We want to support and enjoy wildlife et al in their natural surroundings but sometimes we have to do this from afar -every tree and plant that is removed for walkways/observation lookouts has a negative as does close human interaction .Retaining and integration may be OK but promoting community use and interaction should not always happen.
Good to retain natural areas but don't presume that enhancing them and community use are actually compatible . Some areas are best left alone for many reasons, some of which are impacts on adjacent landowners
Campbelltown heights is not an undeveloped park; the land is all privately owned with the exception of reserve areas which should remain the way for the use of wildlife. Currently no one uses the reserve area so there is still wildlife residing there, undisturbed.
Assumes that you can both enhance an ecological are and have community use without negative impact. All human use has negative impact and often the best way to enhance an area is to stand back away. Also if countrr residential is to continue have to consider the impact of more community use on adjacent properties - Shouldn't assume everything
it all sounds good when it is vague like this.

9.6. Draft Guiding Principle #2 - Survey Participants (excluding landowners)

Do you have any additional comments on the proposed Guiding Principle 2? Please do not include any personally identifying information.
No
Just a must for the good of residents frame of mind and respectful of our unique county.
I would like to see what areas are characterized as "key natural areas" as I worry that a lot of the natural feel and flora of the area may be destroyed if only a cope of trees is left standing. This area is extensively green right now and I would be concerned for the acreage residents losing that feel of their neighborhoods.
More nature reserve spaces are needed
no
How will this be measured?
Natural areas should be used for residents to enjoy, even in the rural areas. Add some benches and trails for us to enjoy
So not just preserve sloughs...include parkland and walking trails
Rather than ...ensitively integrate natural areas"
n/a
Try to build a more natural barrier on the south side of Wye Road between Wye and Ordze and Wya and Ash.
Yes - good job in targeting natural and ecological areas for enhancement and preservation.
Please try to keep as much pond abs green space as possible. If not create some.
Strathcona County does such an amazing job preserving wildland; Thank YOU!!!
Meaningless and nonspecific
or higher density housing. So either this is an attempt to obscure real plans (make things sound good)
natural areas shouldn't be conserved primarily for community use - there is intrinsic value to these areas and the ecosystem services they provide
More of this
Strengthen the language retaining these natural areas
Lipservice--the County has promised this in all of its developments
vague

Just that lots of green space can be kept and used. New developments tend to under utilize green space, and when that happens it doesn't feel like a community.
I would add here reasonably possible" to the end of the statement"
Nothing to add
As with the vision, seems very ambitious, given that the existing residents are likely going to resist any changes. Also worded so that, really, there are no limits on what stays natural & what is bulldozed. Sounds well-intentioned but no real accountability.
No
The more natural area left, the better.
if it holds true, and developers don't come in and strip the land and trees and fill up the natural water ways, how will that be policed
Key natural areas will be retained and not touched by redevelopment.
keeping natural areas is very important
How will the natural areas be protected.
As long as the ecological redevelopment remains true to indigenous plants, trees, pollinators etc
Na
remove the fluffy statements like ontext-sensitive to the existing country residential character and natural areas". and call it what it is."
Think more environmental protection for this area can be done.
what is there to conserve?"
No
I do not think attempting to change the current country residential with high dense/low income country residential look/name" is good for Strathcona County. If I want high density
Keep as much nature as possible.
I would delete the word ey" as it leaves it open to someone's interpretation. Replace with "all natural areas..."
No
so which is it? Is it supposed to be weighted towards one? Which one? Taken together
Every time a developer claims to integrate or enhance natural ecological features of an area, it always involves complete destruction or the feature followed by new sod, sparse tree planting, and some sort of fence to keep out non residents who were able to enjoy the natural feature prior to it being 'integrated' or 'enhanced'. and on top of it all, the wildlife is forced out.
Protect mature trees and less dense housing. Salisbury village is a perfect case of this failing. High density, poor parks and everything crammed together. Terrible.

Simply don't believe the vision or guiding principles will be met
Perhaps emphasize "park like"0
If we've learned anything in 2020 it's the importance of areas to spend time outside. This end of town really struggles with this.
It is important to maintain and enhance the ecological value where ever possible. There are ecosystem services which once lost, will cost the County and it's tax payers much.
Is there actually an identified need to change this area? Is there overwhelming support from residents to commercialize this area?
The area provides a corridor for wildlife movement, including waterfowl, birds, and mammals. Conserving natural areas only may fragment this habitat and prevent movement/habitat use. In addition to conserving, connecting patches through green space and wild land should be considered. However the intent in this principle is very positive.
No
Make these accessible to all members of society
need more green!
nothing
Original development in Campbelltown was to cut down the trees and name streets after them. Important lesson.
Keep any natural areas free of development
Whole plan sucks. STOP despoiling the land. We DON'T NEED IT!!!!
We need to keep our natural areas as we need to stop taking the space for wildlife. That why people move to the county. Plus we need to keep out natural run off space.
culturally relevant and rare enough to require protections. This is not the case is country residential is not a rare architectural style and thus does not need the kind of protection that architectural controls provide. All this does is hamper the redevelopment of these parcels into the developments that reflect their current physical position in the community."

9.7. Draft Guiding Principle #3 – Landowners Survey Responses

Do you have any additional comments on the proposed Guiding Principle 3? Please do not include any personally identifying information?
Not enough information. I am not sure what this really means.
The existing commercial area is already very well served by several roads with sidewalks, and controlled intersections. It does not need enhancement.
No additional comments
This seems reasonable with respect to the existing commercial. I have concerns the "existing" could be expanded.
Ø Redevelopment within existing commercial must mitigate and be " context sensitive" to adjacent country residential . E.g. No tower development overlooking country residential- appropriate mitigations, including berm and fence and/or other considerations etc not just land use transitioning
Not clear- is specific to existing commercial area and could be interpreted to say that this will be the only place which has commercial . Yet earlier statements are much broader and would allow everything including commercial within country residential " complete communities "goal . What is actually contemplated ? Have to be clear . Perhaps preceding highlights / re-enforces issue that putting two unlike areas together then trying to develop vision and principles that apply to both is not workable - inhibits development of clear vision and principles
M/b ok as it relates to existing area if it also includes variety of housing and means that all such redevelopment is only in this area. However, wording exists elsewhere that says commercial can be elsewhere e.g. complete communities. Also any such redevelopment must consider adjacent country residential with mitigation specifics e.g. no overlooking towers etc.
I don't even know what this means- high level development jargon- it sounds like basically anything goes in existing commercial areas?
Need provision that any change does not negatively impact country residential. Don't allow for overlooking towers, noisy redev;t etc
the only thing concerning is the development of more leasable spaces when there are so many empty already in Sherwood Park. I would encourage The county to attract developers that want to look at more Co-op type spaces. Like Market squares instead of the big box store developments
Honestly need to see something more than buzz words. Give me actual.plans and not possibilities. On the list you have rail and air?? Please do better.

9.8. Draft Guiding Principle #3 - Survey Participants (excluding landowners)

Do you have any additional comments on the proposed Guiding Principle 3? Please do not include any personally identifying information?
Any additional commercial adjacent to Wye Road must not add additional traffic controlled intersections but rather must use existing controlled intersections.
Wherever residents live, they need services. If close then people can access on their bikes or on foot so good for exercise and the environment.
We have SO much open lease space in Strathcona County currently. Empty building litter the inner part of town and I would hope you would aim to fill those before moving to building more new spaces.
COMMERCIAL CLUSTERS IN THE VICINITY OF WYE ROAD only
no
How will this be measured?
How is not the time for commercial, we have too much sitting empty in the park, but potential future use for sure!
Do we really need more commercial development??
You should specify use prior to landowners and developers deciding on what to do. I'm not sure leaving flexibility in is very fair to those involved.
Active transportation is fine, but it shouldn't be the only transportation principle.
This seems to be where the proposal is headed.....
Wye Road is a busy corridor with ample commercial development already sitting vacant. Renovate or modify old structures, and fill all that are vacant before allowing for new structures to be built. There is also old commercial development along Brentwood that could use attention!!
enhance natural areas.""
No more commercial buildings south of the existing commercial area.
n/a
No need of commercial corridor in this area.
Transportation is the issue. Traffic lights are not the answer.
Lots adjacent to 233 should be light commercial service in nature like a convenience store or similar. Similarly for lots East of Walmart and stretching around to the area south of Recall.

