

Development at 101 Street in Fort Saskatchewan

What We Heard –

Open House & Comment Forms, June 10, 2026

Submitted by Heartland Housing Foundation

CONTENTS

PROJECT OVERVIEW	1
HEARTLAND HOUSING FOUNDATION.....	2
101 STREET DEVELOPMENT VISION	2
COMMUNITY ENGAGEMENT	2
COMMENT FORM OVERVIEW	3
SUMMARY OF COMMENTS.....	4
ACTIONS TAKEN IN ZONING APPLICATION	7

APPENDIX A: ALL COMMENT FORM RESPONSES

APPENDIX B: SCANNED PAPER COMMENT FORMS

APPENDIX C: SCANNED OPEN HOUSE SIGN-IN SHEET

APPENDIX D: OPEN HOUSE DISPLAY BOARDS

PROJECT OVERVIEW

Heartland Housing Foundation (HHF) serves Fort Saskatchewan as their Housing Management Body and as one of the main providers for affordable housing for all ages. HHF aims to better meet the growing need for affordable housing in Fort Saskatchewan by developing 80-90 units, in a mix of 1-, 2-, and 3-bedroom units, with at least 20% of all units designed with accessible, low-barrier features.

The site, known commonly as the site of the old Dr. Turner Lodge, was awarded to Heartland Housing Foundation in early 2026 by the Province of Alberta with the aim to see its continued use to provide affordable housing to the City of Fort Saskatchewan. The area of the site is 0.889 hectares.

The site is currently zoned as Public Service. To best achieve the vision for the site, HHF is applying for a Direct Control District that allows for height, density, and parking suitable to the proposed development.

Legal Land Description: Lots 11 & 14, Blocks OT & 1A, Plan 782 0733 & 4247 MC

Municipal Address: 9711 101 Street



HEARTLAND HOUSING FOUNDATION

Heartland Housing Foundation (HHF) is a not-for-profit housing management body that provides affordable and near market housing for over 800 residents of Strathcona County and Fort Saskatchewan. The organization currently operates twelve (12) affordable housing and near-market housing sites, which includes four (4) seniors lodges and eight (8) affordable and near-market apartments.

101 STREET DEVELOPMENT VISION

The site vision for 101 Street is composed of four (4) guiding principles:

- Provide **affordable and accessible housing options** for a range of community members
- Establish an inviting and inclusive **public realm** that supports a range of housing choices
- Incorporate a holistic housing development with **local services** that support livability and convenience
- Sensitively integrate new development within the existing **neighbourhood context**

COMMUNITY ENGAGEMENT

Open House. An Open House was held on the evening of June 10th at the Lions Banquet Hall in the Dow Centennial Centre. Four members of the HHF project team were on hand to answer zoning questions, and two City of Fort Saskatchewan staff were on hand to answer procedural questions.

In total, 14 persons attended the session over two hours. Display boards were available for attendees to review, and the same boards were also made available on the HHF website for viewing by those unable to attend in person. In total, we received 34 comment forms, with 16 responses from persons who attended the Open House in Person (exceeding the number counted at the door and on the sign in sheet) and 17 responses from persons who did not attend.

Comment Form. A comment form was provided at the Open House in paper format and online. Some attendees chose to complete the form online, while others chose to complete the online comment form. The Open House display materials and the link to complete the comment form were made available on the project website from June 10th to June 15th to ensure interested parties had an opportunity to offer feedback to be included in this submission.

COMMENT FORM OVERVIEW

101 Street Development Open House Survey

Q1. Tell us about yourself! Please select all that apply:

Answer Choices	Responses	
Neighbour of the site (within 100m)	56.25%	18
Neighbour of the site (farther than 100m)	40.63%	13
Business or social service provider interested in the development	0.00%	0
Interested in applying for a home at 101 Street	6.25%	2
Prefer not to answer	0.00%	0
	Answered	32
	Skipped	2

Q2. Did you attend the Open House event on June 10 in person?

Answer Choices	Responses	
Yes	48.48%	16
No but viewed the Open House presentation boards online	42.42%	14
No and did not view Open House presentation boards online	9.09%	3
	Answered	33
	Skipped	1

Q3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

Answer Choices	Responses	
Strongly Agree	3.23%	1
Agree	51.61%	16
Don't know/Neutral	25.81%	8
Disagree	6.45%	2
Strongly Disagree	12.90%	4
	Answered	31
	Skipped	3

Q4. The presentation boards and/or project team were able to answer my questions about the project.

Answer Choices	Responses	
Strongly Agree	3.33%	1
Agree	13.33%	4
Don't Know/Neutral	33.33%	10
Disagree	30.00%	9
Strongly Disagree	20.00%	6
	Answered	30
	Skipped	4

Q5. Who do you feel will benefit from this development (check all that apply)? (note – total response count totals >100% because option was to "check all that apply")

Answer Choices	Responses	
Myself	10.34%	3
A friend	10.34%	3
Members of the community	31.03%	9
Other (please specify) SEE COMMENT SUMMARY SECTION FOR RESPONSES -	72.41%	21
	Answered	29
	Skipped	5

Q6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

Answered 31
Skipped 3

Q7. Thank you for your interest in this development. If you would like to receive periodic updates about the project via email, please provide your email address here:

Answered 13
Skipped 21

SUMMARY OF COMMENTS

Entries for “Other” in response Q5. Who do you feel will benefit from this development?

- whoever is profiting
- This is not a benefit for pre-existing residents
- If the costs are reasonable, persons requiring affordable housing should benefit.
- Not anyone that already lives in this area
- No more low income in downtown Fort Saskatchewan.
- Low income families
- None. You are trying to rezone beside residential. The scale and character is incompatible.
- No one who already lives in this neighborhood will benefit - they will actually suffer
- No resident already living in this area will benefit from this
- Nobody
- What a leading question this is, how about all the people it will not benefit WHO CURRENTLY LIVE HERE
- why would you do this? why keep ripping out all green spaces? you just built down the road
- City Council
- City of fort saskatchewan property taxes
- People on ADAP
- Our family. We will only a ten min walk from my daughter who lives in a PDD funded group home, my mom's place plus to attend our Church. Buses dont run in weekends or holidays. As well as heartland housing is the only place that accepts people receiving Aish support.
- marginalized people, newcomers, but not in the best impactful way
- While I support the need for housing, I do not believe this location is appropriate for a development of this size. The loss of green space and increased traffic, parking, and density will negatively impact the surrounding neighbourhood with little benefit to existing residents.
- I do not believe this development will benefit anyone. It removes valuable green space and replaces it with a large apartment building and extensive parking lot directly adjacent to existing residential homes, negatively impacting the character, privacy, and livability of the surrounding neighbourhood.
- Low income people
- this project only benefits your shareholders. not a single neighbour to the site as it is an eyesore and ruins the aesthetic of the neighbourhood with its unsightly height and construction

Summary of Top 5 Topics in Open Comment Fields

Disclosure: This summary was generated by CoPilot AI from the exact text entered in the comment forms.

