

Landowner / Resident Responses to Referrals by Theme and Frequency**1st Referral Responses (74 letters)**

Frequency of Concern	#	%
Traffic	53	71.6%
Green/Open Space/Enviro	33	44.6%
Character / Compatibility	24	32.4%
Roads/Access/Parking/Safety	23	31.1%
Goes Against ARP	19	25.7%
Wildlife	21	28.4%
River	19	25.7%
Other	15	20.3%
Density	12	16.2%
R3 Housing types Multi Family	11	14.9%
Quality of Life Impinged	4	5.4%
Location in Neighbourhood	3	4.1%
Privacy	3	4.1%
People Zoning/Seniors	3	4.1%
Crime/Safety	2	2.7%
Property Values	2	2.7%
School	2	2.7%

2nd Referral Responses (31 letters)

Frequency of Concern	#	%
Goes Against ARP	24	77.4%
Green/Open Space/Enviro	21	67.7%
Traffic	18	58.1%
River	14	45.2%
Wildlife	11	35.5%
Density	10	32.3%
Character / Compatibility	9	29.0%
Roads/Access/Parking/Safety	9	29.0%
Quality of Life Impinged	6	19.4%
School	6	19.4%
Location in Neighbourhood	5	16.1%
Crime/Safety	4	12.9%
Property Values	4	12.9%
R3 Housing types Multi Family	4	12.9%
Privacy	0	0.0%
People Zoning/Seniors	1	3.2%
Other	0	0.0%

Subject: FW: [External] 4240-59 ST

From: matt anderson <direwolf527@hotmail.com>

Sent: November 10, 2022 10:27 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240-59 ST

Re: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw3567/A-2023) to allow higher density residential uses at 4240 - 59 St.

Attn: Orlando Toews,

I am opposed to changing the zoning at this location from PS to R3. During discussions at Waskasoo Community Association meetings response from members, residents and stakeholders was overwhelmingly against amending these bylaws and allowing the developer to fast track their plans without meeting the obligations clearly laid out in the Waskasoo ARP.

This location is not suitable for R3 zoning because

- is it at the back of a residential neighborhood that has access from only one direction
- it is not near suitable roadways, commercial services or transit
- it is not consistent or compatible with the surrounding area
- it will compete with development in Capstone and the Downtown revitalization plan
- Impinges on the privacy and amenities of nearby existing homes
- will greatly exacerbate existing traffic and pedestrian safety issues where access road infrastructure is already 250 - 300% overcapacity.

The current PS zoning for this location fits the immediate surroundings of the lot and the vision City plans set out for this area which is part of the City's Major Open Space system that protects the environment, builds healthy communities, and draws tourism and investment into the City.

All together, the application to change zoning, remove the lot from the Environmental Character Area, and reduce or remove the requirement for additional studies will lead to the systematic removal of protections for an area that is vital to the environment and the community - and opens the property to a development that disregards the needs of both.

It is my hope that these considerations are taken into account before allowing the developer to make these drastic changes to our neighborhood.

Thank you.

From: Matt Anderson
5809 - 44 Ave
Red Deer AB
T4N 3J4
403-348-7326
direwolf527@hotmail.com

From: Ron Baugh <treehggr@gmail.com>
Sent: October 25, 2022 2:24 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) ATTN: Orlando Toews

Dear Sir:

I wish to voice my most vehement opposition to any and all proposed changes to Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) .

The requested changes are diametrically opposed to the Waskasoo ARP and therefor should not even be considered. Furthermore I must ask the Mayor and members of Council why we even bothered crafting an ARP that was "supposed" to guide development in our neighbourhood for 10 to 25 years when every couple of years we are bombarded with change requests? This is no less than legal harassment of the area residents by developers driven by profit motives and should not be permitted by the City's processes. Can we not lock down change requests for at least 10 years between requests?

RSVP,

Ron Baugh

5824 44 Avenue

Red Deer, Alberta

Subject: FW: [External] Re: 4240-59 Street Proposed Amendments & Waskasoo Area
Redevelopment

From: Carley Binder <binderc@live.com>
Sent: November 07, 2022 11:56 AM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Re: 4240-59 Street Proposed Amendments & Waskasoo Area Redevelopment

Attention: Orlando Toews, City Planning & Growth,

I Oppose the changes to the Zoning & Area Redevelopment Plan

The proposed changes to the Land Use Bylaw (3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023) will negatively impact our already existing Traffic Congestion in Waskasoo. With 3 schools in the neighbourhood and access to 2 recreational facilities & the memorial Centre (Kerry Wood Nature Area, Gaetz Lake Sanctuary & Mackenzie Trails). If there are additional housing/apartments/living/land developments it will add further traffic congestion to this area, which is unsustainable. There are only several access points into the area with no options for adding any more.

I live on 45th Avenue and already see a significant addition to traffic when the County school changed to Gateway Christian; Students were once bussed in, now the additional traffic from parents/caregivers driving their kids to school has significantly added more traffic, already.

If the City of Red Deer changes the zoning and Redevelopment Plan in Waskasoo, it will significantly impact the neighbourhood. This type of development will only create further congestion issues and have a direct negative impact on the existing properties in the neighbourhood.

Carley Binder
5524 45 Avenue
Red Deer

Subject: FW: [External] 4240 Steeet Proposed Amendments to Land Use Bylaw and Waskasoo
Redevelopment Plan

From: John Bouw <johnbouw61@gmail.com>

Sent: October 27, 2022 10:18 AM

To: Planning Services <Planning@reddeer.ca>; secretary@waskasoo.info

Subject: [External] 4240 Steeet Proposed Amendments to Land Use Bylaw and Waskasoo Redevelopment Plan

Att: Orlando Toews

I AM OPPOSED TO THE CHANGES IN THE ZONING AND THE WASKASOO AREA REDEVELOPMENT PLAN

Thank you for the opportunity to respond to this development.

I have previously sent an email stating all my personal reasons for opposing these changes so I will not repeat them but as a landlord in Waskasoo I will add a few more.

I am NOT anti development. But taking out park space and green areas in sensitive areas is wrong and unconscionable!

I live in Waskasoo and my business owns and operates homes with rental units close to the area in question. I have invested time and money into purchasing and repairing my properties in alignment with the Waskasoo ARP so that they complement and benefit the neighbourhood. I take great pride in my properties.

R3 Zoning and the removal of the overriding character statement at this location will allow development that:

1. Unfairly ignores the areas character
2. Reduces livability and rentability of suites but magnifying traffic issues and lowering the walkability of the neighbourhood
3. Competes with investments I and other landlords have made under the assumption that the adjacent land was zoned PS and would not be developed with large multi attached buildings.
4. R3 development belongs in Capstone and newer areas of Red Deer where proper planning and space is available.

I chose Waskasoo to live and invest in because I believe this is the premier neighbourhood of Red Deer. Where else in Red Deer can you live that has this many mature trees, is adjacent to the Red Deer River and its trail system, have nature all around us, and is within walking distance of the downtown.

There is potential for Waskasoo being redeveloped over time as older homes fall into disrepair and are replaced with new homes. Infill homes, secondary suites, and garage suites being built on existing lots over time that enhance and ensure the character of the neighbourhood. 56 Street in Waskasoo West and the scattering of new homes in Waskasoo East are a prime example. This type of urban redevelopment is what the city of Red Deer needs.

Respectfully

1575433 Alberta Ltd
John W. Bouw
4592 Waskasoo Crescent
Red Deer, Alberta
T4N2M2

Subject: FW: [External] change of zoning from PS to R3 for 4240 59th ST

From: sylvia brown <kmbrown200@gmail.com>

Sent: November 01, 2022 11:06 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] change of zoning from PS to R3 for 4240 59th ST

I oppose such a change. Traffic is already over capacity and proposal is not consistent with the area.

Sylvia Brown

Subject: FW: [External] Waskasoo Development Plan

From: Jill Bryar <jillflaws@hotmail.com>
Sent: November 03, 2022 11:54 AM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Development Plan

I am sending this email to OPPOSE the changes to the zoning and area redevelopment plan in our Waskasoo neighbourhood. Our area does not have suitable roadways, commercial services or transit to accommodate a plan like this. We are already at 250%-350% overcapacity on our road ways in the area and an addition like this would cause congestion issue not to mention a major safety issue for residence and pedestrian safety.

Jill Bryar
5816 44 ave
Red Deer Ab
T4N3J5
jillflaws@hotmail.com
403 352 1360

Subject: FW: [External] Waskasoo Redevelopment Plan

From: Jill and Kevin B <bryartimes2@hotmail.com>
Sent: November 03, 2022 11:43 AM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Redevelopment Plan

Kevin Bryar
5816 44 ave Red Deer Alberta
T4N3J5
403 391 9239
bryartimes2@hotmail.com

I oppose the changes to the zoning and area redevelopment plan in our Waskasoo neighbourhood. I feel the plan is not consistent or compatible with the surrounding area. I also feel like the street/roads in our area is already at max capacity especially during certain times of the day. The addition of this type of structure would ultimately become a safety issue for local residence and children attending school in the neighbourhood.

Kevin Bryar

Subject: FW: [External] re: 4240-59Street

From: Harold Connell <haconnel@telus.net>
Sent: October 28, 2022 12:43 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] re: 4240-59Street

Attn: Orlando
Toews

We do not think that the land use bylaw or the Waskasoo ARP should be amended in any way. The residents in Waskasoo and the City Planning Dept. spent countless hours and considerable money over the last number of years to set the Waskasoo ARP in place to prevent developers and others from exploiting properties that would not fall in line with what the area residents want. We understand that they wish to make the most money they can on their investment but they were aware of the Bylaws when they bought the property. We are hopeful that city planners and council will see fit to side with the community and what they want for their area.

Harold Connell & Barbara Connell
5812 43 Avenue
T4N 3E6
PH: 403-340-2620
email haconnel@telus.net

Subject: FW: [External] Waskasoo development. Atten Orlando Toews

From: Brenda Cooper <auntieb17@gmail.com>

Sent: November 08, 2022 11:40 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Waskasoo development. Atten Orlando Toews

I OPPOSE REZONING! I could not get out of my back alley the other day. TOO MUCH TRAFFIC!! I chose to back up down the alley, park at garage and go sit in the house till traffic cleared. There is only one direction getting in or out of this area. It can be a nightmare. There is obvious traffic issues, rezoning would only add to the existing problems. Getting any emergency vehicles in and out, MUST be considered as well. This does not align with the character of the area. Wildlife will be affected. Trails and sanctuary will be affected. The river will be affected. There is minimal building height as it exists now, in line with the area's character. I have lived in the area for over 30 years and am both shocked and saddened, that the city of Reddeer is even considering this. Take pride in these areas. Future generations deserve to enjoy this area, just as I have, for so many years. Do not sell out for the all mighty \$\$\$\$\$\$. This decision could ruin our beautiful Waskasoo neighborhood. Thankyou for your time.

Sincerely
Brenda Cooper
5814 43 Ave.



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Comment Sheet

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You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022.

I have been a resident of Waskasoo for over 20 years and it has been distressing to see the character being destroyed by the proposed developments that don't meet the ARP plan that took several years to do and meet the needs of the existing residents for proposed developments. 22 years ago when I moved to Waskasoo I was shocked to see the volume of traffic using 45th Avenue. The road is designed and built for 300 vehicles a day whereas the traffic count then was over 1000 cars a day and has risen now to many, many times that currently.

Originally 22 years ago we had significant numbers of wildlife but with the developments that have occurred with new fencing has significantly reduced wildlife corridors.

The character of the neighbourhood has also been altered and if this project is approved we might as well disregard ARP because it took several years to gather the expectations of the residents as to what we wanted the future to look like. Over and over we have expressed concerns about traffic volumes, speed, parking and the safety of students and others. Gateway School is adding portables which will further exaggerate our problems.

ARP was created for a reason. I do not want this amendment being approved.

R. Dean Cowan

10-5715 41 Street Crescent

Red Deer, Ab, T4N 1B3

Cell 403-302-3935

rdeancowan@aol.com

Subject: FW: [External] Rezoning 4240 59st from P5 to R3

From: Kevin Curran <kcurran123@hotmail.com>
Sent: October 31, 2022 2:21 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Rezoning 4240 59st from P5 to R3

Kevin and Angela Curran
4337-58st
Red Deer, Alberta
T4N-2L7

C/O Orlando Toews Senior Planner

Dear Mr. Toews,

I writing today with extreme prejudice to the pending re-zoning of the Waskasoo area.

Waskasoo does not need more apartments, 64% of the dwellings in Waskasoo are already multifamily, compared to a city average of 21% and areas like the southeast with 10%.

The location is not suitable to R3 because it will increase existing traffic and pedestrian safety issues where access roads are already 250-350% overcapacity.

A previous application to develop this property with single family homes in 2012 was refused by the City, including City Council, because there was no ARP in place to guide development. Now that there is an ARP, it should not be ignored.

My wife and I have lived in this area for over 12 years.

The area is thriving with beautiful trees, and a mature eco system filled with a multitude of wildlife. With the impending change, this will change the dynamics and create more transient behavior in our community.

My wife and I strongly disapprove of any multifamily development in Waskasoo.

Kevin Curran

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Subject: FW: [External] proposed Waskasoo neighbourhood changes

From: ZABET@SHAW.CA <ZABET@SHAW.CA>
Sent: November 09, 2022 5:11 PM
To: Planning Services <Planning@reddeer.ca>
Cc: Jim <jim23blues@gmail.com>; secretary@waskasoo.info
Subject: [External] proposed Waskasoo neighbourhood changes

Hello Orlando Toews, Senior Planner, City of Red Deer:

My name is Beth Currie (zabet@shaw.ca), I'm sending this on behalf of my father, Jim Currie of 5806 – 43 avenue Red Deer T4N3E6

contact email: Jim23Blues@Gmail.com
telephone: 403-588-2451

This is his statement:

I own & live on property in the Waskasoo neighbourhood & I oppose the changes proposed in both the bylaw & ARP amendment in documents 3357/A-2023 & 3567/A-2023.

Traffic use and road (re)development would be a mess & a great cost to taxpayers. There is already enough traffic & with the three schools in the area.

Any construction & redevelopment would disrupt the nature areas & wildlife that are already threatened with human encroachment.

This area should remain as a part of the mature neighbourhood as it is; no further development needs to be considered.

Please do not allow these proposed changes to happen.

Thank-you,
Jim Currie



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: SHARON And Stephen Duplessis
 Mailing Address: 4309 58 Street Postal Code: T4N 2L7
 Phone #: 403-340-1644 E-mail Address: plumhc@telusplanet.net

Do you have comments on the proposed amendments that you would like Council to consider?

High density residential would create more
traffic that is not welcome in the Waskasoo
community.

There are no high rise apartments in this area
and they would not blend in.

The proposed area is like an extension of the
KerryWood reserve. We like the animals.



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Name: Stephen Duplessis & Sharon Duplessis

Mailing Address: 4309 58 St. Postal Code: T4N2L7

Phone #: 403-340-1644 E-mail Address: plumhc@telusplanet.net

Do you have comments on the proposed amendments that you would like Council to consider?

I oppose changes to zoning and the ARP.

There is already too much traffic.
It should remain PS. It could be a soccer field, for example. It would be nice to have a community building for gatherings.

Stephen Duplessis



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Name: Steve & Julia Durbak

Mailing Address: 5818-44 AVENUE Postal Code: TYN 3J5

Phone #: 403 346-3556 E-mail Address: _____

Do you have comments on the proposed amendments that you would like Council to consider?

WE DON'T WANT THE GREEN AREA TO BE GONE
WE DON'T AGREE WITH THE HIGH DENSITY.
THERE'S ENOUGH TRAFFIC FROM THE
SCHOOLS. WAAA

November 4, 2022

From: Robert and Darlene Gardiner
5830 45 Avenue,
Red Deer, AB
T4N 3M3

Ph: 403-341-9746 / 403-678-8483
Email: rdgardiner@shaw.ca

RE: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

1. We are opposed to the proposed Land Use Bylaw amendment at 4240 59 Street. There is not adequate access/egress for a high density property along this roadway. There is only one road in/out and it is already a VERY busy road. Existing traffic, bicycle and pedestrian activity is well over capacity between city trucks, traffic to Mackenzie Trails and Kerry Wood Nature centre, baseball diamonds, playschool, regular school and simple recreational activity, oh yes and don't forget scooters now too - this roadway is over capacity by estimates of 300% and this is at all times of the day. There's no transit, and quite frankly there cannot be, with the sheer volume of traffic coming and going. A high density multi-unit residential property simply is not compatible for the area. We walk this street with our dog multiple times per day and this absolutely does not fit, nor would this roadway be conducive to such thing. We need LESS ACTIVITY on that roadway, not more.
2. We are opposed to an amendment of the Waskasoo ARP. The Waskasoo neighbourhood is an important component to the trail system, wildlife corridors and Gaetz Lake Sanctuary and must be protected from any further development, and/or impingement on our waterways, the river and it's environment. Our neighbours and our community are the stewards of this important and fragile area and we do not believe this proposed amendment is in the best interest of it. Not open for discussion, in our opinion.

Thank you for listening and your careful consideration.

Robert and Darlene Gardiner

Subject: FW: [External] 4240 59 St rezoning application

From: garrettb@telus.net <garrettb@telus.net>
Sent: November 09, 2022 1:17 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 59 St rezoning application

Attention Orlando Toews

I am writing regarding the application from East Lincoln Properties to rezone 4240 59th St, amend the Waskasoo Area Redevelopment Plan, and remove the lot from the Environmental Character Area.

I am opposed to all parts of the application. I have lived in Waskasoo since 1999 and have been involved with the Community Association as either a volunteer or Board member since its inception. I have also been heavily involved in the WCA's reply to this application and can say without doubt that I agree with everything the association has written. This lot is not appropriate for R3 multi-family infill.

I would, however, also like to say that I am in a unique position having been involved with the association and the many, many attempts that have been made to develop this lot inappropriately: Chinook's Edge's multiple proposals for this property beginning with over 100 R1 lots in 2008 and ending with their 2012 NASP, meetings with a developer who ended up not purchasing the property, and now the application from East Lincoln Properties. I was involved with the WCAs responses to all of these as well as the negotiations over this land during the ARP process. I have read most of the letters submitted by community members for this and the previous applications and have talked to many neighbours about this property over the years. Trust me when I say that each of these proposals causes intense anxiety, confusion, and, yes, anger for Waskasoo residents.

The Waskasoo ARP was supposed to establish the character and appropriate development of the area so that the City and the community did not have to go through establishing them every few years when someone new decides to try to develop this key property – key as in high investment potential but also key as in its role in the community, the city and the environment. For this application alone, we have held meetings, numerous board and community members have spent weekends and evenings going door to door to make sure everyone in Waskasoo has the opportunity to speak up, and the written response from the WCA that attempts to encapsulate everything we've heard has taken, as you can imagine, many, many hours to compose, in a very short amount of time. The effort made by the entire community to protect this property has been herculean.

For us, this is not a simple "try" or "a whim" to see what will happen. Every time, it is an emotional and stressful fight to protect what makes Waskasoo special and why we live here. For the City, it adds layers of red tape and time that holds up other developments as, once again, you are forced to determine what should or should not "be" in this important open space.

I understand that the applicant owns the property and that the City can not refuse anyone from applying for amendments or developments, but I wanted to underscore what these applications cost in terms of time, money, quality of life, and even health. If the City, yet again, decides that this kind of over intensification is not what should be on this property, and I sincerely hope it does, then this land needs to be further protected in some fashion, from the City purchasing the property, to a land swap for a lot in Capstone where this kind of development would be appropriate, or some kind of direct control district with strict and obvious limits on what can even be considered to be developed here. It is obvious that the MDP, bylaws, ARP and character statement are not enough to stop developers from trying and taxing the community and the system over and over again.

Brenda Garrett

Attention Orlando Toews

Re: East Lincoln Properties application to rezone 4240 59th St

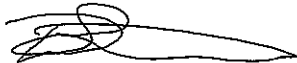
As a landowner in Waskasoo, Past President and current board member of the Waskasoo Community Association and a former member of the Municipal Planning Commission, it is my opinion that approving the application to rezone 4240 59th street from PS to R3 and to remove the property from the Environmental Character Statement would irreparably damage the very fabric of the Waskasoo community. I could list all the reasons for this opinion, but the response from the Waskasoo Community Association covers the details very well, and I agree completely with the board's response.

While I was President of the WCA, The City of Red Deer and Waskasoo Community put a great amount of time and effort into the Waskasoo Area Redevelopment Plan, Community Plan and Character statements all of which were crafted with a long-term view of the needs of the city, the community and the environment. A change in zoning of this magnitude, allowing for large apartment complexes to be built in a very poorly accessible and environmentally sensitive area of the community, counters all of the effort that was put into the plans.