I am not a business but anything that makes it more difficult to access their business would not be appreciate.
No more traffic lights on WYE Road!!
Seems to have an ut" for maintaining natural habitat in commercial areas. We don't need to have parks by a strip mall
Meaningless
but be honest."
What does public health mean in this context?
Again lip service--this will change as the developers needs changes. Enshrine these principles and don't kowtow to developers.
vague
Nothing to add
This is just a fancy way of saying 'get ready for more stores. While I am all for economic development
No
Leave the land alone!
We need more sit down restaurants on wye road.
Doesn't say if commercial area can expand.
Commercial building has a bad track record in keeping with an environmental/ ecological records. They must be held strictly accountable for their designs and sustainability to this area.
Na
Include locally owned shops and eateries
No
Use less jargon. If you have to have a list of definitions, then the principle is not good, as the public cannot relate to it.
No
which is fine but it is not a "vision". Sorry if this is pedantic but the vision is just... vague."
A recent development claimed the same thing. Only to replace the multi unit retail space with a stinky gas station. Or the promise to build only residential housing only to arbitrarily build a gas station and hotel. Or the promise to maintain the natural views enjoyed by existing residents, only to build multi story apartments that completely block the view and sunsets used to sell the initial residents on buying homes.
Lots of buzz words, but makes it easy for developers to do what they want. Show some commitment to protect the rural feel of this part of town.
Business. Development ugly as it is will dominate as usual
Bus routes will be allowed?

Should also consider enhancement of the RR233
No
What does "land use flexibility to ensure adaptive response to market conditions" mean?
Leave the area as is. Stop building new roads and concrete structures that add to the land mass heating Just stop!
Why destroy what is said to be an attractive area well liked by current residents/homeowners ?
Use more green space in commercial areas
too many commercial developments already
Don't want to see any big box stores
To HELL with the MARKET. Maintain the land as is. Already there is far too much edevelopment" going on in SC."
Is the proposed Ash Street extension still in the plans?
Not needed
We just do not need more commercial retail space. Fill everything up then look at adding.
Key natural areas is a nice term but what does it mean. I do think that integrating natural areas into our communities is of great importance as our urban centers begin to grow and that Sherwood Park has done a wonderful job of providing natural spaces within their communities.
N/a
we have no need for more commercial - there are multiple empty commercial spaces in Strathcona county - focus on recreation and natural spaces

9.9. Draft Guiding Principle #4 – Landowners Survey Responses

Do you have any additional comments on the proposed Guiding Principle 4? Please do not include any personally identifying information.
the use of public realm remains a question for me.
Seems Repetitive and strangely seems to excludes the residents.
re enforces that end goal is full range of housing and density throughout the current country residential . No consideration for Country residential Workshop/survey /what we heard report faulty. Have to step back

"Enhance the public realm" should have nothing to do with this guiding principle. The property owner alone should be able to decide whether a redevelopment suits his needs or not.
Do not support Guiding Principle 4: Do not support additional housing choices (other than possible development of secondary suites) and do not support enhancing the public realm (excluding the commercial corridor and transportation improvements to RR 233)
This principle can be used to justify anything planning wants to do. You could turn the neighbourhood into a nuclear waste dump under the heading of commercial opportunities.
Should not presume/prescribe urban redevelopment for the whole of the Project area- Principle needs complete re- work . As stated, it means total urbanization including all forms of housing plus commercial over the whole project area which is largely country residential - not appropriate . Restate: "Redevelopment potential within South of Wye Road ARP commercial area as of effective date of this ARP, will be aimed to provide additional housing choice, commercial opportunities and enhance the public realm "
See earlier comments - on the one hand, Principle 3 sets out a clear statement for existing commercial; on the other hand this principle applies to the whole Project and contemplates possible commercial development outside the existing Commercial area. More concerning is that the principle re- enforces the total demise of country residential in the area - that it will be redeveloped to a fully urban area . So much for "country residential being respected and considered "!
Restates the madness of the vision statement -replace an existing unique attractive area that helps make the county different and replace it with another cookie cutter urban development
Seriously- 'enhance the public realm'? I do not desire any further 'Public Realm' in Campbelltown Heights. Again, it is not a park or crown land or undeveloped farm land. I'm not opposed to foot traffic in and around our country residential neighbourhood but I don't want more vehicle traffic in and around us. There has already been a huge increase in foot traffic and car traffic in the time we have lived here due to the creation of Salisbury Village.
Clear statement of intent to eliminate country residential despite contrary feedback and assurance in council about respecting the unique area.
Too many Condos going up.
I do not want additional housing possibilities. Bought in this area for the current area, not to have a housing mix. There are plenty of spaces that already exist like that, keep south of Wye the same
No more rental (living) properties.
I struggle with the push to include residential in the business area. The residential property behind Rexall currently is not a fit and parking spills out onto the oad" (more like driveway) in front creating more dangerous driving situations. If ther has to be a mix

9.10. Draft Guiding Principle #4 - Survey Participants (excluding landowners)

Do you have any additional comments on the proposed Guiding Principle 4? Please do not include any personally identifying information.
If there continues to be high density it must take into consideration the proximity and availability of schools.
My opinion personally but I do not want more mixed housing. Look at any rental areas in Edmonton some years after they are out in to use. Buildings not looked after and increased local crime. Sorry we located in Sherwood Park many years ago to get away from this.
I do not understand this definition of enhancing the public realm. I think too diverse housing takes away from neighborhoods. And larger grouping of same size housing allows for better community/neighborhood development.
This statement (along with the others) is very vague. This could mean anything which could greatly affect current residents negatively
Leave it as a country not creating urban congestion
Allows for drastic change to housing in the area that is not wanted or needed
Speak in real words and not in feel good platitudes
How will this be measured?
This means build up, keep this area as rural with trail connections and some park spaces
There doesn't need to be any additional housing or commercial properties here. It's a bottleneck as-is due to commercial development on Wye & on Ordze
What does this mean? It is a broad vague statement that could counteract all of the primary vision issues. Should be taken out as it really is the legal loophole to put anything anybody wants in this zone.
I would prefer to have the focus on ecological preservation and maintenance of the country residential character be prioritized over commercial flexibility.
No additional commercial, schools or church facilities south of the existing commercial area. Range road 233 is already difficult to access at rush hour.
N/a
High density housing should be avoided. There is enough traffic congestion around Walmart as it is.
There is little or NO housing potential in that area at this time - unless it is south of the Ash extension.
What is 'housing choice' defined as? This makes me as a resident a little nervous.
Development for new housing
4

Not a fan of high density housing or apartments
The pressure on RR 231 to move people out of Sherwood Park and into the community is too much.
Foolish Tribble
Add more affordable housing
The design doesn't show my what the proposed ey natural areas" are
Must have strong language providing low income and affordable housing
See above
vague
Again how do they propose going around the acreages
Awesome plan!
More single family
Need a more descriptive explanation of additional housing.
Too vague.
The new community model of mixing low income and high income housing is terrible. Keep dense housing in the Aspen Trails/Emerald Hills (northk) area.
there must be more available low cost housing for seniors on limited income, and young people just starting out
I think we have enough of all of these things.
Ensure that there is a safe place for seniors who come into town from the country, without placing them in harms way of transient potential in an easily accessible area to criminal activity from within the area and from outside areas.
ensure proper density
This is an ideal area for affordable housing. It's close to shopping and buses. Why isn't it written in?
Densely populating an area results in high impact to surroundings
Na
Putting development ahead of the environment.
No
no massage parlors). It seems that country officials are writing the questions for this survey when in fact that job should be given to their Communications Dept -- not the department that is asking the questions."
I would like to see a principle that requires commercial opportunities to beautify and contribute to the natural space.
No
seems all new housing is development like cookie cutters and does not add character or individuality
There are soooo many business areas in Sherwood Park already and now there are a lot of empty stores. Do we really need more commercial development?