1. Scale, Height, and Density Concerns

- Opposition to the 4-storey height and high unit count (80–90 units)
- Perception that the development is too large and out of proportion with the surrounding neighborhood
- Preference for smaller-scale alternatives (e.g., 1–2 storeys, townhouses, seniors-style housing)
- Concerns that the proposal represents overdevelopment of the site

2. Neighbourhood Character and Compatibility

- Frequent concern that the project does not fit the existing “Old Fort” character
- Current area described as:
 - Low-density
 - Green, mature, and residential
- The proposed building is perceived as:
 - A significant departure from historical land use
 - Incompatible with surrounding homes, especially due to proximity
- Desire to maintain the existing charm, aesthetics, and community feel

3. Privacy, Light, and Shadow Impacts

- Concerns about:
 - Loss of privacy from windows and balconies overlooking adjacent homes
 - Shadowing and reduced sunlight affecting nearby properties
 - Light pollution from parking lots, headlights, and building lighting
- Suggestions include:
 - Reducing height
 - Adding privacy fencing or buffers

4. Traffic, Parking, and Access Issues

- Concern about increased traffic volume, especially:
 - Around school drop-off and pick-up times
 - Along 101 Street and Johnson Alley
- Issues raised:
 - Insufficient parking
 - Overflow parking impacting nearby streets
 - Safety risks for pedestrians and children
 - Snow removal, garbage collection, and service vehicle congestion

5. Loss of Green Space and Mature Trees

- Concern about:
 - Removal of mature trees (some described as decades old)
 - Loss of a valued green space
- Calls to:
 - Preserve trees and integrate them into the design
 - Maintain environmental and aesthetic benefits (shade, wildlife, community identity)
- Some residents prefer relocating development to other available lands rather than removing green space

Additional Recurring (Secondary) Concerns

- Safety and security: fears of increased crime, need for policing and supports
- Infrastructure capacity: water systems, roads, and services questioned
- Noise and disruption: during both construction and ongoing operations
- Process concerns: perception of inadequate consultation or unclear planning details
- Property values: concern about potential negative impacts

For the full text of the comment forms, including any drawings provided, please see Appendix A (All Responses) and Appendix B (Open House Paper Comments). Please note that the paper submissions have been transcribed and included in the Appendix A document.

ACTIONS TAKEN IN ZONING APPLICATION

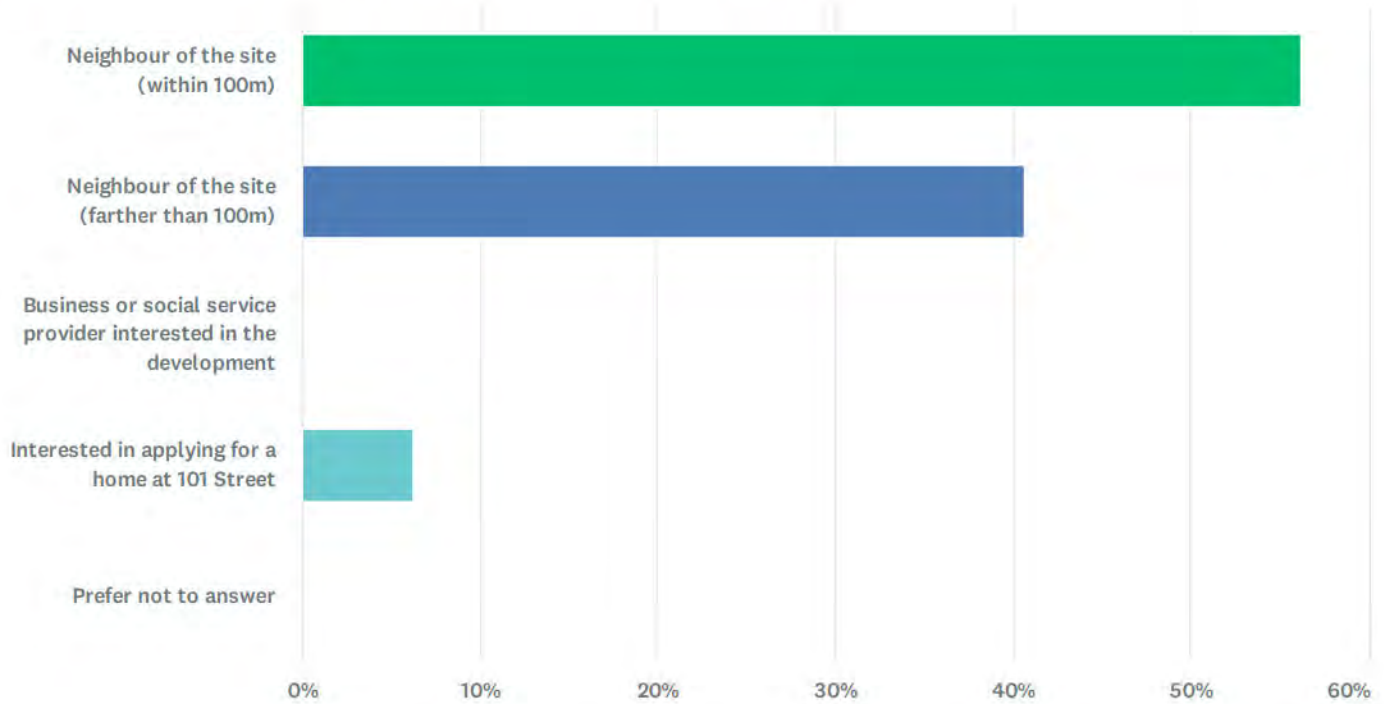
Based on the comments received, the following actions have been taken for the July 7th submission package:

- Amendment of the draft Direct Control District to reduce in the proposed height from 20m to 16m.
- A Traffic Impact Assessment has been commissioned (to be completed by July 31st).
- A shadow study is being completed for the site (to be completed by July 31)
- Additional consideration around screening and perimeter barriers is being contemplated for next phase of design.
- An arborist will be contracted to assess the health of the trees on the site to support any preservation opportunities (completion date to be determined).
- A 45-Degree Angle study has been commissioned.

Appendix A: All Comment Form Responses

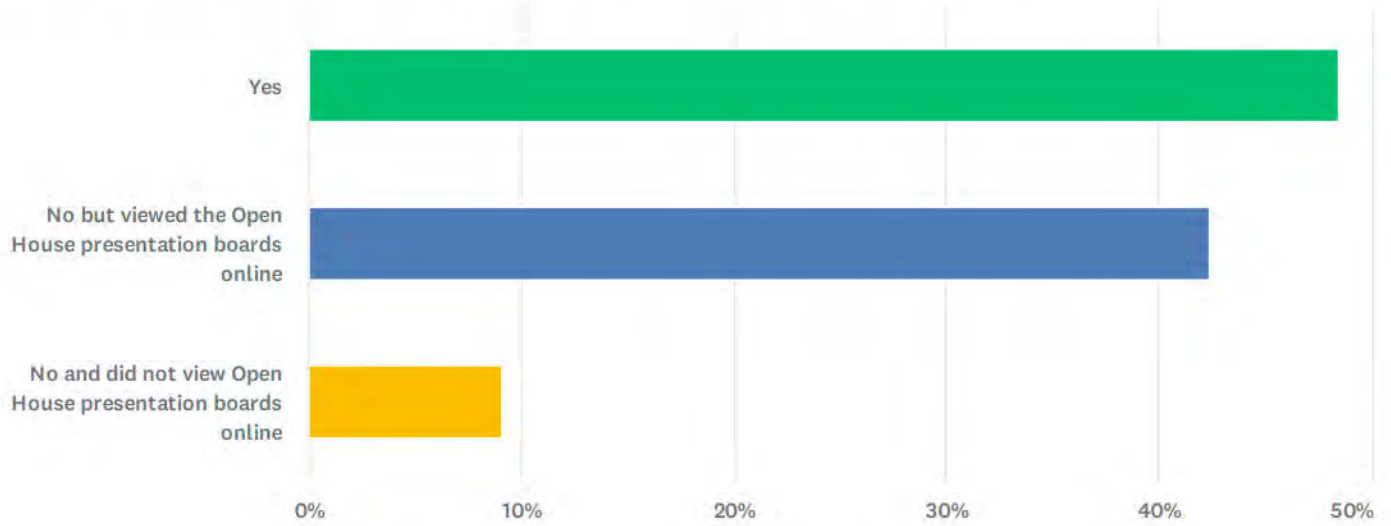
Q1 32 responses

Tell us about yourself! Please select all that apply:



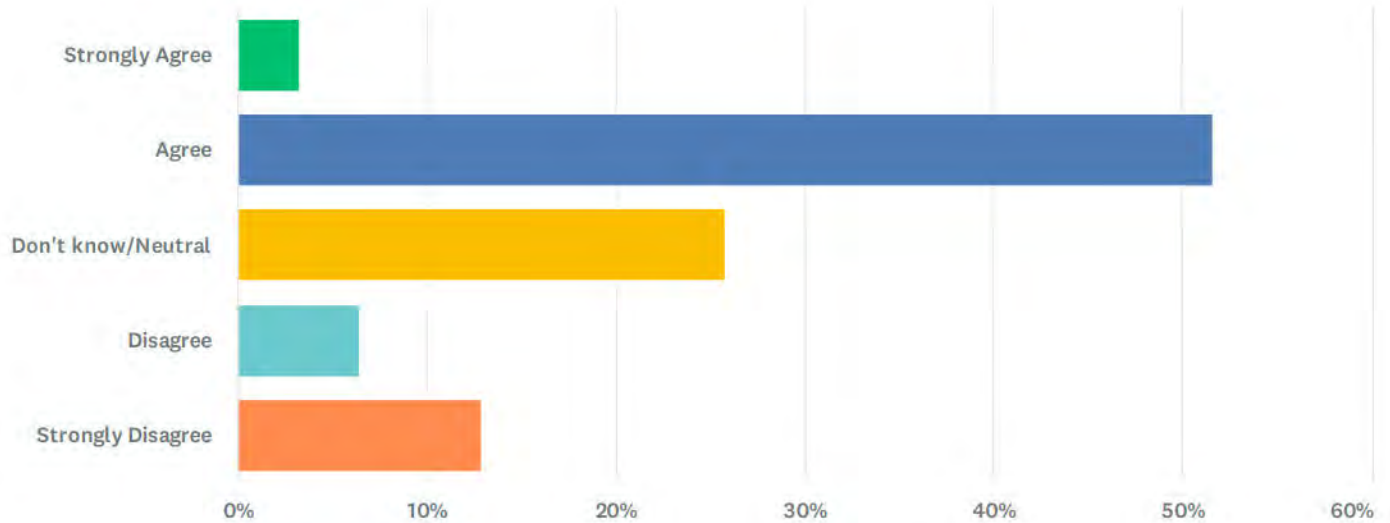
Q2 33 responses

Did you attend the Open House event on June 10 in person?



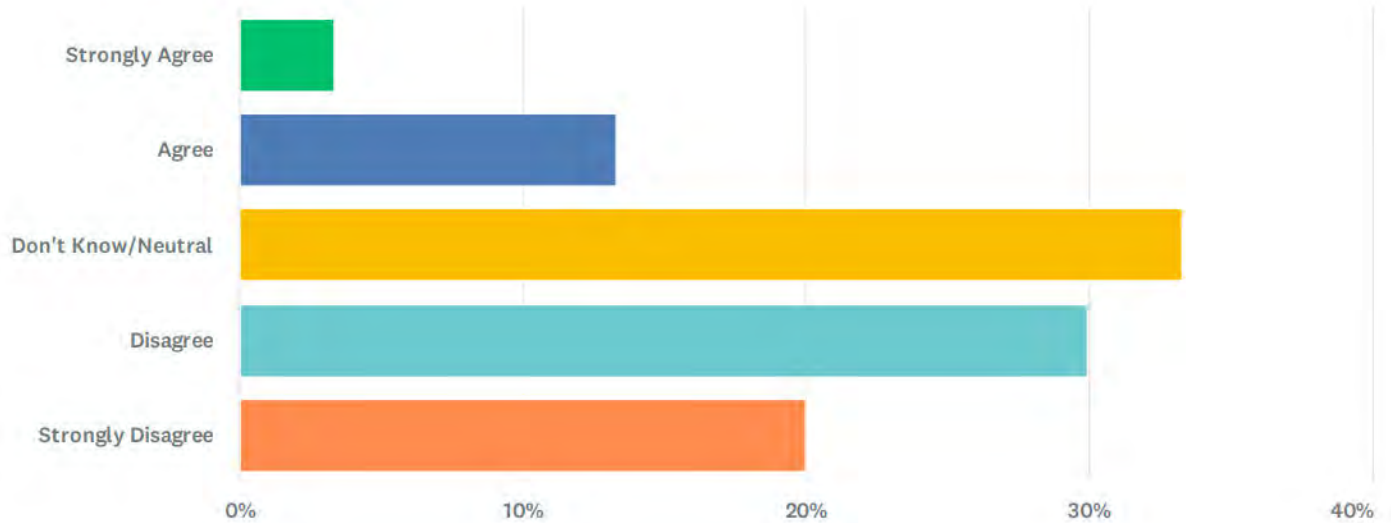
Q3 31 responses

If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?



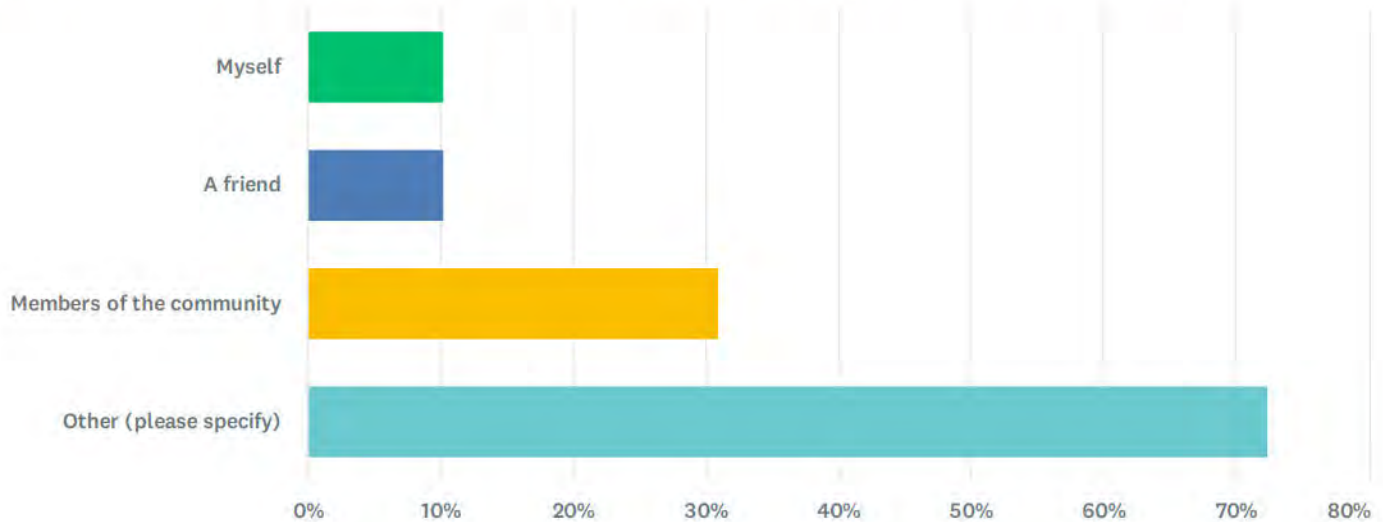
Q4 30 responses

The presentation boards and/or project team were able to answer my questions about the project.



Q5 29 responses

Who do you feel will benefit from this development (check all that apply)?



Answer Choices

Percentage

Responses

● Myself

10.34%

3

● A friend

10.34%

3

● Members of the community

31.03%

9

● Other (please specify)

72.41%

21

Total**36**

#	OTHER (PLEASE SPECIFY)	DATE
1	whoever is profiting	6/16/2026 8:54 AM
2	This is not a benefit for pre-existing residents	6/16/2026 8:53 AM
3	If the costs are reasonable, persons requiring affordable housing should benefit.	6/16/2026 8:53 AM
4	Not anyone that already lives in this area	6/16/2026 8:49 AM
5	No more low income in downtown Fort Saskatchewan.	6/16/2026 7:18 AM
6	Low income families	6/16/2026 6:36 AM
7	None. You are trying to rezone beside residential. The scale and character is incompatible.	6/15/2026 12:30 PM
8	No one who already lives in this neighborhood will benefit - they will actually suffer	6/15/2026 11:51 AM
9	No resident already living in this area will benefit from this	6/15/2026 11:32 AM
10	Nobody	6/15/2026 11:14 AM
11	What a leading question this is, how about all the people it will not benefit WHO CURRENTLY	6/14/2026 9:06 PM

