

# Phase 1 What We Heard Report

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November 2020



# South of Wye ARP Project



## Table of Contents

- 1. South of Wye ARP: An Introduction ..... 3**
  - 1.1. Project Timelines ..... 4
  - 1.2. Why We Need Your Help ..... 5
  - 1.3. Highlights of What We Heard..... 5
- 2. How We Communicated ..... 7**
- 3. How You Engaged..... 8**
- 4. Who Engaged ..... 9**
  - 4.1. Online Survey Participants ..... 9
  - 4.2. Online Visioning Residential Workshop Participants ..... 12
- 5. What We Asked..... 14**
  - 5.1. Here’s what we asked you..... 14
  - 5.2. Here’s what you told us ..... 15
- 6. Future Public Engagement & Communication Opportunities ..... 24**
  - 6.1 Here’s what we asked you ..... 24
- 7. What Comes Next..... 26**
- 8. APPENDIX A – What Was Said..... 27**
  - 8.1 Question 5.1.1: ..... 27
  - 8.2 Question 5.1.2: ..... 40
  - 8.3 Question 5.1.3 (Zone A): ..... 50
  - 8.4 Question 5.1.3 (Zone B and C – Residential Workshop): ..... 50
  - 8.5 Question 5.1.3 (Zone B – Online Survey):..... 53
  - 8.6 Question 5.1.3 (Zone C – Online Survey):..... 53
  - 8.7 Question 5.1.4: ..... 54
  - 8.8 Question 5.1.5: ..... 60
  - 8.9 Email correspondence..... 65

# South of Wye ARP Project

## 1. South of Wye ARP: An Introduction

Strathcona County has kicked off a new statutory planning project. 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 Plan Area;
- Policies that will address mobility, the public realm, transitioning 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, as illustrated in Figure 1, includes the South of Wye Road ARP, as well as the Campbelltown Heights, Wye Road Gardens and Ordze Park subdivisions.



October 2020



Legend  
--- South of Wye ARP Project Boundary  
Yellow Existing South of Wye Road ARP  
Red Dotted Urban Service Area Boundary

ARP project Area  
Figure -1

# South of Wye ARP Project

## 1.1. Project Timelines

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

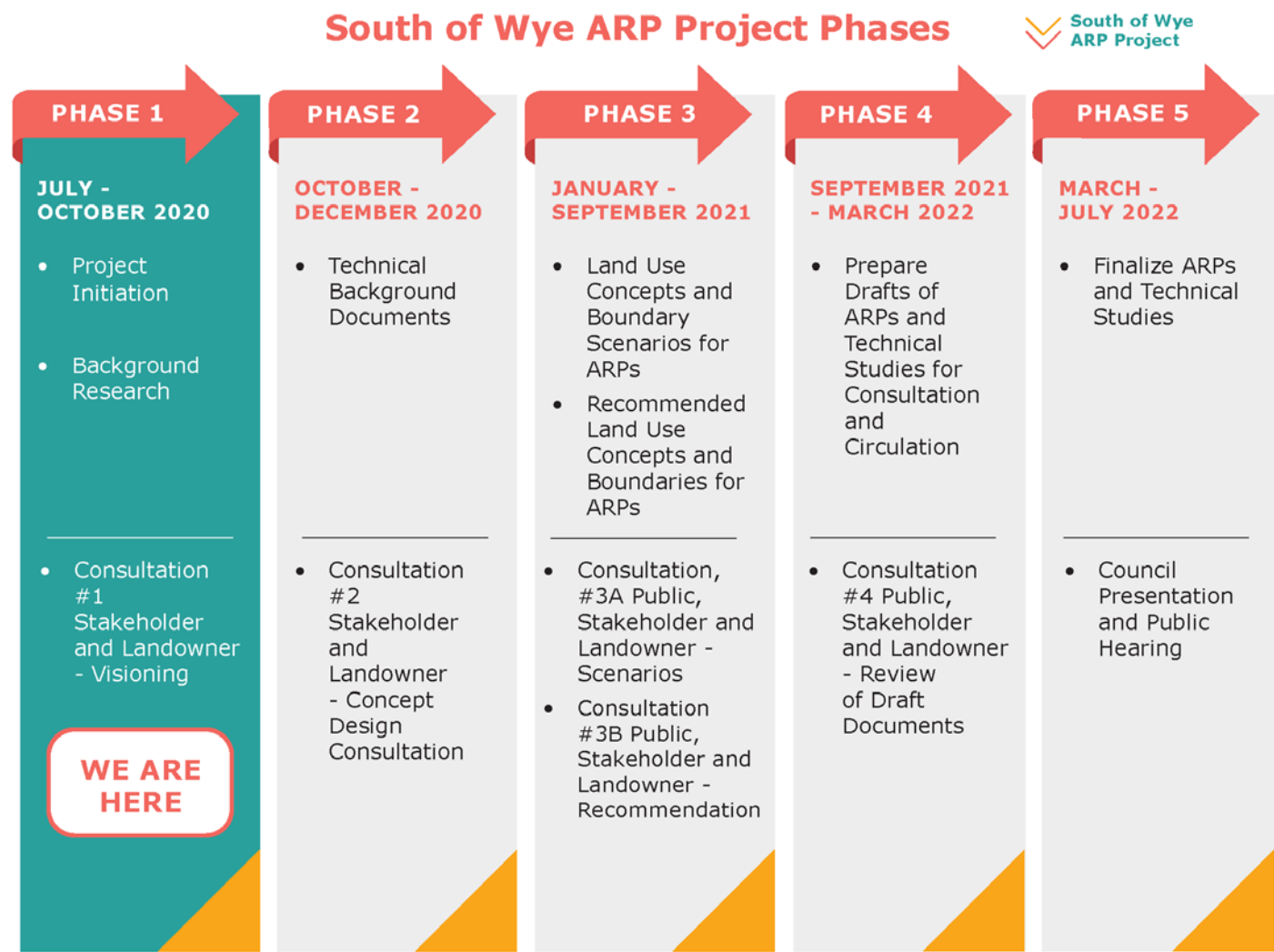


Figure 2: South of Wye ARP Project Phases

# South of Wye ARP Project



## 1.2. Why We Need Your Help

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 1 we are using your input to determine the overall Vision and Guiding Principles for the ARP Project Area. A variety of public engagement opportunities were available to area landowners, stakeholders and the general public.

## 1.3. Highlights of What We Heard

Phase 1 engagement was launched Tuesday, October 6, 2020 and was completed on Monday, October 26, 2020. There was a total of 349 responses to the online surveys over the course of 20 days, and a total of 37 participants attended the residential and commercial property owner workshops.

Through Phase 1 engagement, we heard a strong desire across the online surveys and workshops for an increase in active transportation infrastructure throughout the Project Area and connecting to surrounding areas. A path along Range Road 233 was the most commonly mentioned desired route. We also heard a strong desire for more open spaces throughout the Project Area.

When it comes to the residential portions of the Project Area, we heard from a large number of survey participants and residential workshop participants that they enjoy the unique mix of country residential properties with good connections to the adjacent commercial, and they would like the area to stay as is.

There was also a large portion of survey participants that expressed the desire for the opportunity to subdivide into smaller residential lots and develop a diversity of housing options. A strong desire for mixed-use development and commercial opportunities was also expressed, particularly in the residential portion of the Project Area located directly south of the commercial area.

Participants of the residential workshop also expressed an interest in a diversity of housing options, and some opportunity for subdivision into smaller residential lots, particularly in the residential portion of the Project Area located directly south of the commercial area.

Within the commercial area, there was a strong interest in the opportunity for mixed-use development. There was also interest in the opportunity for some apartment style housing.

# South of Wye ARP Project

*"Everyone is impacted by development so the plan needs to be holistic."*  
– Residential workshop participant

*"If we could enhance this wonderful family community with better bike trails and even some commercial stores near Wye, I think [the] area could continue being a special place."*  
– Survey participant

*"Most of the development in it is single story, we should be building up!"* – Survey participant

*"Leave the country residential housing as is. Sherwood Park does not need any more retail and certainly doesn't need any more medium or high-density housing."* – Survey participant

*"Create spaces for community gatherings and landscaping areas"* – Residential workshop participant response for Zone B

*"plant large trees along busy roadways (rr233) to reduce the noise"* – Residential workshop participant response for Zone C

This "What We Heard Report" summarizes and highlights the key findings and results from Phase 1 of the South of Wye ARP Project process.

## **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*

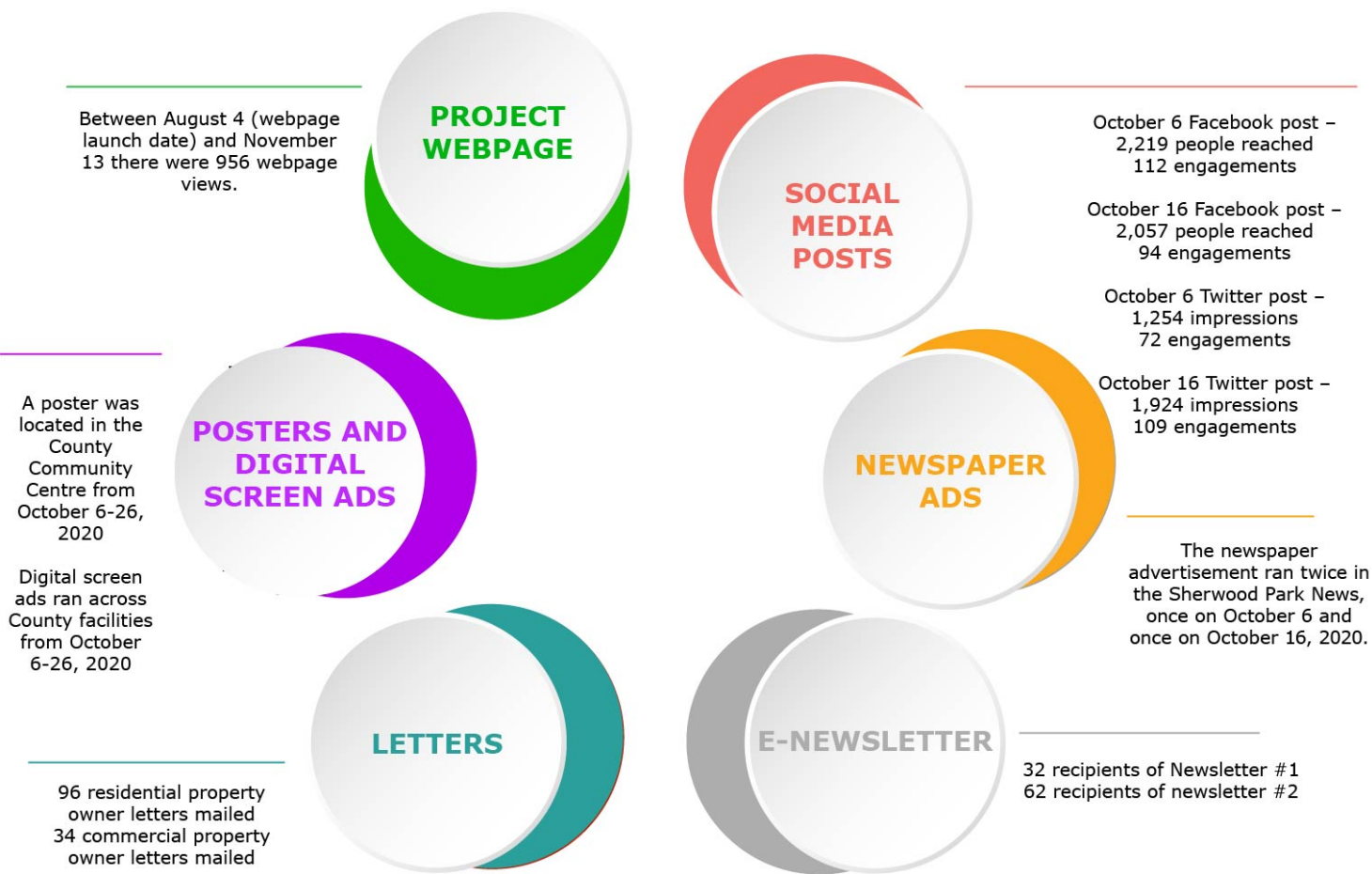
*Abiding by the Code of Ethics of the International Association of Public Participation (IAP2) the WSP & Dialogue Partners team has tried to reflect the themes and summary of participant input from the conversation in a way that captures the essence of what was shared. Any mistake or errors in this summary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

**WSP & Dialogue Partners Team**

# South of Wye ARP Project

## 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:



# South of Wye ARP Project



## 3. How You Engaged

Phase 1 provided several opportunities for the community to contribute their ideas on the ARP project.

An online survey was open between October 6 and October 26, 2020. The online survey was available on both SurveyGizmo and SCOOP (Strathcona County Online Opinion Panel). SurveyGizmo is a public survey, open to all members of the community, while SCOOP is an opt-in survey community, whose members are regularly invited to provide feedback on County initiatives and projects.

Two online visioning workshops took place. One was held on October 14, 2020 from 6:30p.m. to 8:30 p.m. for the residential area landowners of Ordze Park, Campbelltown Heights and Wye Road Gardens, as well as residents that are immediately adjacent to these subdivisions. The second workshop was held on October 15, 2020 from 6:30p.m. to 8:30 p.m. for the commercial area landowners.

The project team also responded to a number of emails and phone calls regarding questions and comments on the ARP project. Please note that in order to contribute to reducing the spread of COVID-19, all public engagement was offered in an online format.





## 4. Who Engaged

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

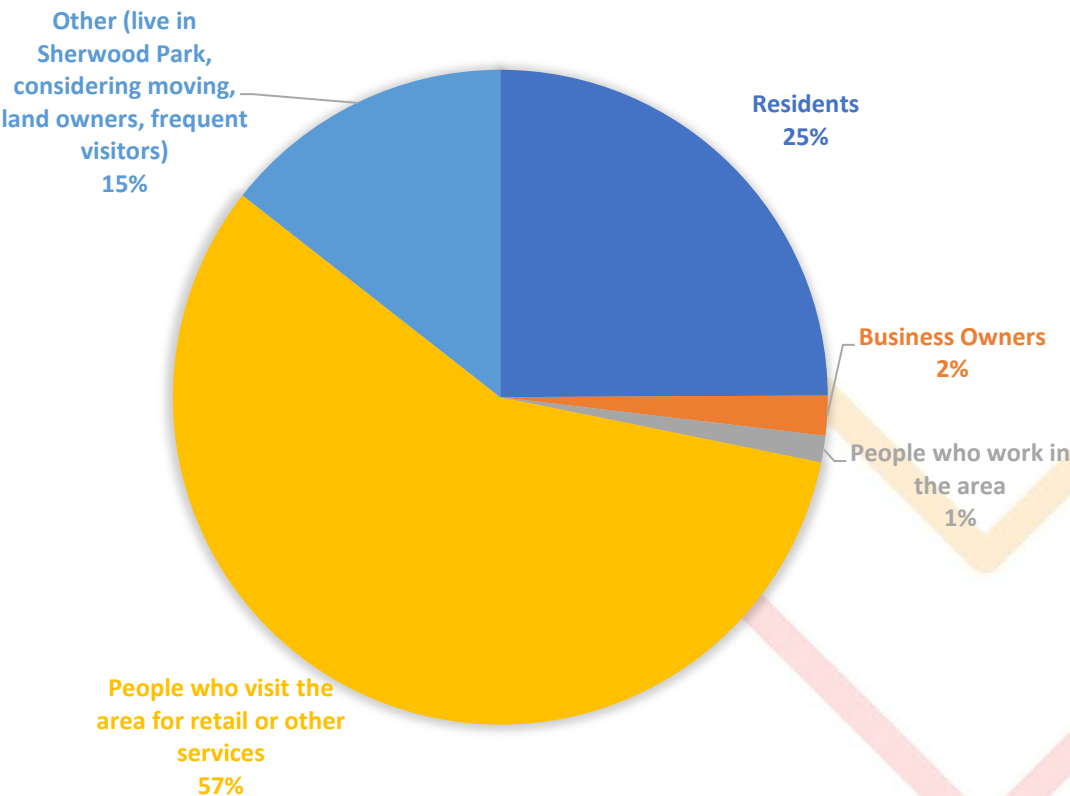
### 4.1. Online Survey Participants

Online survey participants include those who responded to the SCOOP survey, as well as those who responded to the SurveyGizmo survey.

#### 4.1.1 Relationship with the Project Area

Most of the participants who completed the online survey were people who visit the area for retail or other services, while a quarter of participants were residents from the Project Area. There was a total of 305 online survey participants who completed this question.

PARTICIPANTS RELATIONSHIP TO PROJECT AREA



# South of Wye ARP Project



## 4.1.2 Online Survey Area Participants

The Project Area was divided into 10 Areas, as shown on Figure 3 below, to better understand how participants’ views towards different opportunities related to where they live in the Project Area. Please note that the Areas are not representative of any pre-determined plan for the Project Area.



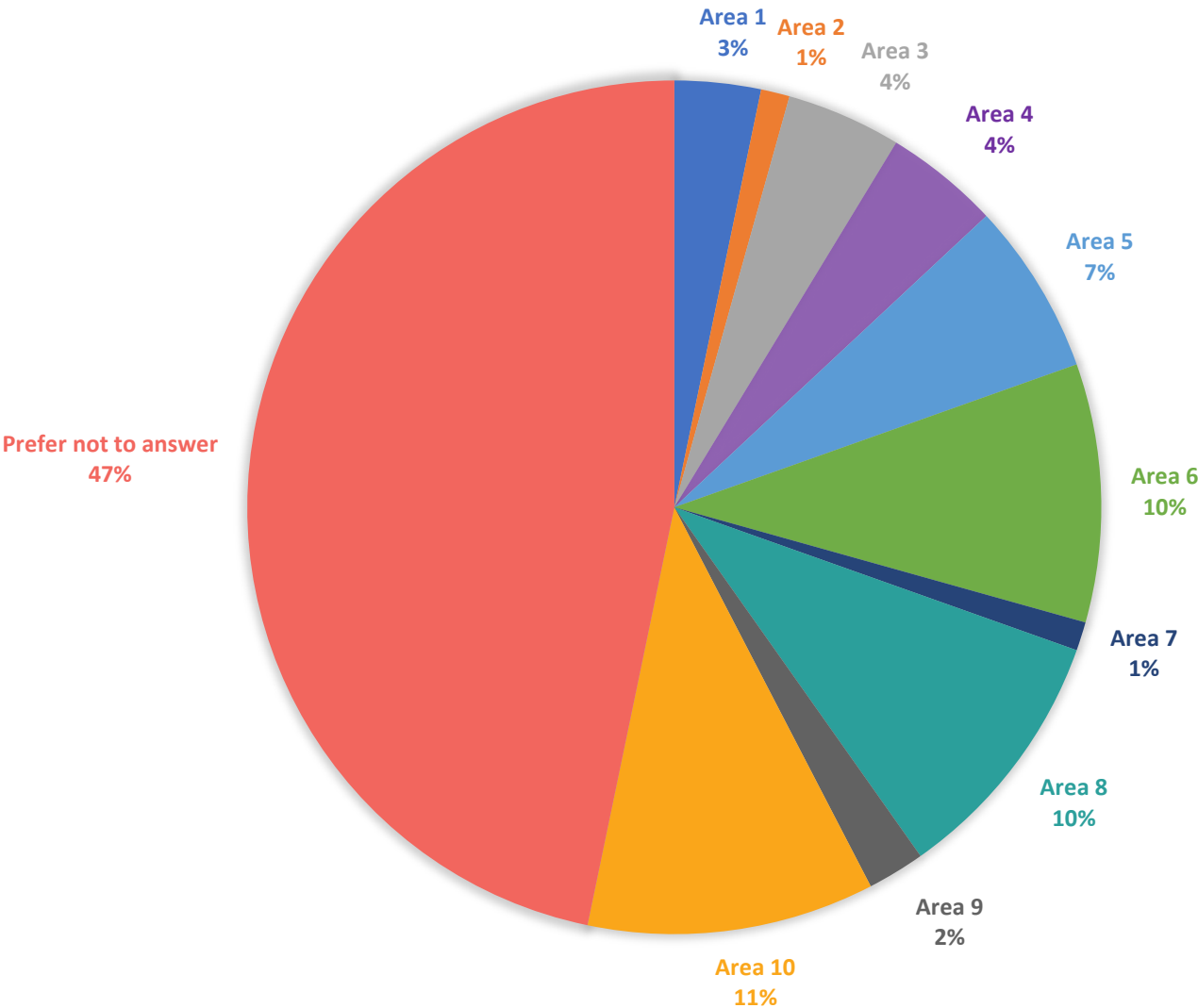
Figure 3: South of Wye ARP Project Areas

# South of Wye ARP Project



While there was representation from each Area, the Areas with the most representation by landowners included Areas 6, 8, and 10. Many participants preferred not to identify which Area they own property within. There was a total of 92 survey participants who completed this question.