I do hope that you take the time to carefully read the community letters and WCA response. I am sure that you will see the overwhelmingly negative impact that the proposed development that this zoning change will allow to occur would have on our community and its residents.

Please reject this proposal in its entirety.

Respectfully,



Darcy Garrett
5826-45 Ave
Red Deer



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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Corinne & Stanley Gutka
 Mailing Address: 5533 - 45 Ave Postal Code: T4N 3L7
 Phone #: 250-898-9949 E-mail Address: jc.gutka@telus.net

Do you have comments on the proposed amendments that you would like Council to consider?

We have just moved here from Campbell River BC. in April & love Waskasoo & our new home. We especially enjoy being near our grandchildren who attend the Christian school & love the walking trails & being close to Kerry Park & Michener Park. We are saddened & concerned about this new proposal. There is already so much traffic already with the schools & parks in the area we are concerned about this aspect as well as the loss of open spaces for kids & concern of this type of building close to the schools & the

increase of possible vandalism etc. in area.
We are already close to demolition
of some homebased situations. We
feel this would be a detriment to our
beautiful area.

Thank you for giving us the opportunity
to respond to this situation, please.

Sincerely

Council Member
L. D. H. K.

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Name: Bruce Hemmingsen

Mailing Address: 5813 43 AVE Postal Code: T4N 3E5

Phone #: (403) 896-3314 E-mail Address: hemmingsenbruce@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

I don't think this land should
change from P3 to R3. There is
already a disproportionate amount
of higher density as compared to
the average in Red Deer. Having all
of the schools and as well as
the other large event centers in this
area already makes for a very
congested area and ^{BD} would this

proposal would only make matters worse. My opinion is that any development should really be scrutinized when it is adjacent to a waterway, especially streams and rivers. They should have a long setback for any future building

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Sandy Isbister
 Mailing Address: 5817-45 Ave Postal Code: T4N 3M1
 Phone #: 403-350-6612 E-mail Address: pipecr1069@outlook.com

Do you have comments on the proposed amendments that you would like Council to consider?

Without a doubt, I OPPOSE
I do not want "any developments" that do not
require studies on traffic, services and geology.
There is only 2 ways to access Waskasoo and
as a long time resident, adding more of
structures, people and vehicles to this area
is overwhelmingly opposed.

I also strongly agree with WCA's reasons why this location is not suitable to R3.

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To: City of Red Deer, City Planning & Growth Department
Attn: Orlando Toews, Senior Planner
planning@reddeer.ca

**Re: Proposed Amendments to the Land Use Bylaw and
the Waskasoo Area Redevelopment Plan
to allow higher density residential uses at 4240 – 59th Street**

My contact information:

Susan Jensen
5829 – 45 Avenue, T4N 3M1
Phone: 587-877-3855. Email: susanj9@telus.net

Do you have any comments on the proposed amendments that you would like Council to consider?

I **strongly oppose** the application by the owner of 4240-59th Street to:

- (a) rezone this parcel to an R3 Residential (Multiple Family) district;
- (b) amend the Waskasoo Area Restructure Plan:
 - (i) to remove this parcel from the Environmental Character Area; and
 - (ii) change current required pre-development studies (e.g., traffic study, geotechnical, servicing which the ARP says “shall” be required) to make them optional

I am a homeowner who has lived in Waskasoo for 14 years.

It is difficult to capture in a simple paragraph, the special and irreplaceable nature of the area where the parcel in issue is situated:

- This parcel is designated as *open space - major* by the *City of Red Deer Municipal Development Plan*.
- It is next to the Red Deer River, separated from it only by 45th Avenue and narrow municipal reserve which also houses the paved multi-use path of the Waskasoo Trail system. 45th Avenue from 59th Street northward has carefully and deliberately been maintained as a roadway the ARP describes as “rural quality”. This road serves as a gateway and sole access to the Kerry Wood Nature Centre / Gaetz Lake Sanctuary and the McKenzie Trails for both vehicles and pedestrians. The riparian strip along the river at this spot is very narrow – already too narrow a corridor for protection of the river, the riverbank, wildlife corridors, wildlife habitat and the requisite ecosystems. The increased traffic, and off-site parking if R3 development were allowed on the parcel in issue would destroy its integrity and character.

- This open space affords trail users and the vehicles travelling to the Kerry Wood Nature Center/ Gaetz Lake Sanctuary, an exceptional view of both the Red Deer River and the natural forested area on the hills east of Gateway school and then in the Gaetz Lake Sanctuary. These views would be obscured by apartment buildings on this parcel.
- Public Workshops held during the ARP process were well attended by Waskasoo residents and stakeholders. The major concern that was repeatedly identified was the potential for unsuitable development of the parcel in issue in this application. What was clearly enunciated, over and over, was the pride, quality of life and sense of place that Waskasoo residents derive from being part of the incredible Waskasoo Trail system, the immediate proximity to Red Deer River and the unspoiled natural environment that makes this area an incredible oasis in the heart of the city. An important part of this is also the array of birds and wildlife that are commonly seen here, and that this environment sustains. This is the heart of our community.
- The large number of walkers, cyclists, runners, and 'scooters' that one sees on a regular basis also attest to the importance of protecting this view and experience not only for Waskasoo residents but for the entire city.

Traffic in Waskasoo has been a long-standing problem. Rezoning this lot to R3 would only exacerbate this:

- 55th Steet provides the only access to Waskasoo. There is no access to the north – only from the south. The parcel the applicant seeks to develop is at the back end of neighbourhood.
- There are three schools in this neighbourhood - a high school (Lindsay Thurber) which some students drive their own vehicles to; and two other "destination school" which because of their special programs draw children from across the city. Gateway Christian School is adjacent to (east of) the parcel the applicant seeks to rezone. Many children are driven to this school in private vehicles.
- The result is not only high traffic volume throughout the neighbourhood, but congestion with cars lining the streets as parents wait to pick up children. Notably, Gateway recently received approval to add mobile classrooms to meet growth and their application suggests planning for additional mobile classrooms in future, should they be needed.
- 45th Avenue is a narrow road. Although labeled a collector road because that is how it operates, it most closely fits the standard of a "Residential Local Roadway". Applying that standard to traffic counts done in 2016 and 2021, this road is already operating at 250 - 350 percent overcapacity.

- In addition to the above-mentioned school traffic, 45th Avenue north of 59th Street provides the only access to the Parkland Class school, the staff parking lot for Gateway School, McKenzie Estates, City vehicles going to the yards in the McKenzie Trail area, as well as being used by visitors to the Kerry Wood / Gaetz Lake Sanctuary, the boat launch and trails in McKenzie Park. It also must be crossed by park trail users coming from the west and south to continue northbound to the Kerry Wood, Gaetz Lake Trails and McKenzie Trails.
- Adding hundreds of additional vehicles by changing the applicant lands to R3 Zoning will only compound and create new traffic and parking issues. The applicant states that it intends to market its proposed apartments to “independent seniors”. One can assume therefore the same traffic and parking needs and uses as any other high density apartment dwelling.
- Off-site parking on 45th Avenue next to this parcel is not feasible, and 59th Street beside (on the South end) of this parcel is used by Gateway school busses as their pick up / drop off area.

Re the application:

- It describes the apartments the developer wants to build as ones that will be marketed to “independent seniors”. A proposed marketing strategy is not the same as something that could be enforced. R3 zoning does not regulate who the landlord may ultimately choose to market its property to. Nor should this be conflated with PS use. Catchwords like “aging in place” do not make it such.
- Changing the zoning to R3 and exempting the parcel from the ARP’s environmental character statement invites developments of size, height, and capacity completely inappropriate for this area.
- To suggest a sidewalk and trail constructed through private high-density apartments will somehow “promote open spaces ... and create a more walkable space and trail connections” and that trees will “camouflage and soften” R3-size apartments is bewildering when one thinks of will be lost if this application were to be granted. And to suggest this parcel is “somewhat isolated to the neighbourhood” and “only borders single family homes on the south side” and therefore that the proposed application “does not disrupt the pattern of development in place” and would have “minimal impact” on neighbouring homes shows either a complete misunderstanding or disregard for the character of this neighbourhood.
- This application seeks to circumvent the fundamental question of whether the rezoning and exemptions it seeks for this important riverside parcel “fit” with this being *open space major* land. It fails to justify why Council should disregard the ARP that was passed less than 6 years ago and provides a careful integrated plan both for redevelopment and protection of Waskasoo’s exceptional natural areas.

- Waskasoo does not need apartments: 64% of dwellings in Waskasoo are already multifamily, compared to a City average of 21%.
- One can only speculate why the applicant seeks to have what are now required pre-development studies (e.g., traffic and geotechnical studies), changed to potentially avoidable requirements.

This is not an inexperienced developer. This land was purchased at a price that reflected that this land is zoned PS and that it was subject to the Waskasoo ARP that was passed in 2016.

This development that the applicant seeks is NOT appropriate where the applicant seeks to build it.

If this application is granted, it will be too late to undo the damage – we will never be able to replace or recover the exceptional natural green open oasis that will be lost, nor preserve and protect the riparian corridor. Beyond all this, council will be setting a dangerous precedent for future development.

Subject: FW: [External] 4240 59st Red Deer - Attention Orlando Toews

From: Ryan Langlois <ryandlanglois@gmail.com>
Sent: November 09, 2022 8:24 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 59st Red Deer - Attention Orlando Toews

Orlando,

We wanted to write about our opposition to the redevelopment of the above property between Gateway school and the Red Deer River.

We have lived in Waskasoo for just under 9 years. It is a beautiful neighborhood. Lots of life happens in Waskadoo. A lot of people in Red Deer enjoy our beautiful neighborhood year-round.

Our opposition to the zoning change starts with the proposed changes to the ARP (Area Redevelopment Plan). This should be a big red flag to the council as our precious waterways and infrastructure that moves people through them, need to be the first consideration for any development in Red Deer. Waskasoo is one of the oldest neighborhoods in Red Deer. And with it, so is its infrastructure. How we make development changes, and how it affects our environment, especially where the road narrows along this parcel of land should be studied and thoroughly considered. Removing the requirement for additional studies puts our infrastructure and environment in jeopardy.

Secondly, we would like to address the obvious. The change to an R3 From what was proposed PS is irresponsible. We already lack infrastructure and services. Our roadways are so dense with traffic with three schools and a community center and an art center within blocks, that leaving the neighborhood at certain times of the day is a struggle. Pedestrians and traffic alike experience safety issues daily.

Our community already has 64% of its dwellings being multifamily. The City's average is 21%. Our neighborhood does not need more dwellings, but more public space for families and visitors alike can enjoy the mature trees and parks. PS fits the surroundings of the neighborhood and it makes our community balance with such high-density public buildings within a stone's throw in its scope.

Lastly, we want to conclude that we would like you to come to enjoy our neighborhood. Come here on a Thursday at 8:15 or 3:00 to see the overwhelming amount of traffic we experience. But also come and see how beautiful the river is and how beautiful the 100-year-old trees that sit on this land are. Come see how any development in this plot of land is harmful to the beauty we feel when Red Deerians alike enjoy the trails and our wildlife. We cannot change what is already here, but we can make sure we preserve what we have and we continue to do so for generations to come.

Thanks for your time and diligent consideration.

Melissa and Ryan Langlois
ryandlanglois@gmail.com



Comment Sheet

**Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and
Waskasoo ARP amendment (Bylaw 3567/A-2023)
to allow higher density residential uses at 4240 – 59 Street**

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Alain "Alan" LeCompte
 Mailing Address: 5823 43 Ave Red Deer Postal Code: T4N 3E5
 Phone #: 403-307-8443 E-mail Address: al.lecompte@reddeer.ca

Do you have comments on the proposed amendments that you would like Council to consider?

_____ *I am against this project since the dimensions and vocations will change the landscape. It's TOO massive and above all, not necessary given the real estate offer.* _____

_____ **ON THE CONSIDERATION:** *It is true that this section offers great possibilities. Why not make a replica of Capstone, a beautiful public place? It would only be necessary to improve the view of the water's edge, by cutting various shrubs and adding a nice fence, and finally finishing the stairs towards the river to give this unique place for events.* _____

Subject: FW: [External] zoning changes at 4240 59 Street

From: Julie Lind <lind.matriarch@gmail.com>

Sent: November 08, 2022 5:25 PM

To: Susan Swainson <susanswainson@hotmail.com>; Planning Services <Planning@reddeer.ca>;
secretary@waskasoo.info

Subject: [External] zoning changes at 4240 59 Street

Mike and Julie Lind
5834 45 ave
Red Deer, AB
T4N 3M3

Orlando Toews
Senior Planner
City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

Re: Proposed Changes to Zoning at 4240 59 Street from PS to R3

As long time residents of the Waskasoo area we would like to state that we are very much **OPPOSED** to the changing of this zoning to allow for the development of the above mentioned property.

Over the past few years we have watched the traffic steadily grow on 45 ave, especially with the add on of the Gateway Christian School. As I am sure you are aware there are three schools in this area (Gateway Christian School, Lindsay Thurber High School, Camille French Immersion School). These schools alone create a tremendous amount of traffic. 45th Ave also feeds Parkland School up the road, Kerrywood Nature Centre and McKenzie Trails at the far end as well as the large privately owned lots bordering McKenzie Trails. All of this has already turned our quiet little street into a major thoroughfare. There are times when the traffic is backed up from 55th street past the corner of 59th. If you live on the west side of 45 avenue as we do this kind of traffic makes it all but impossible sometimes just to get home. You actually have to strategically plan. We have also been given to understand that Gateway Christian School has been approved for modular units. So that will increase traffic yet again.

School traffic is only a portion of the issue. There are also the City trucks accessing their storage yards at McKenzie Trails, Preschool programs at Kerrywood Nature centre, public users of the nature centres. Where once upon a time we could leave our front door open and listen to nature it is now just a steady drone of traffic. In short, 45 Avenue was never designed for the amount of traffic that is on it now. The site of the proposed changes is very much on a one way in and out access that feeds many, it makes no sense to put a multi family dwelling there.

Although Waskasoo is an older neighbourhood we continue to draw young families to the area which adds to the regeneration of the neighbourhood. These families are moving here because of the character of the neighbourhood. The type of dwelling being proposed does not fit in with that character. Waskasoo as a neighbourhood already has a number of apartment buildings, in fact 64% of dwellings in Waskasoo are already multifamily compared to the city average of 24%. What we do lack is public areas for gathering and interacting, filling this space with yet another development will take away one of the few open spaces in the area.

From a nature perspective we feel that this would be a true misuse of land. The road, trees and fields along this stretch contribute to an area that is really unmatched in Red Deer. The sense of space and ruralness in the middle of the City should be celebrated and protected, not tore up and removed. The area along the river is a major wildlife corridor as was shown in the Waskasoo Community Association Area Redevelopment plan and needs to be treated as such.

Finally as taxpayers in the Waskasoo area for 28 years we feel we should have a say as to how we are affected by development. The developers of these dwellings will move in, create an unsightly building that detracts from the natural aesthetic of our neighbourhood, and move on. They will not have to live with the fall out all. They will not miss the wildlife in the corridor, they will not have to put up with the traffic, they will not miss the lack of open space, they only want their money.

In closing I just want to know why the City has an unending need to use up all the natural and green spaces. We are a city celebrated for its trails and yet here is a beautiful trail area that could be taken away. Is there any reason that this space cannot be used as a soccer pitch, picnic area; something that actually adds to the sense of nature, not just another building.

We are asking that you deny the proposed zoning changes and once again look at the Waskasoo Area Redevelopment Plan. A previous application to develop this property with single family homes in 2012 was refused by The City, including City Council, because there was no ARP in place to guide development. Now that there is, it should not be ignored.

Sincerely

Mike and Julie Lind

Subject: FW: [External] Rezone Proposal at 4240 59 Street

From: Garfield Lee <garfield.ross.lee@gmail.com>
Sent: October 31, 2022 8:43 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Rezone Proposal at 4240 59 Street

Orlando Toews
Senior Planner
The City of Red Deer

I am very much opposed to the proposed plan to rezone 4240 59 street from PS to R3.

The Gaetz WildLife Sanctuary, Kerry Wood Nature Center, and McKenzie Ponds are a key feature of the Red Deer trail system. The adjoining lands in the have been designated as Public Service land, and various schools from Gateway Christian, to Lindsay Thurber, and the various facilities north along 59 Street (Parkland School and Parkland Community Support Services) have filled this role, while being low impact developments adjacent to the Red Deer River.

A large multi-story development would significantly impact the nature of the area. It also seems like it would be a first step to major developments on the Public Usage Lands north along 59 street.

The only benefit I see to this development is the money that would be made by the owners of the land. As this land was originally turned over to the School Division that sold the land for Public Service, it seems to be a violation of trust.

--
Garfield Lee
4325 - 58 Street
Red Deer
Mobile - 407-307-5710

Subject: FW: [External] Attention Orlando Toews, Senior Planner, City of Red Deer

From: Vicki Marr <royalclassic97@gmail.com>
Sent: November 07, 2022 7:36 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Attention Orlando Toews, Senior Planner, City of Red Deer

Re: Proposed Land Use Bylaw Amendment (Bylaw 3357/A-2023
Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023

I live in Waskasoo and have owned my own home since 1983 - almost 40 years. Waskasoo is a very unique community within the City of Red Deer.

I received information from the City of Red Deer that a developer has applied to change the zoning of 4240 59 St from PS to R3. The developer is also applying to amend the Waskasoo Area Development Plan (ARP) to allow the zoning change, and to remove requirements for additional pre-development studies.

The land has been zoned PS since at least 1980, and fits the immediate surroundings of the area to remain open space and used for recreational sport.

I OPPOSE the changes to the zoning and the Area Development Plan.

Some Reasons:

- Developer's intention will NOT enhance our neighborhood:
Waskasoo does not need apartments - 64% of dwellings are already multifamily.-
- Developer's intention sounds financially motivated -
- Traffic congestion and safety is already a major concern, with a playground along 45 Ave. R3 zoning will add to the traffic congestion and safety.
- The proposed area is at the back of our residential neighborhood the has access from one direction only.
- The proposed area is not near suitable roadways, commercial services, or transit.
- The proposed area is not consistent or compatible with the surrounding area.

In summary, it is evident that the proposal does not fit our Waskasoo ARP.

Respectfully Submitted,

Ruth Marr
Home Owner in the Waskasoo Community

Subject: FW: [External] Waskasoo Development of multi family complexes

From: Darl DeLeeuw <darldoll@hotmail.com>

Sent: November 02, 2022 7:38 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Waskasoo Development of multi family complexes

To whom it may concern, Hello My name is Darlene McIntosh. I am and resident of the Waskaso area and part owner of the home I reside in, as well am a member of this community. I have major concerns with the said developement of family complexes wanting to be done in this area. I most assuredly vote NO!!!! We have 3 schools already one being a Christain school that they come from all over. We have as well already 64 ! per cent apartment complexes. We here not only love our green spaces ,but so do others that walk great distance just to be here. Out traffic is already enough on my Street of 45 Ave!!! We do not want our homes to be (devalued) as I beleive it would bel with more complexes. So NO! Please donot!! Thank you kindly Darlene McIntosh

Subject: FW: [External]

From: Margaret Oatway <moatway@telus.net>

Sent: November 01, 2022 11:20 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External]

Proposed Amendments to the Land Use Bylaw 3357/A-2023 I strongly oppose the changes to the zoning and the Waskasoo ARP. My reasons that I oppose are traffic increase and safety along 45 Avenue numerous city trucks going down to McKenzie Trail, the bike trail which is used by many people to cycle down to McKenzie. I have lived in this area for all of my life and find it to be very quite and peaceful. There are numerous wildlife coming up from the river and walking around the area. Thank you.



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Derek & Alexis Olinek

Mailing Address: 5801 44 Ave. Postal Code: TYW 3J4

Phone #: 403-392-7617 E-mail Address: dwoLinek@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

We very much oppose amending the current land use bylaw to allow higher density residential uses at 4240-59 Street. Our neighborhood already has a large number of multi-family dwellings. We have high traffic periods due to the number of schools and adding higher density buildings will only increase the problem. What we do need are more green space - maintaining & protecting the spaces we do have and building within the current land use bylaw. We participated in the Area Redevelopment Plan

and have been very happy to see the implementation of land
 maintaining of the unique character of Waskusoo. The
 land which is wanting to be developed fits into the
 character of ~~the~~^{our} neighborhood as long as it remains
 zoned as is.