Not a big fan of mixed communities, although that seems all the rave lately.
This is the exact principle that will be used to override number 3.
Protect the rural feel.
Lasnd owners may subdivide and sell off parts of their acreages?
Should refer to main transportation arteries as the focal points for the start of transitions
I cannot see the current home owners thinking this is a great idea unless they are looking to sell the property and looking to make some money
Add park like realm
What does "enhance the public realm mean?"
There is a great deal of land already devoted to commercial properties, many of which sit vacant. Is there a strong projection that there will be the need for a significant portion of land south of Wye set aside for that purpose?
Very disappointed that people at county hall believe this area needs change. This area is used by wildlife and humans right now. Both can co exist. Building more roads, houses and buildings will not benefit anything or anyone.
terrible
No
we need true low income housing
more affordable housing!
This is the key sticking point I imagine.
nothing
We have to increase density while including liveability
Low income housing is needed in Sherwood park, so planning for this is important.
The Public Realm does NOT NEED this.
Wow! Way to go guys. I don't think you could have made this statement more obtuse if you tried. Please try to consider that most of your respondents will not have a clue what you mean by ensuring adaptive response to market conditions. How about we use some plain English?We're going to develop the land so that it will be suitable for a variety of commercial uses. We're going to develop the roads so that they are capable of handling two way traffic as well as pedestrian traffic. We are going to make sure that it is accessible for public transit. And we're going to update some of the infrastructure so that it is more modern and matches the kinds of roadway developments we see in other, newer areas of Sherwood Park.
N/a
no more commercial needed

9.11. Draft Guiding Principle #5 – Landowners Survey Responses

Do you have any additional comments on the proposed Guiding Principle 5? Please do not include any personally identifying information.

Drawings would be useful.

Nice words but all relate again to fully urban area which is a big problem

The public has no right to open spaces on private property. Community gathering areas are already provided by Community Halls.

Change to: Guiding Principle 5: Enhance Pedestrian Usage Delete "well-designed public open spaces" and "community gathering areas". The area will have enhanced pedestrian connectivity..."

Seems reasonable. I support pedestrian trails and outdoor public land use as opposed to more high rises and commercial use. Why can't the peaceful rural flavour of the neighbourhood be maintained for people to enjoy?

The word "area" encompasses the whole including all country residential and is prescriptive- says "will" feature open spaces- may be Ok for an urban area but doesn't apply to country residential . Ironically, a major feature of country residential is that it is more open than urban - not crowded in by a bunch of houses on small lots . The open space of a country residential area is the most well designed open space possible –urban open space doesn't compare . The close country residential areas are the best possible open amenity for urbanites - unique and part of what makes the County attractive as a whole .Why take that away for just more urban development ? > Only "public space" within existing country residential are minor municipal reserve wetland areas. > What constitutes "community gathering area " in a country residential area ? > Pedestrian connectivity positive in many respects such as the long promised trail along west side of RR 233 but the principle implies much more –e.g. throughout all the Project area . This can only happen if full urbanization occurs –e.g. many country residential roadways are too small/narrow to add paths or sidewalks if the latter is considered a pedestrian amenity Wording may apply to existing commercial area except that there is no existing County owned land within which to establish a community gathering area and perhaps expand/establish pedestrian amenities . Need definition of what constitutes pedestrian amenities

all the wording points to urban design over the whole . The Country residential subdivisions being so close to Sherwood Park offer a well received pleasant, well liked attractive place for nearby urban residents to walk /cycle etc . This particularly true of the many Salisbury Village folks who enjoy the Campbelltown Heights along with many visitors from across Wye Road . Covid has underscored the importance of such area . The irony is that the principle refers to "well designed public open spaces" while the primary attraction of the nearby country residential areas is the sense of "open space " far beyond any urban open

space , that the subdivisions offer . Joni Mitchell song seems to apply "Pave over Paradise....
Speaks to urban area design. Ignores fact that the country residential areas offer more open space within a 'country setting' than in any urban area and that Sherwood Park residents seek out the areas to enjoy -this will be lost. Might be ok if it just applies to existing commercial area
There is no way to improve safe pedestrian and car traffic within Campbelltown without taking land from current residents.
Urban directed wording . country residential has much more sense of open space than any urban area. Enhanced pedestrian connectivity is fine in concept but doesn't work in all country residential so the word "will" feature is too strong unless of course the ultimate plan is to go fully urban which is what it appears to be
Wildlife Encroachment is a major concern
Identify where bike paths and walking areas will actually go
open spaces and walking trails are important for medium density housing areas but of less importance for drive in commercial areas.

9.12. Draft Guiding Principle #5 - Survey Participants (excluding landowners)

Do you have any additional comments on the proposed Guiding Principle 5? Please do not include any personally identifying information.
No
How can you argue with this.Human beings need places to walk and breathe and get out of their homes and sometimes their husbands or wives. Just kidding!
More walking trails through the areas south of Wye would be greatly appreciated!! Right now it is even difficult to traverse Wye Road past Nottingham which does not allow for neighborhoods to connect safely.
Increase trails, sidewalks, biking
Very happy to see this addressed. Connectivity is what has been missing in this area. Active transportation will encourage residents to spend more time outside and in our community.
no
Again stupid wording. What does this really mean?
How will this be measured?
As stated above we need trails and county are building them! Thank you for that!

public transport is one of the most overdiscussed and underused waste of money Edmonton and Strathcona have. We're not a crowded city and the buses run empty.
I would prefer to remove commercial opportunities". I appreciate the additional housing choice as a priority."
Key word is pedestrian and not more vehicle traffic.
n/a
Pretty vague and so the world is perfect" thinking"
Good Luck! Walking through the area right now does NOT feel safe...
5
Ridiculously naivety
not showing where and how
Does this mean that sidewalks will be built adjacent to curbs or that thesis mixed use with other means of transportation-ie bikes, etc
vague
I'm just not sure what features" we are taking about in the area"
Awesome plan!
No
A short trail that doesn't connect to other trails as part of a walkway/trail system is a waste of money, unless the purpose is to reach a main street
Does this include bike paths and handicap path access?
there has to be night lighting for safety
so far i think it's great
We have a winter season. we are a specialized municipality. walking in from North Cooking Lake does not work.
While ensuring and enhancing pedestrian safety is nice, do not deter vehicle movement with ridiculous amounts of stop signs, etc. Time for pedestrians to learn how to cross streets safely themselves instead of always putting onus on drivers.
Just all the environmental and ecological concerns mentioned
Na
Definitely support more walking-friendly areas
It sounds great
Transportation principles should reflect the reality that active transportation" is difficult to impossible during winter months. Edmonton has forgotten this; Sherwood Park should not."
I do not have a clue what this sentence means. What is chance the public realm?" I think it means: We will make room for more businesses and housing. ?????"