PARTICIPANTS PER AREA



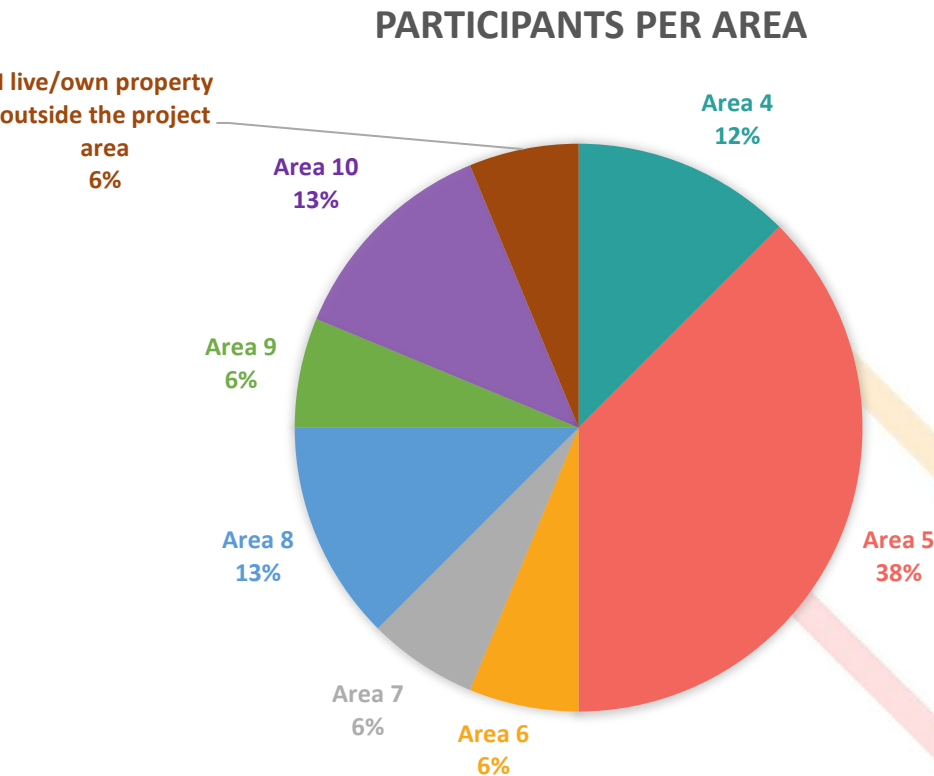


## 4.2. Online Visioning Residential Workshop Participants

Two online visioning workshops took place, one for residential landowners and one for commercial landowners within the Project Area. The results of the residential workshop are shown in the charts below. The charts below do not include information from the commercial area workshop. Given the low turnout (2 participants and only 1 being a commercial landowner), the event was revised to be a general conversation. Comments received from the commercial workshop have been recorded in the overall information gathered.

### 4.2.1 Online Visioning Residential Area Participants

Residential workshop participants were also shown Figure 3: South of Wye ARP Project Areas and were asked to identify which area they owned property within. A large portion of the residential workshop participants were landowners within Area 5. Other Areas that had a large representation of landowners includes Areas 4, 8 and 10. There were no participants who identified that they were a landowner in Area 3. There was a total of 16 residential workshop participants who completed this question.



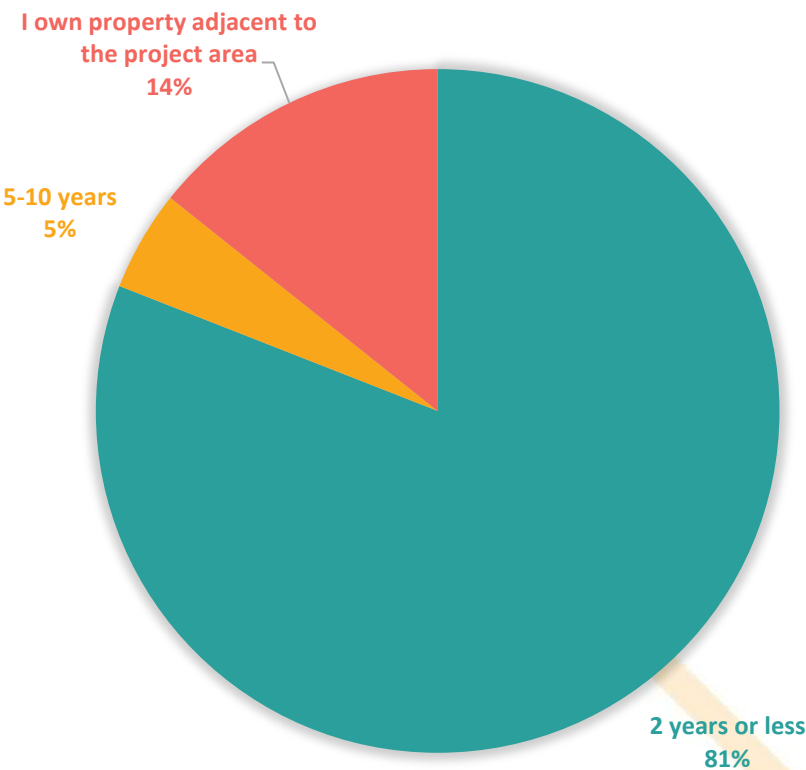
\*Not all attending participants responded to this question



## 4.2.2 Who lived or owned property in the Project Area

Residential workshop participants also shared how long they lived or owned property in the Project Area. A majority of participants identified that they have lived in the area for 2 years or less, while some participants lived in the area for 5-10 years, and others owned property adjacent to the Project Area. There was a total of 21 participants who responded to this question.

### HOW LONG HAVE YOU LIVED OR OWNED PROPERTY IN THE PROJECT AREA?



\*Not all attending participants responded to this question

# South of Wye ARP Project



## 5. What We Asked

The public engagement associated with Phase 1 of the project gathered input and feedback to develop the project Vision and Guiding Principles. These are foundational components of an ARP and will be critical for informed decision-making as the project progresses. The draft Vision and Guiding Principles will be shared and finalized through participants input and feedback during Phase 2.

### 5.1. Here's what we asked you

The County was keen to hear participant responses to the following questions:

1. What are your three favourite things about the South of Wye ARP Project Area? What do you really value about the Project Area? What makes visiting, working or owning a business in the Project Area great?



2. What issues, if any, do you think currently exist in the Project Area? If you could change anything about the Project Area what would it be?



3. What opportunities, if any, would you like to see in the commercial and residential areas?



4. What else, if anything, would you like us to consider or keep in mind as we move forward with the Area Redevelopment Plan Project process?



5. Do you have any additional comments related to the South of Wye ARP Project?



# South of Wye ARP Project

## 5.2. Here's what you told us

### 5.2.1

... about your favourite things about the South of Wye ARP Project Area:

*Through the survey...*

A large proportion of survey participants highlighted the **convenient location** of the area, with easy access to restaurants and commercial and retail services. Survey participants identified that they enjoy the quiet, safe, and peaceful atmosphere of the area, which has a **rural feel** with the benefit of urban amenities nearby. The residential **character of acreages and country residential lots** were noted as a main draw to living in the area, coupled with the proximity to Sherwood Park and Edmonton.

*"Country feel within the city" – Survey participant*

Residents and visitors love the **mature trees** in the neighbourhood and access to greenspace, highlighting local **nature and wildlife** as a treasured asset of the community. Many survey participants identified that they enjoy the community just as it is, they feel that **things are good as they are** and do not want to see large changes to development. Other survey participants acknowledge that while the potential for **redevelopment is understood and expected**, there is concern surrounding what this will look like in the future, and **how new development will transition** to existing land uses.

*Through the residential workshop...*

Several long-time residents of the area shared their appreciation for the **quiet, rural feel** of the area, which they recognize has changed a lot over the past years. While some residents feel things are good as they are and **don't need to change**, many recognize the potential for redevelopment. While **development is expected**, there is a **concern about the future** and what it will look like. Residents specifically cited concern over loss of personal property, potential tax increases, and the level of input they will have in this plan.

*"Enjoy living in the area, and not opposed to development"  
– Residential workshop participant*

# South of Wye ARP Project

## 5.2.2

... about current issues in the South of Wye ARP Project Area, and what you would like to see changed:

*Through the survey...*

Many survey participants expressed that there is **no pressing need to change**, and that things are good as they are. The area's existing **greenspace** was highlighted as an important asset to conserve. Many survey participants would like to see an increase in greenspace, supporting more **active transportation connections** and general **walkability**. Specifically, a **walking/cycling trail along Range Road 233** was mentioned many times as a priority for the community. Participants also stressed that the area lacks **sidewalks** to support pedestrian access to commercial areas which are currently car-oriented. Several participants also expressed a need for **more parking** in the commercial area.

A number of survey participants identified that they **would like to see increased density in the area**, recognizing the **cost saving** of servicing more compact development. Several participants also showed interest in connecting properties to **municipal services**. Home owners in the area expressed concern over the **impact that rezoning would have** to their property taxes.

*"More services to the land. We are on cistern and septic." – Survey participant*

A large majority of survey participants raised **traffic concerns**, explaining that it is **difficult to access the area** and that the traffic patterns are **confusing to navigate**. They explained that many vehicles use Range Road 233 as a cut through instead of going to the Anthony Henday, leading to **traffic noise and congestion**. Access to Wye Road was also listed as a concern. It was suggested that a turning light for northbound traffic on Range Road 233 and Wye Road would help during peak traffic hours. Many participants also mentioned that **Ordze Avenue** and the surrounding area is difficult to navigate. While some participants suggested improvements to transportation infrastructure such as road widening, signal changes and traffic calming to improve traffic and access concerns, others suggested they did not want to see vehicular traffic increase and would prefer if it decreased.

# South of Wye ARP Project

## *Through the residential workshop...*

The most common issue raised at the residential workshop was **the need for more active transportation connections within the community**, especially walking and cycling trails. Many residents indicated that a pedestrian route along Range Road 233 is a key active transportation connection that is currently missing. Traffic volumes along Range Road 233 were also a common concern, as well as the need for municipal servicing in country residential areas.

*"Cannot access nearby areas – so as far as health and wellness is concerned, its not an area that encourages people to walk and be active"*  
– Residential workshop participant

## *Through the commercial workshop...*

Commercial workshop participants described the large changes they're witnessing in terms of commercial vacancy and how commercial spaces will be used in the future. They would like to see a plan which allows for **flexible redevelopment** which can **respond to the market conditions of the future**. Similarly, variation between current and future parking needs was noted as an important consideration, as transit, ride shares, etc. become more common. Some participants also noted that increased **residential density** in the area supported by good pedestrian connections are important for local commercial viability in addition to vehicular access.

*"It's always important to have more rooftops within walking distances - if they are too far away developers are not interested – a little different here with the drive by traffic, but the area could benefit from more people within walking distance and more connectivity"* – Commercial Workshop Participant

# South of Wye ARP Project



## 5.2.3

... about opportunities you would like to see in the commercial and residential areas

The Project Area was divided into 3 Zones based on distance from Wye Road, to consider different redevelopment opportunities by Zone (see Figure 4 below):

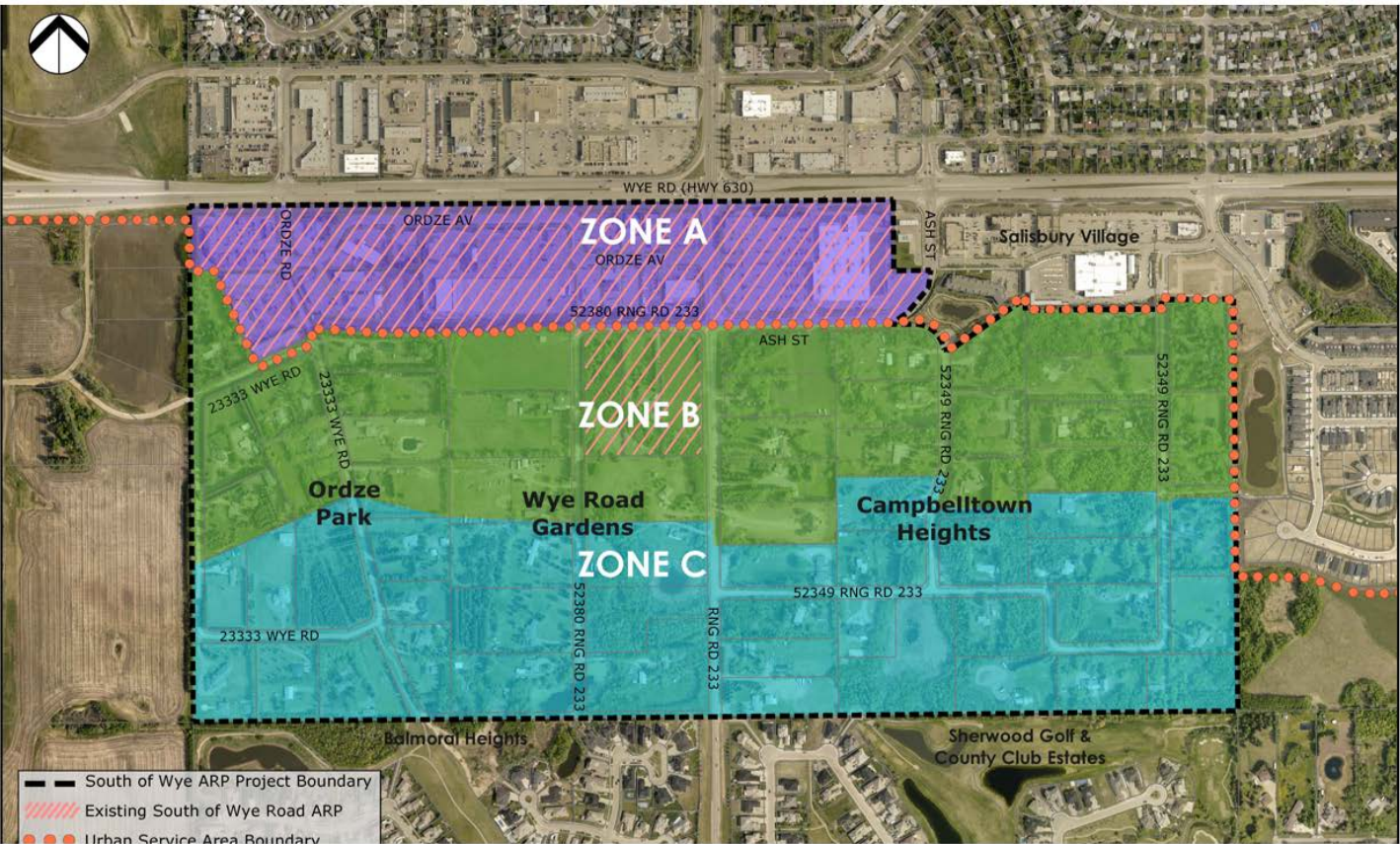


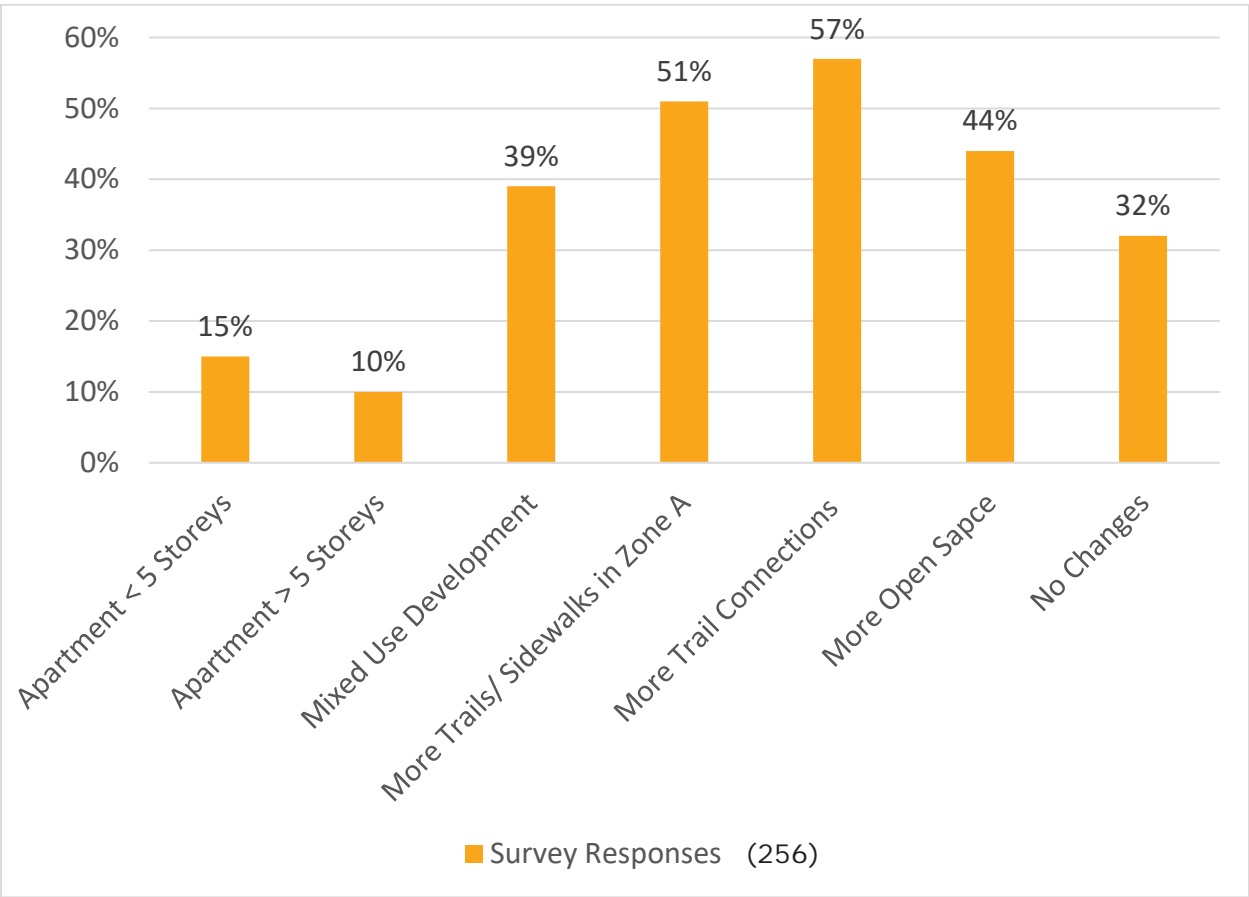
Figure 4: Project Zones

# South of Wye ARP Project



## ... about opportunities in the commercial area (Zone A)

The chart below summarizes survey results for the question: “What opportunities, if any, would you like to see in the commercial area identified on the map as Zone A?”. Please note that this question was not asked in either of the workshops, as the commercial workshop had limited participants, and the event was revised to be a general conversation.



NOTE: Participants could choose multiple responses, therefore percentages may not add up to 100.