101 Street Development Open House Survey

LIVE HERE

12	why would you do this? why keep ripping out all green spaces? you just built down the road	6/14/2026 9:00 PM
13	City Council	6/13/2026 7:10 PM
14	City of fort saskatchewan property taxes	6/12/2026 1:03 PM
15	People on ADAP	6/12/2026 12:19 AM
16	Our family. We will only a ten min walk from my daughter who lives in a PDD funded group home, my mom's place plus to attend our Church. Buses dont run in weekends or holidays. As well as heartland housing is the only place that accepts people receiving Aish support.	6/11/2026 7:19 PM
17	marginalized people, newcomers, but not in the best impactful way	6/11/2026 11:36 AM
18	While I support the need for housing, I do not believe this location is appropriate for a development of this size. The loss of green space and increased traffic, parking, and density will negatively impact the surrounding neighbourhood with little benefit to existing residents.	6/11/2026 9:36 AM
19	I do not believe this development will benefit anyone. It removes valuable green space and replaces it with a large apartment building and extensive parking lot directly adjacent to existing residential homes, negatively impacting the character, privacy, and livability of the surrounding neighbourhood.	6/11/2026 9:34 AM
20	Low income people	6/10/2026 6:54 PM
21	this project only benefits your shareholders. not a single neighbour to the site as it is an eyesore and ruins the aesthetic of the neighbourhood with its unsightly height and construction	6/10/2026 5:47 PM

Q6 Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

Answered: 31 Skipped: 3

#	RESPONSES	DATE
1	Concerns over: parking, snow removal, access to Johnson Avenue, Traffic	6/16/2026 8:55 AM
2	How much amendment will there be before spring 2027? This planned use is too aggressive for the space. Something more akin to the old Turner Lodge would be more appropriate, or townhouses would also be better. Eight to ninety units are just too many for the space. Taylor back!	6/16/2026 8:54 AM
3	Concern - height of structure In Fort Saskatchewan, particularly Old Fort, there are no 4 storey structures budding up to residential homes (they are always across the street). The tallest is 3 storey. The height affects sun light, privacy with windows and balconies in addition another story adds more people - bigger parking lot. Noise pollution. Head lights shining into homes. Light pollution - parking lots no LED - too bright. *Please lower height - maintain old Fort*	6/16/2026 8:53 AM
4	Re Q. 4 - "Too early in the process I guess" Pleas built a six-foot fence along the existing sidewalk to the east of the property, for privacy for the residents in #1 - #6 Rocque Drive. Why not make it a two-story walkup, rather than a four-story "project" type apartment block? What will be the effect on property values?	6/16/2026 8:53 AM
5	I feel the layout is backwards and the current foliage could be used better. (provided sketch, can be viewed in scanned records, situates the building in centre of plot with a courtyard in middle and trees retained)	6/16/2026 8:52 AM
6	(Attendee completed 2 surveys. This is both sets of comments. Attendee also provided 2 mockups of a site plan they created that can be viewed in the scanned records) I was hoping for a development that focuses on using the natural topography of the site. I was hoping for a building that uses some of the older plated trees to be incorporated into the building design , so that it becomes a cortyard and the view out 3 units window. I was hoping for a building that focused its footprint on surrounding the existing trees with living space. Perhaps make a 20 squair foot court yard in the middle of the build that also functions as a view to 3 of the units. I would like to see a parkade.	6/16/2026 8:52 AM
7	This 4 story building will take away all privacy for neighboring properties, cause the neighboring houses to have constant light polution from the proposed parking area. Increase traffic and theft in neighboring existing homes. How is the already problematic waterline structure going to support a structure of this size. With the proposed unit capacity being set for family housing how does 1.1 parking spaces per unit equal enough parking. Do they not plan to house families with multiple vehicles? Will there be more policing in the area to keep our neighborhood safe? Between low income spaces and higher occupancy more theft and crime should be expected, Where they have entrances is already back logged area during school entry and exit.	6/16/2026 8:49 AM
8	Please consider moving this development to a different area. This is a beautiful green space within our city with mature trees that should stay. There are plenty of new areas within Fort Saskatchewan that could benefit from this development. Perhaps in the new area by Sienna.	6/16/2026 7:18 AM
9	Special consideration should be taken to save the trees and maximize green space on the property.	6/16/2026 7:08 AM
10	Preserving the trees on the site could be a priority and incorporate into the design. Mature trees are essential.	6/16/2026 6:36 AM
11	It should stay as a green space, build on the newer side of town rather then sardine canning the already packed downtown.	6/16/2026 6:15 AM
12	I hope some of the old trees on the site will be protected.	6/16/2026 6:14 AM

101 Street Development Open House Survey

13	Do not sacrifice elder trees for this project. There is plenty of undeveloped, clear land in the city that can be used instead.	6/16/2026 5:55 AM
14	Our neighborhood is residential houses with abundant green space. Your development introduces a massive apartment complex that is entirely out of scale with the existing neighborhood. Replacing a seniors residence with a 90 unit high density structure with a large parking lot represents a drastic and disruptive departure from our local use pattern. The height of your development introduces directly threatens our privacy and sunlight. Balconies and apartment windows will be looking directly into the residence and giant shadows will replace natural light in our mature properties. The parking lot will create constant light pollution. Parking lot lights and vehicle headlights will shine directly into residents windows. This area is already congested with school traffic and adding the complex will create an unmanageable volume. Overflow parking will now be congested around residents houses. There is no structure in Old Fort Saskatchewan that butts upto residential homes- this development is inappropriate for the location in our neighborhood.	6/15/2026 12:30 PM
15	This structure simply DOES NOT match the character of the neighborhood. This is an old, developed neighborhood with homes and green spaces.... Placing a 90 unit apartment building with a massive parking lot goes completely against the atmosphere of this community. The previous structure was a one story seniors home with significant greenery... This is a complete switch. The height proposed will undoubtedly affect sunlight/shadow casting on pre existing properties, as well as privacy. This complex buds right onto pre existing homes and many of them - their living rooms...Privacy is a HUGE issue with the apartment windows and balconies. There is no structure this size that buds up to homes in old Fort - why are we adding this here? In addition, the emergency lights of the structure plus the parking lot lamps will create huge light pollution - with parking stalls facing directly into residents windows, headlights will also be a problem. This is already a congested area because of the school. Adding a 90 unit building is ridiculous - the area can not support that influx of people and traffic	6/15/2026 11:51 AM
16	This is not an appropriate structure for this spot. Traffic is already congested during school hours and the hours in which individuals are driving home from work (traditional rush hour). Bringing in a complex of this size will no doubt negatively affect the area. The height proposed is for this structure is waaaay too big. This is a developed older neighborhood, adding in this massive structure is not compatible with the existing character of the neighborhood. The re-existing building was a one story seniors home with significant green space - no your suggesting to put in a huge complex with a massive parking lot and very little green space....this is a significant change and not for the better.	6/15/2026 11:32 AM
17	This large complex will not be good for the neighborhood. It will cause a lot of congestion and is not suitable for the neighborhood. Not only that but we were not informed of the open house.	6/15/2026 11:14 AM
18	Don't pave paradise and put up a parking lot. Those trees must be 80 years old. Put up sustainable, green housing and leave the trees. If a building could exist there before I'm sure one could fit again without cutting down the trees. Do something different!!	6/15/2026 9:48 AM
19	I am asking you to please save the existing trees!	6/15/2026 9:14 AM
20	I am strongly opposed to this proposed development in its current form. Over the past several years, our community has experienced a noticeable increase in drug use and related social issues. These challenges have already placed significant strain on our neighbourhood and on our limited emergency response resources. It is concerning that City Council appears unwilling to fully acknowledge or seriously consider the cumulative impact that additional high-density housing and community programming could have on public safety and emergency services. Traffic is another major concern that has not been adequately addressed. Johnson Alley is not designed to accommodate the high volume of vehicle traffic that this development would generate, potentially 24 hours a day, 7 days a week. This alley is the only means of access to my residence. If this project proceeds as proposed, there is a legitimate concern that access to my home will be severely restricted by increased traffic, deliveries, service vehicles, and garbage collection. As a correctional officer, I have unique and valid safety concerns. A four-storey building overlooking my property would expose me and my family to a revolving population of residents and visitors, as well as individuals participating in community programming within the building. My uniform, vehicles, and daily routines could become visible to a large number of people, creating a significant privacy and security risk that I should not be expected to accept in my own home. In addition, the development will inevitably bring increased noise, garbage, light pollution, and disturbances from residents and their vehicles. The use of Johnson Alley by garbage trucks and service vehicles will only add to these problems. These are not minor inconveniences—they will fundamentally alter the character and	6/15/2026 7:29 AM