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To: Planning@reddeer.ca

Att: Orlando Toews, Senior Planner

Cc: Secretary@waskasoo.info

From: Chris Olsen, 5829-45 Avenue, Red Deer. 780-581-4430 olsencdel@gmail.com

Subject: 4240-59 Street, proposed amendments to the Land Use bylaw and Waskasoo Area Redevelopment Plan (ARP)

Sir:

As a property owner and concerned resident of Waskasoo, I wish to go on record as adamantly opposed to the proposed rezoning and modification of the ARP. It is wrong that School Boards are allowed to dispose of lands that the public has set aside for educational purposes. It is doubly wrong that an experienced developer can subsequently acquire Public Service (PS) lands and expect to change the zoning and the ARP to profit by development that will fundamentally change the area at the expense of the community. The residents of Waskasoo will all experience reduced property values, a degraded community, and a compromised park system if this ill-advised proposal is allowed. The reasons to oppose this development are many; following are some of what I perceive to be key issues.

1. Ethical Development:

We, like many Waskasoo residents, came to this community for quality of life. Waskasoo is a mature community with unparalleled access to the river valley parks and trail system. The existing zoning, proximity to schools and relation to historic brownlands, wildlife reserves and parks was our assurance that while infill and re-development might occur within, we would not be subjected to ill-considered and opportunistic development on the river northward. To residents, the ARP and related zoning is much more than a set of rules governing orderly change, it is a covenant that homeowners can rely on to protect their life investment.

2. Vulnerability and Change:

During the development of the ARP, we were pleased to participate in the process. A portion of my submission addressed the location of the river landing and stairs at near the SW corner of this parcel. The river bends sharply here and the current drives against the bank. Despite mitigation attempts, the stairs and landing were repeatedly damaged by high water events. Rivers will go where natural process and the limits of terrain take them (as evidenced by the Gaetz oxbow lakes). As climate warming continues, changes to the jet stream will result in more atmospheric rivers and profound flood events. What we saw in Canmore, in Calgary, and more recently along the Coquihalla are certainly the new norm. There will be flood events on the Red Deer River. The already narrow strip of land between 45th Avenue and the river is extremely vulnerable, as is the roadway itself, and even the existing greenspace now proposed for ill-advised development. As the river moves, this parcel can

buffer and preserve the Park trail, roadway, and most importantly the riparian habitat. If we steward this land, we can remediate and relocate the road and trail as required. We absolutely should not contemplate converting this precious river course buffer to R-3 residential buildings.

3. Contaminants

Portions of the land north and east of both Gateway School and Parkland Community Living are brownfields. How leachates from the old landfills are interacting with groundwater flow between there and the river is not known, but certainly the precautionary principle suggests we do not disturb the intervening lands by excavating, setting pilings, or otherwise altering drainage. The lesson from the Bow River in Calgary is to let sleeping plumes lie. Thousands of Red Deer's children raft, swim, paddle and play in the Red Deer River every summer. We have a duty not to alter groundwater flow, thereby possibly permitting contaminant flow into the river and downstream environments.

4. Connectivity and Biodiversity

Biologists have long known that islands of habitat are only fractionally as effective at protecting biodiversity as **linked, continuous** corridors of equivalent area. By virtue of careful stewardship, Red Deer has nearly a continuous riparian habitat corridor along the Red Deer River. Rightfully, we can describe ourselves as a "city within a park". Entire guilds of microorganisms, fungi, plants, invertebrates, herptiles, mammals and birds persist, and even thrive along these linkages. Although a history of gravel quarrying has damaged much, the river parks are a remarkable urban legacy. Biodiversity can flow east and north along the left bank from Fort Normandeau, to Maskepetoon, to Bower Ponds, and tenuously through the Lion's Campground and then northward below the Pines. However, the crown jewels of the Red Deer parks system are along the right bank. Piper Creek and Waskasoo Creek combine to bring broad, forested riparian corridors from SE and SW, and these join the Red Deer River at Gaetz Park. This amazing corridor is pinched to its narrowest extreme along 45th Avenue, west of Gateway School – the very site of this disputed development proposal! Thereafter, the Gaetz Lakes Sanctuary, McKenzie Trails Park and Riverbend provide secure linkages to the rural hinterland north and east. Why would we contemplate placing 3-4 storey apartment complexes on the river at this pinch point? Microorganisms, terrestrial invertebrates, and most herptiles and small mammals cannot cross the river and would be doomed to follow the roadway. Even songbirds will only venture an exposed river crossing at night. While our large mammals may still move through the night, we must remember that while most visible, they contribute least to biomass, the trophic pyramid, and ultimately to biodiversity. Since the Red Deer River is a physical and functional barrier to many, many species we should be making every effort to protect and widen the linkage west of Gateway School. It is pure fantasy to imagine that squiggly blue lines between a multi-storey apartment complex and its parking lot can ever be 'wildlife corridors' (see the graphic under point 7). For herptiles and small mammals they are paths of utter desperation, and in the case of the heavily trafficked 45th Avenue, literally a road (kill) to annihilation.

To summarize, no one would suggest removing the roadway and beloved paths that give all Red Deer residents access to the Kerry Wood, Gaetz Lakes Sanctuary, and McKenzie Trails

Park. However, we can protect this PS greenspace, widen and diversify the plantings on the east, move the existing fence line, and integrate culvert-style micro-crossings within the roadbed. At all costs, we must understand that R-3 development along or adjacent to this slim corridor of connection profoundly threatens the integrity of our larger parks system. It can and must remain a continuously linked corridor.

5. The Human Connection:

Residents from across the city use the park trail system from Gaetz Park to the west, and from along Waskasoo and Piper Creeks to the south. This linked system connects them northward to the Kerry Wood, to the Gaetz Lakes Sanctuary, and to McKenzie Trails and Riverbend parks. The experience of these trails is what distinguishes Red Deer as a “city within a park”. Our green spaces and riparian corridors have not been carefully preserved and stewarded to be destroyed by inappropriate development. This thin corridor is a fundamental human and biodiversity connection that belongs to future generations, and absolutely not to a select few apartment dwellers.

6. The Area Redevelopment Plan (ARP):

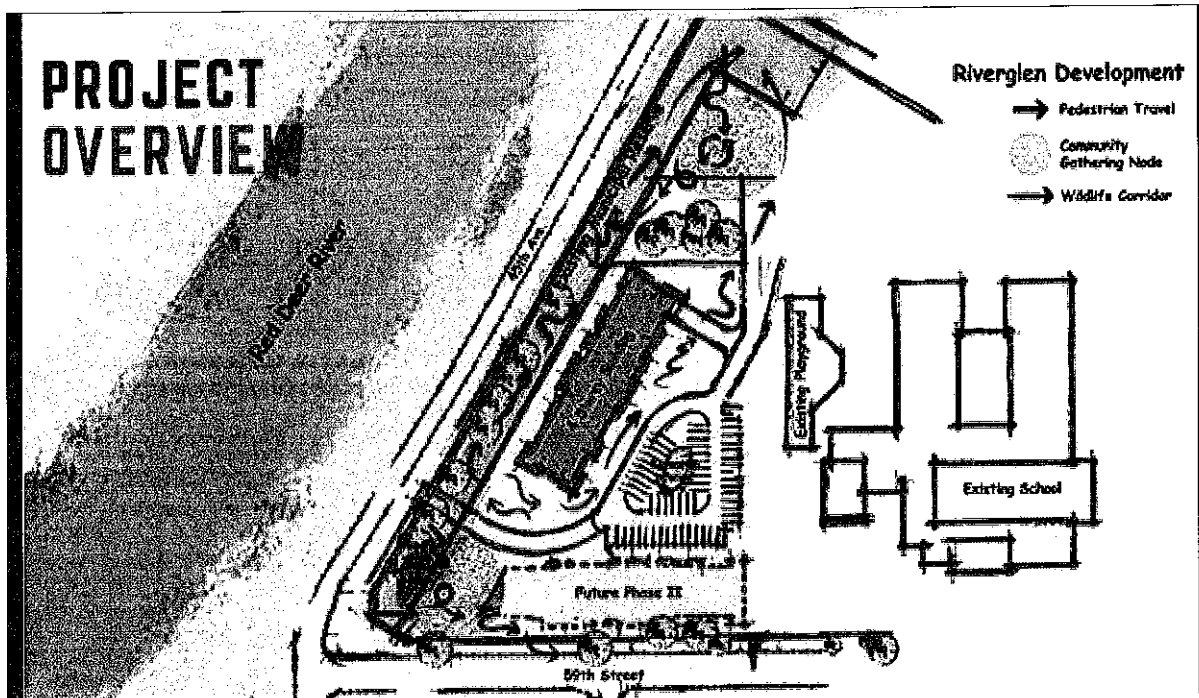
We were pleased to participate in the ARP planning process (2013-16). Over the intervening 6 years, the ARP has served the Waskasoo Community and Developers well. Infill development and appropriate densification occurs (e.g. secondary suites and carriage houses), and through an excellent consultative process, design and development have complemented, not contradicted, our most important planning document. It is unacceptable to have this proponent, or any developer proposing to override this document, and thereby altering the character of the community for their profit.

7. Traffic:

As residents on 45th avenue, very near the north of the community, we are acutely aware that this single narrow access is over capacity. Heavy city vehicles and equipment access the work compounds in McKenzie. Staff and support workers for Gateway School and Parkland Community Living use 45th avenue, and of course all vehicle access to the Kerry Wood, Gaetz Lakes, McKenzie Trails and the boat launch is via this roadway. Since Gateway became a ‘destination’ school, we also experience a twice-daily rush of parents jockeying for position to drop off/pick up their children. Parking and congestion near intersections blocks sightlines and endangers pedestrians. The road bend at the park trail crossing attracts pick-ups and this is particularly dangerous. Students and other drivers from the nearby High School compound these problems by short-cutting through laneways and area streets. Gateway School is currently adding portable classrooms, and this growth will exacerbate the 45th avenue congestion. We live with this reality daily and do not wish to contemplate additional pollution, noise, over-flow parking and traffic congestion from 50-150* or more apartment dwellers.

* in fact if R-3 zoning is approved there is no assurance the developer will limit the size or number of units to that number. Their original proposal included a 3-storey building on 59 Street and a 4-storey building on 45 Avenue, each with 50-60 units (see the clip

from their presentation below). R-3 developers often seek and are granted discretionary approval to expand permitted use well beyond 35 dwelling units per hectare.



8. The Buzzwords:

In a time where urban sprawl, housing costs and climate change are key foci for urban planning, Waskasoo is being unfairly asked to support additional '**densification**'. Waskasoo supports 64% multi-family housing, triple the city-wide average of 21%. We already provide a range of low-cost and alternative housing options, and as noted are saturated with multi-family accommodation. The developer is also fond of terms like '**aging in place**' and '**supportive living**', knowing full well R-3 zoning is no guarantee of the age of renters or purchasers. Similarly, they have no intention of providing anything but third party, fee-for-service options to supportive living. As many in the community have noted, '**community gathering nodes**' arbitrarily dropped in residual triangles of the formerly expansive greenspace are meaningless. Why would anyone contemplate 'gathering' the shadows of 3 or 4-storey apartment complexes?

At every turn, this proposed rezoning and amending of the ARP make no sense to Waskasoo residents, and only insults our determination to build a better community that respects the best values of the built and natural environment. It is my sincere hope that Council is persuaded by these arguments and the collective community response. Show us that community counts and reject this proposal at first reading.

Regards,

Chris Olsen, P. Biol



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

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Name: MIINA PIIR

Mailing Address: 24 HEDGECROFT CRES, WINNIPEG MB Postal Code: R2N 3X1

Phone #: 204-253-6980 E-mail Address: empire@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

I purchased and lived in the home I own in Waskasoo.
My concern is the loss of green space around the river valley. My comments are as follows:

1. Does the city have a long-term plan for protecting the river valley and protecting the area as green space for future generations

2. Has the city considered river flooding and the impact of higher density development being permitted close to the river?

3. With climate change and development impacting the environment would it not be more prudent to preserve more green space around the river valley?

4. Has the city considered how preserving green space along the river can act as a flood mitigation measure?

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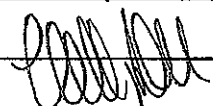
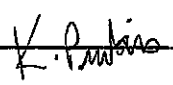
Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: CLARK PINKUS / KATHERINE PINKUS
 Mailing Address: 4301 58TH STREET Postal Code: T4N 2L7
 Phone #: 403 820-5551 E-mail Address: suknip68@hotmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

WE EACH ARE AGAINST THE PROPOSED LAND USE BYLAW AMMENDMENT
AND AGAINST THE WASKASOO ARP AMENDMENT FOR THE
HIGH DENSITY RESIDENTIAL USE AT 4240 - 59 STREET.

THERE IS A MYRIAD OF REASONS WHY, FOREMOST THE
OBVIOUS DISREGARD FOR THE WASKASOO ARP, CLEARLY
ATTEMPTING TO HAVE NO REGARD FOR ITS PURPOSE AND VOICE IT HAS
FOR THIS (OUR) COMMUNITY. THIS IS OUR OPINION FOR US INDIVIDUALLY.

CLARK PINKUS KATHERINE PINKUS
 



Comment Sheet

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Garry Poffenroth.

Mailing Address: 5813-44 AVE Postal Code: T4N-3J4

Phone #: _____ E-mail Address: gapof1956@hotmail.com.

Do you have comments on the proposed amendments that you would like Council to consider?

This green space is used by kids, wildlife
and to take this away is unacceptable.
It would add pressure to this neighbourhood
and change this area forever. b

Subject: FW: [External] Comments - Proposed Amendments for 4240 59 St

From: Brock and Tiffany Priebe <brockandtiffany@gmail.com>
Sent: November 04, 2022 3:07 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Comments - Proposed Amendments for 4240 59 St

Please accept this email as our comments relating to the Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240-59 Street.

We oppose the application to the aforementioned changes to the bylaw. The requested changes are a major and irreversible shift that is not consistent with the established area redevelopment plan. We support the numerous concerns raised by our neighbours and the Waskasoo Community Association (based on many previous consultations and studies) for this rezoning application and subsequent future development, including:

- Traffic Impact and Fire & Safety Services Access
- Environmental and Geological Impact
- Non-compliance with Land Use Bylaw, ARP, and historical development reviews
- Loss of Neighbourhood Flex Green Space and Potential Future PS permitted development

The request to exempt this lot from the Waskasoo Area Redevelopment Plan's Environmental Character Area should not be approved. The request tries to imply that because the Gateway Christian School, Lindsay Thurber School, and Parkland Class building are exempt, this lot due to its proximity should be exempt as well. Of course, existing schools and social services being grandfathered into the ARP (which is fine) is much different than a prospective private apartment development.

The developer should be encouraged to explore opportunities for residential development in locations which they are intended, including the highly anticipated Capstone area. This is entirely reasonable. Furthermore, the idea of improving the Waskasoo community with a new apartment building (that may provide seniors a place to downsize and stay within their community later in life) should not be a justification for rezoning a public service district. While the option to "age within the community" is a concept that most "Red-Deerians" would agree with, there are better ways to provide this development both within Waskasoo and throughout Red Deer.

We look forward to Red Deer promoting the development of walkable communities and mixed uses and densities, which may require some creativity at times. We noted that East Lincoln Properties would explore these aspects in their development as we did participate in initial community consultation with them. Our discussions included what community-friendly development would look like. However, we believe there are plenty of other opportunities for this that do not require the rezoning of this irreplaceable PS lot, and moreover do not support their subsequent development concept.

The current PS zoning for 4240 59 Street, established and upheld through many extensive, rigorous, and comprehensive reviews (including the Waskasoo ARP) should be retained unequivocally, otherwise to be lost forever.

Sincerely,

Brock Priebe

5818 43 Ave
Red Deer AB

Subject: FW: [External]

From: Irv Sandulak <isand2@telus.net>
Sent: October 30, 2022 1:14 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External]

Orlando Toews October 30, 2022
Senior Planner
City of Red Deer

Irv and Kathy Sandulak
5822 - 43 Ave.
Red Deer, AB.
T4N 3E6

Dear Mr. Toews

I am writing to express that I am totally **against the proposal for any zoning change or planned use at 4240 - 59 Street**. This is the triangular piece of property located directly west of Gateway Christian School.

I have several concerns in regard to this proposal:

- increased traffic
- ecological and environmental impact
- geological impact
- emergency service response times
- compatibility with the neighborhood
- setting precedent for development in other city neighborhoods

Increased Traffic

The Waskasoo neighborhood has had a traffic study done by the City of Red Deer. This study found that our streets are at 300% over capacity during the beginning and end of day from school traffic. Adding a potential development that would bring in excess of 100 cars to our neighborhood is not warranted nor justified. Increased traffic results in increased air and noise pollution. The main road that would service this apartment complex has been determined to be a collector road, even though it is one meter too narrow to meet the City of Red Deer requirements. Improvements to infrastructure of this road would cost the City of Red Deer a great deal of money, not to mention removing every tree of this tree lined street.

Ecological and Environmental Impact

The environmental character area buffers and protects the area waterways, river and the trail system. Major construction would detrimentally affect the sensitive natural area along the river. This type of construction would affect migratory routes for various waterfowl (Canada geese, snow geese, ducks, swans, pelicans, etc) and animals (deer, moose, cougars, bobcats, fox, coyotes, porcupines, etc) that use this corridor to travel the river valley. Natural vegetation and trees would also be threatened by such a development.

Geological Impact

The developer must be responsible for a geological impact study. Our neighborhood has no idea as to how this development will affect the water table or underground water movement. There is also the possibility of finding underground toxic waste as a result of this area once being a dumping ground. There is a distinct possibility of river bank erosion with change of water routes and massive excavation into the depths of this sensitive landscape. How will this be addressed by provincial environmental policy?

Emergency Services and Response

The City of Red Deer has never addressed our neighborhood's concern in regard to Emergency Services. During the peak hours of traffic (before and after school) it can take 15 minutes to travel 2 blocks in Waskasoo. The City Emergency Response team needs to explore this situation and how to alleviate this problem. There is no possibility of an emergency vehicle reaching a home in Waskasoo, in a timely manner, during peak traffic times. The City of Red Deer is acting in a legally negligent manner by not providing adequate access to emergency services. The addition of a major development to our neighborhood will only exacerbate the problem.

Compatibility with Waskasoo Neighborhood

Currently 64% of dwellings in Waskasoo are multifamily, whereas the city average is 21% and in the southeast quadrant of the city that number changes to 10%. There is no need for a further increase in population density in our neighbourhood. A development of this scale will impinge on the privacy and aesthetics of our community. This development does not lend itself to building a healthy community. We are a family oriented neighborhood; an apartment complex will bring in a demographic that is disconnected and transient. This complex will also take away a large open space in the midst of our community. These types of spaces need to be conserved and protected, not developed.

Setting precedent for other city neighborhoods

If this type of action is allowed to proceed, it will set a precedent for other developers to avoid or dismiss any need for impact studies regarding traffic, environmental, geology, neighborhood demographics, or city transportation. In 2012 The City refused an application to build single family housing in this area when there was no ARP. How can The City ignore our community ARP and try to appease this developer?

S. Irvin Sandulak

Resident of Waskasoo

Subject: FW: [External] Waskasoo Re Zoning

From: Irv Sandulak <isand2@telus.net>
Sent: October 30, 2022 1:17 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Re Zoning

Orlando Toews October 30, 2022
 Senior Planner
 City of Red Deer

Kathy Sandulak
 5822 - 43 Ave.
 Red Deer, AB.
 T4N 3E6

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Kathy D. Sandulak

Resident of Waskasoo

Subject: FW: [External] Re: Proposed rezoning to R3 in Waskasoo 4240 59 St

From: Jackie Scott <jackie111055@gmail.com>
Sent: October 27, 2022 9:29 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Re: Proposed rezoning to R3 in Waskasoo 4240 59 St

On Thu, Oct 27, 2022 at 5:23 PM Jackie Scott <jackie111055@gmail.com> wrote:

We completely oppose the rezoning of this land to R3. As taxpayers we expect our opinion to be given consideration. Excess traffic, noise, garbage not to mention interference to our amazing wild life all make it detrimental to our beautiful area.

Sincerely

Jackie and Chris Scott
5825 43 Ave.
Red Deer

--
Jackie S.

Name: Glynis Seifried
 Mailing Address: 5836 45 Ave, Red Deer Postal Code: T4N 3M3
 Phone #: 403-555-4011 E-mail Address: gseifried@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

I do NOT support this proposal
 The traffic down here from 8-9 a.m. & 3-4 p.m. is
 already horrendous. The school has single car transport
 for kids, Traffic for a Destination school is dangerous.
 We will lose our green space that Red Deer is
 known for. The wildlife corridor is beautiful walking
 paths.
 The quiet neighborhood will be gone. It is impossible
 to cross 45 Ave in peak times now get alone on a week!
 We also need a crossing light on the north end.