Overwhelmingly, survey participants would like to see more sidewalks or multi-use trails connecting throughout Zone A and to surrounding areas. Local open space such as plazas, community gathering areas, or landscaped areas were also identified as opportunities for Zone A. Many survey participants would also like to see mixed-use development in the area. A minority of survey participants do not want to see any change in this area.

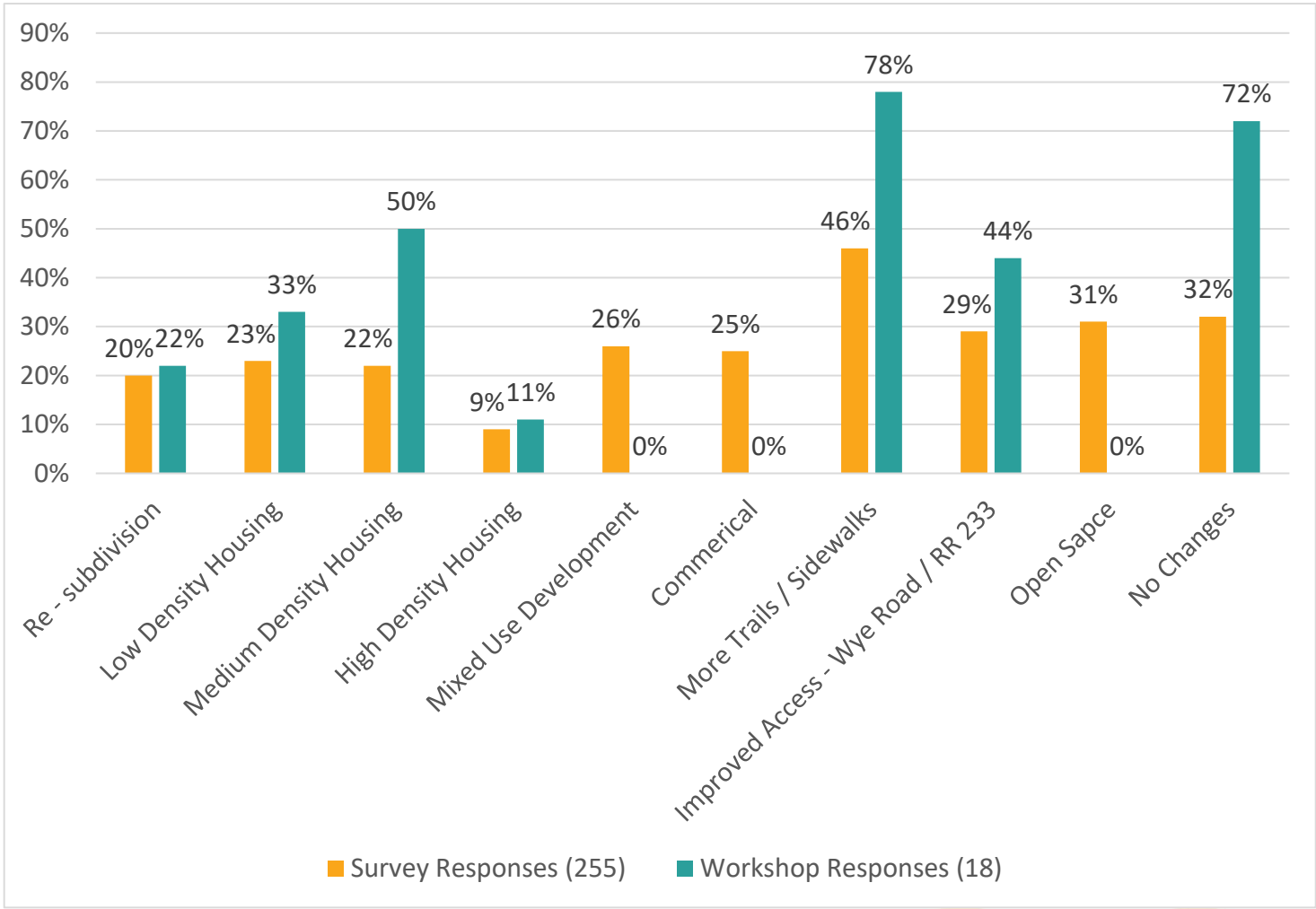
Survey participants who selected “other” stressed the opportunity to increase greenspace and natural features, increase parking, and to increase the commercial space in general.

# South of Wye ARP Project



## ... about opportunities in the residential area (Zone B)

The chart below summarizes survey and online residential workshop results for the question: “What opportunities, if any, would you like to see in the residential area identified on the map as Zone B”.



NOTE: Participants could choose multiple responses, therefore percentages may not add up to 100.

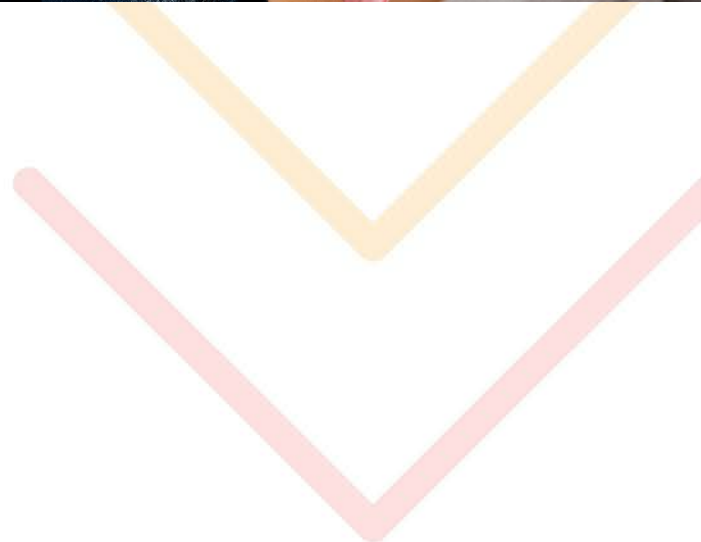
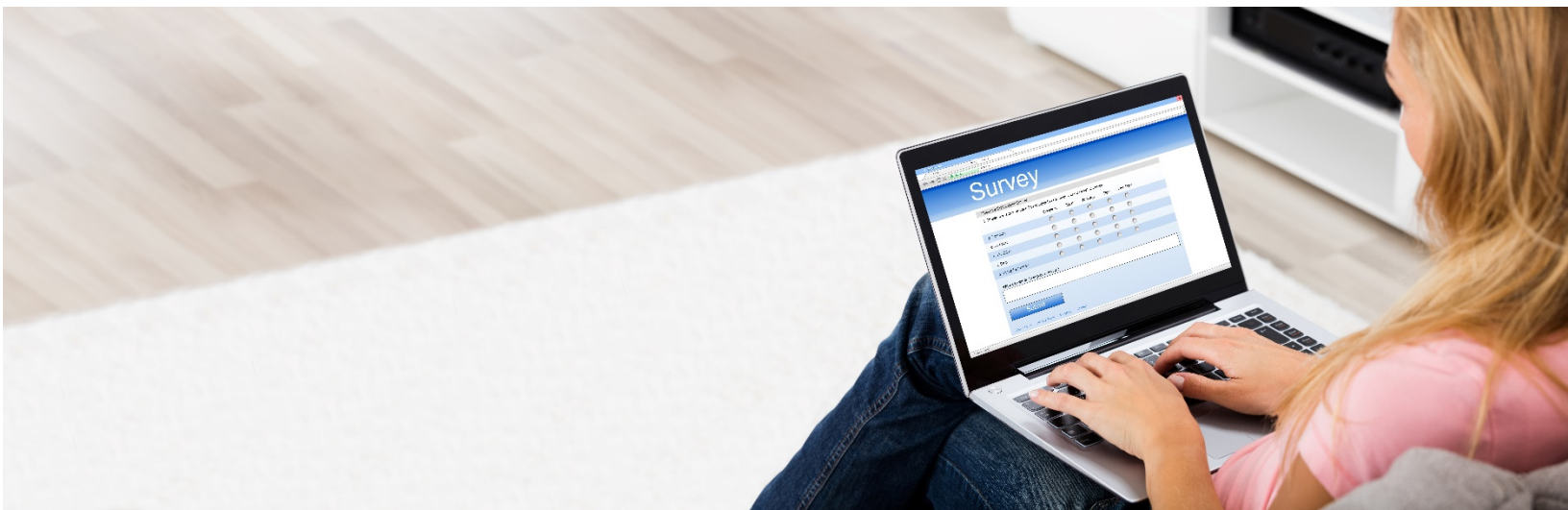
A large portion of participants identified that they would like to see more sidewalks or multi-use trails connecting throughout Zone B, as well as to surrounding areas, including the existing commercial area to the north. There is a split between participants who would like to see more housing diversity such as subdivision of the country residential lots to create opportunity for other low density housing options, medium density housing options and high density housing options, and those who like this area as it is and do not want to see any changes.

# South of Wye ARP Project



Survey participants who selected “other”, identified that they would also like to see more amenities added to the area, maintenance of current residential lot sizes, preservation of existing green spaces, and the addition of low income/affordable housing. One participant suggested that garden suites may be a potential future solution to adding density and affordable housing to the area.

At the residential workshop, participants expressed that they understand the potential for redevelopment in the area, although many do not want to see a major increase in density. They would like to maintain the character of the area and see a large opportunity to increase pedestrian connections within Zone 3, to surrounding areas, and connecting to the commercial area. Participants stressed the importance of considering a buffer between commercial and country residential land uses.

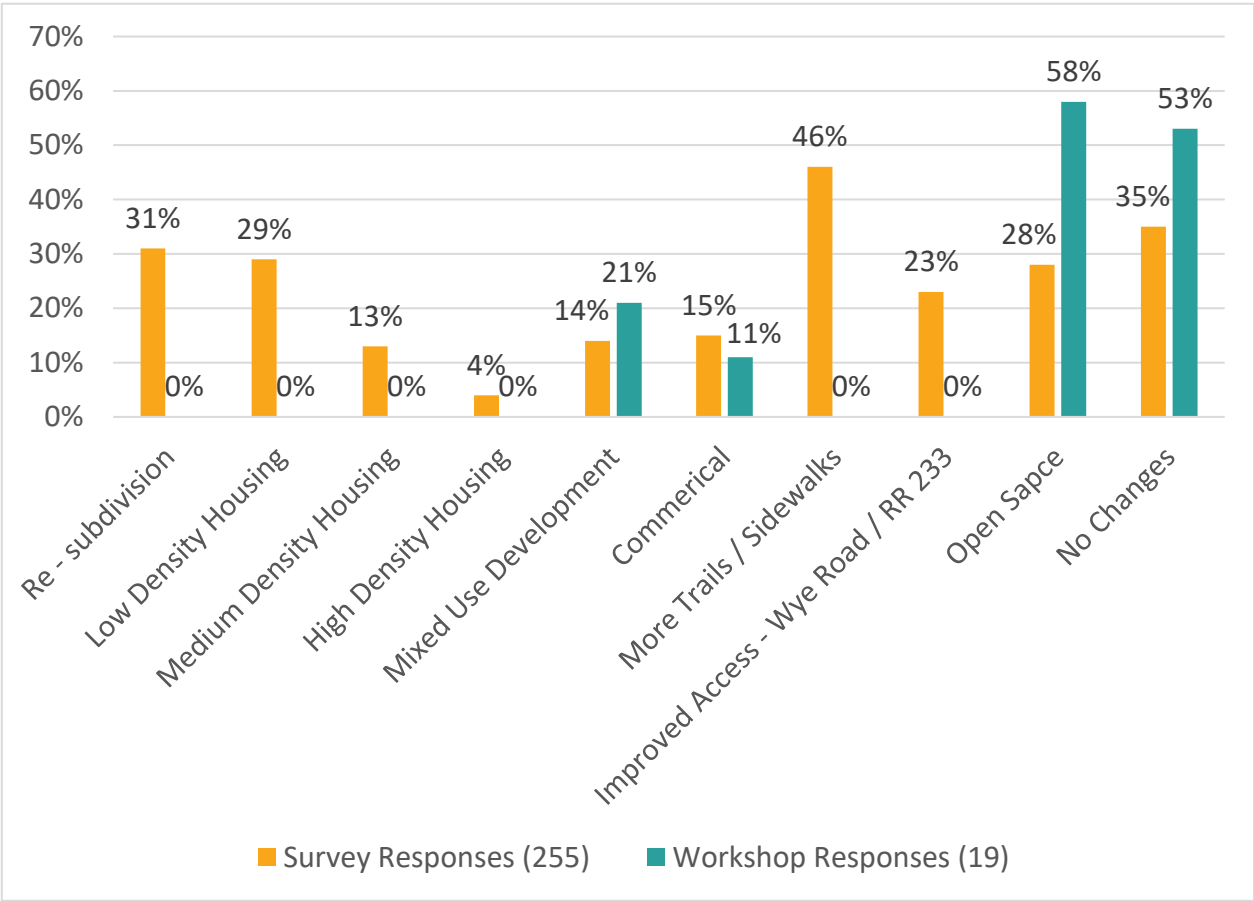


# South of Wye ARP Project



## ... about opportunities in the residential area (Zone C)

The chart below summarizes survey and online residential workshop results for the question: “What opportunities, if any, would you like to see in the residential area identified on the map as Zone C”.



NOTE: Participants could choose multiple responses, therefore percentages may not add up to 100.

Participants identified that they would like to see more sidewalks or multi-use trails connecting throughout Zone C and to surrounding areas, including the commercial areas to the north. There is a split between participants who would like to see more housing diversity such as subdivision of the country residential lots to create opportunity for other low density housing options, medium density housing options, high density housing options, and those who like this area as it is and do not want to see any changes.

Participants who selected “other”, also stressed that this area needs more greenspace, including walking trails, parks, and plantings along roadways to buffer sound.

# South of Wye ARP Project

## 5.2.4

... about other things to keep in mind as we move forward with the Area Redevelopment Plan Project process

and

... about any additional comments related to the South of Wye ARP Project?

*Through the survey...*

Participants raised concern about the future and stressed that they feel that this area does not need to change. There is apprehension about increases in housing density in this area. There were also participants who commented in support of higher density redevelopment and additional housing options. Participants reiterated that they would like more pedestrian and cycling connectivity within the area and stressed the importance of preserving and increasing greenspace and natural features. Participants raised that they would like to review engagement feedback and want to be kept informed about what is happening with this project.

*"I would like you to consider leaving well enough alone and not infringing on the beautiful country residential!!" -Survey participant*

*Through the residential workshop...*

Residents expressed concern over the divided opinions in their community, and how to find a path forward that the community can agree on.

*"Everyone is impacted by development so the plan needs to be holistic"  
-Residential workshop participant*

## 6. Future Public Engagement & Communication Opportunities

Additionally, we gathered feedback on how participants wanted to engage as well as how they would like to hear from the County regarding this project this input will be used to inform future engagement opportunities.

### 6.1 Here's what we asked you

1. How would you like to participate in this public engagement process?
2. How would you like to hear more about the project? What communication methods do you prefer?

#### 6.1.1

##### ... about how you want to engage on this project moving forward

Participants ranked their preference for future public participation in the following order. Generally, all options were supported.

- 1  Online Public engagement options
- 2  In-person drop-in open house sessions to share knowledge and understand the issues
- 3  In-person structured workshops or focus groups
- 4  One-on-one meetings in person
- 5  One-on-one meetings by phone

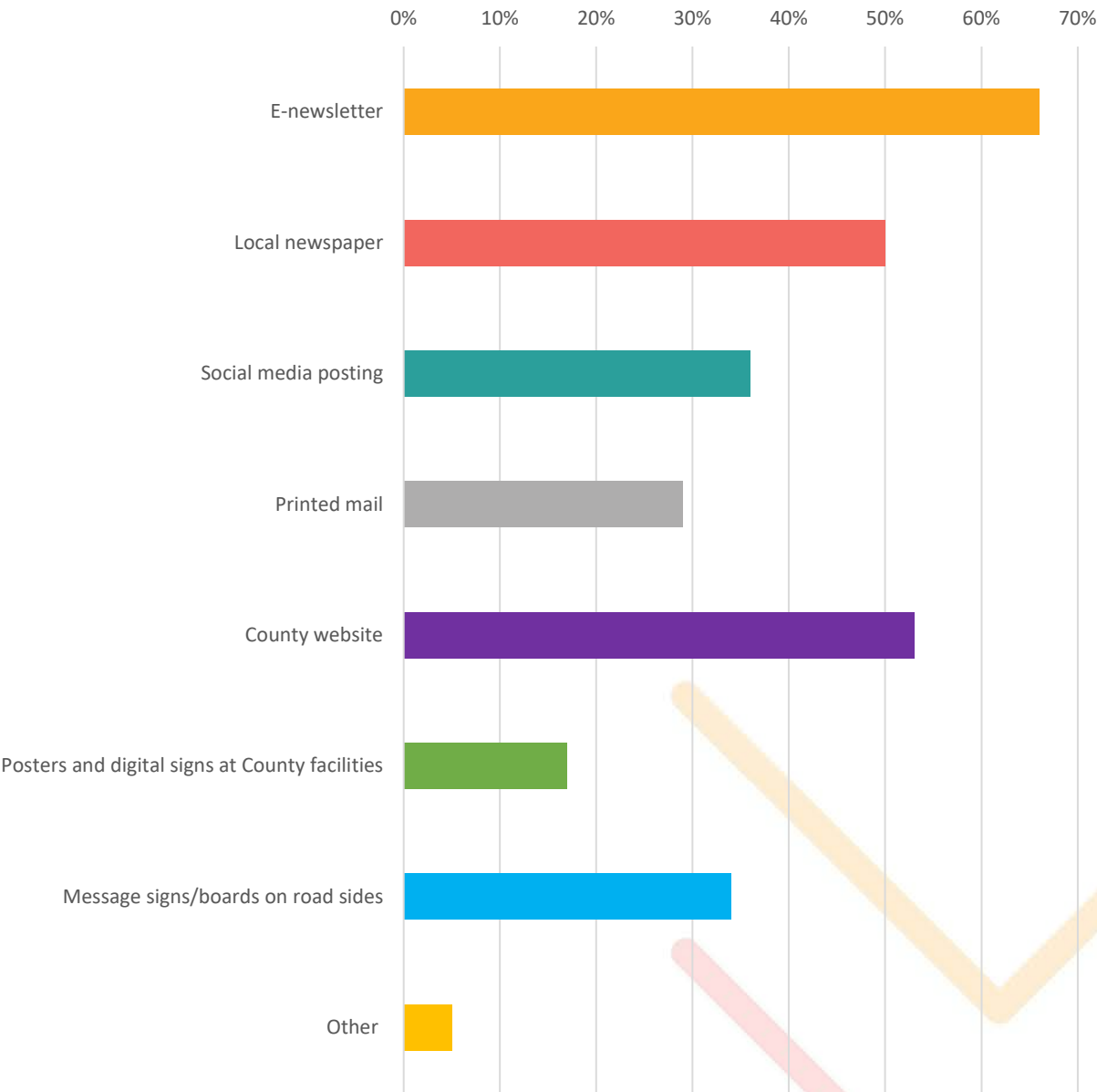
# South of Wye ARP Project



## 6.1.2

### ... about how you want us to communicate moving forward

Participants also selected the communication methods they prefer. The highest preferences are for e-newsletters, information in the local newspaper, and on the County website, although all communications methods are supported.