I would like an addition to specify how the pedestrian connectivity relates to winter. Emerald Hills fir example is not winter friendly to pedestrians.
No
This is vague and makes it so easy to make small, cheap parks to appease the required conditions, while the developers do what they want. Stand up for our community and protect the rural feel of town. If you are going to build open space then make it big and multi use similar to emerald hills park or SAP.
Again. We are a winter community. People will use powered vehicles
Looks like this is a bonus ... connectivity between areas
Include walking trails thru natural areas
This area also needs to accommodate commuters into this area from surrounding communities
Strathcona county already has infrastructure that they can't maintain. There are already sidewalks that are not barrier free. Maybe work on fixing existing issues before leapfrogging onto other projects. Have a hard time believing anyone who lives or plays or frequents the area really wants the area to change.
Sidewalks are currently lacking and would be a great addition to the country residential areas, which have become especially popular for walking/biking/running since the pandemic started
sounds good but not country
No
n/a
Very important
PLEASE, No more bloody commercial areas!
If there is one thing the Sherwood Park is limited in, it is housing options. I encourage you to pursue this as your population base continues to grow and change.
N/a
as much as we try Sherwood Park is not a walkable community - to attract others to the area ample parking is required - the reality is that the majority use cars

9.13. Draft Guiding Principle #6 – Landowners Survey Responses

Do you have any additional comments on the proposed Guiding Principle 6? Please do not include any personally identifying information.
Is this a destination park?
Add something like "and will be designed to protect the natural character of the areas they transit."
all transportation modes include urban bus service- again re enforces full urbanization Even though no change was the # 1 selected response by far , it has been totally ignored in any meaningful way and completely negated by Planning's march to creating just another Urban area devoid of the attractive values of the current country residential. Ignore paradise,put up another urban area
There is no recreation to be had in this area. It is all private land. Bus service can be had by walking 10 minutes. Is this being driven by the new satellite communities that were developed against residents wishes to the south (Balmoural and Fountain Creek)? Existing communities should not be reshaped just to satisfy interlopers.
add to last sentence "....will be expanded to support recreational and purpose-based trips while ensuring the serenity of country residential living remains intact."
I am for walking trails as long as existing property owners rights and reasonable privacy is maintained.
> Principle very urban oriented –use of word 'area" means whole project area so very unsatisfied > Prescribes application to the whole project area including existing country residential e.g. "The area" "will" provide". and "Local active transportation net work "will" be expanded...". Might not be able to expand within subdivisions due to geography and other constraints such as existing narrow roadways etc. .> > "all transportation modes" includes bus service – can't see bus service within country residential with small roads and limited need All wording again supports total urbanization; doesn't make sense otherwise. All wording again supports total urbanization; doesn't make sense otherwise. Theme throughout is urbanization of whole - "complete communities". Urban Planner vision and principles
Primarily urban oriented wording "will provide transportation options ...of "all" transportation modes " . We don't see the point of buses running up an down small country residential roads but maybe the point is that there won't be any left - it will all be "well designed" urban roads
Again speaks to urban "transportation options "and all transportation modes". Busses running thru narrow country residential roads ? Or is the assumption that there won't be any more such roads due to full urban development over time ?

I oppose further improvements to RR 233 because people already use it to bypass the Henday and highway 21. There is an excessive amount of traffic on that road and if anything, I think changes should be made to discourage more of this cut-through traffic. Turning left (East) into Campbelltown Heights from 233 has become dangerous. I have been almost rear ended twice in the last year by drivers not paying attention. It's actually gotten scary.
more urban oriented wording. "will provide ...options and "all" modes . Don't see buses running on narrow country residential roads
Wye road is too fast, too noisy
Once again, too general

9.14. Draft Guiding Principle #6 - Survey Participants (excluding landowners)

Do you have any additional comments on the proposed Guiding Principle 6? Please do not include any personally identifying information.
No
Sounds good just as long as traffic can actually move.Extra side options for bikes and seniors on powered scooters is a great option if you can safely incorporate them.
There needs to be a better set up for pedestrians on RR 233 from Wye Rd
no
Again - stupid wording. Make it simple. Safe roads for cars , plenty of parking, get rid of cars, more public transportation- wording sucks and vague.
How will this be measured?
Bureaucratic statement again. Aren't all trips purposeful. If you are considering marked multilane transportation, (other than on RR233) then this is not appropriate with the vision. You need to be specific. Say what you mean, then you will have no problems doing what you mean.
Definitely need more pedestrian and bike friendly
Hard to tell what this actually means. You do seem obsessed with pedestrians and what I take to be motorized wheel chairs. Snow and ice are an impediment to both. Then plan needs to include how to maintain clean dry pathways - not that easy in this climate
n/a
Another Generic Government Clique, Come on do it RIGHT and tell people what you want and not some legal cover my ass wording
Transportation is the issue. Traffic lights are not the answer.
With the number of distractions in the area - getting people across the roads is a tough ask.

Make sure there aren't more sets of lights. Plan entrances to residential and commercial areas better, use traffic circles if you have to.
5
Isn't this the minimum and basic expected goal of any development
Strengthen to actively de-emphasize car use over other modes.
County has totally mucked up the transportation and road systems within the rural and urban areas. Who are you listening to?
vague
After the word provide I would add uddget sensitive". I feel we in the County spend a lot of money on pedestrian connectivity that only a few people in the localized areas make use of."
Awesome plan!
No
Unless you're planning dense housing, transportation needs should be minimal.
including mobility bus of course
Read above reply!!!!!!!!!!
As above
Keep all recreation motor propelled gas burning off
Like to see a greater emphasis on alternate transportation modes.
None
Transportation principles should reflect the reality that ctive transportation" is difficult to impossible during winter months. Edmonton has forgotten this; Sherwood Park should not."
Again, too complex a question. What is nhanced pedestrain connectivity?" Another phrase for "sidewalk?" I think it means: The space will be comfortable for the public to use. ??? Or: it will be designed like all the other current public spaces in Sherwood Park
See comment in Guideline 1
No
Public transportation does not and will not ever override the need for adequate road access for vehicle owners. The capital region is way to large to think everyone should take the bus or ride a bike. Living in a winter region where wind chills are as low as -50 and jobs are upwards of 40+km away will always make car ownership a part of our future.
So vague. Sounds rosy but leaves it open. Feels like a show doing public consultation, coming up with statements that sound positive, but have no back bone.
In line skating should be a very low priority or taken out of the plan.
Chicken and egg problem. Cannot afford to build an attractive system and cannot support one
No
This is the most important one for me, active transportation in the area is a MUST

Do people at county hall actually believe this? Sorry, been a resident for 46 years and don't have any reason to believe any of this stuff. It sounds warm and fluffy, but experience tells me differently
Expanding the bus network would be great. This area is so close to Ordze, yet the public transit stops are often inconvenient or non existent nearby.
sounds like you want to build and ruine this peaceful area.
No
How many more years are we going to operate huge diesel guzzlers empty all day all routes. When will we switch to more appropriate sized vehicles??
n/a
what if... instead of Strathcona County bus transportation, incorporate a train transportation system that can take residents to a common bus stop... chance to make the area unique, user friendly, walkable to markets and maintain the green concept... make it pedestrian friendly
Don't need it and don't want it.
leave enough buffer zone between proposed area and Henday to keep highway traffic noise abated
Wow! If you can do this then color me impressed. This sounds like a wonderful principle to have.
N/a
again you must be realistic - with our weather and the majority of citizens using private vehicles provide road ways and adequate parking for now and in future

9.15. Landowner survey responses to: "Are there any additional guiding principles you think the south of Wye ARP Project should include?"

Are there any additional guiding principles you think the South of Wye ARP Project should include? Please do not include any personally identifying information.
Each zone to help decide what is developed in that zone and not decide what is developed in another zone
Resolve the conflict of pathways through residential in a guiding principle. Listen to the experience of the residents and they will be clear in the message. Wide well buffered natural corridors work. Busy Fenced walls feel like prison. My vote is for: Choose a good pathway and enjoy the transit.

Principles which support country residential in a meaningful way but firstly changing the Vision statement to align and set the path . we have concrete evidence that "context sensitive" means whatever Planning wants it to mean when , This must be addressed before proceeding further

How about community self-determination?

Protect country residential properties and the lifestyle it offers from proposed development in the Area.

Landowners right to maintain their existing country residential lifestyle.