To change the zoning will be bad as the
 houses that don't have a back alley to put out
 garbage, blue boxes & green boxes must put
 them on the road every Wednesday. The
 City trucks have a hard enough time down
 here due to school traffic.

The road on west side of the area is not able
 to support any more traffic. The main waterline going
 north to Blackfoot to Wetaskwin is located next
 to this road as well as a walking trail.

DO NOT SUPPORT ANY CHANGES
 Glynis Seifried

Please Note:

Subject: FW: [External] Waskasoo Area Redevelopment Plan

From: T S <tpshaw@gmail.com>
Sent: November 07, 2022 6:22 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Area Redevelopment Plan

Attn: Orlando Toews

Dear Sir,

We are writing to express our opposition and concerns to the proposed changes to the Waskasoo Area Redevelopment Plan. The plan states: *"The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary and an undeveloped lot located at 4240 - 59th Street"*. The proposed changes to this text opens the possibility of future development at 4240 - 59th Street. We feel that any development in this green space will have a detrimental effect on the natural habitat and the community as a whole.

This section of land is an important wildlife corridor. On many occasions we have observed moose and deer using this section of land to travel along the Red Deer river towards the Gaetz Lakes Sanctuary and McKenzie Trails. The trees that would need to be removed are home to many species of birds, including Pileated Woodpeckers, Flickers, Bald Eagles and flocks of Cedar Waxwings numbering in the thousands. At the very least a thorough environmental impact assessment will need to be completed before any development goes ahead.

Development here would greatly increase traffic in the neighbourhood. As it stands, all roads into this area are narrow and are speed restricted to 30 km/h. With both Lindsay Thurber High School and Gateway Christian school being located in this neighbourhood, the amount of traffic during the school year increases dramatically with school buses and parents dropping off and picking up kids. A large development in this area would only compound the traffic issues.

The Waskasoo Community takes great pride in the natural beauty of the neighbourhood. We ask that the City Council reject these proposed changes to ensure the community maintains this natural beauty.

Thank you for taking our concerns into consideration.

Trevor and Catherine Shaw

5824 43 Ave

Red Deer, AB T4N 3E6

403 596 6646



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: RONALD & SHELLEY SMITH

Mailing Address: 5801-43 ave. Postal Code: T4N-3E5

Phone #: 403 318 1049 E-mail Address: yellowbluevase55@hotmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

We oppose any proposal to change/amend the current P.S. designation of 4240-59st. for the following reasons:

- East Waskasoo residents already must endure the twice-daily school traffic glut which turns our residential streets into parking/dropoff/pickup areas and our alleys into streets. It would be IRRESPONSIBLE to support ANY further traffic-adding developments to the current scenario.

- changes made to facilitate re-zoning; precedents set for possible future re-zoning proposals in residential Waskasoo

OVER ↗

ignores and insults the current ARP agreement.
the current 45th riverside corridor is the only access to
and connected within the existing Environmental Character
Area, much loved and used by many citizens.

Also, the current owners of 4240 - 59th were certainly
aware of the existing zoning and ARP agreement at time
of purchase.

Ron Smith
A. Smith

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

From: shelby smith <shelbysmith22@hotmail.com>

Sent: November 02, 2022 9:48 PM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>; secretary@waskasoo.info

Subject: [External] Re: Waskasoo

Waskasoo 4240-59 Street Proposed Amendments to the land use bylaw (bylaw 3357/A-2023) and the waskasoo area redevelopment plan.

I am a homeowner at 5825 44th ave for the past 15 years, and I could not be more against a project! Our neighborhood is renowned for our developed trees, wildlife and open green spaces.

The proposed 4 story monstrosity would go against everything our community stands for!

The enviromental impact will affect our river system for generations to come, adding over a 160 units with the potential of having 2-4 people per unit potential adding 300 vehicles to our neighborhood with zero amendaties within walking distance, almost doubling traffic in our neighborhood just after Gateway united add modular units increasing its school size putting enough strain on community. During the East Lincoln presentation they mention the city engineer's stated our increased traffic wouldn't be a problem but let's remember when the city engineers said the something about creating bike lanes on 55th leading to children being over 1-1/2 hrs late to school during peak hours. Do not underestimate peak hour traffic again!!! Also we have to consider 45ths ave proximity to the river and the damage it will cause to our river system by modifying it to accommodate the added traffic not just now but over the next 25 years. Not to mention the added noise pollution from the commercial furnaces and air condition units. As well as the light pollution that would shine directly into my home but could also have devastating impacts on the migration of endanger species of birds living at Kerry wood nature centre.

It's will also put my kids lives at risk with the increase of traffic.

I would also like to know if the city is willing to reimburse me and my family if rezoning is allowed as this will easily decrease the value of my property by 20-30 % if not more.

Also I would like to mention the city has invested very little into our neighborhood since living here. And destroying the essence of our community with a poor quality high residential tower would be a slap in the face to every tax payer in our community. Now adding a project that adds to the path system or natural areas of Kerrywood would be a great idea.

Also I would like to note how biased and untrustworthy the East Lincoln proposal was, taking advantage of covid and not having a public forum only to have the appearance that they tried to have a discussion with our community in appearance only. They also made it a difficult online presentation taking advantage of our older community with questions where you could only give awnsers that they preselected not allowing any real opinions. Also they showed pictures of there giant buiding and showed angles beside trees and from 2" off the ground behind some grass to try to hind how big of an eye sore this is going to be. And at the very beginning they had a slide honouring the Métis, Cree, Blackfoot, Tsuu T'ina and Saulteaux people who called this place at a home, which as a Métis person there plan will destroy the environment, decimate the value of my home and decrease the value of my life and my family is a slap to the face and boarder line racist.

Regards,
Shelby

Subject: FW: [External] 4240-59 St Waskasoo Development

From: Marilyn Smith <mari96@shaw.ca>

Sent: November 07, 2022 11:08 AM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>; secretary@waskasoo.info; shelby smith <shelbysmith22@hotmail.com>

Subject: [External] 4240-59 St Waskasoo Development

Attention Orlando Toews, City Planning

This is in regards to the Project proposed change of zoning at 4240-59 St Red Deer.

I am a resident of Waskasoo, and have owned our own home 5825 44 ave since 2004 which is right across from this proposed building/Zoning change. Like majority of residents in our neighbourhood I am 100 percent against this change for many reasons. Of course we love the green space, our family uses the space often, the small dirt hill has been staple of sledding with small children, walking through the grass and star gazing at night. The view of the northern lights from our front porch over the green space is second to none within our city.

Here is my list of other concerns with this proposal.

1. Safety of the school kids. There is a huge amount of traffic and congestion within our community during school hours, and school activities. We have 3 big schools within a couple blocks, making it struggle to drive through, and walk kids to and from school with keeping a very close eye on the traffic. Adding a huge apartment building and a parking lot right in the mix of where families park and walk their children adds a huge layer of safety concern.
2. Taking away another space for kids to play and exercise. With the last couple years of covid, the school has optimized the use of this green space, often having classes outdoors, weather permitting, we see them out reading to their kids, scavenger hunts, gym classes etc. The city needs to take over this space as there is already a soccer goal posts that are never used outside the school hours, and also a dug out for kick ball or baseball that could be more utilized. The small dirt hill is used all year by the school and community kids, especially in the winter, as the kids use it to sled, would be a huge loss to this community as well as the school children.
3. Interruption to the trail system that runs right beside the proposed building. The city has built this beautiful trail system that runs by the river and into Kerry wood. Right in the middle will be a huge building blocking the beautiful view.
4. There is little to no amenities in this area of town. We have the small corner store, otherwise there is nothing within walking distance of the building. Either the bussing system will then also have to add to the struggle of traffic here, or all the people that live in this building will need to be able to drive, which doesn't fit the description of "rehab" they are looking for. Thus also adding to the traffic congestion and safety concerns.
5. Environmental impacts. The amount of construction, people, and extra cars/trucks will have a profound impact on the environmental community here. We have a huge amount of wildlife that wander this area, deer, fox, hares, snakes, coyotes, and the close proximity to the Bird Sanctuary all need to be considered. The noise, and light pollution alone will be detrimental. The removal of the trees for the project can disturb the river front that has already been eroding towards the road. At the beginning of the "East Lincoln Proposal" online presentation they had a slide to honour the Indigenous/Metis people of the area, and we know that leaving the space as is would honour them.
6. We redeveloped our home in 2010, and all these things had to be considered in our application to the city. We had to go back and add "peaks" to our existing roof line in order to fit with the rest of the community. So to approve this building, which the whole premise does not fit would absolutely go against the cities own rules.

In conclusion, leave this zoning as Public service! This space is enjoyed by all who come here. Let's utilize the green spaces we have! Let the wildlife roam! Let's keep our kids as safe as possible! The city needs to annex this space and use it to its green potential.

Thank you for listening

Regards

Marilyn Smith

Mari96@shaw.ca

Sent from [Mail](#) for Windows



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Name: Kevin Sproule
 Mailing Address: 4532 Waskasoo Crescent Postal Code: T4N 2M2
 Phone #: 403-391-2457 E-mail Address: kevin@smccrimlaw.ca

Do you have comments on the proposed amendments that you would like Council to consider?

I oppose the application to
amend the ARP. The proposed
amendment would permit the
development of a project which
would not blend with the
neighborhood ambience, is too
close to the river, and which
would negatively impact wildlife

traffic in the area. A lot of effort and input went into the ARP, and as such it ought not to be amended if the result will be a development which was not contemplated by the ARP

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Subject: FW: [External] 4240-59street Waskasoo
Attachments: DOC110722.pdf

From: Heather Steele <heather.steele@rdpsd.ab.ca>
Sent: November 07, 2022 3:37 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240-59street Waskasoo

Why are we being asked to change a rule without knowing why the rule is being broken? I understand what R3 development is, please explain why it is being built at that location. How is increasing the density of the neighborhood going to positively impact the community and wild life that live in the area?

what protections are going to be put in place for migration birds and domestic animals that have a sanctuary here?


We support this motion with controls put in place moving forward to preserve the neighborhood.

Heather Steele

5540 45th ave-home owner.

Proposed Text Changes in the Waskasoo Area Redevelopment Plan

Proposed deleted text shown in ~~strikeout~~ and proposed added text shown in **bold**

<p>Plan Recommendations (page 8)</p> <p>CURRENT</p>  LAND USE <hr/> <p>4240 - 59 Street</p> <p>4240 - 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p>PROPOSED</p> <p>4240 - 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall also be required to support an application for development or redevelopment.</p>
<p>In Section 5.2 Context and History</p> <p>CURRENT</p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 - 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED</p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, and Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 - 59th Street directly east of the Gateway Christian School.</p>

NO WAY - word shall stays

Note: the Waskasoo ARP maps in Plan Recommendations (page 8), section 1.1 Intent of Character Statements (page 11), and section 5.1 Character Statement Area (page 26) will also be amended to reflect the above text.

The Waskasoo ARP can be viewed online at:

<https://www.reddeer.ca/business/planning/area-redevelopment-plans/waskasoo-neighbourhood-plan/>

or

go to reddeer.ca and search "Waskasoo ARP"



Comment Sheet

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Heather Steele
 Mailing Address: 5540 45th ave Postal Code: T4N 3L8
 Phone #: 403-506-6134 E-mail Address: heather.steele@RDPSD.AB.CA

Do you have comments on the proposed amendments that you would like Council to consider?

Why are we being asked to change
a rule without knowing why the
rule is being broken? I understand
what RB development is, but please
explain why it is being built there?

How is increasing the density of the
neighbourhood going to positively
impact the community and wild
life??

Subject: FW: [External] Attn: Orlando Toews, 4240 59 St Rezoning

From: Dan Steenbergen <dansteenbergen@gmail.com>
Sent: November 02, 2022 12:44 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Attn: Orlando Toews, 4240 59 St Rezoning

Attn: Orlando Toews,
Senior Planner,
City of Red Deer

I would like to register my opposition to the proposed change in Zoning from Public Service to R3 at the 4240 59 St property. The developer knowingly bought this property designated with PS zoning before applying for this change in zoning and I believe the request to change how this property will be developed will negatively affect the Waskasoo neighborhood in numerous ways.

The 45 Ave and 59th St that this property faces is already above its designed limits for traffic, especially with the congestion of school drop off and pick up times for Gateway school and other established community events such as the Woody's Triathlon utilizing this corridor. Adding additional intersections or more than a dozen individual house driveways to this already congested roadway will cause unsafe conditions, especially for Gateway's 700 plus school children navigating the sidewalks.

The recently implemented Waskasoo Area Redevelopment Plan (ARP) that was created with consultation with the stakeholders in the neighborhood (including my personal answer to the city of Red Deer survey at this time) lays out a clear and agreed upon future vision for this Waskasoo area. I am wondering why this extensively studied, and presumably expensive to develop, document is being cast aside for the amendments this rezoning change would make. The precedence laid out in this current ARP and in previous ARPs have been consistent on what the acceptable purpose for development specifically for this property is allowed. Turning this property into a high density residential development is not and consistently has not been one of the allowable options. I can understand the strategy for a developer to purchase this low valued parcel zoned as PS, and with the proposed change to R3, immediately recoup all costs (plus ~10x initial valuation cost) into this hedged bet with the significantly higher valued R3 zoned land. This is not what is in the best interest for the neighbors actually living within Waskasoo neighborhood. The City has been heavily focusing their marketing dollars on the downtown Capstone development. This location, already zoned and promoted for this higher density purpose, would be a much better suited land parcel to develop!

As my kids attend Gateway school, this parcel of land is currently utilized daily for children's play at each recess and before and after school. The very popular hill featured within this 4240 property boundary (as the lack of grass on the exposed dirt peak demonstrates!) is one of the favorites for my kids to play on for all four seasons of the year. Fencing off this large parcel will remove the only soccer goal posts on this school property for a school of 700+ kids. Imagine a school of any size that does not actually have a functioning soccer field! Losing any more use of this already limited "school use property" would be a disservice to the kids attending this school and their physical wellbeing. At this point, one cannot change the original decision by the Chinook's Edge School Division to subdivide the school property in the sale to RDPSD but the City of Red Deer/RDPSD can ensure the equity of all school properties is reasonably maintained by keeping this parcel zoned as a PS.

The property is part of the natural corridor for wildlife to transverse the river valley. I can personally attest from my observations that additional development (even going above and beyond current R3 bylaw area use restrictions) will negatively affect wildlife movement. I have lived in the neighborhood for 10 years and witnessed the significant reduction of wildlife when the school property installed extensive exterior lighting 8 years ago for security purposes. Navigating my way through a handful of deer each evening on the way back from late hockey games around midnight on 59th St bordering the school grounds has now been reduced to the occasional sighting of a deer on the school property over the duration of the entire winter season. I can only imagine how much more this high density development with significantly more lighting, activity, noise, and fencing will negatively affect the wildlife. The heavily used biking path that was recently redeveloped along the 45 Ave river front would also be negatively affected as it would have to be reworked for the R3 development street frontage.

Discussing this rezoning proposal with my neighbors, there are many more reasons not listed here for why this 4240 59St property should remain zoned as a PS. I write to ask that the voices of the Waskasoo neighborhood, who would be directly affected by this change in direction, be heard and listened to. Canvassing the length of my street (43 Ave), I did not hear from a single person in favor of this proposed development but did hear from over a dozen residents expressing significant concerns on the negative impact this would have on the Waskasoo neighborhood.

With Regards,
Dan Steenbergen

To City of Red Deer,

Attn: Orlando Toews

I could not be more opposed to East Lincoln's proposed amendments to the Land Use Bylaw, and the Waskasoo Area Redevelopment Plan (ARP).

The applicant purchased a small parcel of PS land for a fraction of what it would be worth, had it been zoned R3, and stands to make a large profit. This would come at a great cost to the quality of life and desires of the neighbourhood. The applicant knew what they were purchasing at the time. If they do not intend to develop the land in a manner that is consistent with the PS zoning restrictions, they should sell the property and continue to develop other areas of the city. This property is heavily used and enjoyed – even outside of school hours. It provides my family (and our neighbourhood) a place to recreate, gather, and enjoy the outdoors – all suitable activities under the PS land use.

The environment surrounding where I work, play and live is very important to me. The ARP was designed to protect our neighbourhood and the surrounding natural spaces to maintain consistency of the neighbourhood. The open spaces, older character homes, and mature trees is why I decided to purchase a home here. Any proposal that would request a change in the ARP is completely disrespecting the time, energy, resources, and collaboration that went into developing these plans. The ARP is important to our neighbourhood because it represents our voice as a neighbourhood and what Waskasoo wants to see in any future developments. I believe that the ARP protects the features of Waskasoo that are most important to me.

The traffic issue in and of itself should make this zoning change application a non-starter. If any reviewers of this application would like to get an idea of what traffic is like, you need only to experience it – you are invited to please come and visit the site at school drop-off and pick-up times. There are 3 schools (which are continuously growing in size) within Waskasoo. When Gateway Christian School (GCS) took over the space initially inhabited by Chinooks Edge, there was an incredible increase to the traffic in the area. GCS does not have the same bussing capacity/system as Chinook's Edge and the primary means of transportation for the vast majority of students is by car. This situation is not the same as many other schools within Red Deer that experience increases in traffic for short periods of the day. To say our neighbourhood is at capacity is a gross understatement. Friends of mine that are fellow Gateway parents have told me about experiences of consistently being stuck in lineups backing up Michener Hill in the morning or having to negotiate an alternate start time with employers because the traffic has made it difficult for them to get to work on time. My kids walk to school and, despite their capability to cross a road, I encourage them only to cross the street when the crossing guard is on duty because of the intense amounts of congestion. The traffic here is a serious accident waiting to happen and this is very concerning to me.

Furthermore, according to the notice I received as a landowner in Waskasoo, "*A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site.*" However, the applicant's intentions have been made clear with their blatant marketing and "virtual open house", and since it is not secret what their building intentions are, I believe it is fair to comment on this as well.

I attended the East Lincoln online presentation and was shocked at how tone-deaf the plans, presentation, and now egregious rezoning application is for this land. If the virtual event was East Lincoln's attempt to engage the community, it was an artful deception at best. The webinar did not allow for dialogue or conversation, it was a one-way conversation that kept the attendants on mute. East Lincoln did, however, allow questions only at the end, but these were addressed afterward in a follow-up document, disallowing any follow-up questions or direct engagement. I would encourage the reviewers of this application to request the Q&A document from the virtual open house sessions so you can see first-hand how the comments and questions that were shared to attendants appeared to be incredibly opposed to the development.

The fact that it is being sold as "Seniors Living" is simply a marketing ploy – since it will not be an assisted living facility or retirement home, there is no way to maintain that seniors reside in the apartments. Regardless, who lives in the apartments is irrelevant because the traffic will still be an issue, the added infrastructure inhibiting the wildlife corridor, and the complete disregard of the applicant as to the neighbourhood's feelings are reason enough to reject this proposal.

In short, If the applicant wanted to have R3-zoned land to build apartments, they shouldn't have bought PS land. They purchased this land at a fraction of what it would have been worth if it was R3 in an attempt to make an immense profit selling riverfront apartments. What the applicant is proposing is an inappropriate infill that does not in any way fit with what the PS zoning dictates, or with what the neighbourhood, nor I, wants.

In your decision, please consider additional voices of the neighbourhood that is being represented by our community association's letter, and above all, the collective neighbourhood voice explicitly described in the ARP.

Sincerely,



Kristen Steenbergen



Comment Sheet

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to allow higher density residential uses at 4240 – 59 Street**

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Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Sandra Surbey & Douglas Urness
 Mailing Address: 6765-40 Ave Postal Code: T4N 3M4
 Phone #: 403-352-9898 E-mail Address: sisurbey@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

We, owners for over 20 years are writing to voice
opposition to the proposed Land Use Bylaw and
Waskasoo ARP amendment.

Thoughtful planning led to the existing Bylaws and
Waskasoo ARP.

Respect for the existing neighborhood character,
traffic capacity limitations, and especially environmental
sensitivity were foundational to previous planning.
All of these considerations are greatly if not completely

diminished by the proposed amendments.

Our very active and progressive community is alarmed by the proposed amendments. The 4 nearby schools and the associated traffic will likely be further congested to an unacceptable degree.

The river valley and associated ~~and associated~~ lands are already under environmental threat and impact and stand to further deteriorate with the proposed changes.

Please do not approve the proposed amendments.