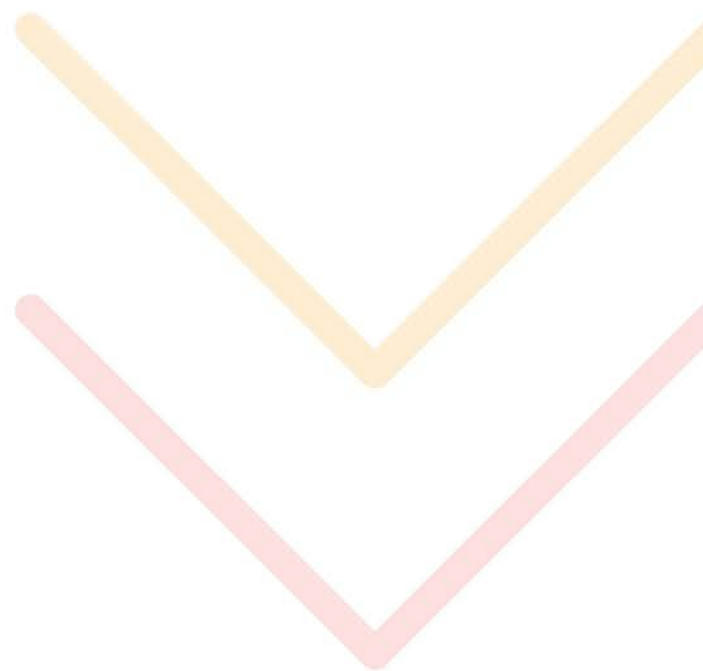
NOTE: Participants could choose multiple responses, therefore percentages may not equal 100



## 7. What Comes Next

Based on what was heard in Phase 1, a Vision and Guiding Principles for the South of Wye ARP Project will be drafted and presented back to the public in Phase 2. This engagement will occur in December 2020. Engagement will continue to explore these topics to determine a variety of ways to achieve a shared Vision and Guiding Principles. After the Vision and Guiding Principles are finalized at the end of Phase 2, potential land use concept scenarios will be developed and shared back with the public for review in Phase 3. Engagement on potential land use concept scenarios is anticipated to occur in the spring of 2021.

These continued discussions will be recorded and summarized in subsequent What We Heard reports.



# South of Wye ARP Project

## 8. APPENDIX A – What Was Said

The following Appendix provides a summary of ALL comments received during the Phase 1 public engagement period. The comments are organized by both engagement question and event.

### 8.1 Question 5.1.1:

What are your three Favourite Things about the South of Wye ARP Project Area? Consider the following when you write your answers: What do you really value about the Project Area? What makes visiting, working or owning a business great?

Convenience to amenities	Online Survey
Commercial area	Online Survey
Combination of retail and residential	Online Survey
Reasonable variety of businesses	Online Survey
I love that its not concentrated in shopping centres	Online Survey
On a commuting route	Online Survey
Older area with park like atmosphere by Sherwood Park	Online Survey
Accessibility to businesses	Online Survey
Growth of the county population	Online Survey
The trees, feeling like I'm out of the city	Online Survey
Businesses and restaurants	Online Survey
Spacious Acreage	Online Survey
Close to where I live	Online Survey
Country Residential Life Style	Online Survey
Close to all the amenities	Online Survey
Businesses	Online Survey
Retail beside acreages	Online Survey
Few traffic lights	Online Survey
Reasonable sized family houses	Online Survey
Mature Neighborhood with the feel of small -town	Online Survey
It's quiet but has a lot of land	Online Survey
Proximity to Sherwood Park	Online Survey
Distance	Online Survey
Its history as an early part of Sherwood Park	Online Survey
Ease of reaching businesses	Online Survey
Old trees	Online Survey
Great location	Online Survey
Ease of access to retail	Online Survey
easy access to business	Online Survey
Peaceful environment	Online Survey

# South of Wye ARP Project



Acreage living close to amenities	Online Survey
We value the privacy and prxomity to amenities	Online Survey
Closeness to Sherwood Park	Online Survey
Potential bike and walk paths	Online Survey
Easy to drive from spot to spot	Online Survey
Park Life	Online Survey
Piece fo rural close to metro	Online Survey
Close to Wye Road	Online Survey
Stores are nice to have	Online Survey
Close in to Sherwood Park Amenities	Online Survey
Home Hardware	Online Survey
Quiet	Online Survey
Quiet	Online Survey
Close to Urban Area	Online Survey
Privacy	Online Survey
Living a country lifestyle so close to amenities	Online Survey
Close to amenities - walkable	Online Survey
Accessibility	Online Survey
Rural type of lifestyle away from the noise of urban area	Online Survey
Large residential lots close to Sherwood Park	Online Survey
Walkable close to proximity to all amenities	Online Survey
Privacy	Online Survey
Tranquility	Online Survey
The amount of trees in the area	Online Survey
The country residential	Online Survey
Nature/leisure walks	Online Survey
Will help redevelop my property	Online Survey
Nature	Online Survey
The Privacy	Online Survey
The Country side	Online Survey
County residential on the edge of town	Online Survey
Green space	Online Survey
A piece of the county in an urban area	Online Survey
Walking paths	Online Survey
I like the space	Online Survey
Quiet peaceful nature	Online Survey
Leave as is	Online Survey
Walking throuh the peaceful areas	Online Survey
Treed areas	Online Survey
Quiet environment	Online Survey
Peace and quiet	Online Survey

# South of Wye ARP Project



Walking trails	Online Survey
Not densely opulated with commercial & residential buildings	Online Survey
the adjacent araea is quiet with little overall traffic	Online Survey
Unique Generally peaceful	Online Survey
I enjoy the project area as it is currently situated. It is unique and working well for residents	Online Survey
Live and work closeby	Online Survey
Privacy that the acreages provide	Online Survey
Proximity to nature	Online Survey
Close to the centre of Sherwood Park	Online Survey
Proximity to Sherwood Park	Online Survey
I like the rural feel of the area	Online Survey
Access	Online Survey
Walkable	Online Survey
Close to home	Online Survey
close to where I live	Online Survey
variety of retail businesses	Online Survey
Natural Area	Online Survey
Use of space that is not utilized to it's potential.	Online Survey
Easy access to Edmonton	Online Survey
Proximity to Wye Road	Online Survey
Project brings growth	Online Survey
Nothing, really. It's just another shopping/apartment building area	Online Survey
There are acreages on it - trees...	Online Survey
Trees	Online Survey
Easy Access	Online Survey
Accessible	Online Survey
Commercial location	Online Survey
Connections in community	Online Survey
Prefer existing natural landscape	Online Survey
Undeveloped	Online Survey
close	Online Survey
BEAUTIFUL OLD AREA	Online Survey
Walk ways. Very dangerous to walk on RR 233	Online Survey
Access to Retail	Online Survey
Rural setting	Online Survey
Restaurants	Online Survey
close to ALL amenities	Online Survey
nothing really	Online Survey
access to businesses	Online Survey
Handy access to stores from the south	Online Survey

# South of Wye ARP Project



Location	Online Survey
Easy to get in and out of	Online Survey
a quiet area close to ammenities	Online Survey
Green spaces	Online Survey
rural feeling close to services	Online Survey
Rural feel that is near the urban area	Online Survey
Lots of old trees	Online Survey
Easy access no matter where I am coming from.	Online Survey
Trees and green space	Online Survey
It has retained its country feel - spacious!	Online Survey
Walkability	Online Survey
Location	Online Survey
Green space	Online Survey
vacant areas can be developed	Online Survey
Historical property to SP proper	Online Survey
Access to Wye Road	Online Survey
Green space	Online Survey
Businesses	Online Survey
free parking	Online Survey
Close to residence	Online Survey
close to home	Online Survey
green space, trees	Online Survey
Good retail	Online Survey
access	Online Survey
good location off the highway	Online Survey
Rural Characteristics	Online Survey
location	Online Survey
Easy access	Online Survey
Why?	Online Survey
n/a	Online Survey
Retail	Online Survey
easy access	Online Survey
Access	Online Survey
Close to the city, but still in the country	Online Survey
Existing is great	Online Survey
Some space	Online Survey
So Much Potential for future residential development	Online Survey
Location is prime	Online Survey
new development	Online Survey
Several shops I like	Online Survey
Woods/natural areas	Online Survey

# South of Wye ARP Project



Closest major retail and fast food	Online Survey
shopping	Online Survey
Varied small businesses	Online Survey
Nothing. Disgusted that more land is being destroyed for nothing	Online Survey
Easy access to businesses and highways.	Online Survey
Rural type feeling	Online Survey
Trails and walking paths	Online Survey
Walkable area, close to amenities	Online Survey
stores not found else where	Online Survey
The proximity to amenities	Online Survey
Connection to Sherwood park	Online Survey
central	Online Survey
Good selection of businesses	Online Survey
Restaurants	Online Survey
retail	Online Survey
Large, treed residential lots.	Online Survey
Convenient location	Online Survey
easy access	Online Survey
Visibility off Wye Road	Online Survey
Proximity of businesses to home	Online Survey
Growth	Online Survey
Peaceful (until Development came)	Online Survey
A good variety of supportive retail close to our home	Online Survey
Plenty of trees	Online Survey
I enjoy the green space, trees and peaceful feeling of the area	Online Survey
Trees	Online Survey
Restaurants	Online Survey
Lack of buildings	Online Survey
Not congested	Online Survey
Not crowded	Online Survey
I love the country feel	Online Survey
New businesses	Online Survey
Green Space	Online Survey
mixed residential	Online Survey
green areas	Online Survey
High density	Online Survey
ease of access	Online Survey
walking to essential stores	Online Survey
good for acreage not for farming	Online Survey
Close to where i live	Online Survey
large retail stores	Online Survey

# South of Wye ARP Project



Lack of density	Online Survey
variety of business	Online Survey
Trees/natural looking	Online Survey
location	Online Survey
Undeveloped	Online Survey
Proximity to my house	Online Survey
large yards	Online Survey
Good shopping	Online Survey
The ability to bypass Wye Road traffic via Ordze	Online Survey
keep farm land	Online Survey
Diversity	Online Survey
Good location	Online Survey
More business in the areaa	Online Survey
Retail stores	Online Survey
Natural Areas	Online Survey
Large trees	Online Survey
Good commercial area	Online Survey
Updated development of south side	Online Survey
Not too dense	Online Survey
Nice area	Online Survey
Apartments	Online Survey
one of Sh Pk early subdivs	Online Survey
Retail	Online Survey
Access to main roads	Online Survey
The residential area in the surrounding area	Online Survey
Natural Areas	Online Survey
Have to pass through the area daily to get home	Online Survey
country living setting	Online Survey
Its nice to develop on this side of town	Online Survey
Residential	Online Survey
Convenient services on my routes	Online Survey
Natural look	Online Survey
Great Location	Online Survey
close to my residence	Online Survey
i do like the look of the area after it has been developed, it definitely was under utilized before	Online Survey
Convenient to my home	Online Survey
Green space	Online Survey
It provides a mix of retail and residential space.	Online Survey
Ease of access	Online Survey
Peaceful living	Online Survey

# South of Wye ARP Project



Good access	Online Survey
proximity to town	Online Survey
location	Online Survey
I like the green space created by the closure of the golf course	Online Survey
Residents	Online Survey
rural blend	Online Survey
that the area has the potential to better serve the changing needs of the community	Online Survey
Commuting distance	Online Survey
Walkable area through Campbelltown Heights	Online Survey
Close proximity to town center	Online Survey
Great location	Online Survey
Unique residential opportunity	Online Survey
Walking paths	Online Survey
More value to SP	Online Survey
Peace and quiet	Online Survey
Rural vibe	Online Survey
treed landscape	Online Survey
like the choice of businesses	Online Survey
Being close to all the amenities, but feeling like your very rural	Online Survey
Mature desirable area	Online Survey
Natural looking	Online Survey
Free flowing traffic	Online Survey
Quiet	Online Survey
Larger lots with mature trees and older smaller houses	Online Survey
Private but close to amenities.	Online Survey
Mature properties	Online Survey
Proximity of many services, retail, food, entertainment etc and still proximal to acreages and higher density neighbour hoods	Online Survey
parking available to use when at a business	Online Survey
Community	Online Survey
ease of access	Online Survey
retail options	Online Survey
wide selection of businesses	Online Survey
Wildlife	Online Survey
Lot size	Online Survey
It provides a safe environment for outdoor activities in our backyard.	Online Survey
Spacious acreage	Online Survey
proximity to Sherwood Park	Online Survey
Nice mix of stores	Online Survey
Quiet	Online Survey
County historical area	Online Survey

# South of Wye ARP Project



Need more housing	Online Survey
People live there	Online Survey
privacy	Online Survey
Cdn tire	Online Survey
feels like the country	Online Survey
feels like the country	Online Survey
Good Access to main roads	Online Survey
lot size	Online Survey
growing a large vegetable garden, flower garden, and fruit trees	Online Survey
Major increase in traffic on RR 233	Online Survey
closer to home	Online Survey
abundance of wildlife and greenery	Online Survey
The project is taking land already within Sherwood Park and not using farm land	Online Survey
Near to amenities	Online Survey
Nature/Greenery/Wildlife	Online Survey
Small town feeling	Online Survey
serene tree area	Online Survey
less hoops to go through for redevelopment	Online Survey
quiet	Online Survey
walking trails	Online Survey
Quiet and peaceful	Online Survey
Provides an Escape from the the commercial real estate nightmare that Sherwood park has become	Online Survey
Low traffic	Online Survey
Quiet	Online Survey
The location	Online Survey
I live in the area and don't want change.	Online Survey
The peace the undisrupted land brings	Online Survey
Low traffic	Online Survey
Quiet	Online Survey
I grew up in Sherwood Park and bought a home out here because it is different then Edmonton.	Online Survey
Gorgeous walkways and paths for fresh air and exercise	Online Survey
Enjoying nature	Online Survey
Low density housing	Online Survey
Wildlife and trees	Online Survey
Strong nature presence	Online Survey
Quiet	Online Survey
I live on the storm pond within Salisbury village and face the beautiful greenspace across the pond.	Online Survey
amenity for all of Sherwood Park. Many walkers , joggers,cyclist often in families	Online Survey
Walk to commercial services	Online Survey

# South of Wye ARP Project



Green spaces. Trees. Public paths and access.	Online Survey
proximity to retail	Online Survey
Close but still private residential area	Online Survey
Provides a buffer to residential further south	Online Survey
Good big box stores	Online Survey
Quite in the midst of chaos	Online Survey
Parks	Online Survey
More tax dollars	Online Survey
Low traffic volume	Online Survey
Accessibility	Online Survey
abundance of nature	Online Survey
like the landscaping/nature in this area	Online Survey
knowing your neighbors and maintaining that rural feeling	Online Survey
Easy Access	Online Survey
Two large retail stores / supermarkets	Online Survey
Not having to stop every 30 seconds	Online Survey
Natural areas/mature trees	Online Survey
Many acres available to enjoy nature and wildlife	Online Survey
Green space	Online Survey
History	Online Survey
promotes shop local	Online Survey
traffic flow	Online Survey
Proximity to amenities	Online Survey
Privacy	Online Survey
Lot sizes	Online Survey
close to the hamlet	Online Survey
larger pieces of property	Online Survey
Remove roads	Online Survey
acreage living	Online Survey
Good car wash	Online Survey
wildlife	Online Survey
wildlife	Online Survey
Potential for development	Online Survey
proximity to town	Online Survey
living with nature, although we don't see as many foxes, coyotes, rabbits, moose and deer since the development of Balmoral Heights	Online Survey
Commercial butts up against country residential - no transition	Online Survey
could area be developed for small business use? not condo, stand-alone buildings?	Online Survey
closeness of urban amenities	Online Survey

# South of Wye ARP Project



There is a good flow of traffic for owning a business and for higher density living it has a country appeal within the area but close to shopping and the transportation to Edmonton	Online Survey
Close Proximity to Amenities	Online Survey
Not congested	Online Survey
enjoy the rural sense of community	Online Survey
clear vision and plan for the area	Online Survey
privacy	Online Survey
not congested	Online Survey
Walking trails	Online Survey
Provides a much needed diversity of property close to Sherwood park	Online Survey
Natural area	Online Survey
Balance of city and acreage	Online Survey
The nature	Online Survey
The diversity is what attracted us to the area.	Online Survey
Wildlife and Forest	Online Survey
Low population density	Online Survey
Low traffic	Online Survey
I do not want more density.	Online Survey
Stunning properties and high values	Online Survey
Getting away from commercial areas	Online Survey
Proximity to services in sherwood park	Online Survey
Close to amenities	Online Survey
Privacy	Online Survey
Access to wye road	Online Survey
Its pleasant to walk from Salisbury thru Campbelltown and enjoy the nature embedded within the residential neighborhood. Commercial or condo spaces would not allow for this enjoyment.	Online Survey
space to grow large garden	Online Survey
City amenities with suburb benefits	Online Survey
Countryside feel within the city. The quiet it brings.	Online Survey
both high and low density housing providing options to a variety of residents	Online Survey
Ease of access from Wye Road	Online Survey
I like how it feels like a snapshot of early Sherwood Park with the style of some of the homes	Online Survey
Safe	Online Survey
not busy	Online Survey
location	Online Survey
Not too urban	Online Survey
Mixed use of residential and business.	Online Survey
Near Salisbury greenhouse	Online Survey
Proximity to my residence	Online Survey
Project will help businesses	Online Survey

# South of Wye ARP Project



Probably the same as #1 it is residential, not sure we need more development	Online Survey
Trees	Online Survey
Appearance	Online Survey
variety	Online Survey
LOCATION	Online Survey
Traffic Calming on RR 233	Online Survey
Housing	Online Survey
Slower traffic	Online Survey
multiple housing options	Online Survey
close to main entry and exit roads	Online Survey
easy to move traffic into out of businesses	Online Survey
away from traffic & industry	Online Survey
I feel further development should cease in this area, as it is too congested / clogged-up already	Online Survey
The area is still slightly quiet due to the main shopping center being Emerald Hills.	Online Survey
Good Roads	Online Survey
variety of services	Online Survey
Accessibility	Online Survey
Lack of strip malls	Online Survey
good signage	Online Survey
not big mall environment	Online Survey
quiet	Online Survey
uncongested	Online Survey
easily accessible by transit	Online Survey
Close to Sherwood Park amenities	Online Survey
parking	Online Survey
Why?	Online Survey
n/a	Online Survey
Retail	Online Survey
Variety	Online Survey
Density is low!	Online Survey
good planning	Online Survey
possible area sport facility	Online Survey
Need for additional services/economy of south side of the Park	Online Survey
Lack of industrial infrastructure	Online Survey
recreation	Online Survey
Visibility from Wye Rd	Online Survey
stop destroying the land	Online Survey
Close to the Henday	Online Survey
Potential to offer both residential and commercial development opportunities	Online Survey
proximity to major roadways for commuting	Online Survey

# South of Wye ARP Project



accessibility	Online Survey
Close to home	Online Survey
walkable	Online Survey
Great mix of businesses	Online Survey
Exciting	Online Survey
Quiet (until Development came)	Online Survey
Quiet	Online Survey
Na	Online Survey
Private	Online Survey
good access	Online Survey
Good access	Online Survey
close to Henday.	Online Survey
Good use of the land	Online Survey
proximity to Sherwood Park	Online Survey
Undeveloped	Online Survey
No too many traffic lights	Online Survey
proximity to services	Online Survey
Needs work	Online Survey
Area needs to have a finished look.	Online Survey
Location	Online Survey
Good restaurants	Online Survey
Services the county and city	Online Survey
Historically important	Online Survey
Retail	Online Survey
not too densely populated	Online Survey
Convenience	Online Survey
variety of retail along Wye Road	Online Survey
Opportunity to have new stores in sherwood park	Online Survey
Area for growth	Online Survey
Quiet Walking Areas	Online Survey
The quiet	Online Survey
Aesthetics	Online Survey
location	Online Survey
How much pay offs to the residence	Online Survey
green area	Online Survey
That a higher density use would be available without using farmland	Online Survey
Peace and quiet – country lifestyle, don't want to see that change	Residential Meeting
Been in the area for 48 yrs – into 3rd generation – country lifestyle – ability to walk to Walmart (shopping); very unique and positive attributes; tranquility; slow pace life next to an urban setting	Residential Meeting
special area; abundance of nature, trees are very special; emotionally connected	Residential Meeting