Theme throughout is urbanization of whole - "complete communities" with urban oriented wording throughout. Urban Planner vision and principles vs resident based. Many words are soft with no meaning or subject to Planning interpretation based on flavour of the day. Draft Vision and guiding principles must all be revisited and restated Current stmts target and support full urbanization ("complete communities ") over the whole Project area. They leave no room for continuation of existing country residential and/or provide actual protections. No actual respect or consideration for areas that are currently recognized as " Attractive and well liked by residents and visitors alike " . Additional Principles Clear Country Residential principle. The only country residential protections offered are "Land use transitioning" and that country residential shall be "considered " – both of which have no meaning: Ø Planning has demonstrated two distinct and opposite versions of "transition" and, thus far, refused to address that, Without the forgoing, verbal stmts about no high density next to Country residential have no meaning except as inducements Ø "Consider" is a safe, meaningless word with no teeth. Separate Vision and Principles. Differentiate between two very unlike areas - existing Wye Road commercial - and three country residential subdivisions. Combining both into one Project area makes it very difficult to write one vision and principles that covers both in a way that is clear, meaningful and understandable. Separate the areas, if you want, into Zone A existing commercial and Zone B- existing country residential and then deal with sub zones or sub areas within each. Separating Vision and principles into two parts – one for existing commercial and one for existing Country residential will be easier and make for clear, understandable visions and principles . OR Country Residential principle. In the absence of required revisions to proposed draft vision and principles- a separate clear principle which ensures the continuation of country residential with strong protections. Principle of Like with Like. Existing country residential lots within existing commercial area extending into Wye Gardens must be addressed – should go back to be part of overall country residential area. Certainty Principle required . Major issue in the initiation of this ARP is resident uncertainty in face of piece by piece proposals contrary to existing plans, provisions and agreements, many of which were developed in concert with residents or negotiated by residents. Planning advice is that even if a new Plan is developed, anyone can seek change at any time – a major problem will be unchanged: Ø Result : Project does not address major reason for ARP process and undermines value of public consultation while re-enforcing the "what's the point" and "the county will do what it wants to do" perspectives , Ø Continuing uncertainty impacts decisions on major property renovations and maintenance; buy/sell decisions and other investment decisions like value of paying for water and sewer municipal services or other upgrades. Ø Time period -While proposals can be made at any time, assurance that

such proposals will not be supported for an extended period of time, by at least the Administration backed by Council motion Principle or definition to distinguish between "redevelopment" and "subdivision". Clarity Principle Ø Confusion currently exists. Forgoing would provide clarity as to intent and understanding which are fundamental requirements in any survey. E.G. On a very generic basis, "redevelopment" can cover every possibility, but commonly refers to urban redevelopment within an urban area e.g. "the act or process of changing an area of a town by replacing old buildings, roads, etc. with new ones: while "subdivision" commonly means "splitting something into smaller parts or subordinate parts", more applicable within country residential. Ø Consistent with the latter, Planning advised that the response choice in the survey #1 of "Subdivision of the country residential lots into smaller residential lots" meant dividing existing 3 acre lots into 1 or 2 more acreages e.g. smaller parts. In the "What we Heard" report, the forgoing is graphed as a "Re-subdivision" category. However, the report then confuses matters and interpretation by saying "support for subdivision of country residential lots" is support for all types of housing options e.g. urban development, contrary to Planning's verbal explanation of the response choice. Confusion should not exist in either the survey questions or interpretations of same Country Residential Subdivision Change Principle(s). The majority of proposals for change or "complaints" come from some Country Residential residents (a minority) living next to the busy RR 233 and/or corner of Ash St and RR233 with some concern about being next to commercial. Expressed concerns are that such locations are no longer "country residential" in nature and therefore should change. In assessing the forgoing, the following should be considered: Ø Mitigations before change. Before assuming that change of land use is required along RR 233 et al, consider possible changes to mitigate issues. . Wye Gardens and some of Ordze Park are physically separated from commercial via a berm and fence; a sound barrier wall exists along the Ash Street jughandle. A. berm /fence /sound barrier along RR 233 when road widening occurs would help mitigate traffic noise impacts. Large size of existing country residential lots permit building at rear of the lot away from traffic- a decision property owners can make which mitigates traffic noise impact more so than in the case of existing estate residential development along RR 223 and The Estates along Wye Road which is even busier New country residential development on RR 233 as well as new development within Wye Gardens opposite commercial, demonstrate that country residential use remains a viable option. Ø Country residential lots bordering commercial development or public roads, are never as desirable as internal lots or those which back on to reserves/other country residential development. Market value varies accordingly but should not drive redevelopment decisions. Principle that Problems will not be shifted to others Ø Moving the "line" down for the monetary benefit of a view who will cash out and leave while negatively impacting others is not appropriate on a moral basis Ø At the very most, some argument may be made for high density country residential (some smaller acreages) and/or low density estate type development in the noted areas but, if considered, clear provisions must include the following: - Sub area identification e.g. lots immediately adjacent to RR 233 - Traffic noise mitigation e.g. berms, sound barriers etc. - Transitioning of lot size to mitigate impacts / protect existing country residential e.g. estate size lots at front with a minimum of 1 acre lots next to existing country residential adjacent to defined sub area. - Input Weighting Principle – resident landowners must have majority say in new ARP. Much was said in Council about importance of getting resident landowner

input to address issues but : a) Survey uses "check all that apply" approach – which creates analysis issues . An extensively researched Statistics Canada web publication on surveys , states (p.66): "Data analysis (of checklist approach) would be difficult since it is impossible to know which category such a respondent would choose. (words in parentheses and bolding added). b) "Check all that apply "can result in pro development participant checking up to 6 boxes while the ' No development " participant has 1 box to check – 6 to 1 ratio compounded by situations where there are more than 2 owners of a property vs single or married property owner(s) –total of pro development responses vs no development can balloon heavily favouring development without regard to actual property by property wishes /support. c) General public participant survey numbers heavily outweigh total number of country residential landowners – such results can outweigh majority of landowner wishes. It is noteworthy that the same statistics Canada survey report cautions against too much weighting of general public input due to potential lack of back ground knowledge, insufficient understanding of terminology and/or impacts of possible responses (compounded by checklist approach). d) Reporting to date has been based upon total responses by workshop and survey participant group without accounting for the forgoing problems. Planning has not identified any other weighting other than by the numbers . Participants ,especially country residential landowners who face the biggest possible impacts have a right to know how decisions /recommendations will be made. Transparency principle-full disclosure/sharing of all matters and processes.

None of the proposed are important as instead of speaking to what is truly important , we are presented with an Urban Planners' dream or Vision based upon a problematic survey and even more problematic "What we Heard " report without any chance to review and discuss the former as a group, prior to any Vision / principle development . S/B - Openness transparency principle - Clarity - e.g confusion exists re words subdivision and redevelopment - they have been used separately in some instances, as synonyms in other instances -and perhaps as over arching to mean both in some instance not clear what is meant each time either in this or previous portions of the whole exercise . _ Principle on input - what counts for what - simply totaling the # of responses and then combining some of them - does not give an accurate picture - what does resident input actually mean in the face of overall and how is that resident input determined and balanced ? -Principle specific to country residential - nothing herein speaks to it on an overall basis- what is said has no teeth - is lip service- need something more and specific

Major one missing -certainty . Major reason for the exercise is the lack of certainty that existing country residential residents have had with inability to rely upon existing plans and written agreements/ provisions subject to developer whims and varying positions of Planning. Information to date is that any new plan won't address this issue. Critical however to address, otherwise why bother to proceed and waste both time and money?

Context sensitive means nothing without words with teeth and when it is based solely on land use transition which has different meanings to Planning within the same Project Area nothing can be relied upon. Need Principles on Transparency - both in process and wording Reliability of any new plan- otherwise no point in exercise Continuation of Country residential Weighting of responses /input

Come up with an actual plan and not c" buzzwords. If you are going to ask for feedback

9.16. Survey responses (not including landowners) to: "Are there any additional guiding principles you think the south of Wye ARP Project should include?"