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

October 31, 2022

To: Orlando Toews Senior Planner
City of Red Deer

RE: Proposed Land Use Bylaw Amendment (Bylaw 3357/A - 2023) and
Waskasoo Area Redevelopment Plan (Bylaw 3567/A - 2023)

The Waskasoo neighborhood is a jewel in the heart of Red Deer. I have thoroughly enjoyed being a resident and homeowner in Waskasoo for 38 years. In this time, I have witnessed the neighborhood slowly revitalize while continuing to maintain its integrity. This is so very, very important as we are a very unique community within Red Deer.

Upon receiving the correspondence from The City Of Red Deer regarding the proposed amendments to the Land Use Bylaw (Bylaw 3357/A - 2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A - 2023), I can honestly say I felt nauseous. I **strongly oppose** the changes to the zoning and the Area Redevelopment Plan.

The Waskasoo Area Redevelopment (ARP) was developed to determine a vision for our neighborhood and ensure that development and redevelopment of properties falls within the set parameters. Like many other residents, I was an integral part of the Waskasoo ARP. Truly, there was a great deal of thought, time, consideration, consultation, compassion and money that went into developing the Waskasoo ARP. This piece of land in question was overwhelmingly designated to remain as PS. It is very disheartening to hear that the very experienced developer purchased the land fully aware of the present zoning and restrictions. To hear that the developer is also looking to remove this piece of land from its character area and to reduce or remove requirements for additional pre-development studies is truly unsettling. This is a blatant disregard for our community and tells me that his intention is not to enhance our neighborhood but to gain financially instead!

Traffic safety and congestion continues to be a major concern within the Waskasoo neighborhood. With three large schools (and at least one is

continuing to increase in population), Parkland Class, Kerry Wood Nature Centre, McKenzie Park and The City of Red Deer Parks and Recreation (numerous trucks and tractors daily to and from the storage area at McKenzie Ponds) all using 45th Avenue, it is very evident that 45th Avenue is **way over capacity and potentially dangerous**. R3 zoning of this land will further exacerbate this problem. Waskasoo does not need any more multifamily dwellings – 64% of dwellings in Waskasoo are already multifamily compared to a City average of 21%.

It seems ludicrous to rezone this land when there is ample land already zoned R3 in the new Capstone area. The City of Red Deer is hungry for development at Capstone. Ironically, this same developer was recently granted a “site exception” to build a strip mall at Capstone that did not fulfill the City’s high-density vision. This developer should be building there as what he is proposing is already zoned for such development. Or, why doesn’t The City of Red Deer swap the land (leave it as it is or a soccer pitch?) with this developer? Otherwise, this development will be in direct competition with future Capstone developments and in direct conflict with the Waskasoo vision.

Finally, a key component of the ARP is the Environmental Character Area. The land in question is vital as it is located along the Waskasoo Park’s trail system and the Red Deer River. It is one of the few natural/undeveloped areas left within the city river valley to be enjoyed by all of the citizens of Red Deer. Once it is gone, it’s gone forever!

Once again, I strongly oppose the proposed changes to the zoning and the Waskasoo ARP. It is very evident that this proposal definitely does not fit with our Waskasoo ARP.

Sincerely,

Susan Swainson



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: CATHERINE & ERIC TOUCHE

Mailing Address: 5817- 43 AVENUE Postal Code: T4N-3E5

Phone #: _____ E-mail Address: tanka.2@shaw.ca

Do you have comments on the proposed amendments that you would like Council to consider?

1) BOTH CATHERINE AND ERIC TOUCHE SAY NO!!!
TO THE PROPOSED BYLAW AMENDMENT (3357/A-2023)
AND BYLAW (3567/A-2023).

2) WE WOULD SUPPORT THE DEVELOPMENT OF A
SOCCER FIELD, TO BE SHARED BY THE LOCAL
SCHOOLS OR NEIGHBORHOOD RESIDENTS.

Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and

Waskasoo ARP amendment (Bylaw 3567/A-2023)

To allow higher density residential uses at 4240 – 59 Street

In regards to the proposed amendments, I am opposed. I would like to state that I support higher density housing and infilling. However, I have concerns about any zoning amendments that encourage high density or other new developments within a riparian zone.

It is clear from maps that the proposed rezoning and likely development is slated for an area that has almost no shoreline between the road and river. Development is already impacting this riparian zone and travel corridor. To support protection of our waterways and enhance the narrowed travel corridor, I would expect this area be put back to a more natural state rather than proposed higher density development. I have personal experience of the impacts on wildlife as I am a very early morning dog walker. Just the other week during the first snowfalls of 2022, I startled three deer. One ran off slipping on the road; the other two ran off in a different direction. I heard the rattling of a chain link fence and turned to see one deer lying by the fence, unmoving. I let it be and on my return walk the deer was gone; stunned but presumably not injured. Relaying this story is to underscore that we cannot underestimate the impact of even one person on our urban wildlife and the importance of maintaining relatively safe travel corridors through large cities such as Red Deer. High density housing in this area will exacerbate that impact.

I understand that part of the application includes removal of the requirement for pre-development studies. It is common knowledge that vegetated riparian zones are vital to the health of aquatic environments. I am further opposed to the proposal that no pre-development studies would be required.

The City of Red Deer has clearly done an excellent job of maintaining trails and natural spaces, and I hope to see this continue. It creates a desirable place to live in general, but more importantly, it draws people out of their houses and into the neighbourhood. The value of this is immeasurable.

Thank you for your consideration.

Lisa Verbisky

4537 Moore Crescent

Subject: FW: [External] Application to re-zone 4240 59 St and amend the Waskasoo ARP

From: William Weiswasser <mediate1@telus.net>
Sent: November 10, 2022 5:44 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Application to re-zone 4240 59 St and amend the Waskasoo ARP

Attention: Orlando Toews

I write as a concerned longtime resident homeowner in Red Deer's Waskasoo neighborhood to strongly oppose the above referenced application.

Waskasoo is not merely unique in Red Deer. Given its location and the surrounding area it is tantamount to a cul-de-sac in neighborhood size with extremely limited ingress and egress, virtually all of which travels on and congests 45 Avenue.

From my conversations with neighbors, I am unaware of even one person who supports the application. You will, of course, have received multiple communications expressing multiple reasons to reject the application, so I need not repeat the obvious.

I do wish to emphasize, however, a few factors that support rejecting the application. First, the proposed rezoning, intended to permit a multi-family apartment building which could at some point transform from a seniors' residence to a conventional commercial apartment, is within what could be called a commercial desert. All normal consumer products must come from outside Waskasoo. That alone would exacerbate the predictable increase in traffic on 45 Avenue which is already well over its design limits. Any and all trips from or deliveries to the subject property for purchases would make an already bad situation even worse.

Additionally, Waskasoo is a gateway to several important attractions such as the Kerry Wood Nature Center and Gaetz Lakes which draw considerable traffic from all of Red Deer and beyond. All such traffic enters and exits via 45 Avenue, contributing to the overload which already exists.

There are many additional reasons to reject the subject application and I am confident that they will have been addressed to you by others who know, value and want to protect Waskasoo from the predictable harms that rezoning would inevitably cause.

For the above reasons, and many more, I strongly urge that the subject application be rejected.

respectfully,

William Weiswasser
Waskasoo

Subject: FW: [External] Comments in regards to the Propose Land Use Bylaw amendment at 4240-59 Street

From: paul White <paulanthony2018@outlook.com>

Sent: October 29, 2022 2:55 PM

To: Planning Services <Planning@reddeer.ca>

Cc: brenda.garrett@telus.net

Subject: [External] Comments in regards to the Propose Land Use Bylaw amendment at 4240-59 Street

Our names are Joanne and Paul White. We reside at 5826 43 Ave and we have been a part of the Waskasoo neighborhood for close to thirty years. Within those thirty years we have seen many changes to the area. Some good like new families or couples just starting out moving into the area and like us fell in love with the proximity of the river, access to the trails, Kerry Wood Nature centre, McKenzie Trails, the Gaetz Lake Sanctuary and the wildlife that periodically visit our homes which brings a feeling of country living into our city/neighborhood. The best part is seeing our Canadian Goose getting ready to fly south in the fall as they float down the river in their battalion formation and when they reach a certain part of the river (around 45 Ave/ 59 Street) they rise up from the river and form the famous V and head towards their destination south. What a beautiful sight. One other sight that my wife and I enjoy is when we sit on our deck or look out our front window we currently enjoy the visual of the sunset. Those are the reasons we do not want change in the geography of this neighborhood. Building high rise apartments, single family homes brings more traffic both pedestrian and automobile, noise pollution, school expansion, more crime, more homeless leads my wife and I to say no to the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023 and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023).

Yours Truly
Paul & Joanne White

5826 43 Ave
Red Deer Alberta
T4N 3E6

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Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Mike Wiseman

Mailing Address: 4333 58 St Postal Code: _____

Phone #: 403-896-8383 E-mail Address: mikejwise@yahoo.com

Do you have comments on the proposed amendments that you would like Council to consider?

This neighborhood already has a traffic congestion problem,
with 3 schools in the neighborhood, and access to
two recreational facilities (Kerry Wood / Gaetz Lake Sanctuary
and Mackenzie Ponds). Further traffic congestion to this
area is unsustainable, there are only 3 access points to
the neighborhood without the possibility to add more access.
This type of development will only create further congestion
issues and have a direct negative impact on the
existing properties in the neighborhood. →

A lower impact development, such as R1W-style narrow lot detached homes would make far more sense. Add to this the fact that historically R3 multi-family properties are not a desirable type of home, and would not suit the character or historic feel to the area.

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Subject: FW: [External] Re: Proposed Land Use Bylaw Amendment (Bylaw3357/A-2023) and Waskasoo Area Development Plan (Bylaw 3567/A-2023)

From: Clarence and Betsy Woltjer <woltjer@telus.net>

Sent: November 08, 2022 10:28 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Re: Proposed Land Use Bylaw Amendment (Bylaw3357/A-2023) and Waskasoo Area Development Plan (Bylaw 3567/A-2023)

Upon receiving the correspondence from The City of Red Deer regarding the proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan, we -Clarence and Betsy Woltjer **are strongly opposed** to the changes to the zoning and the Area Redevelopment Plan.

1. The land has been zoned PS since at least 1980.

The developer who purchased the land was fully aware of the zoning and restrictions

2. Residents of the Waskasoo area voted overwhelmingly in favour to have this land remain PS.

Specifically they wanted it to remain open space and used for recreation and sport.

3. Waskasoo does not need apartments. 64% of dwellings in Waskasoo are already multifamily, compared to a City average of 21% and areas at the southeast of Red Deer with 10%

4. PS zoning fits the immediate surroundings of the lot and the vision City plans set out for this area which is part of the City's Major Open Space system that protects the environment, builds healthy communities and draws tourism and investments to the City.

5. The location is not suited for R3 because it

- * Is at the back of a residential neighbourhood that has access from only one direction.
 - * Is not near suitable roadways, commercial services or transit.
 - * is not consistent or compatible with the surrounding area
 - * Will compete with development in Capstone and with Downtown revitalization plans
 - * Impinges on privacy and amenities of nearby homes.
 - * Traffic safety and congestion is a major concern within the Waskasoo neighbourhood
- The access roads are already 250-350% overcapacity

Re: Proposed Changes to the Area Redevelopment Plan (ARP)

We strongly oppose the proposed changes in this area.

a. The land in question is vital as it is located along the Waskasoo Parks trail system, Gaetz Lake Sanctuary and wildlife corridors.

b. It is one of the few natural/undeveloped areas left in the city

c. Before there was an ARP an application to develop this property with single family homes in 2012 was refused by The City and City Counsel

Now that there is an ARP, it should not be ignored.

Once again, we strongly oppose the proposed changes to the zoning and the Waskasoo ARP because it does not fit with our Waskasoo ARP

Sincerely,

**Clarence and Betsy Woltjer
4519 Moore Crescent,
Red Deer AB
T4N 2M1**

Subject: FW: [External] 4240 59 St, changes to zoning and the ARP

From: Kerry Zacharias <kerryzacharias@gmail.com>

Sent: November 08, 2022 5:45 AM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>

Cc: secretary@waskasoo.info; Emily Zacharias <emilyraezacharias@gmail.com>

Subject: [External] 4240 59 St, changes to zoning and the ARP

Good morning Orlando Toews,

We oppose the application to change the zoning of 4240 59 St from PS to R3, and oppose the changes to the Waskasoo Area Redevelopment Plan.

4240 59 St is not suitable to R3 because it

- Is at the back of a residential neighbourhood that has access from one direction only,
- Is not near suitable roadways, commercial services, or transit,
- Is not consistent or compatible with the surrounding area
- Impinges on privacy and amenities of nearby homes
- Will exacerbate existing traffic and pedestrian safety issues where access roads are already 250-350% overcapacity
- Will compete with development in Capstone and with Downtown revitalization plans

The Environmental Character Area buffers and protects the area waterways and environment, the Red Deer trail system, Gaetz Lake Sanctuary, and wildlife corridors and is PARTICULARLY important at this location where the park system narrows along the river.

The Environmental Character Area also protects Waskasoo's (and arguably the entire city's) sense of place, views and vistas, and character which here is rural, open, and natural with minimal building height and coverage.

Removing the requirement for additional studies puts Waskasoo's and the City's transportation, services, and environment at risk.

A previous application to develop this property with single family homes in 2012 was refused by The City, including City Council, because there was no ARP in place to guide development. Now that there is an ARP, it should not be ignored.

All together, the application to change zoning, remove the lot from the Environmental Character Area, and reduce or remove the requirement for additional studies will lead to the systematic removal of protections for an area that is vital to the environment and the community -- and opens the property to a development that disregards the needs of both.

Thank you,

Emily & Kerry Zacharias
5808, 43ave
Red Deer, AB T4N 3E6

Subject: FW: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

From: Monica Bast <m.b.56@hotmail.com>

Sent: November 10, 2022 12:41 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Dear Mr. Toews:

- I am not in favour of the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)
- This area is already extremely congested with heavy traffic multiple times per day for at least 10 months of the year.
- This area is frequented by many forms of wildlife and in essence is a wildlife corridor and these proposals will impact the movement of wildlife thru this area.
- The traffic congestion will negatively impact Kerry Wood Nature Centre & the City's many users of that facility & its access to the oxbow sanctuary & MacKenzie Lakes Recreation Site
- I also have concerns with the stability of the Red Deer river bank with this

Monica Bast
4743 56 Street
Red Deer, AB
m.b.56@hotmail.com

Sent from my iPhone

Subject: FW: [External] Land amendment at 4240-59 st

-----Original Message-----

From: Karen Czuy <karenczu@telusplanet.net>
Sent: November 05, 2022 8:21 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Land amendment at 4240-59 st

Hello Mr Toews,

I am a long time resident of waskasoo and I am strongly opposed to the changes to the zoning and area redevelopment for 4240-59 st. The irreversible redevelopment would be a huge detriment to the riverbank environment as a wildlife corridor which is already narrow and limited by extensive chain link fencing. It would absolutely not fit into the nature-based recreation character that brings many people to this community to enjoy the outdoors. Also the traffic constraints are already an ongoing issue in addition to being the only connection to the Kerrywood nature centre. This is absolutely the worst possible use of that piece of land that would devastate a natural area, deprive an area of beautiful recreational space and scenery to uplift the whole community and add additional traffic and housing density problems to already existing issues. Thank you for your time and please call me if you have any questions.

Most sincerely,
Karen Czuy
403-872-2953

Sent from my iPad



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

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Name: FELIX Dziuba
Mailing Address: 5603-47a AVE Postal Code: T4N 3S1
Phone #: 403-343-2788 E-mail Address: bf-dziuba@shaw.ca

Do you have comments on the proposed amendments that you would like Council to consider?

- 1) Opposed to applicants request to change zoning.
- 1A) Traffic increase & congestion concerns.
- 1B) School zones - traffic increase.
- access to proposed site has limited routes to 55th Street. (again - increased traffic volume).

Note - Many other sites in Red Deer that could manage high density housing.

[Signature]
Nov 7/22



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Cathy Herbert
 Mailing Address: 4726 56 St. Red Deer Postal Code: T4N 2K1
 Phone #: (403) 342-7908 E-mail Address: eherbert@telus.net

Do you have comments on the proposed amendments that you would like Council to consider?

I ^{strongly} oppose the zoning (or planned use) change of
4240 59 St. from PS to R3.

I am in complete agreement with all of the
reasons for rejecting the application to change the
zoning as put forward by the Waskasoo Community
association.

Cathy Herbert

Subject: FW: [External] 4240 – 59 St Proposed Amendments

From: Danica Hoffart <danicahoffart@shaw.ca>
Sent: November 08, 2022 10:50 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 – 59 St Proposed Amendments

Dear Orlando,

I am writing to you regarding the 4240 – 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023).

I have four children and throughout the summer, we are daily users of the bike path near the river. The green space in Waskasoo near Gateway Christian School is one of the few remaining green spaces available for public use near the river. With so little undeveloped land near the heart of the city, this site is an important public asset that should be preserved for future generations.

The crosswalk at 45 St. at the southwest corner of the proposed development is currently the only segment of the bike route where I need to worry about my kids and traffic. With the proposed amendment, I am concerned about safety for cyclists and other bikepath users, and the increased chance of a collision that this development brings.

I am also concerned about an increase in overall traffic to this already-congested area. With three schools in close proximity, Waskasoo already experiences high traffic volumes, especially before and after school. This development will further add to the vehicular congestion in this neighbourhood. As all four of my kids walk to and from school, any increase in vehicular traffic is a safety concern.

While I understand the desire to limit urban sprawl, Waskasoo and downtown are already densely-populated neighbourhoods. This development is not worth the loss of publicly accessible land for recreational use, the increased traffic and pollution to the neighbourhood, and the increased safety concerns that accompany this project. Selling off this precious undeveloped land to the highest bidder is not responsible stewardship of this piece of Treaty Seven territory.

Sincerely,
Danica Hoffarty, PhD

Subject: FW: [External] Re: 4240 - 59 Street - Proposed amendments to the land use

-----Original Message-----

From: Joseph Hopfner <jfhopfner@icloud.com>

Sent: November 01, 2022 9:37 AM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Re: 4240 - 59 Street - Proposed amendments to the land use

I oppose the changes to the zoning and the ARP of this lot from PS to R3.

I live on the west side of Waskasoo Creek but frequently walk on the trails in the area proposed

I strongly feel it is not suitable for multi-attached or apartment development.

The narrow access road is already busy with Parkland school + Kerrywood Nature Centre and MacKenzie park & trails

Sincerely,

Joseph Hopfner
jfhopfner@icloud.com
4732-57 St.
Red Deer, AB
T4N 6M3

Subject: FW: [External] 4240 – 59 Street – Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

From: Michael Knopp <knopps@bigpond.com>

Sent: November 10, 2022 1:22 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info; Jean Roberts Knopp <j.knopp@telus.net>; Susan Knopp <susan.knopp2@shaw.ca>; Heather Knopp <knopps@bigpond.com>

Subject: [External] 4240 – 59 Street – Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Dear Orlando Toews,

RE: 4240 – 59 Street – Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

I am writing to express my opposition to the above proposed amendments for the following reasons:

- 1) The current Public Service (PS) zoning has been in place for several decades and is in accordance with the current Waskasoo Area Redevelopment Plan (ARP) and its Environmental Character Area (ECA) that includes the undeveloped lot at 4290 – 59 Street. A multi-residential development on this lot would seriously compromise the integrity of the ARP and ECA in this unique part of the City of Red Deer.
- 2) A multi-residential development on this lot would have serious implications for the environment, environmental aesthetics, local traffic patterns, and other concerns. Any development under the current PS designation requires a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study. However, under the above proposal, this requirement will be changed from “shall” to “may”. That change is simply unacceptable for any multi-residential development located adjacent to the Red Deer River and nearby parklands

A change in zoning from PS to R3 ignores the area’s unique character that is intended to be protected under the Waskasoo ARP. Enabling a developer to potentially develop the site without undertaking the aforementioned assessments is inappropriate in most, if not all, property development proposals. It is especially inappropriate in this case.

Kind regards,

Mike

Mike and Heather Knopp
4746 – 56 Street
Red Deer, Alberta T4N 2K3
CANADA

Mobile (Mike): +1 (825) 706-2213 (Canadian number)
Mobile (Heather): +1 (825) 706-1654 (Canadian number)
Mobile (Mike): +61 (0) 410 569 410 (Australian number)
Email: knopps@bigpond.com

Subject: FW: [External] Proposed Amendments to Land use in Waskasoo

From: S McCarthy <stanmc113@gmail.com>

Sent: November 02, 2022 2:02 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Proposed Amendments to Land use in Waskasoo

Attention: Orlando Toews

RE: 4240 - 59 Street

Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

I am strongly opposed to above proposed amendments.

I do not want the area under discussion to be rezoned from PS - Public Service District to the R3 - Residential (Multiple Family)

Sincerely,

Stan McCarthy

5514-48A Ave.