101 Street Development Open House Survey

livability of our neighbourhood. Finally, the proposed four-storey structure does not aesthetically align with the surrounding community, which is primarily made up of residential homes. The scale and design are out of place and incompatible with the existing neighbourhood character. I am not opposed to development or to increasing housing options within our community. However, any development should be designed to fit the neighbourhood it is joining. I would support a smaller-scale project of no more than two storeys that better complements the surrounding homes. I would also encourage City Council to consider housing options geared toward seniors, particularly given the growing needs of the baby boomer generation. Should City Council choose to approve this development despite the concerns raised by residents, then it must also commit to investing in the infrastructure and public safety measures necessary to support it. This should include the installation of traffic lights and other traffic-calming measures to safely manage the increased volume of vehicles entering and exiting the area. There must also be increased law enforcement and community safety resources to address the added pressures that such a development will place on the neighbourhood and to ensure residents continue to feel safe in their homes. Development should enhance a community, not overwhelm it. This proposal, as currently presented, fails to achieve that balance and should not be approved in its current form.

21	There was a whole complex of apartment just put in down the road. You have incredibly ugly run down homes down the road, why not actually fix those up, add a spray park in and build up the community. Leave our green spaces alone. There is literally a rundown mall and empty parking lot you could completely redo but oh there's some nice green space better rip it out. Its like you're trying to make everything uglier. Take your plan and fill that nasty run down mall area fix up the low income housing already down the road and actually invest in beautifying the area and putting in amenities for families.	6/14/2026 9:06 PM
22	I cannot understate enough how much I hate this plan. stop destroying green spaces. there's horrible run down houses just down the street why wouldn't you redevelop that eyesore of an area instead of continually destroying green spaces.	6/14/2026 9:00 PM
23	Please save all the fully mature trees by building around them.	6/13/2026 7:10 PM
24	The presenter either evaded, or was not prepared to answer questions.	6/12/2026 1:03 PM
25	The community needs rent that the disabled can afford.	6/12/2026 12:19 AM
26	We live directly across the sidewalk at the rear of the proposed development. Our concerns are as follows: 1. The number of units proposed is excessive and will change the whole dynamic of this part of "old Fort Saskatchewan". When we built our house in 1981, the then existing Turner Lodge, incorporated large areas of green space including a variety of trees, and the architecture was such that it provided privacy and greenery for the residents and neighbors. It was also only one story high. 2. The height of this proposed building is out of proportion to any surrounding development in the area. It neighbors residential housing and will negatively impact the privacy, not to mention the serenity of our location. I'm also concerned regarding the amount of sunlight that may be blocked from our home. 3. Traffic along 101 st. will become a nightmare during the hours when school is starting and ending for the day. Currently, it is difficult to leave the lane at that time, or when events are happening in the evening etc. There will be safety issues for children using the crosswalks, parents dropping their kids off and even buses trying to enter and leave the school property. I believe it is essential that current traffic information be collected during those hours so that this density of housing be re-examined. 4.Noise levels will increase. There will be increased noise from parking, garbage pickup, deliveries, and snow removal. 5. Light pollution is an issue. There will be lights on in the parking lot, not to mention the rest of the building. 6. I'm very concerned about the removal of trees along the sidewalk at the rear. Besides their beauty, they provide shade, which helps keep temperatures lower in their vicinity. They are a haven for the varied birds we watch both summer and winter. Those trees were cut back and replanted once since we moved here 45 years ago, and it devastated us. They took years to grow back...and, as for us, due to our age, we won't be around to see them back to their full glory again, if they were removed. 7. We use the lane to access our parking, and we're concerned about the increased congestion that will happen with such density. 8. I am extremely concerned regarding the construction noise that will ensue, and the daylight hours that that construction will be allowed to operate. I have a health condition that disrupts my sleep, and I depend on late mornings to sleep in. The deep rumbling of equipment blocks away is difficult to deal with, but I truly dread the noise levels that will occur from early morning until late evening. We know that this land will be developed in some manner, but to do so with such density and height is not well thought out for the location. There are no guarantees in life, but we would hope that our input has some	6/11/2026 1:18 PM

101 Street Development Open House Survey

impact in the decisions that are made regarding this land use. It is easy to say that the province has decided this, but that does not make it right or appropriate for this location. Thank you for letting us voice our concerns. I know we are only a few residents, but this development will have an enormously negative impact on our quality of life in the community we hold so dear.

27	I found the heartland housing ppl, trying to navigate difficult questions as they do represent finding providing houseing for reduced market affordability. I believe the clients they serve are certainly having special reqmts to house. This 4 story building is cramming too many ppl in to that space, which should stay zoned commercial. The infill housing, isn't that great of a location for as COFS, has been unsucessful to generate the business development that could support this building. Rezoning from current 14 m hight to 20m hight again changes the neighborhood. The proximity to the school is way to close for the diverse population of ppl they want to mix in that building. I believe crime could become a problem, if the right supports are not in place, with policing, social services, bussing, etc. the possibility of having 150 to 200 extra ppl in a small space is going to be tough for them, and the surrounding neighborhood. I am opposed to this project in this location.	6/11/2026 11:36 AM
28	The proposed development feels out of scale with the existing downtown area. A four-storey building and large parking lot would change the look and feel of the neighbourhood and take away from the charm that attracts people to the area in the first place. I would support a more modest development that better reflects the character of the community.	6/11/2026 9:36 AM
29	I do not support this proposal. A four-storey apartment building and large parking lot are not compatible with the surrounding residential neighbourhood. The increased traffic, parking demand, noise, loss of privacy, and removal of green space will negatively affect nearby residents and diminish the charm and character of the downtown area.	6/11/2026 9:34 AM
30	I'm not in agreement with the heights that you're wanting. Strongly concerned about the traffic impacts. The 101st road is busy enough let alone now adding the potential increase in density. And then there is snow removal, garbage. And school foot and car traffic is busy enough.	6/10/2026 7:42 PM
31	A 4 storey square block of a building blocks existing sightlines and the shadow of such a building will restrict solar power access to anyone east of the building. A parking lot outside my backyard is unacceptable and will do nothing to the property value of adjoining residences. The parking lot does not account for the size of your space... and frankly, I dont want a parking lot right outside my house.	6/10/2026 5:47 PM

Q7 Thank you for your interest in this development. If you would like to receive periodic updates about the project via email, please provide your email address here:

Answered: 13 Skipped: 21

#	RESPONSES	DATE
1	[REDACTED]	6/16/2026 8:52 AM
2	[REDACTED]	6/16/2026 8:52 AM
3	[REDACTED]	6/16/2026 8:51 AM
4	[REDACTED]	6/16/2026 8:49 AM
5	[REDACTED]	6/16/2026 7:18 AM
6	[REDACTED]	6/15/2026 12:30 PM
7	[REDACTED]	6/15/2026 9:48 AM
8	[REDACTED]	6/13/2026 7:10 PM
9	[REDACTED]	6/12/2026 1:03 PM
10	[REDACTED]	6/12/2026 12:19 AM
11	[REDACTED]	6/11/2026 1:18 PM
12	[REDACTED]	6/11/2026 11:36 AM
13	[REDACTED]	6/10/2026 5:47 PM

Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☒ Neighbour of the site (within 100m)
- ☐ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

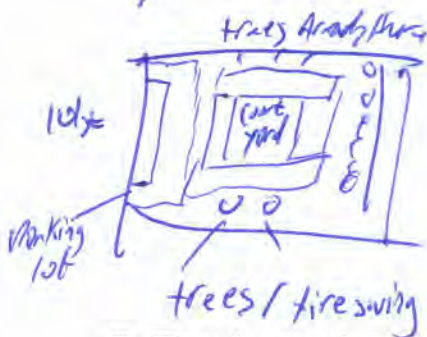
- ☒ Strongly Agree
- ☐ Agree
- ☐ Don't Know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☒ Myself
- ☒ A friend
- ☒ Members of the community
- ☐ Other (please specify): _____

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

~~the~~
I feel the layout is backwards
And the current foliage could be used better



7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

[Redacted email address]



Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☒ Neighbour of the site (within 100m)
- ☐ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Don't Know/Neutral
- ☒ Disagree
- ☐ Strongly Disagree

Too early in the process, I guess.