# South of Wye ARP Project



Been in the area for 4 generations, property on corner of RR233 and Ash Street. The property is not as quiet; 23,000 cars go by everyday. Ready for some change for some higher density. RR 233 in-between Wye Commercial and Balmoral estates is a gap and has potential for redevelopment	Residential Meeting
the tranquil nature of the area. Moved here to raise family. Privacy, quiet lifestyle, and proximity to amenities. 20 min from Downtown Edmonton. There shouldn't be any commercial in this area. Most of the land should be retained for country residential; there could be pockets for redevelopment done in a sensitive manner and thoughtfully planned.	Residential Meeting
Enjoy living in the area, and not opposed to development	Residential Meeting
Asset is the location and amenities and proximity to arterial roads.	Residential Meeting
May be a lot of retired people in cambelltown heights	Residential Meeting
Family has lived in Cambelltown heights for over 60 years. Was chosen for the pastoral environment and that has changed. It doesn't even feel like a rural community	Residential Meeting
Still feels safe	Residential Meeting
Acreage within the City. Amazing for raising a family. It has changed a lot in the past 22 years.	Residential Meeting
County in the city	Residential Meeting
Wildlife moving through your yard	Residential Meeting
Close to urban area but far from hustle and bustle – away from noise – more peaceful	Residential Meeting
Beautiful, heavily treed, separate but connected, amenity for SP, dog walking, biking walking	Residential Meeting
Peacefulness, country living with amenity	Residential Meeting
Swooping in, feel like they may not have a say, quiet, retirement.	Residential Meeting
Large lot size, privacy,	Residential Meeting
The major benefits of the area, proximity to Sherwood park, ease of access to Edmonton / airport 20 – 25 mins, very central	Residential Meeting
Even though have residents have acreage living, the area has the benefits of a urban community	Residential Meeting
Mature landscaping and trees	Residential Meeting
Access to services (Sherwood park)	Residential Meeting
One resident noted that they have always known that there is a possibility of redevelopment, but bc they like the area they are willing to live with that	Residential Meeting
Snow clearing is decent	Residential Meeting
Snow clearing, hauling water – all part of the lifestyle of the area	Residential Meeting
A Very comfortable place to live	Residential Meeting
owns property south of Walmart, 60 years	Residential Meeting
Proximity, close to amenities, Sherwood park, white mud, wye road, Anthony henday – good access, very efficient transportation	Residential Meeting
One resident has lost land to the widening of range road and ash street	Residential Meeting
They love living there – love the country residential lifestyle	Residential Meeting
Use to ride hoses along range road 233	Residential Meeting
traffic has increased, very busy, bumper to bumper traffic	Residential Meeting

# South of Wye ARP Project



one resident sees the benefit of creating some new style of development that would benefit the community	Residential Meeting
2017 cap region plan – stated that county does need higher density housing, growth priority – they welcome the ARP to see what kinds of situations that can happen through the process	Residential Meeting
Redevelopment is expected – but doesn't make sense for Sherwood park to develop a new down centre	Residential Meeting
Concerned that developing a new town centre will increase taxes significantly	Residential Meeting
May lose citizens to this	Residential Meeting
Concern with taking farmland for redevelopment – it makes sense to use the subject lands for additional redevelopment than existing farmland	Residential Meeting
agree with above comments	Residential Meeting
residents want a general sense of what will happen and what the area will look like in 15 years	Residential Meeting
Want to see what it is going to look like going forward	Residential Meeting
WELCOMING to DEVELOPMENT, WANT TO KNOW WHAT IS GOING TO HAPPEN	Residential Meeting

*Note: there was no data collected from the commercial meeting on this question*

## 8.2 Question 5.1.2:

What issues, if any, do you think currently exist in the Project Area? Consider the following when you write your answers: If you could change anything about the Project Area what would it be?

Ensure that the ENTIRE area is serviced by a Fibre Optic Network so that its current and future internet demands can be met.	Online Survey
Sidewalks	Online Survey
Incorporate as part of the Hamlet of Sherwood Park	Online Survey
Bike trail and walking path on 233	Online Survey
More lower income units available in the area	Online Survey
Parking is difficult and limited / there is no pedestrian or bike path along RR 233 / the traffic and access is convoluted - difficult to access the area, strange traffic patterns to navigate and potentially dangerous	Online Survey
Roads in and out become congested with additional traffic cutting through the area	Online Survey
No issues	Online Survey
I imagine that property owners want to subdivide to gain the most value from their acreages. There may be issues with noise from increased traffic. The residential properties may not be connected to municipal water/sewer.	Online Survey
Ensure there is green space	Online Survey
Not aware of any.	Online Survey
Not a very attractive area - could use some revitalization (planting trees, beautification, multi-use trails)	Online Survey
I don't know a lot about it, other than there were/are acreages there. Not sure if there still are. I don't think we need more development in the county.	Online Survey
It's a swamp.	Online Survey
Nothing	Online Survey

# South of Wye ARP Project



Servicing capacity for utilities and probably traffic volumes as well	Online Survey
Trails need to Be built. Can't wait for road widening on 233	Online Survey
We really do not need this area pillaged by man's concrete and buildings	Online Survey
<ul style="list-style-type: none"> <li>- Lack of walk ways on RR 233. Supposed to be a pathway system but it does not exist in real life, only on paper.</li> <li>- Too much traffic uses the road as a cut through instead of going to the Henday.</li> <li>- Useless turning light southbound on RR 233 at Ordze Avenue for Walmart. During busy times it is always two lights to get through going northbound and maybe 1 car.</li> <li>- Also need a turn light for Northbound traffic on RR233 and Wye Road. Right now there is only a southbound, but northbound should have it as well during busy times, 7 to 9 am and 3 to 6 pm.</li> <li>- Like how Salisbury development area has turned out. With condos at the front and larger single family homes towards the back.</li> <li>- Would be fine with high density residential south of Walmart on Ash. Heard they have been trying to put in Seniors housing there and have not been permitted to.</li> </ul>	Online Survey
Less traffic	Online Survey
Unsure	Online Survey
<p>This community has historically catered to the developers that come in and build luxury housing units;</p> <p>Council needs to focus on encouraging and enticing developers to build FOR seniors- affordable &amp; SUSTAINABLE housing.</p> <p>Consider such things as one level units (NO STAIRS), wider doorways, wheelchair accessibility and other barrier free options.</p> <p>Enough already - on private for profit facilities; they're not sustainable.</p>	Online Survey
None	Online Survey
Traffic disturbing residents	Online Survey
If traffic light controls are to be used which I feel is the safest and the best way to control and monitor infractions. Make sure the turn lanes control lights have adequate time. Some in the Park are terrible not enough time for flow, causes people to run yellows and sometimes RED	Online Survey
Not sure...	Online Survey
<p>The focus on the project area should always be the residents of the area. NOT the visitors and the businesses. The residents pay substantial taxes already. In many cases (like acreages), there isn't even a streetlight on the road. The snow is cleared fairly regularly in the winter, but the grass in the ditches maybe gets cut once a year, at best. Acreage owners have to pay for their own septic / sewage and water. Septic systems and cisterns are costly. That's a lot of taxes for MINIMAL services. Please do not cater to traffic commuting on Range Road 233. The Henday, and Sherwood Park Freeway are viable options for commuters. As far as businesses - they often don't have skin in the game so they don't really care about the residents or the area - just about the holy Dollar \$\$\$</p>	Online Survey
Most of the development in it is single story, we should be building up!	Online Survey
<p>Visibility to Wye Road and especially Range Road 233 is lacking, needs more signage or advertising. Visibility at the bend on Ordze by the Dairy Queen is challenging when you are headed Eastbound and someone heading Westbound wants to turn into the Canadian Tire Entrance right at the bend. Please think about not only the type of business that would go into that current empty lot, but also the access and parking. That area has a lot of trucks due to being</p>	Online Survey

# South of Wye ARP Project



country residential and having major home improvement stores so parking that can actually handle a truck and cars at the same time would be much appreciated.	
Somewhat confusing intersection where Ordze Ave and Ordze Crescent meet	Online Survey
Removal of trees	Online Survey
None	Online Survey
Too much traffic congestion	Online Survey
Access for residents - lack of walkable spaces.	Online Survey
Avoid building generic strip malls which Sherwood Park is known for unfortunately.	Online Survey
Use the empty buildings currently available, and not build more, just for tax purposes.	Online Survey
Better holistic design of its development so that it would not look piecemeal	Online Survey
No opinion.	Online Survey
Traffic on Range road 233 is already heavy and should not be allowed to get any heavier.	Online Survey
Loss of green space and over density	Online Survey
Need more safe walking / biking trails into Sherwood Park.	Online Survey
Improve traffic flow, decrease congestion in some areas	Online Survey
Why is it necessary? There are so many areas that have empty buildings! ,	Online Survey
Service road	Online Survey
More retail space. More local shops, grocery, etc for residents to be able to go to.	Online Survey
Access. Good roads and trails.	Online Survey
Most of the housing is very old and utilities are outdated. If houses are sold they would require a major investment to keep these homes usable and up to standard. Would be easier to buy up the area and make a GREAT NEW Residential development which is still actually part of sherwood park and NOT SOME STUPID IDEA OF HAVING TO. CROSS HIGHWAY 16 to get to THE NEW SUBDIVISION.	Online Survey
Traffic access off of westbound wye road	Online Survey
traffic lights allow traffic to back up on Wye road and north of Wye road during busy times	Online Survey
Inefficient use of space but otherwise no major issue	Online Survey
More commercial	Online Survey
233 is too narrow for the traffic it carries from 528 (the Whitemud) to Wye road. Either limit the traffic, or widen the road to 4 lanes.	Online Survey
Not do it. There are many areas already built sitting empty. Utilize these areas before destroying more land	Online Survey
N/a	Online Survey
Swampy area, soil stability etc.	Online Survey
No longer serves country residential. Change zoning to increase density.	Online Survey
Poor access. Not much worth visiting.	Online Survey
I would like to see more walking/biking options into Sherwood park. Right now it's very dangerous to attempt.	Online Survey
Not enough parking for restaurants Home Hardware needs a bigger yard.	Online Survey

# South of Wye ARP Project



Traffic, access limited to Wye Road; could be better with access to RR 233. Walkability in area is very poor.	Online Survey
Strathcona County is taking away access to our site (Walmart site) off RR233. This change is NOT warranted by traffic counts nor by traffic accidents. I cannot, after countless meetings, determine the reasoning to remove this access to the Walmart site, other than to spend taxpayers money and gain nothing.	Online Survey
When unfamiliar with the area, its a little difficult to know which exit to take off Wye that will be the best route to the business you want to visit.	Online Survey
Taking away more land from nature.	Online Survey
Return to residential, the way it was.	Online Survey
the closure	Online Survey
Can't think of anything	Online Survey
Why do we need more sprawl	Online Survey
Has a reputation of problems with water, and sewage in older acreages and seniors townhouses..	Online Survey
Poor walking paths	Online Survey
More shops by local owners.	Online Survey
poor land development, poor planning for pedestrians/cyclists or alternates to cars. lack of affordable housing ie. non market housing. too many developments that do not pull the area together.	Online Survey
Traffic organization needs to be thought through	Online Survey
less gas stations.	Online Survey
I would increase parking for Home Hardware customers.	Online Survey
I can't think of anything. Maybe more street lights south of Wye?	Online Survey
I think the county should fix the secondary roads..Living in the country and taking the country road to Fort Sask. is unreal..maybe one or Mayor should travel on this road.(Partridge hill ) This road is getting narrow all the time...	Online Survey
Too many lights along Wye rd	Online Survey
Lights	Online Survey
As is, is good, just make progress for completion.	Online Survey
The ratio of development vs maintaining natural habitat and developing a park trail system	Online Survey
Sprawling Commercial	Online Survey
I think we need to start going up and not just spreading out. It would help with water, sewer snow clearing etc	Online Survey
Prevent over crowding and tall structures	Online Survey
Don't know of any issues	Online Survey
Leave area alone - has existed since early 80s just fine - spend no more money in this very depressed economy	Online Survey
Traffic and construction	Online Survey
More speed and traffic calming measures, cars and busses fly by in a max 50 residential zone and around parks.	Online Survey
Congestion. For the same reason I love the area, any south Sherwood Park commuters have to pass through to get to Edmonton. Traffic flow and efficiency would need to be considered. Residential upgrades should be build with shortcut prevention and traffic calming in mind. Leave any commercial areas free flow to improve traveling efficiency.	Online Survey

# South of Wye ARP Project



Currently the businesses occupying the location behind kal tire and a&w dont interest me	Online Survey
Really bad parking lots, some areas look a bit run down and "slummy"	Online Survey
I live over in Aspen Trail so I just wish it wasn't as far to get over to that side.	Online Survey
I have no issues with the area	Online Survey
With the space yet to be developed I would like to see affordable housing being built for low income families and seniors. More apartments and less condos.	Online Survey
More hiking and walking trails.	Online Survey
Not for it to happen	Online Survey
The project area consists of under utilized land for commercial or high density housing next to the major commercial hub in Sherwood Park.	Online Survey
I would add the golf course into the plan	Online Survey
Red tape time	Online Survey
It does not look welcoming or friendly	Online Survey
	Online Survey
Traffic volume and noise, lack of walking access/trails. Trapped between Wye corridor and new developments to the south. Lack of transition.	Online Survey
The roadways and flow of traffic in the retail area can sometimes get congested.	Online Survey
Improved intersections at Ordze and Sherwood Drive. Eliminate other access points to/from Wye Road.	Online Survey
Too may acreages	Online Survey
Disjointed development between people that want to maintain property and those that want to develop. Losing what makes Sherwood park a park!	Online Survey
More paths and parks that all connect together.	Online Survey
None	Online Survey
Path linking 233 to Wye road and north	Online Survey
Ordze can be difficult to navigate	Online Survey
Too much traffic on Rge. Rd. 233, too much garbage from the businesses like HH, Wendy's, Dairy Queen, Canadian Tire, McDonald's. Earl's is the only business who clean up their parking lot and take responsibility for the litter.	Online Survey
accessibility! driving or walking in these areas can be terrible	Online Survey
I think the current County Council has to appreciate the nature of the Country Residential life style, its unique, and its also part of the County's history as one of the first acreage sub-divisions. While I appreciate there are owners who think the commercial development of these acreages is forward looking I feel that perspective is unfounded as these residential acreages offer an unparalleled life style balancing rural and urban. I am all for change however that change needs to be balanced and intentional.	Online Survey
widen the road on RR233 for proper access into the lots on RR233. Needs a footpath from Fountain Creek.	Online Survey
Traffic flow	Online Survey
Traffic in the existing developed commercial area is difficult to navigate -- particularly Ordze Ave.	Online Survey
Traffic flow out of Walmart, the inexcusable red light WB on Wye at Safeway.	Online Survey
None. I think the changes to the roads have been good.	Online Survey

# South of Wye ARP Project



Amount of traffic funneled into the area from numerous mcmansions built to the south Access to areas such as wye gardens due to poor road planning and unbridled expansion	Online Survey
Nothing. It is absolutely fine the way it is and I am beyond disgusted and enraged at County Council's continued insistence on making unnecessary and harmful changes to the County. The attitude of "more more more" is appalling. Perhaps the council should consider upgrading existing buildings (i.e. schools) that need attention, instead of trying to push landowners off their property for the sake of "progress". ENOUGH.	Online Survey
Ability to subdivide into smaller parcels of land.	Online Survey
The curve in the road at West end of Ordze. Lack of greenspace, trees etc and maintenance of existing spaces within commercial areas.	Online Survey
Ordoz -all the different names make it awkward to find a business the first time.	Online Survey
Bicycle/walking trail along length of Rg Rd 233 into Sherwood Park as pedestrians are in danger walking that road; plus the importance of a walkable neighborhood; traffic congestion at the lights; no left hand traffic signals to turn onto Wye Rd	Online Survey
Ensure adequate parking Bicycle and pedestrian access are important	Online Survey
Can't think of anything	Online Survey
Access to the businesses doesn't appear to be well planned with a service road in some areas and none in others. Cosmetic appeal of the commercial area is varied and could use improvement. This is a major point of access for people in Sherwood Park. It could be made much more attractive.	Online Survey
Increase in traffic through and around Campbelltown Heights	Online Survey
Addition of sidewalks to access Wye Gardens from Sherwood Park	Online Survey
More services to the land. We are on cistern and septic.	Online Survey
We don't want to have a commercial area up to our boundary. Rather I would like to see wye road gardens area 4 and 8 re-zoned at the same time rather than having a construction zone in our area. We are also concerned about the county taking advantage of the property owners by way of taxation attempting to tax us out of our property. We are prepared for judicial action if required. We believe that we will continue to have grandfather rights on our property and it's usage.	Online Survey
i am concerned about the fact that if we re-zone our acreage, we may render ourselves open to capital gains taxes to the Federal Government of Canada. i also wonder to what extent the property owners have in personal development of their property. We are also concerned about future county taxation and as such the acreage owners are prepared for legal challenges. If this gets to litigious, we will vote against the county's attempt to commercially develop this sub-division.	Online Survey
Make it more walkable	Online Survey
It really seems like these residents will get taken over by bigger developments encroaching at their doorstep	Online Survey
Waste of space	Online Survey
Nothing.	Online Survey
Getting to be the run down side of town, if there is such a thing in sh pk! I guess just the least popular shopping area	Online Survey
traffic and constant construction	Online Survey
Plant large trees(or trees that will grow) around busy roadways. keep things the same otherwise.	Online Survey

# South of Wye ARP Project



better access for walking to and from town	Online Survey
My concern is only with the NE section of Wye Road Gardens. I live in Balmoral Heights bordering the south end of Wye Gardens and overtime do not want to see the whole area redeveloped with high density housing, retail or commercial. We pay some of the highest taxes and a change to the existing large residential lots would be terrible for our home values.	Online Survey
The zoning should have been changed when Walmart was built and the housing developments on RR 233. The west side of RR 233 is extremely busy traffic wise without sidewalks and the east side is very quiet and tranquil. All of Campbelltown Heights should flow to all both types of living.	Online Survey
High taxes, government doesn't respect private property.	Online Survey
Developers and acreage owners already impacted by previous/ongoing development seeking to develop their acreage properties as they have already been impacted by increasing noise/activity/traffic etc. They are looking to change zoning to sell their properties for more \$ as they are no longer committed to the subdivision as country residential - now looking out for their own individual interests. The lack of a walking/bike riding trail on RR 233 is a safety issue and needs prompt attention (has been years in planning).	Online Survey
Don't change anything	Online Survey
The country residential subdivisions particularly Campbell town heights are unique and beautiful quiet places to visit and going for nice walks or bicycling. I wouldn't change a thing about that area. The biggest issue the county seems to be that the county wants to change it wanting to change the area to just another urban development.	Online Survey
Wye Road has been overtaken by so many developments & businesses it has lost some of it's natural beauty. Many acreages were sought after to have a more rural life which is now being encroached upon by businesses & industrialisation. This has devalued the land and caused environmental issues. The healthy peaceful lifestyle once enjoyed is marred . Input provided has been mainly ignored, dismissed or at best given pipe service/voice.	Online Survey
Not aware of all aspect of the project. so no issue, so far	Online Survey
Nothing, leave it as it is. It is a beautiful treasure not only for immediate residents but for adjacent residents to walk through and enjoy nature. Rare birds etc call this area home.	Online Survey
access / traffic	Online Survey
None	Online Survey
I've been visiting the area for nearly 18 years and since the development of Salisbury, the wildlife has dropped off significantly. I've ridden my bike with my family through Campbell town every week showing my kids something different about the city of Sherwood park. North of Campbell town, Sherwood park feels like a parking lot. Campbell town heights provides a unique experience. Birds, insects, trees and swamp. It's a beautiful environment.	Online Survey
It would be nice to have RR233 connect to Ordez road - leave the acreages area as is	Online Survey
I wouldn't change anything	Online Survey
I see no issues. Please leave as is.	Online Survey
I would change the fact that they County should have zero say I'm what happens to our land and that what the majority of residents of the area agree on should be what happens.	Online Survey
Expand walking paths	Online Survey
To leave it the same.	Online Survey