Subject: FW: [External] bylaw 3357/A2023

From: Lisa Tough <lisatough@gmail.com>
Sent: November 10, 2022 8:56 AM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] bylaw 3357/A2023

Good morning

It has come to my attention that there is a proposed land use bylaw amendment to allow / explore higher density residential uses to 4420 59 street

The location of this parcel of land is uniquely positioned in the proximity of 4 schools - 3 of which have maximum student capacity.

The traffic and impact on the area is elevated throughout the school year.

The waskasoo community located within this area is already under daily stress from the increase of traffic, noise, pollution, foot traffic, etc.

I also have concern for the river and ecosystems ,which include a migratory bird sanctuary located very close by.

I hope the city will consider the ever shrinking habitats for the plants and wildlife within our city while looking at this request.

Thank you for taking the time to read this,
Lisa

Subject: FW: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

From: Super Dave <dtjr59@hotmail.com>

Sent: November 10, 2022 8:52 AM

To: Planning Services <Planning@reddeer.ca>; Super Dave <dtjr59@hotmail.com>

Subject: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Attn: Orlando Toews

Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and
Waskasoo ARP amendment (Bylaw 3567/A-2023)
to allow higher density residential uses at 4240 – 59 Street

Name: Dave Travers

Mailing Address: 4743 56th St

Postal Code: T4N 2K2

Phone #: 403-318-1638

E-mail Address: dtjr59@hotmail.com

Do you have comments on the proposed amendments that you would like Council to consider? Yes

- I am not in favour of the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)
- This area is already extremely congested with heavy traffic multiple times per day for at least 10 months of the year.
- This area is frequented by many forms of wildlife and in essence is a wildlife corridor and these proposals will impact the movement of wildlife thru this area.
- I also have concerns with the stability of the Red Deer river bank with this

Subject: FW: [External] Attn: Orlando Toews re: possible rezoning of 4240 59 Street from PS to R3

From: Sandra Warren <crwarren@telus.net>

Sent: November 10, 2022 9:19 AM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Attn: Orlando Toews re: possible rezoning of 4240 59 Street from PS to R3

Hello,

As a resident of Waskasoo, I am **strongly opposed** to the City of Red Deer changing the current zoning from PS to R3 at 4240 59 Street. Also, I am **strongly opposed** to the ARP for that area being amended to remove the lot from its character area and to reduce or remove the requirement for additional pre-development studies such as a traffic assessment or geotechnical analysis.

Any possible future development needs to respect the area's character and follow the development standards set out to compliment and maintain that character. Additionally, **any** future development must be required to complete traffic assessment and geotechnical analyses.

Regards,
Sandra Warren
403-318-2625

Subject: FW: [External] Development request (relaxation) for 4240-59 street

From: david weizenbach <weizenbachdavid@gmail.com>
Sent: November 02, 2022 8:20 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Development request (relaxation) for 4240-59 street

Good day,

I believe the city is considering the Relaxation if not complete change to the zoning rules for 4240-59 street to accommodate specific development plans - specifically to create a multi-family building (apartment/condominium)

I live in Waskasoo and find the idea to change the building guidelines to keep the 'look' of the community and am completely against any change to the zoning requirements or land use. For multiple reasons:

- The proposal to change the 'will do' to 'may do' is the equivalent of saying you don't need to do any of the work (traffic study, environmental study). No business is going to complete a 'may' element. The proposal is ludicrous.
- Relaxation has occurred already in the area. True - and in all those cases I believe they were mistakes. The impact on the community and the adjacent properties were not positive and in one particular case - leaves an existing property in the shade 365 days per year. The relaxations are an experience of why you shouldn't do it.
- Traffic. 45 Ave already has more traffic than any modern design would accept. Putting a multi-family building in the proposed location would create substantially MORE (neither less nor the same) issues than already exist.

I am more than happy to come to either council or taskforce review sessions to field questions on my perspectives here.

Best regards,

David Weizenbach
4759-56 street
403 392 2972

--
David K Weizenbach



Comment Sheet

**Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and
Waskasoo ARP amendment (Bylaw 3567/A-2023)
to allow higher density residential uses at 4240 – 59 Street**

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: KEVIN URNESS + LISA BATCHELOR
 Mailing Address: 5615 47A Ave Postal Code: T4N 3S1
 Phone #: 403 583 1100 E-mail Address: Kevin.urness@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

~~We do not~~ We oppose the changes to the Area Redevelopment plan at 4240 59 St.

I strongly believe it should remain "PS" zoning given the neighborhood, the infrastructure that is already overwhelmed with schools in the area. Roads are already 250-350% over capacity there.

Capstone is already struggling to get off the ground and now you want a capacity area? Tell the developer to build in Capstone.

I truly don't see how it's feasible given strained infrastructure, overwhelming neighborhood opposition and a viable alternative in Capstone

Thanks,

KEVIN URNESS

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Ross Johnson
Mailing Address: 5814 43 AVE Postal Code: T4N 3E6
Phone #: 403 3426581 E-mail Address: _____

Do you have comments on the proposed amendments that you would like Council to consider?

As a resident of Waskasoo, I strongly oppose the rezoning proposal. There is a sense of community and neighborhood pride, in spite of the existing traffic issues. There is only access to the area from one direction, which at times creates backlog for many blocks. Adding high density residential development to this site, will only add to the existing problems. It is not suitable on this site and for that reason should not be rezoned. The river, the wildlife,
over →

the trail system, and skyline need to be ~~protected~~ protected and appreciated. Once they are gone, it will just be another area in Red Deer that ~~will be~~ was taken away by progression. There are far too many areas that have already met the same fate. Lets not make the same mistake with this area. The owner of this property knew what it was zoned for when ~~they~~ purchased.

Rob Johnson

Please Note:

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- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

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- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Subject: FW: [External] Waskasoo re zoning

-----Original Message-----

From: Hanna D Keating <hannakeating@icloud.com>
Sent: October 31, 2022 4:36 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Waskasoo re zoning

Attention: Orlando Toews

My husband and I are totally against And oppose the proposed changes to the zoning and Area are Development Plan!
1. Will exacerbate car traffic and pedestrian traffic in an already overcapacity area 2. Located at the back of a residential area with limited access 3.Waskasoo does not need more multi family housing 4. Will destroy the aesthetically pleasing views of river and forest

Sent from my iPhone

Subject: FW: [External] Comment Sheet: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

From: Tony Kulpa <tony.kulpa@gmail.com>

Sent: November 10, 2022 3:30 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Comment Sheet: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Name: Tony Kulpa

Mailing Address: 4341 – 58 Street

Postal Code: T4N 2L7

Phone #: 226-219-5111

E-mail address: tony.kulpa@gmail.com

Comments:

First of all, many thanks to the City of Red Deer City Planning & Growth Department, and to the Waskasoo Community Association for making the information available to the community. We appreciate the opportunity to weigh in on this issue.

Anyone who has visited the Waskasoo neighbourhood knows how important the Environmental Character Area is, not just to the immediate community but also to those within walking distance to the south and west. What may not be fully appreciated is how the varied and connected spaces provide areas for different sets of activities. The lot at 4240 – 59 Street is not merely a redundancy, but is an appropriate location for activities that could potentially cause harm to the Kerry Wood or Gaetz Sanctuary. Developing that lot would inevitably shift that activity eastward. We would also see more foot traffic and litter closer to (and inside) the nature preserve.

It should also be pointed out that the greenspaces are one of the biggest draws to the Waskasoo neighbourhood, and anything that diminishes them will (at minimum) frustrate the current members of the community, and could reduce property values.

However, the biggest concern I have with the proposal is how it reduces the burden on any potential developer to prove that their development would not be harmful to the community. The language that changes “[a]dditional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study” from “shall” be required to “may” be required is alarming, especially as combined with the difference in the R3 uses tables. At a minimum, even if the other wording in the proposed amendment is changed, this change should be removed.

Developing the lot in question would carry a substantial list of potential risks. It is right next to the school. It is right next to a wooded path along the river and a somewhat secluded boardwalk/overlook. It is close to the Kerry Wood Centre and the Sanctuary. The community members have a right to be involved in any significant development choices, and the proposed changes would make it easier for less work to be done to ensure that the community isn't being adversely affected.

In conclusion, while I think continued residential development can be important, and it is always important to be wary of NIMBY-ism, I do not feel that I can support the proposed amendment(s). Multi-family development does not seem like the right choice for any possible development of the lot in question, and the proposed amendment removes too many of the protections concerning how (and whether) the land would be developed. At minimum, the wording easing the requirement for additional studies would have to be removed. Even better, an actual proposed development would have to be communicated to the community before a decision is made to change the zoning.

Thank you,

Tony Kulpa

Subject: FW: [External] Proposed 'zoning for planned use change' in Waskasoo / Attn: Orlando Toews

From: CA Plante <angeleinon@gmail.com>

Sent: October 29, 2022 4:21 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Proposed 'zoning for planned use change' in Waskasoo / Attn: Orlando Toews

I am writing in response to the information presented by the City of Red Deer to homeowners in the Waskasoo neighbourhood concerning proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan (ARP) in reference to the property at 4240 - 59 St, Red Deer.

While not a homeowner, I am a long-term home renter in the neighbourhood and ***I do not support the proposed zoning amendments***. The Waskasoo ARP was created to guide development decisions and proposals for this area; this is the very purpose it was designed for, not to be amended because it does not provide the developer with the permission they were looking for. This property, 4240 - 59 St., is a part of this community and its character; I pass by it at least once a week as I take my walk or visit the Kerry Wood Nature Centre. I am very concerned that the amendment proposed for the ARP would not require Geotechnical, Traffic Impact, or Servicing Assessments for development on this property. I live on 44th Ave. and every weekday from September to June I experience a parade of vehicles in the morning and the afternoon as parents ferry their children to and from one of the three schools in this neighbourhood. I am also quite familiar with the traffic volume that occurs on 55th St and on 45th Ave. (the only vehicle access to the Kerry Wood and Mackenzie Trails) also in the morning and late afternoon. A traffic assessment for any type of development at the back of the Waskasoo community should be mandatory, not optional. It is also necessary that Geotechnical assessments be conducted to ensure the stability of the river bank and the land. I also support environmental assessments for any type of development in this area. As someone becoming more familiar with the impact of climate change I have a growing concern about flooding as a result of increasing rainfall. The area being proposed for rezoning and development is located very close to the river and may be impacted in this way in future. (I am very aware there are already single family homes along the river). One of the best character elements of this community is the natural flora and fauna that are found here: ensuring their continued existence is important to me as a resident. The natural corridor along the river between the dwellings of the community and the Kerry Wood Nature Centre is a character element that provides a transition between the two and should remain identified as an element of the Environmental Character Area in the ARP.

The rezoning of the proposed property from PS to R3 is not appropriate for that parcel of land. High density development in that area would not fit within or reflect the character of the community. In addition, as mentioned earlier, the land parcel sits at the back of the community and there is limited access in and out of it; particularly complicated by traffic to the schools and the parks and natural areas beyond. There are no services or public transportation nearby which means that residents would more likely need to have their own vehicles thereby dramatically increasing the traffic flow in and out of an already often congested area.

Zoning of 4240 - 59 St. should remain as PS and there should be no changes made to the Waskasoo Area Development Plan. Any development undertaken at that location should be guided by these two pieces of policy.

Sincerely,
Carmen Plante
5556 44th Ave.
Red Deer, AB, T4N 3J3

Subject: FW: [External] Plan for 4240 59 st.

From: Kandis Thongsin <kandisthongsin@gmail.com>
Sent: November 09, 2022 9:49 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Plan for 4240 59 st.

To Orlando Toews, Senior Planner,

My name is Kandis and my husband and I have resided in the Waskasoo area for 6 years. I'm very concerned about the possibility of a change of zoning and development for 4240 59 St. A multi-family, multi level complex would make traffic worse than it already is in this neighborhood that already gets jammed up during school hours. Also it would take away from the family and natural neighborhood. I hope you will keep the zoning as it is and only allow the land to be developed within those guidelines. I oppose the proposal of the changes.

Sincerely,
Kandis Thongsin
Resident of Waskasoo

Sent from my iPhone

Orlando Toews
City Planning and Growth Department
City of Red Deer

December 9, 2022

**Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the
Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)**

Dear Mr. Toews,

It has recently come to the attention of the Red Deer River Watershed Alliance (RDRWA) that the City of Red Deer City Planning & Growth Department has received an application from the owners of 4240-59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel of land for higher density residential uses (i.e. R3) and rezone from its current designation of Public Service Lands (PS) (City of Red Deer, 2022). It is our understanding that as part of the City of Red Deer's application review process, all landowners in the Waskasoo neighbourhood are to be provided with an opportunity to review and comment on the proposed amendments. Although the RDRWA is not considered a direct resident of the Waskasoo neighbourhood, we are the designated provincial Watershed Planning and Advisory Council for the Red Deer River watershed. The RDRWA is writing to express concerns around these proposed amendments to the Waskasoo Area Redevelopment Plan. This development has the potential to negatively influence water quality, hydrology and habitat in the lower Waskasoo subwatershed and proximal downstream reach of the Red Deer River.

As a key partner in watershed management, the RDRWA values the longstanding and collaborative nature of our relationship with the City of Red Deer. The City of Red Deer and the RDRWA have worked together on several important initiatives since 2005, including the RDRWA's State of Watershed Report (2009a), and *Blueprint: An Integrated Watershed Management Plan (IWMP) for the Red Deer River Watershed* (2016). The RDRWA has also provided input and helped to set targets for the City of Red Deer's Water Conservation, Efficiency and Productivity Plan (2016), and the City of Red Deer's Environmental Master Plan (2019). We commend the City of Red Deer for its leadership and its inclusion of Watershed Protection as a key policy in the City of Red Deer's Municipal Development Plan (2013). Section 18.2 states that "The City shall participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed." Additionally, a key goal of the IWMP is to maintain or improve the water quality in the Red Deer River by evaluating conditions relative to the site-specific water quality objectives (RDRWA 2016). To continue to meet IWMP water quality objectives in the mainstem, point and non-point source loadings (wastewater and stormwater runoff inputs) need to be cumulatively managed in this reach of the Red Deer river. The RDRWA have a vested interest in all developments in

close proximity to the river and its tributaries to ensure potential impacts are properly evaluated and mitigated. News regarding this development was not brought to our attention until recently, so we appreciate you considering our input after your original deadline.

The RDRWA has reviewed letters of concern submitted to the City of Red Deer from the Red Deer River Naturalists (RDRN) and the Waskasoo Community Association (WCA) related to this proposed land use change. In our opinion, the Waskasoo Community Association has provided a thoughtful and well-documented response to the proposed amendments and rezoning, and we support their comments as outlined in Section 4 - Environmental Concerns. Waskasoo Creek is the smallest sub-watershed in the Red Deer River basin, and it is an important tributary running through the City of Red Deer (RDRWA 2009).

The parcel of land proposed for rezoning is located in the downstream end of the Waskasoo Creek sub-watershed, in close proximity to the Gaetz Lakes Migratory Bird Sanctuary and the Kerry Wood Nature Centre. The area is prioritized as a hydrologically significant area (NCC & RDRWA 2021), being located relatively close (~30 meter) to the Red Deer River and having a narrow riparian zone. The RDRWA believes that any development in this location has the potential to negatively impact the environment. This would be contrary to the intent of both the City of Red Deer's Municipal Development Plan and City of Red Deer Environmental Master Plan (2019; Focus Area 1.2.2.1). Which has as part of its central goal which includes "*Sustaining our water resources includes understanding and effectively managing issues such as water conservation, water quality protection, watershed well-being, and storm and surface water management*". Land use changes and the subsequent changes in management practices have the potential to impact both water quantity and quality within Waskasoo Creek and the downstream Red Deer River reach. The RDRWA has concerns with wetland and riparian loss as it creates terrestrial and aquatic habitat fragmentation with negative consequences to wildlife, fish and other organisms in adjacent and receiving downstream aquatic environments. Given the close proximity of the proposed development to the Red Deer River, we were also surprised a storm and surface water management plan was not included with the information to stakeholders.

The RDRWA works to promote watershed health and particularly to maintain or restore riparian areas. Riparian lands have substantial ecological, economic, and social value, and as such, the effective management of these habitats is a critical component to the maintenance of watershed health. From 2020-2022, the RDRWA conducted a comprehensive riparian habitat assessment of the Medicine-Blindman Rivers sub-watersheds, which includes Waskasoo Creek (Fiera 2022). These areas have been identified by the RDRWA as an important source water protection zone for the City of Red Deer and downstream municipalities and are considered a high priority for flood and drought mitigation. Riparian areas play a vital role in the interception of sediments and nutrients that runoff from adjacent upland areas. Riparian vegetation also provides shade and regulates water temperature, ensuring suitable habitat for a range of aquatic species. Furthermore, riparian habitats stabilize the banks of waterbodies and help modulate water velocities and high-water events, thereby improving water quality and protecting surrounding lands from flooding. Given the significant role that an intact riparian zone has on providing ecosystem services and supporting healthy and functional aquatic ecosystems, there is a need for effective management and conservation of riparian areas.


Of the 24 named waterbodies assessed by the RDRWA in the State of the Watershed report (2009b), Waskasoo Creek was one of six creeks that had more than 50% of their shorelines classified as either High or Moderate Restoration Priority. The RDRWA encourages the City of Red Deer to continue to focus on minimizing impacts and cumulative land use change and maintain no net increase in local catchment pressure and protect and restore riparian areas. The Waskasoo Creek sub-watershed was also identified as an important groundwater recharge area within the Red Deer River watershed (4.7.4.5 RDRWA 2009a). The RDRWA SOW (2009b) also identified substantial data gaps for the Waskasoo Creek sub-watershed. Knowing where groundwater recharges and discharge areas occur help to identify areas requiring special protection and limitations, particularly to below grade land use development.

It is our recommendation that the City of Red Deer continue to carefully consider the potential implications of any proposed land use changes within the Waskasoo Creek sub-watershed, and evaluate and present land use planning decisions with supporting information on: baseline water quality conditions, hydrology and hydraulic modelling and assessments (e.g. GOA 2022; Red Deer River Hazard Study), channel stability assessments, storm water management, and surface and groundwater interaction assessments under flood prediction modelling for below grade developments.

The RDRWA is committed to continue working with the City of Red Deer to advance shared watershed management planning around water quality, riparian areas and wetlands, and land use. Based on existing information, the RDRWA has concerns with the information provided on the land use change and proposed development. We hope that the City of Red Deer will take our comments into consideration and keep us informed of further details of this potential development. We would be willing to complete a more thorough review if adequate time and additional relevant studies were made available. We would also appreciate being apprised of other prospective developments within the Red Deer River corridor into the future.

As a longstanding and valued partner of the RDRWA, we look forward to continuing to work with the City of Red Deer on environmental and planning-related activities. We are committed to working collaboratively with the City to advance watershed management objectives and strengthen our shared understanding of hydrological and ecological processes that support our collective vision of maintaining a lasting legacy of watershed integrity and ecological health for the citizens of Red Deer and the broader watershed.

Sincerely,

A handwritten signature in black ink that reads "Franine Forest".

Executive Director

On behalf of The Red Deer River Watershed Alliance

List of References

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Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Parkland Community Living and Supports Society (Parkland CLASS)

Mailing Address: 6010 - 45 Avenue, Red Deer Postal Code: T4N 3M4

Phone #: 403-347-3333 E mail Address: dan.verstraete@pclass.org

Do you have comments on the proposed amendments that you would like Council to consider?

We currently receive significant traffic from the Gateway Christian School and year round users of the green space, playground and ball diamonds. We are happy to share our space with the community. However, if there is a high density development, we are concerned that we will become the overflow parking lot by default due to proximity, which would be less than ideal.

If the development were to happen, there would need to be assurances that appropriate posting regarding parking and support for enforcement would occur.

We have had calls from Bylaw with concerns about the volume of traffic at peak times with the school and complaints from the Waskasoo Association, indicating

that traffic currently is a challenge.

It is worth noting that at some point, we may choose to re-institute our past plans for a new office building on our exiting property.

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Red Deer River Naturalists
Box 785
Red Deer, AB
T4N 5H2
www.rdrn.ca



November 10, 2022

To: planning@reddeer.ca
Att: Orlando Toews, Senior Planner
Cc: Secretary@waskasoo.info

RE: Waskasoo Area Redevelopment Plan

To Whom It May Concern:

Please be advised that the Red Deer River Naturalists (RDRN) strongly objects to the Proposed Amendments to the Land Use Bylaw and Waskasoo Area Redevelopment Plan Re: 4240-59 St.