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☒ Other (please specify):

If the costs are reasonable, persons requiring affordable housing should benefit.

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

Please build a six-foot fence along the existing sidewalk to the east of the property, for privacy for the residents in #1 to #6 Rocque Drive.

Why not make it a two-story walkup, rather than a four-story "project" type apartment block? What will be the effect on property values?

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:



Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☒ Neighbour of the site (within 100m)
- ☐ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Don't Know/Neutral
- ☒ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☒ Other (please specify): This is not a benefit for pre-existing residents

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

Concern → Height of Structure
In Fort Saskatchewan, particularly old Fort, there are NO 4 Storey Structures budding up to residential homes (they are always across the street). The tallest is 3 Storey. The Height affects Sun light, Privacy with windows + balconies in addition another story adds more people → Bigger Parking Lot

Parking Lot
→ Noise Pollution
→ Head lights Shining into homes
→ Light Pollution → Parking Lot Lights → NO LED → Too Bright

* Please Lower Height *
→ Maintain old Fort

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☐ Neighbour of the site (within 100m)
- ☒ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☐ Agree
- ☒ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☒ Don't Know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☐ Other (please specify): Arms

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☒ Neighbour of the site (within 100m)
- ☐ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☐ Agree
- ☒ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

*How much amendment
will there be
before Spring 2021?*

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Don't Know/Neutral
- ☒ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☒ Other (please specify): unknown & profiting

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

This planned use is too aggressive for the space. Something more akin to the old Turner Lodge would be more appropriate, or town houses would also be better. Eighty to ninety units are just too many for the space. Taylor back!