Are there any additional guiding principles you think the South of Wye ARP Project should include? Please do not include any personally identifying information.
No
A huge project. I wish you the best of luck as there is a great deal to balance. We just sold our home and have not found another to replace it. Some areas are too expensive and high end while some of the newer areas are too crowded, no place to put your snow or have a guest park their car. Will this redevelopment of this area help someone like us find a place to live on a bigger lot but not an acreage. We lack housing like that. Thank you.
limited change to update but not redefine the area
Not at this time.
These principles are so vague you could appeal to anyone but that is not the goal. Be open with your goals and be clear.
Profitability and sustainability.
Efficient movement of vehicles
All development will be sensitive to the high real estate values existing in the area.
We do not support more commercial or community enhancements that would increase the vehicle traffic on range road 233.
A principle that takes into account ease of usage of area for all types of folks in all seasons recognizing that in our greater community cars are common and will still need to be accommodated. Many new developments have not created enough parking. I would be reluctant to live somewhere where I would not be able to have visitors since they could not Park.
n/a
We are running out of GOOD CLOSE Sherwood Park land. So why not look at redoing some of the old and worn out residential areas and make room for more regular Sherwood Park Housing
The area as a transition, entryway or pathway from Country Residential / rural or urban" areas into the urban areas."
Plan for Rapid Transit to the UofA from Ardrossan
0
No
Nope.
Residences need to be for a dense population. Sprawling active transportation networks are counter productive.

None
A principle relating to requiring business developments to look less like strip malls. Sherwood Park should emphasize the "experience" and require developers to plant trees and install water features that support the peacefulness of our community. Beautify!"
No
Put in something concrete. The guiding principles are so vague and sound great but really mean nothing. It's disappointing and feels like public consultation is a farce.
Enhance a park like feel thru natural areas; no crowding
Focus on cost effective strategies to ensure residents get value for their tax dollars.
An additional guiding principle - an innovative and creative redevelopment (see feedback under 19).
The only principle that is halfway ok, The one with commercial corridor, but is like little change.
n/a
Term it as Misguiding Principles. Redevelopment is not what the people want, it's what SC wants.
N/a
please save land for a future recreational building!

9.17. Landowner survey responses to: "Do you have any additional comments related to the South of Wye ARP Project?"

Do you have any additional comments related to the South of Wye ARP Project? Please do not include any personally identifying information.
Are developers being involved? If so it would help to determine what they are prepared to build and take that into the information. Also what does the County require?
Thank you for your Service.
Any development should be allowed with a community plebiscite approving it. We don't need ARPs, we don't need studies, or meaningless "participation". This is supposed to be a democratic nation, how about some real democracy.
Planning should think how they would feel if all of a sudden their home had a 10 story building put up next to it. Context sensitive should be the primary guiding principle.
Without fail, vision and principles words are very urban oriented with an express target of "complete communities" for the "Area ". Given the foregoing, one can understand why there is no actual protection/consideration for Country residential - why would you need it if the whole area is to be urbanized ? Planning must be upfront about what is really their vision - not disguise it with words they can interpret later Some workshop comments suggested that those who want "no change" don't care about the problems that property owners with acreages next to RR233 or commercial development have . This is not the case. Far from not caring, the record shows that subdivision residents have acted as a group , not just to support those in acreages on the boundaries , but to go to bat for them and actively advocate and, in fact, negotiate , mitigations

including the berm and fence, sound barrier wall, trails, extra building setbacks, building size, lot sizing , reserve provisions as well as very significant free full water and sewer connections for a few properties to help offset loss of property value due to adjacency to new urban development . Boundary properties benefit the most directly from the forgoing activities which have involved many hours of extended discussion/negotiation on their behalf. In several instances , agreements were subsequently repudiated or proposed to be changed ,resulting in repeated effort by resident groups to get agreements re- instated or arrive at compromises. Very little, if any, of the mitigations/benefits arising would exist today without the very active participation of residents as a group or sub group. It is disappointing to hear suggestions of not caring and further disappointing , change proposed to benefit a minority who can be expected to leave, at the expense of the rest who must deal with the consequences.

The whole thrust is to eliminate the three subdivisions over time -set a vision or target of a "complete community", then sit back and let it slowly happen over time - squeeze out country residential residents who then have no options but to sell to a developer -no more country residential buyers left . Reason for lack of any teeth to protect country residential then becomes obvious - none needed/wanted by Planning - would only impede urbanization -let the free for all happen. In the process ,eliminate what is a unique part of the county as well as a unique amenity not found elsewhere. "Lets make the County just like everywhere else" seems to be the motto - nevermind that the County in whole loses and becomes less attractive as a place to live and grow as it becomes more like every other place .

Let's stop and take stock of things to date with full open unfettered discussion on whatever anyone wants to bring up .Don't just have workshops that limit discussion to pre selected things. Open up the mikes to begin with. When things are prepared such as the draft vision et al, provide them ahead of workshops - give time to actually review and think about vs provide on the spot reactions. Also allow open feedback /comment /discussion on reports such as the " What we heard " before going to next step(s)

Residents of Campbelltown who want to develop/rezone their properties should remember that special considerations and concessions were made by the county and other residents when their properties were impacted by redevelopment, such as free installation of county water and sewer, (not done for all residents) as well as sound barrier fencing and berms etc. Furthermore, much of the extensive negotiation for those improvements was taken on by residents who were doing it to try and preserve Campbelltown heights for all. I would ask those residents to recall the efforts that were made on their behalf and to consider selling their properties as desirable country residential homes, and not look to profit at the expense of residents who want to continue to live in our neighbourhood as it exists.

Putting two unlike areas into one project and attempting to cover both by one set of Vision and principle statements is difficult in the first instance to develop and in the 2nd instance, confusing and difficult to clearly understand by readers. Until very important issues are clearly addressed: - actual support for continuing country residential -reliability of any new plan in terms of consistent interpretation/application, it is extremely difficult to see how we can actually progress. Also note that it appears that the most concern lies with some , not all , acreage owners next to busy roadways such as RR 233 and some next to commercial. Comment suggest that other acreage owners don't care about them. In fact, existing mitigations /offsets for such properties are there due to concerted group resident actions. Redevelopment does not solve or mitigate in any way road

noise . When RR 233 widening info sessions were held , we advocated for berms and tree planting at the time of widening . This exercise should consider and push for actual mitigations of existing issues -not assume that redevelopment is the answer when all it would do is move the problem on to someone else. in conjunction with new mitigations such as berming, existing or new owners of full size acreages have the mitigating option of building at the back of acreages (as many have done)which mitigates impacts. The forgoing option isn't available to at least some if the areas are subdivided into small estate or urban lots

provide actual plans

Environmentally friendly. Walkable communities. Highest and best use of the land - don't use farm land for new housing developments.

9.18. Survey responses (not including landowners) to: "Do you have any additional comments related to the South of Wye ARP Project?"

Do you have any additional comments related to the South of Wye ARP Project? Please do not include any personally identifying information.

There cannot be any more controlled intersections! There are already too many!

Could there maybe be a commercial section added that would include some cute unique shops and coffee houses that might attract people to it. Not another Walmart etc. Create a niche unique to our county, kind of like St Albert.

At this stage, I find the statements very vague. There would need to be much more specific and detailed information given before I could outright support anything. Hopefully this will come soon.

no

I don't understand why this is even being discussed. ALL COUNTY PROJECTS SHOULD FOLLOW THESE, without saying.

I would like to see more information on it.

Not at this time.