Not only would rezoning this property and amending the Area Redevelopment Plan contravene the statutory document passed by City Council in 2016 to specifically protect this area, but it also sets a dangerous precedent for future development in the city.

RDRN believes this proposal would threaten the hydrological and environmental integrity of the Red Deer River, the adjacent riparian corridor, as well as the Gaetz Lakes Sanctuary and the larger parks system.

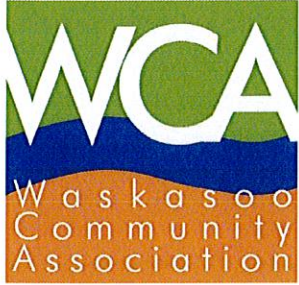
RDRN has long championed for the protection of this and other protected spaces within the City of Red Deer and some of our members live in the Waskasoo community. We also have our office at Kerry Wood Nature Centre.

We urge council to reject this proposal at First Reading.

Yours truly,

Rick Tallas

President



WASKASOO COMMUNITY ASSOCIATION SUMMARY OF CONCERNS

Re: 4240 59 St

Proposed Amendments to the Land Use Bylaw and
the Waskasoo Area Redevelopment Plan

Thank you for inviting comments on the application to rezone 4240 59 St from PS to R3 and to amend the *Waskasoo Area Redevelopment Plan* (ARP) to allow for the rezoning, to make optional what are now requisite pre-development studies (geotechnical, bank stability, traffic, etc.), as well as to remove the property from its relevant character area. **After careful consideration of relevant documents, community input, and an online presentation from the applicant, the Waskasoo Community Association has decided that we cannot support this application.**

Below, please find an outline of some of the ways these proposed amendments will not only negatively impact Waskasoo but also go against numerous City plans and policies. The discussion is divided into the following topics:

1. Precedent
2. Legal Land Use
3. Transportation
4. Environment
5. Quality of Life
6. Economy and Tourism
7. Planning Best Practices

We apologize for the length and complexity of this document; however, we feel that this application strikes at the heart of our community's values and character and can cause irreparable damage to some of the City's most prized amenities.

1. Precedent

Rezoning this property and amending the *Area Redevelopment Plan* both counters historical precedent and sets a dangerous precedent for future development in the city. The *Waskasoo ARP* (and even the Waskasoo Community Association itself) was created in response to increasing development pressure on Waskasoo's surrounding open space, and in particular, pressure to develop this lot. In 2012, Chinooks Edge School Division, the lot's previous owner, decided to move their school to Penhold and divest themselves of the property. They submitted a Neighbourhood Area Structure Plan (NASP) to City Council that proposed rezoning the lot from PS to R1 and dividing it into 19 lots for single family homes.

The Municipal Planning Commission, City Manager and City Administration all advised Council to deny the NASP for many reasons. MPC noted that an R1 development would put pressure on area streets and that 45th Avenue

“has been retained as a low key road accessing the park facilities and amenities” (*Council Agenda*). Additionally, the report from Administration to City Council stated that PS zoning allows for schools, daycares, recreation and sport, churches and other institutional facilities and that “the location of this site along the river, adjacent to parks, and close to the downtown is a logical setting for these types of uses,” which would provide “appropriate infill development” (*Council Agenda*). Finally, and perhaps most importantly, it was emphasized that there was no Area Redevelopment Plan at the time to guide development. Council defeated the *NASP* at first reading.

Shortly after, work began on the *ARP*, the statutory document was passed by City Council in 2016. As we are sure you are aware, it specifically states that 4240 59 St shall remain PS. That document took years to create and cost tens of thousands of dollars. As mandated by policy 19.8 of the *Municipal Development Plan*, it:

- i. reflects what Waskasoo residents and other stakeholders want for their neighbourhood now and into the future,
- ii. recognizes the role the area plays in the greater community,
- iii. encompasses the input from key personnel and a myriad of professionals,
- iv. was carefully crafted to align with dozens of other statutory, planning, and City documents, and
- v. provided sufficient time and information to allow a full understanding of the implications of the proposed plan

The document is only six years old, and as you can see from the letters regarding this application submitted by Waskasoo community members, it still resonates with our vision for our neighbourhood. The *Area Redevelopment Plan* must not be amended lightly.

Amending the *ARP* and rezoning the property will also set a dangerous precedent for the use and effectiveness of character statements in Red Deer. The City has recently shifted to using character statements to control and ensure appropriate development and redevelopment in established neighbourhoods. Removing this lot from its character statement at the request of a developer a mere six years after the statement was created will negatively impact the perceived and real ability of other Character Statements to function. It will also impact the perceived integrity of the City when it enters into these agreements with other neighbourhoods in the future. Waskasoo took the *ARP* process very seriously and has held up to our end of the agreement. The City should as well.

Rezoning this land from PS to R3 also creates a dangerous precedent for Red Deer’s other PS lands and Open Spaces. Through its permitted and discretionary uses (such as sports, recreation, culture and community services), PS land can contribute to the City’s open space system, to the high quality of life of Red Deerians, to maintaining the environment, and in many cases, supports organizations that are not profit centred. Because of its restrictive uses, its value is considerably lower than property in other zoning districts. For example, according to the City’s *Interactive Web Map*, the lot in question is assessed by the City at \$170,000 per acre. A similar sized multifamily lot at 2660 22 St is assessed at \$665,000 per acre or almost 400% more. The assessed values of these two comparably sized R3 lots suggests (without considering the exceptional location of this parcel) that rezoning this lot will probably more than quadruple its value for the applicant. It also removes it, both figuratively and financially from the reach of many social, community and recreational organizations. Even if this applicant retains the property and earns their profits from rental income and the increasing value of an asset, rezoning the land will send a message to other developers that Red Deer’s PS lands and open spaces are ripe for development.

Finally, 4240 59th St was purchased by the applicant in 2020 and already had a long history of restrictions that negate high density residential development. It was zoned PS in the earliest versions of the City's bylaws (pre-1980). Even before then, it was used for PS purposes since the early 1940s when it was developed from a marshy pasture on Glenmere Farm to a portion of the A-20 Army Camp. After the war, it was included in the yards for various Red Deer Public and Red Deer County schools. Then when development loomed, it was maintained as PS land in the *Waskasoo ARP* and further protected by the Environmental Character Area designation. Over the last century, people have built, purchased, redeveloped, and invested in homes and businesses in this area in large part because of this incredible community amenity.

The applicant was obviously aware of the accompanying restrictions when they purchased the lot. They state twice in their rezoning application that the Subdivision Authority (The City of Red Deer) involved in the 2014 subdivision of the Chinooks Edge school yard into Municipal Reserve and a number of PS lots, acknowledged that "the future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development." The applicant then goes on to state that "East Lincoln Properties is now at that time of future development," as though the statement is tacit approval of a future rezoning. However, what has been left out is that the Subdivision Authority immediately followed the statement by adding that "it would be working towards a development plan for the area which it believed would address and guide the future of this site" (See excerpt below.) That development plan was the *Waskasoo ARP* which clearly lays out future plans for this site as PS and as an Environmental Character Area. Questions regarding the zoning of this land were fully addressed through the ARP process. The time to address zoning on this site has, in fact, passed.

[18]. In response to a question from the MGB, the SA acknowledged that it did not know whether the Appellant paid taxes on the subject land and thus would be agreeable to amending Condition 2 to reflect that taxes may not be owed. Also in response to a question from the MGB, the SA acknowledged that future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development. It noted that it would be working towards a development plan for the area which it believed would address and guide the future of the site.

Figure 1: Municipal Government Board Order MGB 029/14 File S14/REDD/C-017

2. Legal Land Use

The Waskasoo Community Association also has concerns about the legality of amending the *ARP* to allow for the rezoning of this property from Public Service. This is not simply an application to rezone land from one district's subcategory to another, for example low density residential R1 to high density multi attached R3. This application proposes to alter fundamentally the underlying land use as outlined in *Municipal Development Plan's* Generalized Land Use Concept Map. The Land Use Concept Map visually depicts "the general intent and direction for future and long-term land use patterns and ways to accommodate and manage urban growth" (*MDP* 4.0). Thus, Policy 4.1 of the *MDP* states: "The City **shall** direct future residential, commercial, and industrial land uses and

developments to the areas conceptually shown for each of these major land uses on the Generalized Land Use Map.”

As shown in the portion of the map included below, the long-term land use for 4240 59 St is Open Space – Major. Open Space – Major is land carefully set aside to improve the quality of life of Red Deerians, draw tourism and economic investment, and maintain and support the health of the watershed, regional environment, and wildlife. Unlike brownfields or greyfields – or even greenfields – it is not vacant or underutilized land ripe for infill. While PS zoning can be compatible with the underlying land use, other general uses such as commercial, industrial, or residential are not. Thus, they are directed elsewhere on the map.

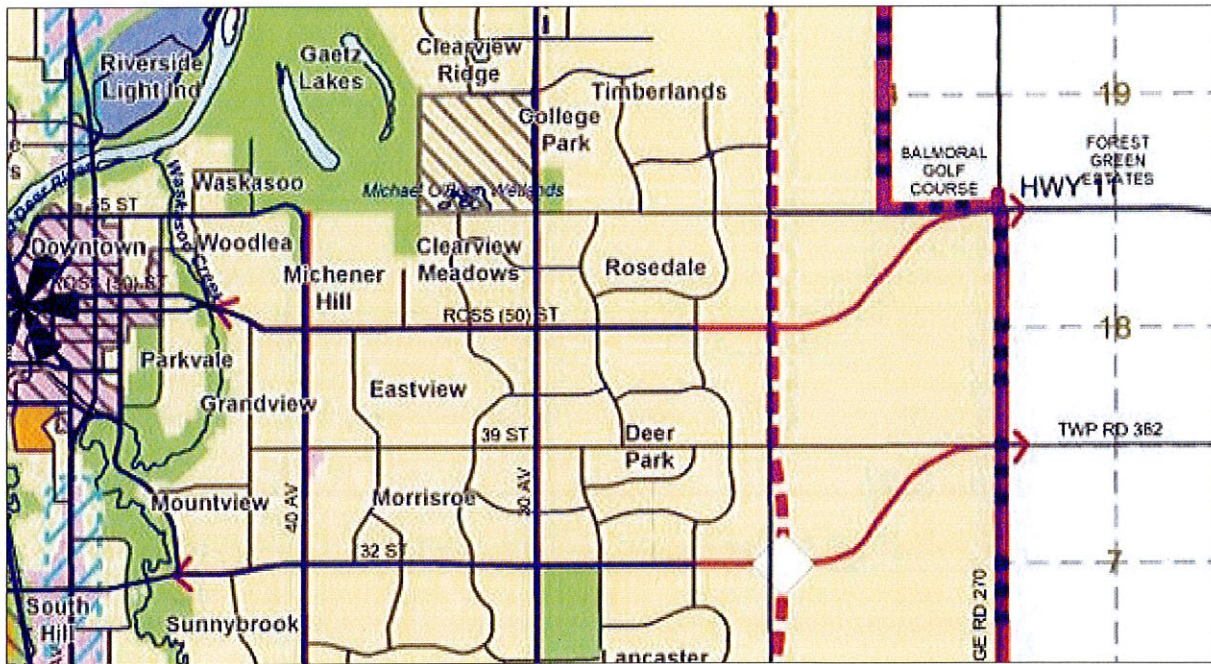
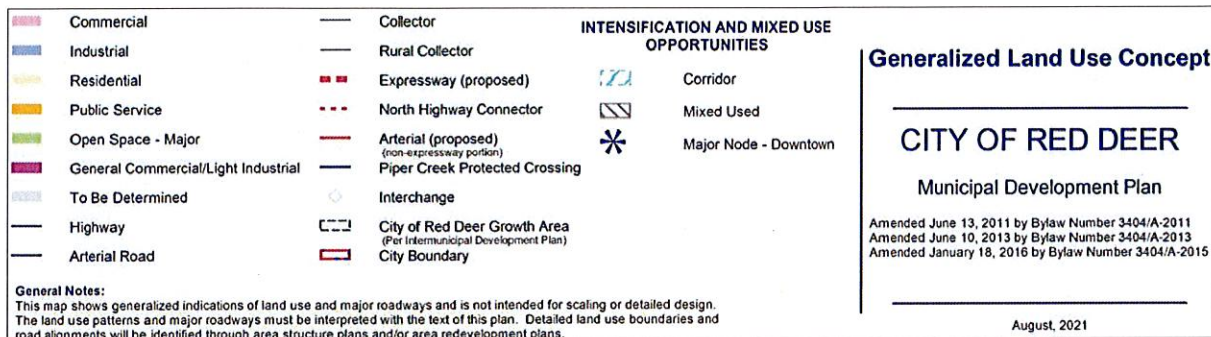


Figure 2: Portion of City of Red Deer Generalized Land Use Map

Section 638 (2) of Alberta’s *Municipal Government Act* states that an area redevelopment plan must be consistent with the municipal development plan. Amending the ARP from stating that 4240 59 St “shall retain” to “may retain” its current PS zoning opens the lot to uses other than PS, including R3, which would contradict the MDPs underlying land use pattern. In other words, it makes the ARP incompatible with the MDP which is counter to the statutes of the *Municipal Government Act*.

Rezoning this land to R3 also contradicts the spirit of the *Intermunicipal Development Plan* which states that in “planning and developing open space systems both municipalities **shall** Establish a continuous linear park system connecting a series of larger open space units” (3.2.(3)b). Policy 18.5 of the *MDP* then states: “The City **shall** work with Red Deer County, Lacombe County, other municipalities and stakeholders to plan for and establish a regional park system, focused on the floodways and flood fringes and natural areas along watercourses, including creating a continuous linear park system connecting a series of larger open space areas.” The parcel in question is a part of the City’s main open space area along the Red Deer River and is directly adjacent to Red Deer’s linear park system. Removing the area from the underlying Open Space - Major land use pattern runs counter to agreements the City has made to enhance and enlarge the linear park and Open Space along the Red Deer River and to protect the watershed.

3. Transportation

During the research for the *ARP*, traffic was the second main concern of residents. (The first was over-intensive development on this lot.) Traffic issues in Waskasoo have been acknowledged by City Engineering, area school boards, and past City Managers and City Councils.

One of the *MDPs* guiding principles is to “effectively manage, in a sustainable manner, issues associated with growth, such as ... intensification/infill and increased traffic through sound planning practices and consultation with citizens” (3.2.2). The Plan includes a section on transportation with the following goals: safe and efficient movement of people, encourage the use of alternative means of transportation, and coordinate the planning of land use and transportation (16.0). Therefore, Policy 16.6 states, “The City **shall** endeavour to mitigate negative social and environmental impacts in the planning, construction, and operation of transportation facilities.” Any further development or redevelopment in Waskasoo needs to mitigate the traffic issues. Opening this lot, which is at the very back of our neighbourhood, to R3 development, not to mention reducing the requirement for impact studies, will lead to development that will exacerbate issues around traffic and decrease both pedestrian safety and the use of alternative modes of transportation.

Designed circa 1905, the area’s streets were built up well before any engineering standards and neighbourhood planning documents and much of its transportation infrastructure goes against today’s best practices. For example, there are limited access points and all are from only one direction (55th St), many of the uses that draw the most traffic are located at the back of the neighbourhood (e.g. LTCHS parking, Gateway School, Parkland Community Living, Kerry Wood Nature Centre, Gaetz Lakes and McKenzie Trails recreation areas, as well as the City Nursery), and our streets are narrow.

Even as early as 1967, the City Manager recognized the potential for traffic issues on this portion of 45th Avenue. In his report on whether or not City Commissioners should approve an application to rezone the land directly north of Parkland Community Living for multifamily apartments, he wrote: “An examination of this general area related to the Future Residential Land Use pattern proposed for the next 20 years or for a population of 50,000 for the City of Red Deer” revealed that “45th Avenue was not designated or constructed as a major road. Therefore any major residential expansion on the Glenmere Farms holdings could well cause traffic problems along 45th

Avenue” and that “the possibility of developing convenient and direct alternative major roads to disperse the traffic, does not exist in this area because of the present land use and land ownership patterns” (Red Deer Regional Planning Commission).

Now Red Deer has a population of 100,000 and traffic has indeed become an issue. Since the transfer of the Chinook’s Edge school building to Gateway Christian School, traffic in Waskasoo has increased exponentially. A county school with 188 students arriving mostly by bus is now a destination Red Deer Public School with over 800 students arriving primarily in hundreds of family cars. Today, Waskasoo has three destination schools (the Christian school, a high school, and a Catholic school) which alone draw over 3500 students and staff through our streets daily, the vast majority of which drive or are driven. Altogether, this means that a 2021 traffic count found there are 2627 vehicle trips on 45th Avenue daily (See Figure 4: 2022 Traffic Count). This count was performed during the pandemic when there was less traffic. A pre-covid count done in June of 2016 indicated 3600 daily trips. On top of this, Gateway School plans to add mobiles to increase capacity, Parkland Community Living on the lot directly north of the applicant’s recently applied for a permit for a 24,000 square foot office building with over 70 rooms and 95 parking stalls (which they have withdrawn for now), and the Red Deer Public School District is planning a major expansion to their maintenance offices directly south and east.

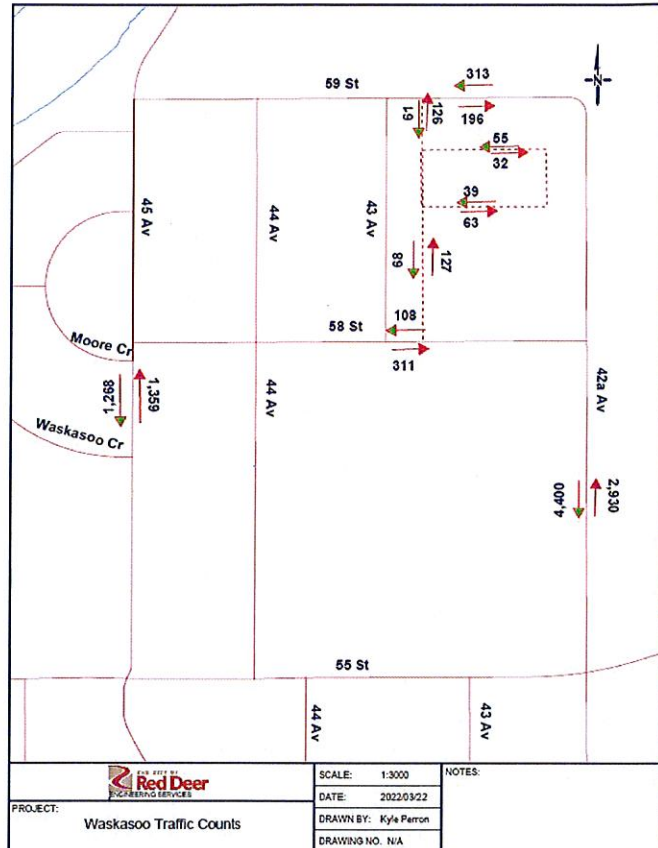


Figure 4: 2022 Traffic Counts

As was recognized in 1967, 45th Avenue was not designed for this number of vehicles. Labelled a “Collector Road” by city administration because that is how it functions, in reality, it most closely fits the engineering standard of a “Residential Local Roadway” which, according to the City’s own *Engineering Services Design Guidelines*, should handle only up to 1000 daily trips (Section 13, Appendix A). This means that according to its built characteristics, 45th Avenue is already 250-350% overcapacity. Much of this traffic is “burst traffic,” meaning it happens over short periods. At these times, it can take up to 20 minutes to drive two blocks, frustrating drivers and making them more likely to take risks such as running lights and stop signs, speeding down alleys, passing unsafely, blocking roads and driveways, and pulling out in traffic. Any more traffic directed onto 45th Avenue goes against sound planning practices.

Finally, as you can imagine, all this traffic leads to parking issues, particularly in the area surrounding 4240 59 St. The lot has no offsite parking along 45th Ave because the road here is exceptionally narrow and without curbs and will have only limited offsite parking along 59th St because that is the drop and go area for Gateway School. A fifty-

year-old county school, Gateway was never designed to handle so many vehicles efficiently, so the school's traffic and parking also regularly back up onto 45th, 44th and 43rd Avenues as well as Waskasoo and Moore Crescents, and frustrated drivers inevitably park in front of crosswalks, alleyways, driveways, hydrants, and even along the river escarpment. This illegal parking damages the environment, hinders local traffic movements, and, most importantly, creates safety hazards, particularly making it difficult to see pedestrians, most of whom are young children, during the period when crosswalks are also the busiest.

Burst traffic and parking congestion also means that emergency response vehicles will be challenged during peak times. While it is an emergency service's responsibility to arrive at a scene as fast as possible – even, if necessary, pushing vehicles out of the way or driving through yards and fences to get there – it is also a planning responsibility to reduce the likelihood that these sorts of actions need to be taken. And again, these peak times are when an emergency is statistically the most likely to occur.