# South of Wye ARP Project



Updating existing commercial Maintain acreages	Online Survey
Way too many multi-storey apartment rentals. The density provides a wall - not a sense or feeling of community. Definitely a lack of transition between urban and more rural areas. Opportunities were missed in architectural guidelines, colour for winter communities and a more mixed development. Traffic volumes on Range Road 233 and appropriate left turning signals on Wye Road to head west. Where is the pedestrian access??????	Online Survey
Nothing. Your question assumes we want change.	Online Survey
Keep it the way it is right now - no changes	Online Survey
Lack of side walks and walking trails.	Online Survey
Increase in car traffic, noise and light pollution	Online Survey
I do not want the area to become more developed with high density housing.	Online Survey
Density. I do not want to see higher density of people in the area.	Online Survey
I wouldn't change anything and leave it as is. If anything create even more natural/green elements and more walking/biking paths within the natural parts of the residential areas.	Online Survey
Stop the continuing proposals for change and get backing from the County in this regard - vs support for negating agreed provisions re development that resulted from significant work and input on the part of the community ,. Honour application of agreements arrived at thru public engagement - make latter truly mean something . Note : comments are specific to our area . In respect of the project area as defined by Planning, it is too broad - commercial area ( South Of Wye Road ARP ) should be split back out -and looked at separately re impacts after scenarios developed - scenarios could impact other areas which border the subdivisions also. Combining the two as one from the onset can overshadow the voices of country residential and does not meet the intent of the motion or comments/discussion in Council re a possible new ARP for the country residential subdivisions	Online Survey
I don't believe any issues exist.	Online Survey
Long term home owners not wanting change	Online Survey
I would like areas 3 through 10 to remain as acreages. These areas are such a beautiful green space that it would be a shame to introduce any commercial or high density residential.	Online Survey
I would like to see the project area remain as it is.....Campbelltown Estates in particular.	Online Survey
Water and sewer services are desirable – if they're cost effective	Residential Meeting
RR 233 is busy – would be nice to reduce traffic	Residential Meeting
Lack of sidewalks, walkway –	Residential Meeting
Connectivity in a safe manner within the different areas	Residential Meeting
Sewer and water can be extended at owners' expense- it was done in Campbelltown Heights	Residential Meeting
Noise, close to walmart	Residential Meeting
Litter from the businesses	Residential Meeting
Lack of sidewalks	Residential Meeting
People who come to hang out near the storm water pond. There is a trail but it isn't really used.	Residential Meeting
Range road 233 is a very busy road (23,000 vpd)	Residential Meeting
Proximity to Walmart (loud and litter)	Residential Meeting

# South of Wye ARP Project



People who camp in the back of creek.	Residential Meeting
Haphazard development of cambelltown heights over the past 20 years. Understand that change is going to come but need to have an organized plan for the whole area.	Residential Meeting
Decisions shouldn't be made for individual properties. Landowners should have a lot of input for the next vision of cambelltown heights. Look to future as a whole.	Residential Meeting
Walkability should be better.	Residential Meeting
Traffic is really bad	Residential Meeting
It doesn't feel safe to cycle.	Residential Meeting
The opportunity to rezone. It no longer meets the requirement of country residential. What is the highest and best use.	Residential Meeting
Range road 233	Residential Meeting
Living at south edge – would be nice to see fire hydrants	Residential Meeting
Would be nice to see – 233 easier biking along 233 – is a tough bike ride	Residential Meeting
Not much commercial south of wye in walking distance depending on what area you are in	Residential Meeting
More trails walkways – people need space especially more density – Similar to trails in Salisbury	Residential Meeting
Buffering from current commercial into country residential Ordze Park – one crescent road - Think it is hard to do	Residential Meeting
Ordze Park – one crescent road - Think it is hard to do commercial or high density – due to current condition road, not room to widen or deal with density or traffic	Residential Meeting
Depends were you are what you can and can't do	Residential Meeting
Get away from constant proposals to change, county developers. Transition housing. Country residential concept plan with section for strategies for transition, feels like we are stepping ahead	Residential Meeting
Don't want to move.	Residential Meeting
Storm pond separation	Residential Meeting
High taxes	Residential Meeting
Traffic	Residential Meeting
Land taken by road widening (resident just located south of wye)	Residential Meeting
Snow clearing (but part of the lifestyle)	Residential Meeting
Downside – hauling water and sewer	Residential Meeting
The area could have better trails for hiking / walking	Residential Meeting
Cannot access nearby areas – so as far as health and wellness is concerned, its not an area that encourages people to walk and be active	Residential Meeting
It is a really car-oriented area	Residential Meeting
Natural amenities in the area that should be taken advantage of that could enhance walkability	Residential Meeting
Walking on RR233, not an option, too busy, ash street getting busier	Residential Meeting
Have to drive to access trails to walk / ride bike	Residential Meeting
Would be nice to have trails accessing south of the study area (south of range road 233	Residential Meeting
We are seeing a lot of change right now with retail spaces	Commercial Meeting

# South of Wye ARP Project



Many businesses, such as restaurants, are going under and there will be lots of vacant space, but there likely won't be demand to fill these spaces	Commercial Meeting
Tenants have to re-evaluate office space because people are working from home and its working well – what do you do with these empty buildings?	Commercial Meeting
Demise of brick and mortar really needs to be considered	Commercial Meeting
There is a lot less demand and it's tougher to attract tenants	Commercial Meeting
Flexibility in the ARP would be helpful to allow for a mix of uses and to allow businesses to develop into something different - retrofitting into structures that would be more responsive to market	Commercial Meeting
Have to make sure that you don't impair others property values – for example, you don't want a big commercial development right next to a residential development	Commercial Meeting
No one wants to live along Wye Road – wouldn't want residential along there	Commercial Meeting
Small lots are constrained by parcel size	Commercial Meeting
The biggest impact with the ARP will be to residential	Commercial Meeting
It's always important to have more rooftops within walking distances - if they are too far away developers are not interested – a little different here with the drive by traffic, but the area could benefit from more people within walking distance and more connectivity	Commercial Meeting
Concerns from the residential landowner that businesses are going to extend south into Wye Road Gardens and there will be more density – doesn't want to see this happen and wants it to stay as is.	Commercial Meeting
Inquiring about what looks like a subdivision located within the TUC – it was noted that prior to the TUC, there was a crescent with acreages here (Humbert Crescent)	Commercial Meeting
Access to commercial sites is important	Commercial Meeting
There will be less need for parking in the future and what can be done with this excess land (eg Walmart site) – there may be opportunities to redevelop parking lots	Commercial Meeting
Need to consider how much parking do different stores have? Does it make sense? What are parking trends now, and how will parking trends be 10 years from now?	Commercial Meeting
How is parking distributed and is it making sense in alignment with what these properties need and how they grow and change over time	Commercial Meeting
Noted that there are RCs in place for some commercial that governs how much parking is required	Commercial Meeting
Potential for shared parking lots, that provide parking for different businesses at different times	Commercial Meeting
There is a future with so much ridesharing etc - you could walk out of your house, grab a rideshare car and be somewhere in one minute – this could really change things	Commercial Meeting
There is major construction on Wye Road currently - the transportation corridor along there is challenge and I never received any information on this - Why is it necessary to change the traffic patterns? Why change things that work?	Commercial Meeting

# South of Wye ARP Project



## 8.3 Question 5.1.3 (Zone A):

What opportunities, if any, would you like to see in the commercial area, identified on the map above as Zone A? (responses to "Other – please specify")

Better Parking for some businesses	Online Survey
More trees and decorative gardens. Beautification projects	Online Survey
Greed, greed, greed	Online Survey
Some connecting multi-use trails	Online Survey
more green space	Online Survey
Develop a thin commercial area	Online Survey
Keep residential buildings away from Zone A due to traffic on Wye	Online Survey
no more apartments! Sherwood Park is littered with them. They are an eye sore and omst of them are sitting half vacant.	Online Survey
More parking for restaurants and Home Hardware	Online Survey
Low Cost housing	Online Survey
More Commercial spaces	Online Survey
Buffers from Residential area	Online Survey
More commercial development within Cdn Tire parking lot area	Online Survey
Community gathering areas and landscaped areas that keep much of the heavily treed feeling of the area.	Online Survey
Natural spaces/parks	Online Survey
Zone A is already commercially developed, i.e. walmart Salisbury Village etc.	Online Survey
continued commercial uses	Online Survey
don't agree with 'development' zones being established within the country residential subdivisions and usurping part of the scenario dev't which is supposed to happen thru consultation	Online Survey
please no more apartments. stand-alone commercial. not condos. convenience stores, bakeries, etc. where individuals can own the land.	Online Survey
well thought out access to the businesses	Online Survey
stores that we dont currently have in sherwood park ex. Sephora, designer stores, lush	Online Survey

## 8.4 Question 5.1.3 (Zone B and C – Residential Workshop):

What opportunities, if any, would you like to see in the residential area, identified on the map below as Zone B and C? (responses to "Other – please specify")

Don't like the zones – there are different character areas within the Zones itself	Residential Meeting
Echo the previous comment – do not want to see any redevelopment infringement in Campbelltown Heights; future planning needs to be very considerate of development/investment that has already occurred in this area. Need to make sure new development does not take away from enjoyment of the area i.e. country residential character	Residential Meeting

# South of Wye ARP Project



Echo the previous comments – lots of investment has occurred lately in new housing; will be tough to come up with a land use concept; provide increased connectivity in the ARP; allow only a limited amount of density; high-density housing is out of character for this area; the opportunity for higher density and commercial passed; what does subdivision of CR lots mean? What size?	Residential Meeting
Echo previous comments	Residential Meeting
Close RR 233 – is it realistic to close it? Or slow down traffic? Its not pedestrian or bike-friendly. Add RR233 in the ARP; ARP needs to address the locational attributes of different areas i.e. parcels along RR233 vs the middle of CR area	Residential Meeting
Pleased to see there is an openness. More openness in section B. Zones were such a wide swath. People who live in the middle of the zone B may have different opinions from edges of zones B. The lines drawn didn't make sense.	Residential Meeting
Zones don't make sense. We understand the need for a transition from higher density at the top and lower at the bottom.	Residential Meeting
Having some roadways as boundaries make sense.	Residential Meeting
Farther away you get from the commercial the worst it is.	Residential Meeting
Slightly higher residential (low and medium density) is nicer to live next to than commercial. Bringing more people to be closer to the existing commercial.	Residential Meeting
Scale important	Residential Meeting
233 – almost a main arterial – more planning to allow some development Areas 1 and 2 to buffer the commercial – maybe Salisbury –	Residential Meeting
intensity has increased in not working now – there is no buffer now Areas 1 and 2	Residential Meeting
Above does makes sense along 233 to allow some development – buffer people in area 5 and area 8 – allow people to keep their property	Residential Meeting
Transiting important	Residential Meeting
Area 3 and 7 – utilities corridor and balmoral heights – not good for high density	Residential Meeting
Arterials and buffer back	Residential Meeting
No where to go if more high density – people use private yards as public space through garbage – this gets wore as density increases	Residential Meeting
Medium or high density – best place long 233 because it is a high traffic road	Residential Meeting
Wye road – is road allowance still there – issue with going though ER	Residential Meeting
Re- subdivision – depends on lot configuration – road access – Campbeltown height – ones fronting on to RR 233 may be too long and narrow	Residential Meeting
Commercial along 233 only mixed use – seniors complex mixed – residential on top – small scale local commercial	Residential Meeting
north to south – distance away from 233	Residential Meeting
Park for sure – more community space	Residential Meeting
50 years, a new multiuse trail- broken into twice, inviting a criminal element with open space and trails, lot size makes a big difference 35-50 foot lots as apposed to split in half transition is very important, respect the process, faster pace of life want slower life	Residential Meeting

# South of Wye ARP Project



Happy with the way things are, ordze park, trail installed resulted in vandalism.	Residential Meeting
Happy with the way things are, huge increase in traffic.	Residential Meeting
Areas different facing wye or 233 will have different answers	Residential Meeting
Trail along 233 coming? Salibury village trail, on road instead of near houses. Small roads tight corners, signage.	Residential Meeting
Diversity of low density housing options ZONE B	Residential Meeting
Create spaces for community gatherings and landscaping areas	Residential Meeting
More sidewalks and multiuse trails (ZONE B)	Residential Meeting
ZONE C – a transitional area from higher density to lower density (not super high density) – this way this process doesn't need to be done in another 15 years	Residential Meeting
Would be great to integrate a lot of options for multiple uses that would include trail systems and gathering spots in ZONE B	Residential Meeting
Medium density multiple use for ZONE C – but building it elegantly, well integrated	Residential Meeting
Salibury village area has nice walking spaces and open area	Residential Meeting
ZONE C – would like to see higher denisty residential - commercial buildings / multi use buildings, 5 storey apartments (like in Wye Road Gardens) - noted that they think this land could have a very high value	Residential Meeting
Expecting the area of ZONE C will become like Salisbury village	Residential Meeting
Really like the development by festival place – would like to see something like this but in a more country setting	Residential Meeting
really like the development in the middle of Sherwood park (skating rink, mixed use buildings, 4 storey apartments)	Residential Meeting
might be an opportunity to have transitional housing – for multi -generational, medium density, 4 - 5 storey buildings	Residential Meeting
more housing to allow people to age in place	Residential Meeting
have a lovely opportunity to make something really great	Residential Meeting
creating supportive communities	Residential Meeting
Connectivity is critical; acknowledge that RR233 needs to be addressed i.e. traffic, walkability, etc.	Residential Meeting
233 is dangerous to walk, needs sidewalks – there was a study completed 20 yrs. ago; was a road widening at the time?	Residential Meeting
Concerns with zoning and the increase in taxes that it will bring. Will it force some people to move?	Residential Meeting
Commercial area has good potential for intensification and additional uses	Residential Meeting
No need for more huge box stores, those bring in the big trucks and noise	Residential Meeting
Probably wouldn't love much more than 5 storey	Residential Meeting
Is there an opportunity for people to stay but be able to redevelop part of the property	Residential Meeting
Will taxes increase with sidewalks, trails, increased road width?	Residential Meeting

# South of Wye ARP Project



## 8.5 Question 5.1.3 (Zone B – Online Survey):

What opportunities, if any, would you like to see in the residential area, identified on the map below as Zone B? (responses to “Other – please specify”)

Community Vegetable Garden	Online Survey
Large lots allowing for triple car garages	Online Survey
Skateboard park	Online Survey
this area does not need commercial development to the south of Wye. There are many vacant commercial establishments in existence. Keep the commercial development west of Broadmoor and north of Baseline.	Online Survey
Leave the lot sizes as is	Online Survey
More recreation	Online Survey
Low Cost housing	Online Survey
purposely build non market housing	Online Survey
Leave it as is. When I go to google maps, I see a lot of green and that is how it should stay. Pavement/buildings do not clean the air for residents. Plants/land/grass/trees do.reen	Online Survey
Garden Suites without subdivision, and in reference to first option above - I'm thinking of this in the distant future.	Online Survey
A forested natural use area with dirt trails for walking/hiking, or keep it as-is.	Online Survey
More green space and access to enjoy that green space. No further residential or especially commercial development	Online Survey
Natural green space	Online Survey
dig dugout on rule piece of flat land/add small wetlands	Online Survey
limit amount of traffic coming from the south(whitemud extension)	Online Survey
plant large trees along busy roadways (rr233) to reduce the noise	Online Survey

## 8.6 Question 5.1.3 (Zone C – Online Survey):

What opportunities, if any, would you like to see in the residential area, identified on the map below as Zone C? (responses to “Other – please specify”)

A forested natural use area with dirt trails for walking/hiking, or keep it as-is.	Online Survey
More green space and access to enjoy that green space. No further residential or especially commercial development	Online Survey
Natural settings	Online Survey
clean up waterways and plant trees to grow large on busy roadways. etc rr233	Online Survey
plant large trees along busy roadways (rr233) to reduce the noise	Online Survey
Accesses moved off of 233 and kept to the main intersections (Ash, Ordze, etc).	Online Survey
garden suites	Online Survey
Large estate lots with triple garages.	Online Survey
low cost housing	Online Survey
Maintain farm land	Online Survey
No more apartments! Sherwood Park is littered with them. They are an eye sore and most of them are sitting half vacant.	Online Survey

# South of Wye ARP Project



No opinion	Online Survey
NO Subdivision of residential lots	Online Survey
purposely build non-market housing	Online Survey
Recreation complex.	Online Survey
senior community similar to Spruce Grove Village	Online Survey

## 8.7 Question 5.1.4:

What else, if anything, would you like us to consider or keep in mind as we move forward with the Area Redevelopment Plan Project process?

Please do not move forward on ANY development plans unless those plans include the mandatory installation of a fibre optic network, including FTTP (EVERY premise, whether it be residential or commercial).	Online Survey
Keep density low and improve walking access	Online Survey
I love that there are walking trails on the south side of wye road now.	Online Survey
I wouldn't want to see increased commercial or residential development without access to municipal services (water/sewer).	Online Survey
Stop the sprawl	Online Survey
More density, more traffic, more problems, more noise...	Online Survey
The parking lots and intersections. The county has a reputation for poorly designed intersections, light timing, traffic calming measures, and confusing/odd parking lot designs.	Online Survey
WHO PAYS FOR RE-DEVELOPMENT? SHOULD THE COUNTY FOOT THE BILL FOR EXPENSES UTILITY AND ROAD UPGRADES OR SHOULD CURRENT LANDOWNERS SHARE THESES COSTS AS THEY STAND TO BENEFIT FROM THE SALE OF THEIR LANDS?	Online Survey
More building means more traffic....leave it as it is.	Online Survey
With more housing developments, may need area set aside for schools.	Online Survey
Building out into an area like this make more sense than expanding to Bremner.	Online Survey
Nothing	Online Survey
Nothing at this time	Online Survey
Keep Green Spaces and some forest	Online Survey
Please focus on the residents. The developers should be held more accountable. Examples are Fountain Creek and Sherwood Golf (Coyote Crossing). The developers only care about one thing. The owners of Coyote Creek Golf don't even manage their land (weeds) and the County does nothing about it.....	Online Survey
I would hate to see tree stands and natural areas destroyed by parking lots.	Online Survey
Sherwood Park is a bedroom community of Edmonton. My choice to live here is because it is NOT very commercial, yet it has everything one could need. To increase density around the outside edges will not only change that community atmosphere, but it would make it nothing special; just a clone of a big city. Keep the higher density developments closer to the center of Sherwood Park, closer to existing schools, near transit.. Don't make the same costly errors Edmonton has made.	Online Survey
better pedestrian and bicycle access	Online Survey