We bought our home here to be in the rural area not as a urban area.

n/a

We are running out of GOOD CLOSE Sherwood Park land. So why not look at redoing some of the old and worn out residential areas and make room for more regular Sherwood Park Housing

N/A

The information is quite vague and seems to represent Strathcona County's general vision, not something specific to this project. Identifying concepts that relate very specifically to this project would make much more sense, and have more value than something so generalized.

No

I hope the accesses would be moved off of 233.

No
I support the preservation of natural areas and people-friendly development. Transportation is important too. Development in Sherwood Park must be required to make spaces beautiful not just functional. Development must take into account we are a winter hamlet. Designing stores as if we are in California is not people-friendly. Look to Nordic designs in Scandinavia countries. Thanks for collecting opinions.
I am sorry I don't have an opinion for or against your suggestions'. I only use the commercial area by car/pick-up-truck. However, I believe an effective public transportation is beneficial. Like door to door, not door to edge of the parking lot.
Keep it natural with no crowding or overdevelopment
Please avoid expanding the commercial development in the form of strip malls, sprinkling shops across a large area (like along Baseline). There are much more innovative approaches to commercialization, housing and respecting the environment (i.e. Singapore).
Why destroy this attractive area everyone so enjoy ,no other place quit like it in Sherwood Park.
Yes, please sincerely consider the input provided and make accommodations as may be needed vs. just paying lip service. People's homes & lives will be altered by this project.
n/a
Scrap the whole idea. All it is is a blatant Tax Revenue Grab and polluting the land with more commercial opportunities".
This area has been dormant too long and should be enhanced instead of going ahead with any Bremner town area ruining valuable farm land
N/a

10. APPENDIX C: One-on-one meeting notes

South of Wye ARP Project Phase 2 Landowner Meeting – January 5, 2021 3-3:30 pm

- Landowners: We are in support of change in the area. Because people don't know what the end vision could look like they are often scared of the unknown.
 - Strathcona County: Part of the process is trying to hear from everyone. When we have the 3-5 potential scenarios, this may help, as it can be difficult for residents to know whether something applies to them without a map in some cases. If there are some areas that are identified for more change in the potential scenarios, then we would like to specifically consult with those landowners in the upcoming phase.
- Landowners: At what point does the County get involved?
 - Strathcona County: The County works with the consultants throughout the process. The consultant won't be coming up with the potential scenarios on their own; we also discuss internally with utilities and transportation. The consultants will be drafting the scenarios and we review against County policy, what we heard from our internal teams, engagement etc.
- Landowners: Are there any drivers that will affect some of what we want to see here? I am assuming there is a long term vision for Range Road 233.
 - Strathcona County: We are doing a lot of background work - transportation and utilities also drive this plan and inform land use. Engagement is an important part, but technical portion is also a large part. There is an existing plan for Range Road 233.
- Landowners: Is there something that the County wants to see happen for the area and is the County pushing consultants in a particular direction?
 - Strathcona County: There is no set plan on what we envision for the area - this is what the two year project process is for. We don't have any parameters for what we need to achieve here. There is the Municipal Development Plan (MDP) and the Edmonton Metropolitan Region Board Growth Plan, but the potential here is quite open. The consultants bring their expertise and will be drafting the potential scenarios, but the County reviews as well.
- Landowners: I feel confident there is a plan on how we will approach - but disappointed that the County doesn't have a plan for what is needed in the area.
 - Strathcona County: This process is to come up with an overall vision for the area.
- Landowners: Is it fair to say that the 3-5 scenarios will go from little to lots of change?
 - Strathcona County: We haven't settled on scenarios yet.
- Landowners: Could you please clarify the time frame?

- Strathcona County: It will be a two-year process to come up with potential scenarios, a recommended concept, to write the plan, and then we take the document to Council for a decision. If approved by Council, the ARP(s) would inform future planning - any rezoning or subdivision would have to align with the adopted plan(s). We wouldn't expect implementation of the plan(s) to occur all at once - it could take 5, 10, 20 years for full build out. The reason it takes that long is because we wait for landowners to be ready to submit applications - the county doesn't come in and redevelop.
- Landowners: Could different properties be treated differently?
 - Strathcona County: If the ARP is adopted by Council, rezoning and subdivision applications can be submitted at the leisure of landowners. You may want to submit an application right away, while your neighbour chooses not to do anything for 10 years.
- Landowners: Do you think Campbelltown Heights would be divided in two?
 - Strathcona County: We have yet to develop the potential scenarios.
- Landowners: I don't even want to go to another workshop to get battered by others.
 - Strathcona County: It is important that we see everyone's side and record everyone's opinions. If we only get opinions from one side, then that's all we can record and include in a What We Heard Report.
- Landowners: There are people who are not getting involved and commenting because they are afraid to - would you consider doing one on ones with other residents?
 - Strathcona County - The workshop polls and they online surveys are anonymous. If you have neighbours that want a one on one call - tell them they can contact us for a call.
 - The more we hear from everyone the more info we have from all sides - we take all feedback to move forward - this is what council sees as well.
- Landowners: We just want to be heard and know that everyone's voices are valid. There was such a dissenting view from some that others were getting drowned out. This is very sensitive work - want to raise awareness of how this is handled.
 - Strathcona County: The online workshop format is new for us. We might have to look at making some changes when it comes to our next workshop based on lessons learned from previous workshops.
- Landowners: Isn't it important to know where residents live when they do the survey?
 - Strathcona County: We tried to do this in the first phase, but then it was perceived that we had a preconceived plan. It is difficult to ask people for personal information on where exactly they live, as not everyone wants to provide this. We are not opposed to people telling us where they live and what they want to see, but we can't ask that everyone provide this information.
- Landowners: People can stay muted and keep their video off in the workshop, and just answer poll questions - they don't have to be fully engaged.
 - Strathcona County: Yes, and they can always contact us afterwards if they felt uncomfortable speaking up in the workshop. It is important to hear from everyone.

South of Wye ARP Project Phase 2 Landowner Meeting – January 13, 2021

- Landowner: The November 19, 2019 Council Report stated that stormwater management within the area was not considered for the existing density and that the South of Wye Road ARP currently has deficiencies with respect to stormwater management. The second statement seems at odds with the first statement, as well as Bylaw 12-2013. Also, what stormwater deficiencies exist in the current South of Wye Road ARP Project Area?
 - County: Prior to Lot 33 undergoing rezoning and ultimately developing, the County commissioned a study to identify if Lot 33 was required to provide additional stormwater management for Wye Gardens development area. What was determined, is that the existing two interconnected dry stormwater ponds west of Canadian Tire, are sufficient to meet stormwater quantity requirements for the area upstream of these ponds. However, there are a number of already developed lots within Wye Gardens which are down stream of the existing dry ponds. This includes the strip mall lot on the south west corner of the Wye Road/Ordze Road intersection, and the Chamber of Commerce Building, the Mega Car Wash, the TD bank, the Hart Transmission, Integra Tire Site and Spark Heating sites east of Ordze Road.

The existing stormwater management ponds are designed as surcharge ponds, which means that when the storm sewers within the roadway are at their maximum capacity, the water backs up into the usually dry ponds and stores water until such time as there is available capacity within the sewer system again. This is not the typical design that we see for Stormwater Management Facilities (SWMF) that are constructed today, which tend to be inline with the sewer system, have a much more naturalized look, and with a permanent pool of water which also addresses stormwater quality by removal of suspended solids. Due to the location and elevation of Lot 33, it was determined that any SWMF constructed on this site would not be able to service the currently unserved lots and would also have to be a surcharging dry pond not meeting today's standards. Simply, constructing a new SWMF at this location would have provided very little (if any) additional stormwater management benefit over what is existing.

The stormwater management deficiencies that we are currently aware of have not changed since the adoption of Bylaw 12-2013, however it was identified that Lot 33 would not have been a suitable site for a SWMF to address the deficiencies sufficiently.

