



Annual general report

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It is difficult to express the challenges that we as a city have experienced in 2020 and into 2021. We have survived this TSUNAMI together and as Fort Road celebrates its 30th Anniversary we will continue to commit our BIA to strive for excellence.

The City of Edmonton offered their financial support in 2021 – 2022 and assisted the zones in navigating the operational financial challenges that we encountered. The 13 Business Improvement Areas also reflect other areas within the city and their challenges would be similar to our zones.

It has been a slower start since March 2020 and continuing on in 2021 but, we do have some construction progress which have commenced.

Alberta Health Services have acquired the former Canadian Tire site for their primary care and consulting facility. They are presently located in the North Town mall and have limited space for their operations. Fort Road is accessible via many forms of transportation and will service the northeast area. Initially slated for opening in May of 2022 the facility will see completion in the late fall. We have been in contact with AHS and continue to offer our assistance in informing the business and Belvedere community of their progress. We have included their project on our web page.

Transit Hotel opened their facility in September. As with many businesses, they adjusted to the required restrictions.

Bartle & Gibson completed their expansion and celebrate their 75th year serving Edmonton. A large and impressive structure that also displays confidence in the area.

Mustard Seed/Mosaic Centre completing their renovations but are limited to services they can proceed with due to COVID.

Although a development was brought forward (Development Incentive Program) the proposed development was refused due to the DC1 zoning. We have brought this forward regarding the zoning on the northside of Fort Road. It is restrictive and thwarts any attempt to encourage development.

January, 2022 pleased that we are now proceeding with rezoning the north side which should be completed late summer.

Belvedere/Balwin Revitalization Team continue to meet and attempting to focus on a few projects with lasting value.

Construction of the Yellowhead Freeway Conversion ongoing. Have a link to the project on our web page. The updates are always current and helpful for the area.

The BIA Council meet on a regular basis. Although, we are governed by the same bylaws we are seeking some changes to the existing MGA bylaws. These would include vacant properties derelict buildings that do not contribute to the finances of the area.

Continue to liaison with EPS and bylaw enforcement on issues in the area. The Belvedere LRT Station remains a concern due to safety concerns and lack of monitoring. If this is a mode of transportation that one is required to utilize, citizens should feel confident that they are safe.

Completed our web page which was launched – November, 2021. It is planned to utilize the site for marketing purposes and updates with projects within the BIA area.

Respectfully submitted on behalf of the Board of Directors.

Deanna Fuhlendorf

Executive Director

FORT ROAD BUSINESS IMPROVEMENT AREA