# South of Wye ARP Project



Some residents did not ask for this redevelopment plan and would like to keep the rural (Natural) characteristics of the area. Not sure why this is being done.	Online Survey
Enough is enough! Lets leave some countryside.	Online Survey
Range Road 233 and Wye road is a busy intersection. Please consider improved traffic flow on both these roads.	Online Survey
Greenery is paramount to a welcoming and desirable location.	Online Survey
The redevelopment plan should include areas further south as well.	Online Survey
A convince store like 7/11 along 233 near Wye road would be good.	Online Survey
I am not in favour of high density housing.	Online Survey
not all of us want this land destroyed. City people should go back there and leave our land alone	Online Survey
Developer transparency	Online Survey
No mid to high density residential at all.	Online Survey
Some commercial property development in zone A	Online Survey
opportunities for low cost housing as there is a huge need. It can be dispersed in the area not just one area. Seen in done in the north and it was great!!!	Online Survey
Lets not spend taxpayer money foolishly just to do something. What is the driving force to make changes?	Online Survey
Stay the heck away from our paradise.	Online Survey
Not sure	Online Survey
I do not like an area to be transformed (repurposed) into something it is not, new projects should be on undeveloped land, not repurposing land..	Online Survey
build true sustainable community. Insist developers build green buildings, get commercial areas to have safe accessible bike racks to promote cycling to shopping/coffee shops. Restrict drive through fast foods etc. set land aside for coops or other non market housing. Do not allow another private expensive senior building to be located there.	Online Survey
Development is good, however large open spaces/acerages/large properties should not become a thing of the past. If people want to live on top of each other, they can move to Edmonton. Keep Strathcona/Sherwood Park special. I moved to the area/county so I could see the sky at night (not too many lights) and I could hear the birds (not too much traffic or residential/commercial density. Think of our grandkids and great grandkids.	Online Survey
Get to work as soon as you can!	Online Survey
Last thing Sherwood Park needs is more urban sprawl or High Density Housing. We moved to Sherwood Park for the higher quality of living and to avoid Condo/Highrise sprawl.	Online Survey
There are soooooo many plazas along wye and a lot of vacancies. I think keeping other zones for low density residential and parkland would be great plus minimizes traffic.	Online Survey
Less is more. High density housing does not belong anywhere near here. The apartments in Salisbury Village are MORE than enough.	Online Survey
Just like the residential areas density should be built up over time. The municipal overlay allows for +10% based on neighboring properties. We should increase density heading outward but at a manageable pace. Keep the density towards current commercial zones and less dense towards the country.	Online Survey
Leave it as is. Don't change the cambletown area. We have enough concrete jungle in Sherwood Park. Those acreages are a part of the Sherwood park history. Leave it alone	Online Survey

# South of Wye ARP Project



Just because there are trees and space between homes, doesn't mean it needs to be redeveloped.	Online Survey
I love it the way it currently is, I don't want to see any changes at all	Online Survey
None	Online Survey
Any development to the current zone A is welcome however, Aside from better traffic flow, the residential areas in zones B and C should be left as is.	Online Survey
If increasing density in the area, access to it should also include consideration of increased traffic density to the south on RR233 down to Sec Hwy 628.	Online Survey
If changed out strict guidelines in place to make feel like a European area or are such as the area around library that has a nice European flow. Do not copy other districts like Edmonton that lose the original elegance of the area for cheap.	Online Survey
None.	Online Survey
We don't need more cookie cutter subdivisions. Leave the rural acreages alone	Online Survey
Wye Road Gardens is a lovely subdivision and I do not want it to become a commercial business area or change our entry road to accommodate commercial or business.	Online Survey
Take into consideration if this area really needs to be redeveloped beyond what it currently is, given there are more developments coming online, Hillshire, and Bremner. I don't believe there should be any further development of this area beyond allowing people to build new homes as current owners sell their acreages.	Online Survey
This development needs to happen ASAP as it's been held up way to long.....	Online Survey
Future ARPs that expand into rural areas should keep a large natural / forested area if the majority is converted to an urban area.	Online Survey
This is a key entry route into Sherwood Park park. Please do not make traffic flow worse.	Online Survey
We need to watch we aren't catastrophically devaluing existing properties in the area, nor in the greater Sherwood Park area. Existing condos are already losing significant value and slow to sell. We definitely don't need new resource hungry mansions either.	Online Survey
Leave it alone. We don't need more apartments and condos in Sherwood Park, the people that live there chose it because it was large pieces of land. The greedy moneygrubbing from the County is absolutely appalling and I'm sick to death of it.	Online Survey
We need to maintain green spaces, ponds and increase the availability of multi-use trails.	Online Survey
Strathcona County FAILED to redevelop our "downtown" or Centre in the Park concept. Stores are vacant & unattractive. Where are the independent cafes and boutiques with window boxes and outdoor patios? Where are the hanging baskets of flowers and brick sidewalks? Trees lining the streets? They are in the welcoming downtown cores like Stony Plain, Vilna, St. Albert and Fort Saskatchewan!	Online Survey
Maintain the integrity of our County and how we live, work, and play here.	Online Survey
Preservation is of utmost importance.	Online Survey
The ability to preserve privacy while enhancing the area is important. Residents moved here for the beauty and privacy it provides. Improving the connectivity of the area would be great, I also understand this comes with the need for more density. A mild increase would not be harmful, but this is not an area for even single family low density development. This is an acreage community at its core and I hope the preservation of such is held closely in consideration.	Online Survey

# South of Wye ARP Project



We can accept development in the area but have no intention to be forced of our properties unnecessary.	Online Survey
Development of the area and its location in the west part of Sherwood Park is ideal to development. I know of what happened in the Belmoral project. It will be interesting to see how this goes forward.	Online Survey
If you increase the number of people we need the infrastructure such as schools and increased road capacity to support it. I am getting tired of traffic increasing and increasing in the county.	Online Survey
I think the County should provide services (sewer, water) to theses areas that is the same as they have to all the newer areas around these zones if they already haven't	Online Survey
Start moving single residential homes south similar to Lakeland	Online Survey
Go build homes and apartments some where else. People already live here. Why do you want to uproot people from their homes to build apartments. Tax grab?	Online Survey
What happens to the properties that have pipelines going through them? Will residents have choice in the matter whether to sell or not? If we were thinking of selling, when will we know when this project will start? With properties that have pipelines, are the pipeline companies aware of this proposal?	Online Survey
Stores sh pk doesn't yet have so don't have to go into the city	Online Survey
there does not need to be more apartment buildings or storage facilities in these areas. sherwood park is valued for its uniqueness and feeling of being out of the city. after this pandemic, we need to focus on maintaining the architecture and keep up what is already here. lets build things to stay and create history.	Online Survey
density doesnt always mean better sometimes preserving what there is, is whats best	Online Survey
This is our home; we don't want anything changed and we don't want to be pushed out!	Online Survey
Thoughtful dialogue between residents. Finding common ground/win-win solutions. Transparency.	Online Survey
I have been a Strathcona County resident all my life and am strongly opposed to Apartments. There is not enough parking or road access and really the only thing missing is bike paths and maybe a location for smaller commercial stores.	Online Survey
I think the designation of the areas south of zone A are poorly done for planning purposes. Ordze Park should be a separate zone given the extremely limited options for improved road access. Wye Road Gardens has similar problems with no path through zone A, although they do have better access to RNG RD 233 so could be 1 or 2 zones and Campbelltown Heights can easily split into 2 zones, as it appears to have 3 available exits to connect to arterial roads. Having said this I think consideration should be given to the special, unique character of having Country Residential areas mixed in with Urban areas within Sherwood Park/ Strathcona county.	Online Survey
Please keep residential lots the way they are.	Online Survey
The time has been a long time coming to use this land for the highest and best as Sherwood Park continues to grow and is a very desired community to live in and come back to retire in. This is a gem for a new community.	Online Survey
Not much else to add other than the ideal template in my mind would be something like the development around festival place. Also it may be worth while to look more specifically at which owners would like to see changes and then see if there are any patterns that can be made sense of. i.e. homes along 233, homes east and west of 233, homes that border the neighborhoods to the south	Online Survey

# South of Wye ARP Project



This is all private property, not some video game like Sim City.	Online Survey
Need to ensure consultation process is well balanced and fairly represented (i.e., only one workshop/meeting in October....several property owners not in attendance. Some owners had more than one person entering responses to the multiple choice questions (were on their own computers) vs other households had two people responding as one entry (sharing a computer). This would skew results if saying..."48% support this etc. Need to be very cautious re: validity and reliability of tools and representation of the data/results.	Online Survey
There is already a lot of vacant commercial office and store fronts in Sherwood park. As people move away from brick and mortar stores to do online shopping there is no need to take out the last remaining trees in the area to build buildings that will sit empty like the vast amount of empty offices around Millenium	Online Survey
I think the country residential areas provide a wonderful general amenity for all of Sherwood Park, they are unique and help make Sherwood Park a great place to live .	Online Survey
Would like you to consider the voice of residents who currently live there or who have done so for many years. They chose to make their homes there due to the idyllic country side which was healthier, quieter and more useful. They did not chose to be invaded or have their lifestyles diminished.	Online Survey
The current economic circumstances do not justify further development in this area. There is not adequate infrastructure to support this development without harming the natural environment	Online Survey
It would be nice to see the area preserved as much as possible.	Online Survey
The country residential areas are a beautiful place for a peaceful stroll and shouldn't be changed	Online Survey
I want the committee to keep in mind the ACTUAL needs of our community. There is plenty of land north and east of the city to develop if there is such need. There is NO evidence that we require more office or commercial space. Vacancies in commercial real estate have sky rocketed. We are spending more time in our homes than ever before and the last thing we need is more concrete. We should be preserving the ecosystem that so many animals call home in Campbell town heights. We should embracing the diversity and uniqueness of the space. This new ARP feels like it's forcing a non existent need. We don't have massive pent up demand for more parking lots and offices. We don't need more 4 storey condos. The above property values have been decimated by our current reality. Look at Riocan's stock price. There is a oversupply of big box retail. We need to preserve what is left of Sherwood parks character communities.	Online Survey
To leave the areas as is and not be pressured by outside influences to rezone for redevelopment and personal gains for the few that want it	Online Survey
I would like you to consider leaving well enough alone and not infringing on the beautiful country residential!! I would also like any future commercial development to stay as far away from Campbelltown Heights! This is where Sherwood Park began, why would you want to ruin a piece of history to line some developers pockets that don't even reside in the area or the country! Sherwood Park was originally called Campbelltown Heights leave the area alone!	Online Survey
I do not want to see commercial or additional housing development in zones b or c.	Online Survey
We don't want the County to change anything. What attracted us to Sherwood park is the current layout. We do not want more density.	Online Survey

# South of Wye ARP Project



Please maintain the value of South Sherwood Park. The North side is high density, commercialized. The serenity that comes with these areas is what keeps South so desirable.	Online Survey
We moved to Sherwood Park to live in a suburb. We do not want to be around a ton of people.	Online Survey
I think it would be really sad if these areas would be developed into commercial property. This is an opportunity to create and maintain a green space for our community. I moved to my new area because of the ability to walk and enjoy the beautiful trees and nature.	Online Survey
Trails are a must. Right now the area is very exclusive to those living there. I feel unsafe running on the roadways due to traffic. I would like trails with trees and high biodiversity. I would like the county to keep the current ecosites existing in these areas verses installing landscaped areas. Also, the county MUST consider a seeding bylaw for stripped land waiting for development. There are so many areas around Salisbury village that are bare and creating dust. Maybe the dust control bylaw could be amended to include seeding of bare areas.	Online Survey
I would ask that county abide by previous agreements and plans made in consultation with residents prior to past developments adjacent to Campbelltown Heights.	Online Survey
Please do not alter Zones B and C. Higher density housing would irreparably damage this beautiful area.	Online Survey
Keeping the communities as is! I do not want higher density housing that will crowd the communities and near by amenities.	Online Survey
Keep existing residential neighborhoods such as Campbelltown Heights intact to protect the integrity of the developments as they were initially planned & intended. Any changes of density to housing options in these neighbourhoods at this time is a betrayal by Strathcona County to the property owners of Campbelltown Heights & neighbouring Salisbury Village that purchased residential property based on existing plans/bylaws. Other undeveloped areas should be considered for new housing densities. Also, the division of Campbelltown Heights by Zone B and Zone C boundaries with regards to future planning is illogical. This neighbourhood should be kept intact within 1 zone.	Online Survey
I purchased my property last year because of the green space that surrounds it and that I thought there would not be any increased commercial or residential development in the adjacent areas that is not already present. The thought of losing the areas natural feel with the existing residential framework really makes me quite unhappy. The only thing that would make me happy is developing a more enhanced green space with better access, which adds to the quality of life for existing residents and stakeholders.	Online Survey
See earlier note re splitting the South of Wye Road ARP back out . It can be looked at separately if you wish during the process but should really only be assessed re potential impacts and land use coordination AFTER scenario dev't along with looking at impacts / coordination re other areas which border the 3 subdivisions . Prior Council discussion emphasized importance of input from acreage residents, much of which is in danger of being lost in the crowd . Commercial component is significant and input into the Project when done as one whole is likely to favour increased intensive - redevelopment - may load the dice in one direction. Putting two dis -separate groups into one pot is not appropriate	Online Survey
What makes Sherwood park desirable is it's low density population.	Online Survey
Save high density living for Central Sherwood Park. These zones are lovely low residential areas but definitely with the potential for commercial and services expansion into Zones B and C	Online Survey

# South of Wye ARP Project



These lots being country residential lots is what makes the area beautiful. Increasing trails and walking access will provide a green space for all to continue enjoying.	Online Survey
Mixed opinion. Some say yes	Residential Meeting
What's the best use of the whole thing. Is it even possible to preserve country residential given the uses on the north and south end.	Residential Meeting
Looking at big brush stroke change. All properties that flank existing commercial are already more like commercial than country residential but whatever that could be. Doesn't have to be highway/big box but	Residential Meeting
Everyone is impacted by development so the plan needs to be holistic	Residential Meeting

## 8.8 Question 5.1.5:

Do you have any additional comments related to the South of Wye ARP Project?

No	Online Survey
We need to start thinking of density not just spreading out it will help with the cost of utilities road maintenance etc	Online Survey
Please avoid strip malls. Make it into an interesting place that could be an attraction for county residents.	Online Survey
No thanks	Online Survey
I would like to see higher end stores being developed. Sherwood park residents typically make a lot of money and i think these stores would do extremely well	Online Survey
Keep it low density!	Online Survey
Let's keep our natural lands as is and fix up areas that are not being used instead.	Online Survey
No large and tall ugly apartments.	Online Survey
RE DEVELOPING AN AREA SUCH AS THIS WILL COME WITH CONSIDERABLE COSTS. JUST AS DEVELOPERS SHARE THE BURDEN OF DEVELOPING LAND IN NEW SUBDIVISIONS, LANDOWNERS SHOULD BE REQUIRED TO SHARE THE FINANCIAL BURDEN OF REDEVELOPMENT IN THIS AREA.	Online Survey
Not in favour of any high density housing.	Online Survey
No	Online Survey
Pave 233 from the circle to Wye road. It is a mess.	Online Survey
Nothing at this time	Online Survey
Get rid of Bremner and use this area among others	Online Survey
I am very sad to see all forest destroy. Not very ecofriendly community	Online Survey
We need to get moving on these REDEVELOPMENT plans a WHOLE LOT SOONER THAN LATER. We Keep plodding along like a typical Government and we waste so much time that we may find us part of Edmonton or looking for subdivision land by Josephberg or out by Shell. We should have NEVER LET THOSE EXPENSIVE ACREAGES GO IN SOUTH of Wye Road instead of knowing Sherwood Park was running out of land 15 years ago but we plod along as a typical government and only do things when we are cornered	Online Survey
Covid may have changed small businesses for good. More online grocery & clothing shopping, registrations, etc., are being done online. Real estate is not needed for residential friendly commercial development. Industrial development, however, may need addressing, and south of Wye is not a good location for that. We are a bedroom community. Why else would I live here?	Online Survey

# South of Wye ARP Project



none	Online Survey
It should be the primary focus of any future Sherwood Park development.	Online Survey
You come to my house and I'll give a piece of my mind and a kick in the ass...what a crazy, half-brained idea to redevelop our idyllic paradise.	Online Survey
stop it now	Online Survey
No	Online Survey
Please share with us how the final/ultimate decisions will be made. Will the surveys/town halls/focus groups etc. actually play a role in the final decision making as to if/how any changes will be made to the areas A, B, and C.	Online Survey
Leave the country residential housing as is. Sherwood Park does not need any more retail and certainly doesn't need any more medium or high-density housing.	Online Survey
I purchased my business condo with the understanding from the real estate agent the the trees surrounding he condo would not be removed in future development. Being able to see the trees was a primary element of my choice. The county needs to be very careful to maintain the natural environment in future developments to ensure that green spaces are maintained for the health and wellbeing of the general environment and people.	Online Survey
I would like to see current updates posted regularly with direct contact persons who are in charge (telephone numbers AND e mails) so that concerns can be addressed without having to go through a switchboard or messaging system	Online Survey
Low density construction is needed. Take over operation of the golf course.	Online Survey
Don't want to see any more apartments being built!	Online Survey
I do not wish to see any re-development that includes medium-high density housing. We seem to have quite a few projects of that nature on the go and it creates stresses on our existing infrastructure and facilities.	Online Survey
Long overdue project, thanks for doing this.	Online Survey
Please consider keeping it as natural as possible.	Online Survey
I do not want to see any development around Salisbury Greenhouse or the cemetery in that location.	Online Survey
Please ensure that safe movement of traffic is in place with LESS turn-about which people do not know how to use and more controlled traffic lights and controlled pedestrian lights at cross walks.	Online Survey
Some additional higher density housing close to Wye would be good. Additional commercial options as well. However, higher density, and even more single family homes further south will not be welcomed by residents. Residents like the close access to the city without being in the city. It will significantly reduce the current residents enjoyment of the area if the city spreads all the way to the south end of the Zone C.	Online Survey
I am concerned about developing an area given the state of the economy, and do we need more occupied spaces.	Online Survey
no	Online Survey
Don't need any more commercial use!! Keep it more natural	Online Survey
When are we going to get water and sewer service to West Whitecroft	Online Survey
More reasonably priced seniors apartment buildings - either rentals or to buy	Online Survey
We need to ensure good governance as to green space, walking areas, dog off leash areas and open outdoor gathering spaces	Online Survey
Just get it done.	Online Survey

# South of Wye ARP Project



This is a very diverse area and I cannot imagine a one size fits all approach. There are some uber rich and some extremely modest homes in the area with very different needs and expectations.	Online Survey
Please keep in mind that there are existing neighborhoods close by. The development of the land will affect the value of these properties and it would be nice for them all to get a bit of an "spit shine" to help the uniformity of the area.	Online Survey
Just don't touch the Campbelltown area. Those are people's homes.	Online Survey
Market, Market. Market! The key to the success of any good project is good communication and exceptional marketing.	Online Survey
No where is it written that Sherwood Park needs to expand in size - now or in future . Unless we get rid of Liberal federal government and we can attract back some of the billions of \$ that foreign investment that left Alberta in the past 5 years can we consider any monetary expansions .	Online Survey
Good development makes it a pleasure to be a resident of Sherwood Park.	Online Survey
Yes, please see previous comments	Online Survey
increase public transit access	Online Survey
No	Online Survey
Good luck with this project	Online Survey
18,000 seniors in this community need to see proof that their sustainable housing needs will be addressed. This can only be achieved by supporting the builders and developers to lean more towards providing affordable and sustainable housing. Once a persons home equity is gone (spent on the current available housing) they become homeless. Something this council and community has yet to see. The current perception we have of our affluent community status and one that is striving to be the most livable is not realistic - yet!	Online Survey
I do think with the Proximity to Sherwood Park urban areas the density of homes in this area needs to increase for sure, I'm just not sure if the utility service capacity exists.	Online Survey
Road needs to be widened on 233	Online Survey
Remember that not all residents have internet access so paper communication is still important and needed.	Online Survey
I am an owner in the subject area. We need more opportunities to speak PRIVATELY about our long-term plans for our individual properties. It would be great if you would poll each residential owner (privately) in the area as to how they see the land use in 10, 20 and 30 years.	Online Survey
The Campbelltown area has been around for over 50 years and was initially developed when Sherwood Park was barely 5000 people. Now the country residential is surrounded by Commercial on the North (with the addition of the Walmart) and Urban Residential on the South, leaving a pocket of Rural Residential in the middle with little to no transition and a major arterial road with limited upgrades.	Online Survey
It is quite concerning that any redevelopment of the residential areas (aside from walkways) is being considered. It sets a dangerous precedent for the future. As a resident in a subdivision just south of zone C, I can't help wonder what's next? Will my area be redeveloped next with apartment buildings? This will greatly affect my property value.	Online Survey
Please be careful to not make these areas too dense with commercial lots! Maybe just little pockets to serve the needs of locals.	Online Survey
Given the residential nature of all the properties south of wye, it makes no sense to continue any further commercial development, if you do it will be	Online Survey