- When Lot 33 developed, they had requirements to provide a high level of onsite stormwater due to the fact that there is no regional SWMF providing service to this site. There are currently no stormwater deficiencies regarding this particular site.
- It is important to mention that stormwater management requirements have changed significantly since development began within Wye Gardens, what

may now be seen as a deficiency may have been standard back when the area developed.

- Landowner: Some residents are unaware of the Country Residential Area Concept Plan (CRACP), which the Project Area is located within. When will this be brought forward in the project process?
 - County: The existing CRACP has been added to the document library on the project webpage. We are trying to get peoples input and feedback on what they would like to see in the future for the Project Area, not feedback on the existing CRACP. As a result of what comes out of the South of Wye ARP Project, we may need to look at updating the CRACP to align. Depending on the draft land use scenarios created in the upcoming project phase, if a scenario aligns with the existing CRACP, then it may be discussed at this point.
- Landowner: The landowner proposed a number of lots that could potentially be subdivided, inquiring whether current infrastructure would support a scenario including a mix of smaller and current size acreages.
 - County: Currently the project does not include determining how many lots could be subdivided from each lot. The upcoming Phase 3 of the project will include determining potential draft scenario's, and we cannot at this time confirm whether the proposed scenario would work.
- Landowner: There is water and sewer currently in Campbelltown Heights, given the existing infrastructure, how many homes would that support?
 - County: We can't say at this point, as we are currently working on a Utilities Background Report as well as a Transportation Background Report. This process looks at all existing infrastructure and determining a baseline to see what opportunities and future development scenarios could be supported. Once these reports are complete, they will be made public on the project webpage.
- Landowner: What is the status of the Range Road 233 road widening?
 - County: This project is not currently within the 5 year plan. Part of the process will include land acquisition.
- Landowner: One main issue for those living close to the road is the noise – is there any reason why mitigation of road nose shouldn't be looked at as part of this project?
 - County: We will note mitigation of traffic noise as something to consider. Strathcona County has the following Bylaws, Policies, and Procedures:
 - Noise Control Bylaw 66-99: <https://www.strathcona.ca/files/files/attachment-lls-bylaw-bl66-99.pdf>
 - Traffic Noise Policy: <https://www.strathcona.ca/files/files/lls-ser-009-027-traffic-noise.pdf>

- Traffic Noise Procedure: <https://www.strathcona.ca/files/files/lls-ser-009-027p-traffic-noise-procedure.pdf>
- Landowner: There is concern with the fact that even if there is an ARP in place, that there is no guarantee that someone can't amend the plan in the future. What is the County's official position on planning high density next to or within Country Residential?
 - County: It is dependent on the context and what we are reviewing. The nature of the legislation, as set out in the Municipal Government Act (MGA), is that plans can be amended. If a landowner wants to submit an application to propose a change to a statutory plan, then it is Administration's role to accept and process an application and bring this to Council. The decision on the application ultimately lies with County Council.
- Landowner: What is the point of completing an ARP if it doesn't provide certainty in the future?
 - County: An ARP does provide a high level of direction for development within an area. While there are instances where landowners may apply to make changes to a statutory plan, in many cases development will generally follow the statutory plan. The benefit of having a statutory plan in place is that it provides the intent for what an area is to achieve and it is considered when someone submits an application. If there is nothing in place, then if someone does submit an application there is nothing to review it against or challenge whether it is appropriate for the area.
- Landowner: What would be the process if we wanted to change or halt the project?
 - County: Administration takes direction from Council, and as a result Administration will continue to work on the project unless Council provides direction otherwise.
- Landowner: Will the Vision and Principles be updated?
 - County: Yes, we are currently going through all input received and will be completing a finalized Vision and Guiding Principles as well as proposed draft land use scenarios. Please keep in mind that the Vision and Guiding Principles are high level, and the goals, objectives, and policies will provide more detail and guidance.
- Landowner: What is the size of the Project Area?
 - County: The Project Area is approximately 122 hectares, as updated in the Background Report.
- Landowner: The Background Report refers to immediate upland areas – what is considered immediate upland area?
 - County: Upland means areas of higher elevations, generally dry with soils that support plants and wildlife that are adapted to dry environments for all

or a portion of their lifecycles. This would be determined through biophysical assessments.

South of Wye ARP Project Phase 2 Landowner Email (In response to the above meeting notes)– January 21, 2021 9:08am

Thanks for the mtg notes, [County Staff Member]. Although they are abbreviated from the background and full discussion, the difference from my notes is not material for most except for the following questions where context is very important :

1. What is the official position of Planning about high density next to or within country residential?

The question is rephrased in the mtg notes as asking for the County's position. The response given is "**It is dependent on the context and what we are reviewing** " and that Council has the final decision. The latter point has not been in question .

The official position of Planning was questioned because participants in the first ARP workshop were told that high density development next to or within Country residential would **not** be allowed under any new ARP; however, at the same time, Planning supports a high-density development proposal within and next to country residential in the same Project Area.

Planning's recommendations to Council have significant weight, so it is important that residents are fully informed as to the actual Planning position during the ARP process and **not rely solely** on the statements made during the first workshop. Full background and full notes of our discussion are important to understanding the context of the question and response. Both are contained in the more extensive meeting notes that I took.

2. Lack of stability and uncertainty for country residential residents, despite supportive Plans and specific written provisions/ agreements, is the reason this exercise was begun. Information to date is that any new Plan cannot satisfactorily address these issues. Why should we **continue to spend significant time and monies, only for residents to arrive back in an ongoing state of uncertainty?**

The foregoing question is closely related to the first one and ,again, the intro, full background and discussion context is critical. The Planning response to the preceding :

- that an ARP provides a " high level of direction " and
 - that an ARP provides 'intent for what an area is to achieve and it is considered when someone submits an application" ,
- is not very comforting when one considers that this whole process began as a result of concerns about lack of adhering to what was supposed to be achieved/intended by existing plans.
- Background and discussion is that despite **three** existing plans to the

contrary, Planning supports a high-density development proposal within Campbelltown Heights. The Country Residential Area Concept Plan (CR-ACP) has very specific differences from what is proposed, while the Salisbury Village ASP has specific **written contrary** provisions and agreements regarding planning design, transition and mitigation. All of the preceding are much more specific than the "high level direction" that any new ARP would apparently provide and also be subject to an "it depends" approach by Planning. If more specific existing plans can be ignored and are replaced with a new, more general ARP, which doesn't or can't address concerns and respect country residential, then the question and base issue remains unanswered as a dilemma for all parties. The subsequent comment that Planning must continue the exercise until and unless Council directs otherwise, is noted.

3. Also, the mtg notes say:

"The landowner proposed a number of lots that could potentially be subdivided, inquiring whether current infrastructure would support a scenario including a mix of smaller and current size acreages.

County: Currently the project does not include determining how many lots could be subdivided from each lot. The upcoming Phase 3 of the project will include determining potential draft scenario's, and we cannot at this time confirm whether the proposed scenario would work."

As clarification, the scenario provided did not identify the number of lots that might be divided; it presented a scenario wherein some lots might be divided into smaller acreages with transition to larger acreages and asked if Planning agreed with the example from a **conceptual analysis perspective**, not for confirmation that it would work. The scenario noted that infrastructure was a question and that lot layouts and groupings as well as other features would be issues to address. Background is that the scenario sprang from previous discussion with Planning flowing in turn from Janna's remark during the first workshop to the effect that one possibility was dividing existing acreage lots into smaller acreages.

I note your advice that the mtg notes you provided will be part of the new "What we Heard" report. I appreciate this, but the brevity and omissions of background and full discussion does not provide the full context and understanding of the whole, particularly in regard to the matters noted in this e-mail.

I have enclosed a copy of the more extensive mtg notes that I took which include the document we were both working from as well as full discussion, and request that they be included in the "What we Heard" report. In the alternative, and perhaps simpler, my request is that this e-mail be included with your meeting notes in the noted report.

Thank you