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

98 Ave

101 St



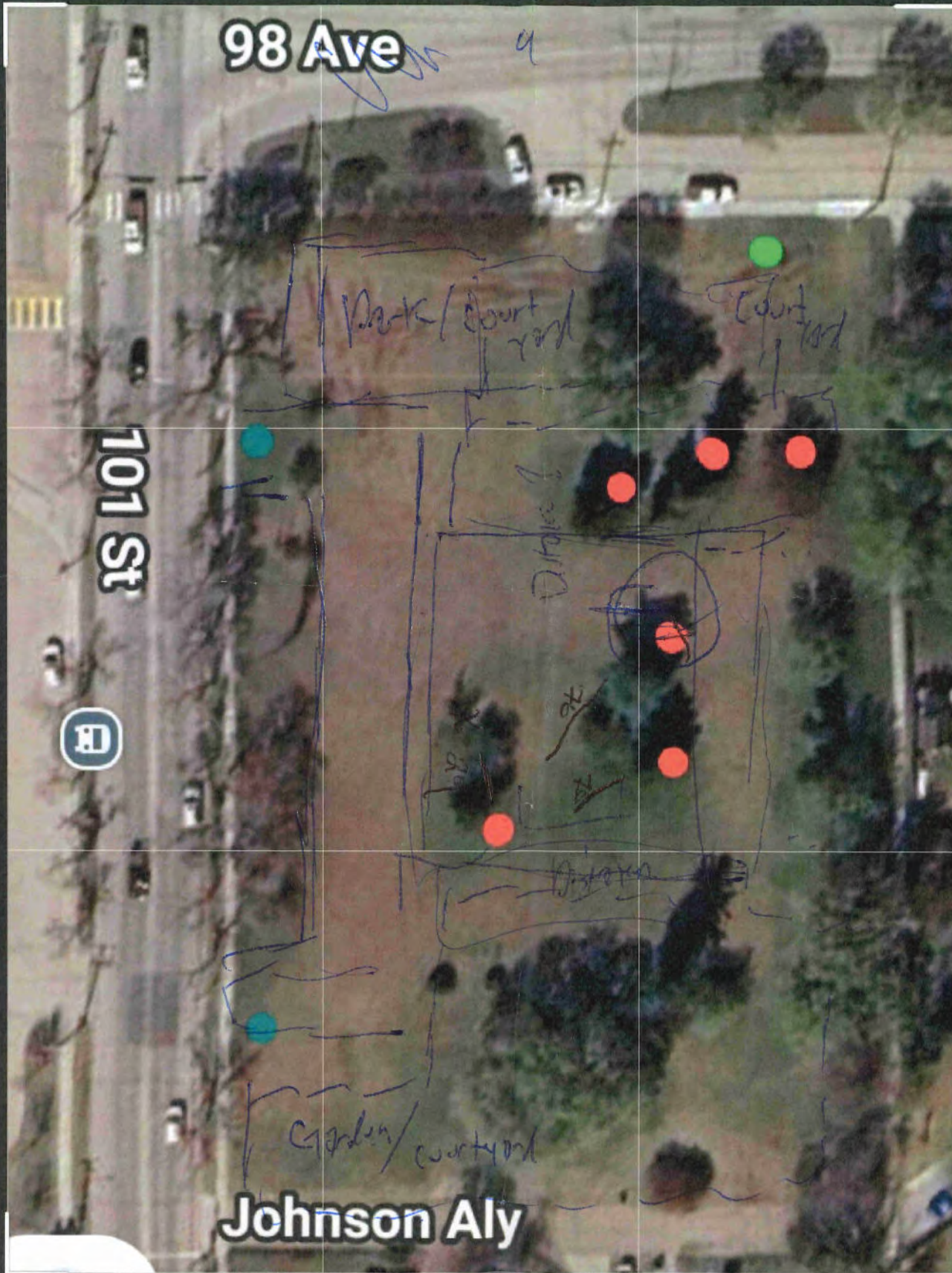
Johnson Aly

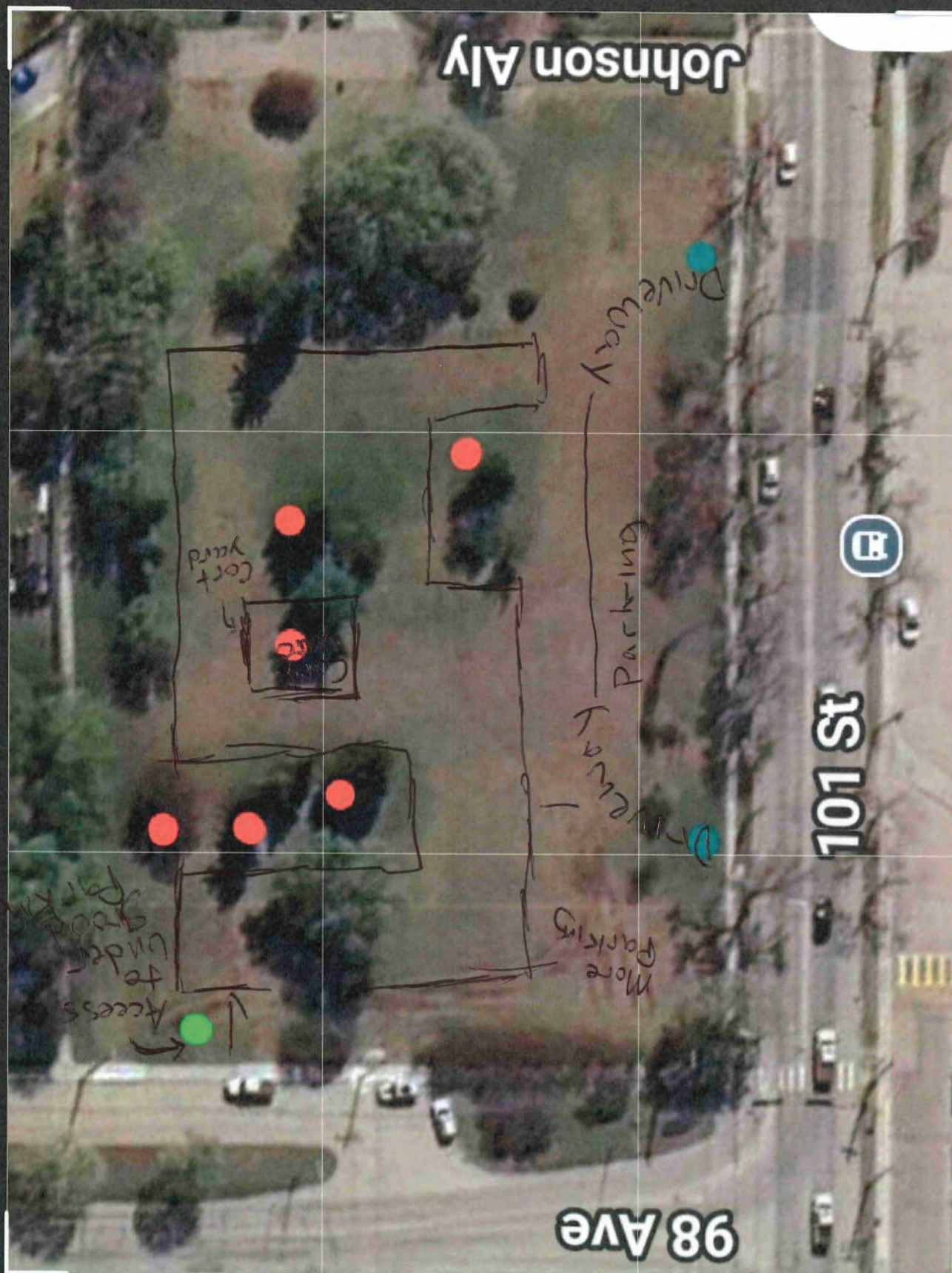
Park / Court yard

Court yard

Driveway

Garden / courtyard







Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☐ Neighbour of the site (within 100m)
- ☒ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☒ Don't Know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☐ Other (please specify): _____

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

I was hoping for a development that focuses on using the natural topography of the site. I was hoping for a building that uses some of the older planted trees to be incorporated into the building design, so that it becomes a courtyard and the view out 3 units window.

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☐ Neighbour of the site (within 100m)
- ☒ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☒ Don't Know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☐ Other (please specify): _____

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

I was hoping for a building design that focused its foot print on surrounding the existing trees with living space. Perhaps make a 20 square foot court yard in the middle of the build that also functions as a view to 3 of the units. I would like to see a parkade. ~~for~~

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:



Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☐ Neighbour of the site (within 100m)
- ☒ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☐ Agree
- ☒ Don't Know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☒ Other (please specify): Not anyone that already lives in this area.

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

This 4 story building will take away all privacy for neighboring properties, cause the neighboring houses to have constant light pollution from the proposed parking area. Increase traffic and theft in neighboring existing homes. How is the already problematic water line structure going to support a structure of this size. With the proposed unit capacity being set for family housing how does 1:1 parking spaces per unit equal enough parking. Do they not plan to house families with multiple vehicles? Will there be more policing in the area to keep our neighbourhood safe? Between low income spaces and higher occupancy more theft and crime should be expected. Where they have entrances is in an already back logged area during school entry and exit.

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

[Redacted]

Set backs from backyards

Maintain trees as much as possible.

NOT wanting retail store

type of clients we serve

↳ increased crime.

lighting issues into backyard

Smoking issues on balconies



Development at 101 Street in Fort Saskatchewan

101 Street Development Open House Survey

We appreciate hearing your thoughts on the 101 Street development land use. Please complete this brief survey to help inform our next steps.

1. Tell us about yourself! Please select all that apply:

- ☒ Neighbour of the site (within 100m)
- ☐ Neighbour of the site (farther than 100m)
- ☐ Business or social service provider interested in the development
- ☐ Interested in applying for a home at 101 Street
- ☐ Prefer not to answer

2. Did you attend the Open House event on June 10 in person?

- ☒ Yes
- ☐ No but viewed the Open House presentation boards online
- ☐ No and did not view Open House presentation boards online

3. If you viewed the Open House presentation boards, did you find them helpful in understanding how the land will be used for this development?

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

(OVER)

4. The presentation boards and/or project team were able to answer my questions about the project.

- ☐ Strongly Agree
- ☒ Agree
- ☐ Don't Know/Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. Who do you feel will benefit from this development (check all that apply)?

- ☐ Myself
- ☐ A friend
- ☐ Members of the community
- ☐ Other (please specify): _____

6. Please use the space below to share any further thoughts you have on the Open House, the Open House presentation materials, or on the proposed land use for this development:

Concerns over: Parking
~~Snow~~
Snow Removal
Access to Johnson City
Traffic

7. Thank you for your interest in this development and for your feedback. If you would like to receive periodic updates about the project via email, please provide your email address here:

- TRAFFIC
- DESIGN TO SAVE TREES
- PRIVACY CONCERNS w/ SITE LINES
- PARKING LIGHT POLLUTION - CARS & PARKING LOT
- SAFETY / CRIME
- LOWERING PROPERTY VALUES - COMPARISON TO HABITAT FOR HUMANITY BUILD
- TRAFFIC CONCERNS AT PEAK TIMES
(E.G. - 5PM, WHEN SCHOOL LET'S OUT)

DAVID'S ^

101 Street Development Open House Sign-In Sheet

[illegible]

Development Location: 9711 101 Street



- Elementary and high schools nearby
- Site of old Dr. Turner Lodge
- Convenient to all amenities and services
- On bus route



About Us

Heartland Housing Foundation is a not-for-profit housing management body that provides affordable and near-market housing for over 900 residents of Strathcona County and Fort Saskatchewan.

