



FORT ROAD BUSINESS
ASSOCIATION

ANNUAL REPORT

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The Station Pointe Lands development project has been an important focus for the Association for a long period of time. The City acquired the lands by purchasing a significant number of small businesses with the intent that the surplus properties would become a model for Transit Oriented Development which would offer residential and retail uses as a catalyst for enhancing the economic viability of the Fort Road business community as well as the surrounding area to the west of Fort Road. The Association has been a principal in driving the design and enhancements to this area to create a unique setting that is pedestrian friendly and that has features to define the history of the Fort Road area and its role in Edmonton's development. The northeast has some valuable attributes. It has excellent transportation access both by road such as the Yellowhead Trail and by transit such as the LRT. However, in spite of these attributes the site has not kept up with other areas of the City. The Station Pointe Lands offered an opportunity to break the perception of the area by introducing an attractive development site for more upscale development.

Following is our report for 2016.

BUSINESS - DISTRICT

- In 2015 the City of Edmonton had a pilot project for a Safety Codes Officer who would concentrate on vacant properties and their condition in the business zones. Proven to be successful a report to Community Service Committee was brought forward in March, 2016 and a permanent position was created. Have found that this position has been effective in identifying and resolving problem sites. In our business district, we have a number of derelict buildings that have remained vacant for over 15 years.
- These sites attract unsavoury behaviour that causes a negative image to businesses who wish to succeed in the area.
- This has also been reflected on the marketing of the Station Pointe development which has remained stagnant with the exception of one development. Comments have been made as it is an unsafe area and although a great deal of effort has been made by the business district to address their perceptions. The re-development has not been realized and this demonstration project was to be the first transit orientated site and one of the 'SMART CHOICES'.
- LPY developments Plaza 66 corner of 66th street is now fully occupied and an additional building will be constructed.
- Construction of the Homeward Trust facility commenced in June for a 26-unit facility located on 66th street.

- No additional businesses were located in Old Town in 2016.
- Eight new businesses located at 54th street and 136th Avenue.
- Continue to address bylaw issues in the area – illegal suites, gravel trucking operation etc. successful resolve in most instances.
- Flower pots along the north side in Old Town being vandalized with removal of plant material. A number of the containers have been used as garbage cans. Will have to revisit this in 2017 as our efforts for beautification are not respected.
- At the request of Edmonton Police Services the decorative benches have been removed from the area due to various forms of social problems.
- Homeless issues in all business districts continue to present some negative and serious problems. Businesses are coping with loitering, pan handling and various forms of social disorder. One business has fenced his property to avoid various forms of activity at his location which include a camping area and washroom facilities.
- On doing a drive through to determine maintenance issues along Fort Road, a number of issues were noted. Garbage cans as the present ones now in place are in very poor condition. Lighting is also in need of repair and are remain unresolved since 2015.
- The irrigation in the meridian has not been in operation since the initial roadway construction.

COMMUNITY

- Fort Road Business and Belvedere Community have partnered with the Annual Clean-up and Graffiti since 2001. A total of three sites were identified and those locations were cleaned up by the business owners. The cleanup event this year was cancelled due to weather.
- Businesses continue to work and support the Belvedere Community and their initiatives.

STATION POINTE SUBDIVISION

- Following several years of delays, BCM commenced their construction on their site, some progress has been made and throughout the summer.
- Together 2000 Seniors group finally had their monument placed in the East Plaza at Station Pointe, after years of disappointments they are pleased that it is now complete.
- Some final FAC concerns have not been completed and will be resolved in 2017.
- Late September Homeward Trust proposes another supportive housing complex at Station Pointe. Business and Community to meet further on their plans early in 2017.
- City of Edmonton were to review zoning and a new marketing strategy for the subdivision.
- Site has been kept relatively clean from previous years.
- New advertising banners replaced the old and tattered ones and included some new signage.
- No further sales of parcels at the site.

- The historical panels which were completed for placement at Dwyer Square remain in storage and remains a disappointment for the community and its delays.

NORTHEAST TRANSIT GARAGE

- Construction commences at the site.
- Fort Trail Historical Foundation continues their research of the former Canada Packers site. An interpretive centre is planned around the smokestack. A number of enquires continue regarding its fate and residents are pleased of the City of Edmonton's respect for the area's history.
- Completion is set for 2019.
- Display of the artwork slated for installation was viewed by attendees at the Annual General Meeting of October 18th.

Respectfully submitted
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Fort Road Business Association