# South of Wye ARP Project



haphazard in nature and as properties turn over lose the ability for future generations to enjoy the amazing rich and complex Country Residential life style.	
This electronic communication is excellent!!	Online Survey
Please do not make traffic flow in and out of Sherwood Park worse.	Online Survey
STOP. STOP. Let the residents be, for the love of all that is holy. ENOUGH.	Online Survey
I think we all know what is built on the identified site so no need to ask us what is built on it. There is too much traffic along Range Road 233. The height of any high rise buildings will appear out of scale for this area.	Online Survey
It is important to get input from the adjacent residents as they are highly impacted by the any development. Access by multi user trails and possibly bike stands to accommodate and promote nearby residents to support these areas	Online Survey
So far, it is just an idea and one where there are approximately 65 lots, some of which are owned by a single owner.	Online Survey
I believe that this project has the best prospect for development. It is in the most westerly part of sherwood park, near Anthony Hendy and Wye Road. This area is an excellent area for future upscale homes, condo developement, commercial property development, etc. closer access to Edmonton, near the buses to go to downtown Edmonton, near Canadian Tire, Walmart, and various nearby restaurants... My family has enjoyed living here over the past decades and it would break our hearts to leave. However, for the right price, we might consider moving...	Online Survey
Keep sherwood park strong and look out for the people and community we already have after this pandemic.	Online Survey
This is extremely sad for our family to feel that our home and way of life is being threatened and that we face years of stress in constantly having to fight to keep our property and potentially being forced out to make developers rich.	Online Survey
Thank you for this opportunity to create a vision. Appreciate sensitivity to distance engagement (zoom) during this time of covid. Hoping technology does not keep people away from this process.	Online Survey
If we could enhance this wonderful family community with better bike trails and even some commercial stores near wye, I think area could continue being a special place.	Online Survey
This is very exciting and more benefitting the county than using farm land. With the close connection to Anthony Henday and White Mud It will be very popular.....	Online Survey
Good luck!	Online Survey
Need to ensure there are no pre-conceived ideas influencing the process (i.e., establishing/referring to zones A, B and C in the questions) has already set up divisions/boundaries - whether intended or not. Would have been better to use open ended questions such as "Where do you see any opportunities, if any, for future commercial development within the South of Wye ARP Project?" "Where do you see any opportunities, if any, for high residential urban development within the South Wye ARP Project?" etc....	Online Survey
Please do not anything change to this I want to continue to enjoy this neighbourhood.	Online Survey
Seems like a money grab on the part of greedy developers and some greedy residents.	Online Survey
Please don't destroy character communities to build more cookie cutter developments in the name of development dollars. There is plenty of cheaper, more eco friendly real estate north and east of our hamlet and within the county. Campbell town heights is a legacy community with so much incredible history and environmental benefits to the local community.	Online Survey

# South of Wye ARP Project



I do not think that it is right in the way the county has approached this arp by breaking up the subdivisions in question into different zones. It is very misleading to possible options.	Online Survey
I would like traffic calming in Campbelltown Heights (Speed bumps, sharpe corner signs, and any way to slow traffic) as I have young children, and several neighboring communities like to walk along our quiet subdivision. I don't envision this will get better if the County continues on the path of ignoring what the majority a residents want.	Online Survey
I believe anyone living in the area or near the area should be notified via mail as it impacts them as well.	Online Survey
What is the purpose of the rezoning? Increasing the tax base for the county or genuine need to space? There seems to be a lot of vacant buildings if thus is going to be commercial.	Online Survey
At this moment the local newspapers aren't available in Salisbury village. Please don't rely on that to advertise engagement events. I think the area needs to be developed in a responsible way. Can we keep trees, biodiversity and old suburban values that we see in the older neighborhoods like Sherwood heights? I would consider spending 600 grand on a smaller home on a larger lot with those setbacks and space. I do not want to buy any of the current new single family detached homes available in the county at this time.	Online Survey
Do not allow lot splitting and/or multi family buildings. Higher density of people will tax the neighborhoods and it's nature.	Online Survey
Nothing more than I already relayed. I would just love for no increased commercial or residential development. The beauty about the South of Wye is the greenery that is already present, just improve that and the accessibility to it.	Online Survey
Comment re# 11 responses- appreciate that COVID is requiring different approaches but on a personal basis found the on line workshop difficult . Am a poor typist so putting quick comment on the chat room was not took quite a bit of extra effort- while trying to do so concentration was such that I missed parts including responding to some questions . Nice that chat comments were displayed but trying to read them plus follow the workshop , while also trying to track survey question results was difficult . On line better than nothing but in Person workshops are better for communication /engaging one and also offer opportunity to dialogue/network on the side afterward with other attendees which can be very helpful. Very much appreciated the ability to continue discussions after the on line workshop ward as well as subsequent follow up opportunity. Think South of WYE Road ARP review should be separated out- set aside to subsequently consider impacts, if any of redevelopment scenarios. Appreciated the Planning comment about redevelopment , " if any" as all possible outcomes s/b on the table. there are many complexities /issues to discuss - practicality of options /scenarios will play a part . Appreciated Om Joshi's comments re sensitive transition of building type and scale in any redevelopment scenario - no 4 story buildings next to residential, no commercial in the middle of residential etc .	Online Survey
It is clear this project is geared towards making more money through property taxes and not what current residents want.	Online Survey
It's exciting to see Wye Road as the new hub of development. Let's make it as exciting as Baseline and Emerald Hills are!	Online Survey
Strong preference from my family and myself to keep this area as country lots moving forward for all of the privacy and green space they offer. With urbanization seeming occurring at every turn, I believe keep this area as-is would provide the greatest benefit to the south of Wye road community.	Online Survey

## 8.9 Email correspondence

### Comments/ Questions re South of Wye ARP

1. **Concern re process - # of assumptions and approach appear to presuppose intensive urbanization redevelopment in part or whole :**
  - a) Joining “update” of South of Wye Road ARP with acreage subdivisions ARP review adds an existing commercial dimension to original explanations of intent.
  - b) Commercial input as to possible acreage redevelopment is extremely likely to support more commercial /urban development –tilts the scales
  - c) Words “South of Wye” are highly associated with existing commercial dev’t along Wye road and invoke a vision of commercial to begin with
  - d) Expressed need to co-ordinate land use planning of acreage areas with the South of Wye Road ARP assumes more of same **prior to development of scenarios** without apparent regard to other areas which border the subdivisions in question.
  - e) Presentation of ‘ Zones’, 2 of which split the three subdivisions in half with questions about potential re- development within **them prior to any consultation/input about potential zones or areas** is indicative of premature scenario development . The Planning explanation during the workshop that the reason for the Zones was to be able to identify the general location of respondents does not appear to fit with the questions and potential responses. t
    - **How specifically does the Zone concept and questions/responses help identify the general location of respondees?**
    - **Since scenarios are yet to be developed, if there are no predeterminations and since responses can vary by scenario ( including if any redevelopment ) how do the responses for the subdivision zones (other than possibly the “no change” response) , help Planning and us ?**
  - f) Another explanation for joining the two projects is because of potential infrastructure impacts – no question that infrastructure is a potential factor but : **Why is this assumed up front versus development of scenarios then testing those scenarios against surrounding areas and the impacts including infrastructure which might not be just in the South of Wye Road ARP ?** One of the developer motivations/arguments for intensive redevelopment of a lot in Campbelltown Heights as well as an adjoining property in Salisbury Village , is that excess water /sewer capacity exists within Salisbury Village – cheap to service the properties.
  - g) Although now rectified, the only reference documents in the Library were the **commercial** South Of Wye Road ARP ones .The CR- ACP which currently applies and, is a redevelopment document, was not there and there are not any potential survey responses which clearly relate to the CR- ACP which currently legally applies. Early on in the workshop, Janna commented that one option may be splitting a country residential lot into 1 or 2 more lots e.g. 3 out of 1. However, one of the Zone B and C responses was “Subdivision of the Country residential lots

# South of Wye ARP Project



into smaller residential lots". The normal interpretation of "residential lots "is small urban lots. **Is this the correct interpretation?**

h) The Nov 19/19 report to Council stated that :

- **"Stormwater management within the area was not considered for the existing density "** and
- **"The South of Wye Road ARP also currently has deficiencies with respect to stormwater management."** (underling added).

The first statement appears to say that stormwater management for even the low density country residential development has not been looked at – **is this correct?**

The second sentence seems at odds with the Schedule A to bylaw 12-2013 as well as to the first stmt above, the Schedule A report cites a Wye Gardens Stormwater Management Analysis , references South of Wye Road ARP flow rates and pipes in the area to conclude that everything is good and that the lot 33 storm water pond is not needed and can be redeveloped. That analysis appears to be at odds with the 2<sup>nd</sup> stmt above. **How is the forgoing reconciled? What specific stormwater management deficiencies exist within the current south of Wye Road ARP?**

Summary;

It was positive to hear Planning say that there are no predeterminations about redevelopment, **if any**. However, when one looks at the totality of various statements, project definition and title, up front setting of zones, initial library et al, it strongly suggests pre determinations or up front assumptions which can colour the whole - affect process and the end result. At the very least, the optics are not good. The big question is how do we get by the forgoing-ensure positively moving forward? **Suggestion: Even though the process has started , let's take a step back and separate the South of Wye Road ARP ' "update" (which has taken on the life of a total review ) from the subdivision review/ARP process and re-title** .This can be done by saying that there still needs things to be done re update of the South of Wye Road ARP, but in terms of potential impacts, land use coordination et al , we are going to take step back to separate the projects, focus on developing subdivision scenarios and **then** assess them against impacts on all interfaces including the South Of Wye Road ARP as well as against practicalities, costs etc. **Comment?**

## 2. Concern re weighting of country residential resident input.

- a) Flowing from much of the preceding is a concern that actual country residential resident input, particularly those who don't want change, or might support limited change, will be lost or overwhelmed by input from the current South of Wye Road ARP plus that from the general public. We discussed after the workshop that the normal way of reporting info back to Council is " X" people said this " Y" said that -it becomes a volume thing

# South of Wye ARP Project



- How will input be managed /weighted?
  - If a property within the area has multiple owners and all give separate but similar input, will that count each time or will input be evaluated on a property basis e.g. similar thing said several times counts once per property?
3. **Background Information-** It would have been helpful to have had more background info prior to the workshop and the survey. I understand that a summary the CR-ACP provisions is upcoming in a back ground report. Actual examples of what is possible – what would satisfy the provisions of the CR- ACP would be valuable. A lot of people: a) don't know about the CR- ACP at all or b) don't know what it might mean. The intent of the CR- ACP is to achieve a density of two dwelling units per gross hectare or 129 dwelling units per quarter vs 50 acreage parcels per quarter. Under the CR- ACP, it is our understanding, from previous discussion with Planning, that parcels could range from .3 of an acre to the current full size as long as the target density was achieved overall. **Questions : Using Campbelltown Heights as an example:**
- a) **Approximately how many .3 acre parcels would be required to meet the CR-ACP target density assuming that the balance of acreages remained at their current size ? and**
  - b) **Using Janna's example of splitting acreage into 3, approximately how many one acre parcels would be required to meet the target density assuming again that others remained at their current size?**
4. **Service needs/wants –** I saw this referenced **but** not sure what the context was. As noted in the report to Council, the majority of Campbelltown Heights owners paid to get full pressure water and STEP sewer . 4 properties in Campbelltown Heights have no municipal water /sewer by express request for exemption. Five CH properties bordering urban dev't have full water and sewer as a result of Campbelltown Heights Residents' Association negotiations with the Wye Road Crossing developer to offset in part being next to urban development with consequent negative impact to country residential property values and lifestyles. If properties which asked for exemption are now seeking such services, such should be weighed against previous opportunity and cost for others which was higher per property due to the exemptions.

## Questions arising:

- a) Campbelltown Heights (CH) and Ordze Park have existing water and sewer municipal infrastructure. There are cost practicalities and possible stranded investment issues of putting in new infrastructure. We were told that the water and sewer infrastructure for CH was designed for the current number of properties /densities BUT residents do not know if it is maxed out or if additional capacity exists. **Question: is there capacity within the current CH infrastructure to service more homes within the subdivision? If Yes, how many more homes?** The answer to the preceding could mean that some additional

# South of Wye ARP Project

redevelopment could occur within the current environment. I'm not suggesting that I automatically support the forgoing – it would have to be evaluated closely re all impacts and, of course, full consultation. If, for example, the current infrastructure can support double the amount of existing dwellings in CH, it could mean that each property could have a secondary dwelling for rental or even possible subdivide off a portion of each acreage to accommodate construction of another private dwelling. In the alternative, if **the infrastructure can't support double but can support some extra dwellings, how many?** The answer to the preceding and to the questions in section #3 would be good info to share so that everyone is knowledgeable about what redevelopment could look like within the current plan and environment . **We should know what might be possible now before we get into what else might be possible.**

5. **Urbanization.** Assuming some parts of the subdivisions become urbanized, points to consider/ answer :
- a) What consideration/offset benefit will be given to residents who newly find themselves next to urban development and /or expanded busy roadways with consequent negative value to their country residential property and lifestyle ?
  - b) What physical separation will there be? The South of Wye Road ARP currently provides for a berm plus fence , Wye Road Crossing and Wal Mart areas have a sound/separation barrier wall
  - c) How would partial urbanization solve the issue that some existing properties have: e.g. some acreage owners near major roadways and/or across from /next to urban/commercial development are not happy – they feel that such a location takes away from true country residential living or is not desirable at all for single family residential use. One must acknowledge that such acreages are not as desirable for country residential living as more physically separated ones. However:
    - (i) The estate developments just south on RR 233 with very expensive homes along RR 233 (which will be widened and closer to doorsteps) plus the Estates along Wye Road demonstrate that at a minimum , a single family residential use market exists. **Beyond that however**, the current acreage size provide the ability to build back from roadways/urban development and provide separation so that a country residential home remains a viable option. The forgoing is demonstrated by the recent build of a major home in Campbelltown Heights on an acreage on RR 233 as well as in Wye Gardens approximately behind the Locksmith/Cdn Tire.
    - (ii) Berms plus fences and sound barriers were negotiated by residents as a group to help such properties mitigate some of the effects - the forgoing mitigations continue to exist.
    - (iii) Perhaps more importantly, separation of the subdivisions into zones or sub areas for redevelopment does not solve the basic issues/concerns that some existing properties are expressing – it would just move the line or “problem” onto the properties next in line - everything would begin anew.

## 6. Reliability/lifespan of any new plan

Campbelltown Heights (CH) has dealt with urbanization since the onset of the Cdn Tire – Wal Mart development – promises at that time of no more impacting development soon fell by the way with studies for more commercial along Wye Road occurring shortly after. That is ancient history but recent history is worse:

a) The CH Resident's Association worked with the Wye Road Crossing developer and subsequently with the Salisbury Village developer, as well as County admin, in both instances, to try and mitigate impacts. Salisbury Village won awards – the ASP contained wording about planning principles, respect for country residential and sensitivities of re transition with smaller building type, separation etc. Specific language requires placement of large buildings to be placed away from country residential borders towards the center and east. We were relatively happy with the provisions and supported the ASP in Council. Construction began and that was supposed to be the end. However, before that was even partially complete, the Developer was approved to extend Salisbury Village into the cemetery lands thus impacting more country residential. Once again, we negotiated with the Developer and gained wording which while not entirely satisfactory, mitigated the impacts somewhat by providing a reserve /wildlife corridor next to country residential plus provision for larger lots in that area, extra main building setback and bungalow only dev't on the two lots most opposite to country residential. **Within two years** of all provisions, being confirmed, the Salisbury Village developer proposed to buy a lot within Campbelltown Heights –join it with a rectangular piece of adjoining land within the Salisbury Village ASP and construct 4 story, high density building. The proposal contravenes **every transition provision, sensitivity and planning principle/provision in the Salisbury Village ASP as well as every other plan including the MDP and the CR- ACP.**

(i) Om Joshi's remarks about ensuring sensitivity of transition and ensuring that building types were appropriate in any redevelopment, plus specifically saying **no** 4 story buildings next to residential, no commercial in the middle of residential, were very welcome but that has not only been said before, but put into writing - then ignored – not after years and years have passed but within present times. **While greatly appreciated, it is highly ironic to hear such re-assurances at the very same time that CH residents are dealing with a proposal for re-dev't within the subdivision, supported by Planning, to remove all of the transition, sensitivity and planning principles/provisions. The double irony is that the proposed redevelopment can only proceed if the municipal utility lot between the properties is sold to the Developer by the County which has been agreed –the County is fully part of abandoning all agreed principles and transition provisions .**

(ii) The CR- ACP has provision for higher density and requires an ASP ( which Planning told us in 2012 would require majority resident support ), so we discussed the possibility of an ASP with Planning and the Salisbury Village



developer at one point to get an idea of what was involved . The two main takeaways were : the cost would be between \$300,000 and 500,000 and in response to the question of how much we could rely on any such ASP to stabilize things- not have to continually deal with development proposals - the answer was anyone could propose change at any time – no guarantees .

- (iii) Question: We have experienced first hand, including in very recent history, that verbal undertakings and even written provisions do not provide stability and can be subsequently ignored by all other parties. Even if we want to avoid piece by piece proposals and think we have, they do and can continue at the expense of what was supposed to be meaningful public engagement about some very basic principles. Residents, not just Developers, are investors in the community and require the ability to rely on undertakings and plan long term futures which include very real investment dollars in home and property. **What is different about this process and any new ARP that would bring stability and guarantee that words like Om's have long term meaning and would be defended by the County ?**

## 7. Principles

- a) Planning has said that they will be developing some draft guiding principles for the project – this is a good step. While I personally do not agree with any kind of intensive urbanization re development, everyone has a right to their perspective and respect for same as we go forward. Some other points to consider ( not sure if they fall within potential guiding principles or somewhere else in the equation) :
- Respect for each other in this process
  - Respect for those residents who have newly built/ bought or done major renovations based upon existing circumstances and respect for those who may wish to continue to live on an acreage even if the overall area is subject to urbanization. (Note: I am not sure how this can be truly accomplished. If a next door neighbour wants to urbanize their lot, doing so negatively impacts the acreage lot next door).
  - Taxation principles. Planning has said they believe that taxes are not affected until the actual use of the lot changes and that no one will be forced to sell. The reality is that if any area is subject to redevelopment and it occurs around an existing acreage, the whole changes and eventually the person is “forced ” to sell . Further, while tax rates may not change until the land use changes, the market value of the acreage land may increase due to its potential for automatic redevelopment. This results in higher taxes for the acreage resident which also contributes to being “forced” to sell. **Would the County review such situations and adjust the market value and taxes for such land at a country residential value vs future development value?**

# South of Wye ARP Project



- Stability – long lasting outcome not subject to proposals of the day which lead to continuing uncertainty and negatively impact residents' short and long term decision making.
- Recognition of the unique characteristics of the subdivisions. CH is part of the original Campbelltown area- one of, if not the oldest, subdivision in the County. it has long been an unrecognized amenity area for Sherwood Park residents, particularly those just north of Wye Road who have come to walk, jog or cycle thru the winding country road in a country like atmosphere. Such activity has increased significantly with the onset of Salisbury Village which still isn't fully built out /occupied. COVID has furthered the preceding – CH is a nearby "country "for all to enjoy and, during COVID, to escape to. It adds to Sherwood Park and the County being a great place to live. If the subdivision is urbanized, it becomes just another urban development while taking away a very positive unique attribute. Note: Comments in Council at the various times of the motion and subsequent discussion referenced recognition of the uniqueness of the CH subdivision in any review – **how will this factor?**
- Practicality and cost effectiveness of potential scenarios
- Full consultation – full voice for existing subdivision residents/property owners