Our Fort Saskatchewan Properties



Dr. Turner
Lodge
90 Homes



Fort Lions
Haven
20 Homes



Dr. Henry
House
32 Homes

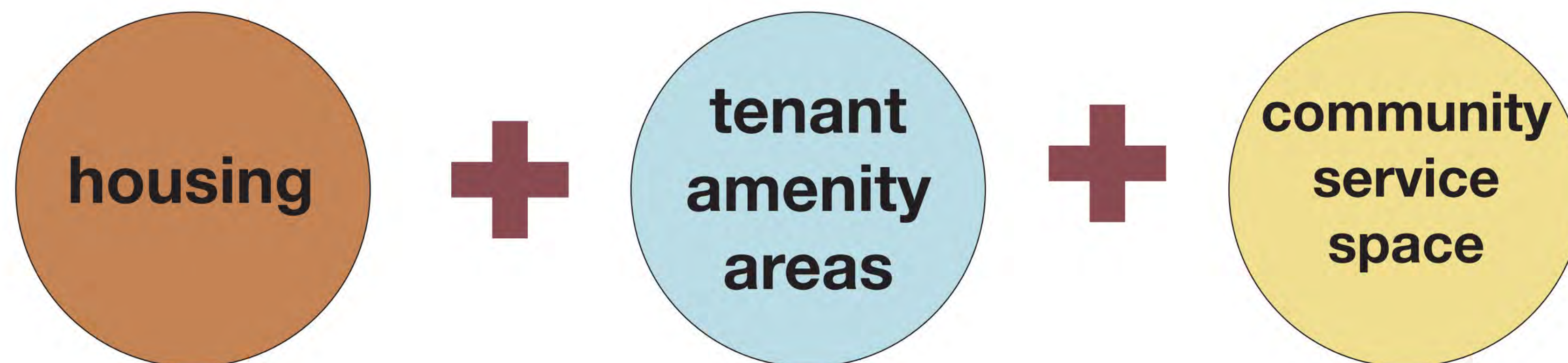


Muriel Ross
Abdurahman Court
83 Homes

101 Street Development

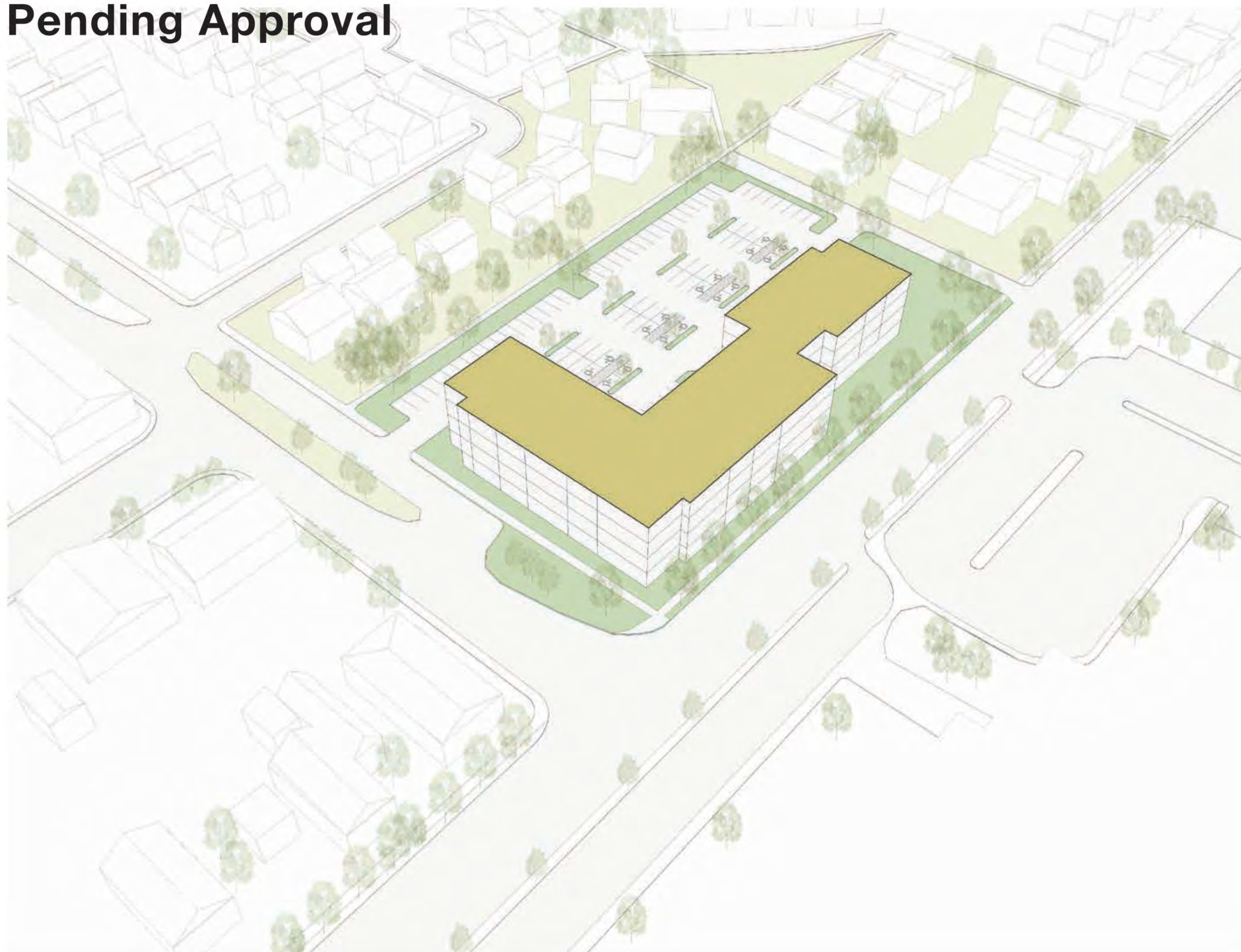
In July 2025, the Province of Alberta awarded Heartland Housing Foundation land at 101 Street and 98th Avenue, the former location of the Dr. Turner Lodge. The purpose of the land transfer was to create mixed-market affordable housing for Fort Saskatchewan. In May 2026, the Province of Alberta further supported this development through a grant of \$10.9 million towards construction of the development.

The development aims to include between 80 and 90 units, from one to three-bedrooms, with at least 20% of units offering barrier-free or low-barrier accessibility features. The building will also include tenant gathering space, as well as some office and programming space for social service partners to support the needs of tenants and the community at large.



Draft Building Elevation

Pending Approval



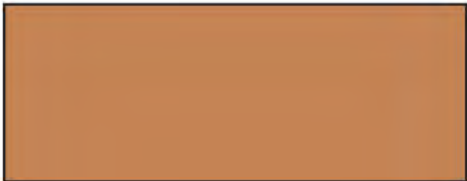
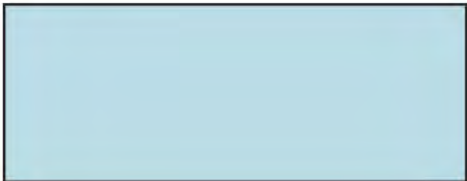
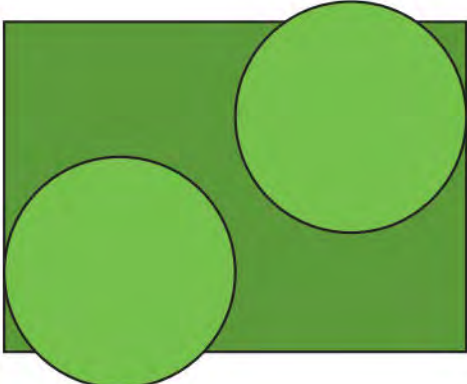
- Four storeys within a maximum height of 20m
- Greenspace integrated throughout site
- Opportunity for solar array on roof
- Articulations of facade and use of diferent textures and materials to improve street-level visual appeal



HOUSING FOUNDATION

Draft Site Concept

Pending Approval

- housing 
- lobby 
- tenant amenity area 
- community service space 
- outdoor amenity space
& landscape buffer 





Land Use Approach

The site is currently zoned PS - Public Service District. This district is intended to provide for development that serves the social, physical, mental, cultural and religious needs of the community.

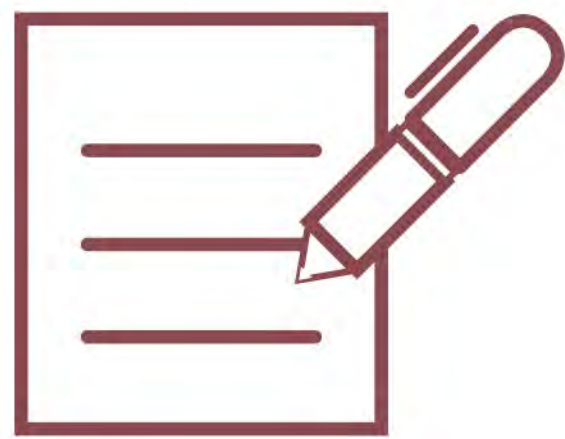
This Direct Control district is being proposed to provide a tailored approach to the development. Please see the “Direct Control District Highlights” board for specific information on the proposed district.

Direct Control District Highlights

- Permitted Uses include Apartment, Community Service Facility, Child Care Facility and Home Office
- Discretionary uses include Health Services, Personal Services, Professional, Financial and Office Service, and Retail Store (Convenience)
- 3m to 4.5 m setbacks on front yards, 7m from laneway
- 20m maximum height
- 20% minimum landscaped area
- Parking at average of 1.1 stall per unit plus dedicated bike, guest, and programming space parking

Next Steps

Thank you for participating in this Open House!



Complete the comment form in person, or complete online by either scanning this QR code, or visiting **www.heartlandhousing.ca/in-development**



Have other questions or comments? You can contact Heartland Housing Foundation at **development@heartlandhousing.ca**



Want to get updates on the development? Visit **www.heartlandhousing.ca/in-development** and click the “**101 Street in Fort Saskatchewan**” button. You will see a place to join our mailing list for periodic updates, or you can email us at **development@heartlandhousing.ca** and we will add you to that mailing list.