The *Neighbourhood Planning and Design Standards* state that traffic and parking should be reduced in and not dominate neighbourhoods (3.0) and that there should be safe and direct pedestrian, cyclist, transit and vehicular access to school sites (3.22). Traffic and parking already dominate Waskasoo, making our streets crowded and unsafe for those using them – including students. While some increased traffic can stimulate the use of alternate means of transportation, once it becomes dangerous it reduces the likelihood of users choosing to walk or bike. Roads at 250% – 350% over-capacity also reduce the quality of life for those living along them. Any rezoning, amending the *ARP*, or future development must live up to the standards and policies of the City's plans and mitigate these transportation issues.

4. Environment

Because of the lot's location in Red Deer's Open Space – Major system, proximity to the Gaetz Lakes, and mere 30m separation from the Red Deer River and the riparian zone, any development here will negatively impact the environment. The question is how much damage is acceptable.

As indicated by the potential conflict that rezoning this property to R3 has with the spirit of the *Intermunicipal Development Plan*, because of the lot's proximity to the riparian zone in the Red Deer River watershed, development here will have environmental implications for the entire Central Alberta region. *Vision 2020s* planning principles include "preserv[ing] and enhance[ing] escarpments and natural areas" and one of the *MDPs* Guiding Principles is to "sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife)" (3.2.4). As recent research indicates, at this location, hydrology is arguably one of the most important of those resources.

Building off of a report entitled *Prioritizing Hydrologically Significant Natural Assets*, the Red Deer River Watershed Alliance (RDRWA) and the Nature Conservancy of Canada published a map in 2019 of what they call Hydrologically Sensitive Areas (HSAs) in the Red Deer River watershed. HSAs have "natural assets that, if preserved in a natural state, provides beneficially hydrologic services such as water provision, flow regulation, and water purification" (RDRWA "New"). They support "water quality, flood mitigation and drought resiliency" (RDRWA "New").

The RDRWA explains that “understanding and protecting HSAs is a key strategy for ensuring ... safe, secure water supplies and healthy, resilient ecosystems,” and the map, they explain, is to be used for “supporting municipal and provincial land use planning” (RDRWA “New”). It is particularly important since Section 18.2 of the *MDP* states:

The City **shall** participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed. A key objective in watershed management will be to maintain the water quality in the Red Deer River at or above provincial standards.

The relevant portion of the map is reproduced below. Access the full online map [here](#).

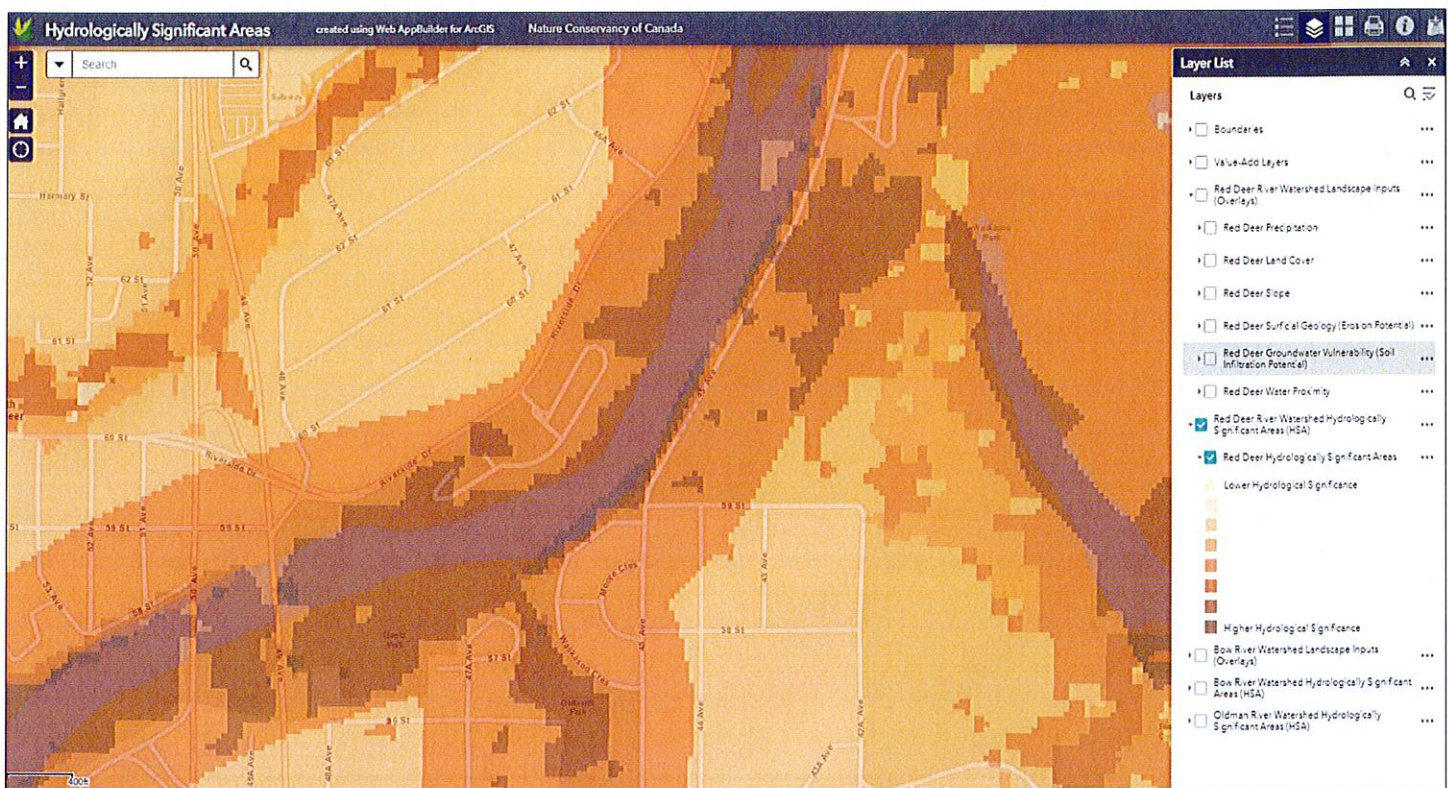


Figure 5: Red Deer River Watershed Hydrologically Significant Areas

The darker the area on the map, the higher its hydrological significance. The key to the right of the map indicates that two areas on this lot are in the highest rating, meaning they are “punching above their weight” (RDRWA “New”) as far as working to protect water quality in the Red Deer River watershed. More than surrounding areas, they contribute to a resilient landscape that naturally distributes rainwater protecting the area from both drought and flood. As climate change occurs and rain events become both heavier and further apart, areas such as these within the city will only become more vital.

Policy 9.7 of the *MDP* states: “The City should incorporate significant natural features as part of the overall infrastructure systems.” *These are them*. PS zoning with an open space land use pattern can accommodate and protect these significant areas and include them in the storm water management system, while high density

residential with its construction, land coverage, associated parking and vehicle traffic, and even landscaping will not – especially if it is allowed to occur outside the studies and recommendations required by the ARP and Environmental Character Area.

In addition to the potential damage to HSAs, the property is on the outside bend of the river and that bend is an active erosion zone. The stairs that were installed to access the water have had to be repaired and replaced numerous times over less than a decade. Subsequently, the bottom flight and river access landing were removed. Healthy rivers move across their landscapes (as indicated by Gaetz Lakes) and this movement will force 45th Avenue to the east into the municipal reserve, shrinking the already narrow setbacks. Any further reinforcement of the escarpment to stop erosion and protect private property constructed on the site will remove the native vegetation along the riverbank, destroying the riparian zone that keeps the river and surrounding natural area alive and healthy. In their *Watershed Management Proposal*, the Red Deer River Naturalists state that “erosion of riverbanks due to the removal of protective riparian vegetation and failure to provide sufficient developmental, residential ... setback from the top of the river valley escarpment” threatens water quality (4) and the long-term stability of the escarpment (7). This land needs to remain primarily open space to allow the river to move and keep the riparian zone healthy.

And more than just the watershed will be impacted. Overdevelopment and inappropriate intensification will also damage the area’s ecology. R3 zoning and any future high density residential at this location will impact and fragment wildlife habitats in the entire Red Deer River Valley. Small mammals, songbirds, herptiles, invertebrates, and ungulates rely on the continuity of the riparian vegetation strip to functionally link the larger systems of Waskasoo and Piper Creeks, and Fort Normandeau to the south and west, with the Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area to the north and east. Linked corridors provide a conduit for gene flow southwest to northeast across Red Deer for a diverse range of flora and fauna and are essential to an ecologically functional park system (See Figure 6). The riparian strip along 45th Avenue is already dangerously narrow in terms of habitat values and bank stability (Fig. 7) and the riparian corridor adjacent to this lot is at best a tenuous link. There are already significant incursions such as at the stair access (Fig. 8).

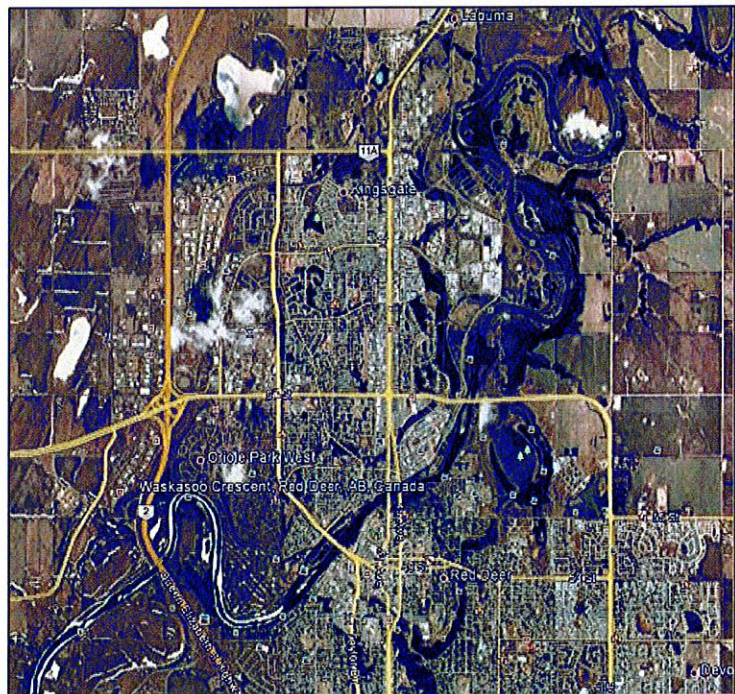


Figure 6: Overview of Red Deer's watershed system

An apartment complex with its associated paved parking, increased human activity, outdoor lights, noise pollution, and potential pesticide use will threaten the environment and interrupt the wildlife corridor and force wildlife onto the road becoming a danger to themselves and to traffic.

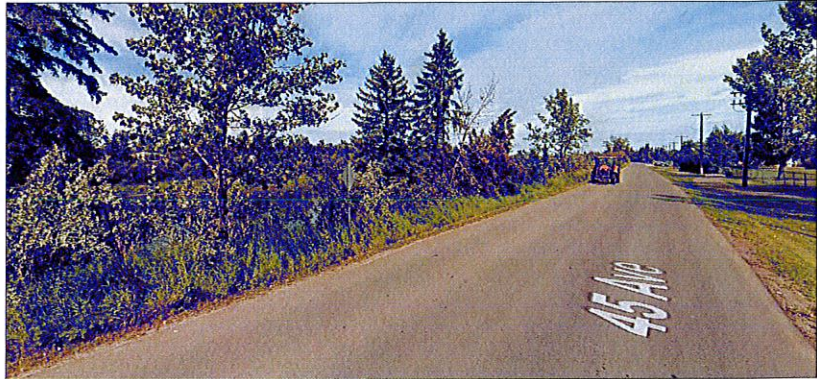


Figure 7: 45 Ave between the river and subject property. Note narrow width of riparian strip, lack of shoulders, lighting, and curbs. (Google Maps accessed 2022 22)

Finally, we are very concerned that the proposed amendment to the ARP includes removing the property from the Environmental Character Area. As mentioned, development on this lot was what spurred the development of an ARP in the first place and was the number one concern raised by residents during the ARP process. The character area here is, therefore, very important to Waskasoo. While the other character areas focus on maintaining the “character” of the streetscape and built surroundings, this particular one also focuses on maintaining the health of the environment by incorporating a number of design standards such as

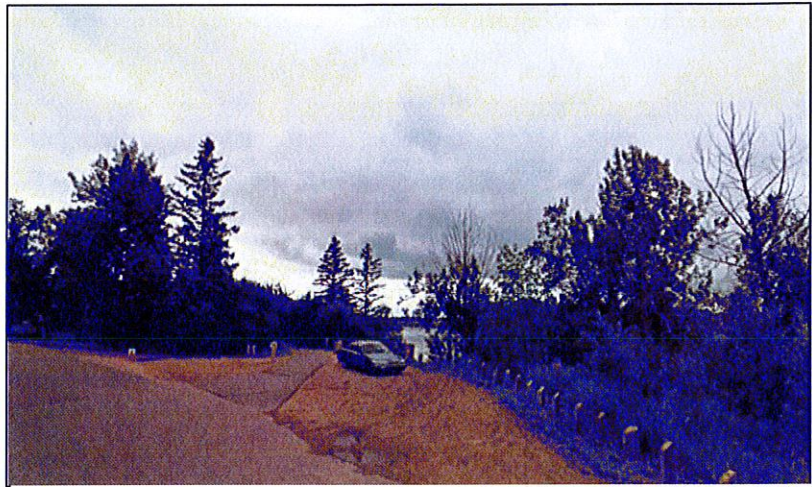


Figure 8: Pull off at stairs at 45 Ave and 59 St

environmentally sustainable and ecological design measures, incorporating green technologies, xeriscaping and naturscaping, managing ground water recharge and reducing storm water runoff, maintaining native vegetation and rural roadways to provide wildlife corridors, grouping any buildings together with other buildings already present, preserving stands of mature trees, and reducing the amount of fencing and light pollution.

The application states that the developer asks that the “lot be removed from inclusion within this Character Statement, similar to how Gateway Christian School, Lindsay Thurber School and Parkland Community Living were excluded.” However, they do not give any reasoning to support this monumental request. During the development of the ARP, both the school boards and Parkland Community Living’s properties were removed from the Environmental Character Area, in part, because it was felt that some of the recommended design elements could be onerous on these publicly funded and/or non-profit agencies (*Council Video*). As with zoning, questions regarding the application of the character area were fully addressed through the ARP process. 4240 59 St was included in the Environmental Character Area primarily because of its key location along the river and trail system, but also because it is not yet built up and is in the city’s Open Space – Major system. Development here must be done extremely carefully.

The City also has other plans and policies for these kinds of environmentally friendly design standards beyond the Waskasoo Environmental Character Area. Policy 9.12 of the *MDP* posits that “the City should investigate and incorporate environmental sustainability initiatives and trends ... to help ensure long-term land use and sustainable development in Red Deer.” As well, Section 7 of the *Neighbourhood Planning and Design Standards* encourages many of the same standards as the Waskasoo Character Area including incorporating green technologies and materials (7.7), naturescaping to maintain biodiversity and increase resiliency (7.9), adding solar infrastructure (7.10), building low impact development including green roofs, rain gardens, permeable surfaces etc (7.11), co-locating complimentary uses with adjacent buildings (7.16), and maximizing retention and filtration of on-site stormwater with minimal negative impact on natural wetlands, waterbodies, groundwater, and natural hydrological systems (7.21). It would seem that instead of removing property from the Environmental Character Area, the Character Area should be expanded across the City.

The *MDPs* Vision describes Red Deer as a “community with a unique natural environment preserved and enhanced by careful community planning” (3.0) and states that “Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community *is a priority*” (emphasis added, 9.0). There is, therefore, a section on managing the environment and ecology, the goals of which are:

- 🌳 To preserve and integrate significant natural areas into the open space system,
- 🌳 To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments, and
- 🌳 To recognize and promote environmental sustainability initiatives and trends in land development (9.0)

This vision, priority, and these goals are supported by the current zoning, land use, and character statement for this lot.

In the cover letter for the application, the developer states that they have “deeply considered the Waskasoo Area Redevelopment Plan” and are “evaluating the incorporation of underground parking, wildlife corridors, dark sky lighting, a bioswale, review of necessary fencing, environmentally conscious building materials ... and retention of mature landscaping.” We ask: why then are they requesting to be removed from the Character Area which would ensure they do these things? Actions speak louder than words. This application to rezone 4240 59 St from PS to R3 combined with the proposed amendments to the Area Redevelopment Plan to reduce the need for important pre-development studies as well as to remove the lot from the Environmental Character Area systematically removes any protections – including existing basic bylaw and land use protections – and opens the property to development that ignores its environmental significance.

5. Quality of Life

A high quality of life is a key ingredient for a robust and resilient city. It contributes to the health and wellbeing of citizens, to community development and pride, and to continued enhancement and growth. Thus, the *MDP* promotes “a vision focused on the quality of life for residents and the sustainability of Red Deer through the use of land use policies, development guidelines and procedures” and aims to “ensure a balanced, diverse and acceptable range of social, education, health, recreation and cultural opportunities” (3.2). Policy 15.9 states: “The City **shall** recognize that development and land use may impact the health and social wellbeing of a community.”

By promoting sports, recreation, social, educational, religious, cultural, and heritage uses, the PS Land district serves this vital function.

Retaining 4240 59 St as PS and Open Space – Major will help create and maintain a high quality of life for Waskasoo and the entire city. During the research for the *Waskasoo Community Plan*, extensive needs assessments found that Waskasoo lacks “bumping places:” public areas that contribute to sense of place and stimulate the informal interactions that build a sense of community. This is exactly what Open Space can provide. Therefore, Policy 14.8 of the *MDP* states that “open space **shall** be designed to ... create opportunities for area residents to gather and interact whenever possible.” Further, Policy 15.6 states: “The City **shall** promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal gathering spaces...”

The applicant therefore states that they intend to “invite the community into the development” by adding “a winding sidewalk and trail within the development, along with benches.” This sidewalk “allows,” they say, “for a promotion of open spaces and park-like areas of enjoyment.” However, there is already a section of the Southbank Trail with benches only a few meters away that functions in the same way and is supported by the actual open space and park-like area that an R3 development will destroy. (See discussion below.) Finally, what happens when building residents complain about pedestrian traffic moving through the complex, area students congregating on benches, the inevitable litter and graffiti that occur in public spaces? Any public access can easily be closed off by a management company without the knowledge of the City or consent of the community. In the long term, this area should remain open space PS so it can add to the quality of life of Waskasoo residents. In the short term, we respectfully request that the fence on the west side of the property be moved back from the trail to the actual property line so that at least a portion of this area can more easily serve this vital function.

For the same reasons, retaining this lot as PS is important to the quality of life for all Red Deerians. However, its importance to the entire city is magnified by its location next to the Red Deer River, Waskasoo Park, and the South Bank Trail. Red Deer’s connected park system, comprised of park land set aside along the city’s waterways which is further connected to outlying parks and trails, is unique and has been shown repeatedly to be a source of pride and sense of place for Red Deer’s citizens. According to the *Red Deer Trails Masterplan*, the riverbank trails “are the backbone of the entire Red Deer trail network” (pg. 6), and the South Bank Trail connects the downtown as well as Barrett Park, Coronation Park, and Galbraith Park to the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area. As the city densifies its core and develops its north-east boundary, this trail and open spaces will become even more critical. Furthermore, it is a part of the link between the two main hubs of the Waskasoo Park system, Fort Normandeau in the west and the Kerry Wood Nature Centre in the east. Understandably then, through its policies and guidelines, the City is working hard to maintain and enhance this park and trail system.

Rezoning this lot along the river trail system will negatively impact a significant section of Red Deer’s connected park system by turning a portion of the South Bank Trail into a sidewalk running between a high density multi-attached apartment complex and a busy paved access road. The healthy functioning of the trail and park system is already threatened at this location because of the excessive narrowing of the surrounding linear park and the

location of 45th Avenue so close to the river. What has kept the entire network functioning here is the open grassy area of the adjacent former school yard, now 4240 59 St. (See Figure 9)

The loss of open space surrounding this significant portion of the trail system will detract from one of the main reasons for visiting the trail system as “trail users indicated that being in nature (i.e. experiencing a variety of plants, wildlife, the river, scenery and terrain) was what they enjoyed best about using the trails” (Red Deer Trails Master Plan pg. 44).

Further, because the land is located on an outside curve of the Red Deer River, the escarpment will inevitably need to be reinforced to protect any large privately owned apartment complexes, likely with non-native rip rap, further destroying the park’s biodiversity and natural beauty.

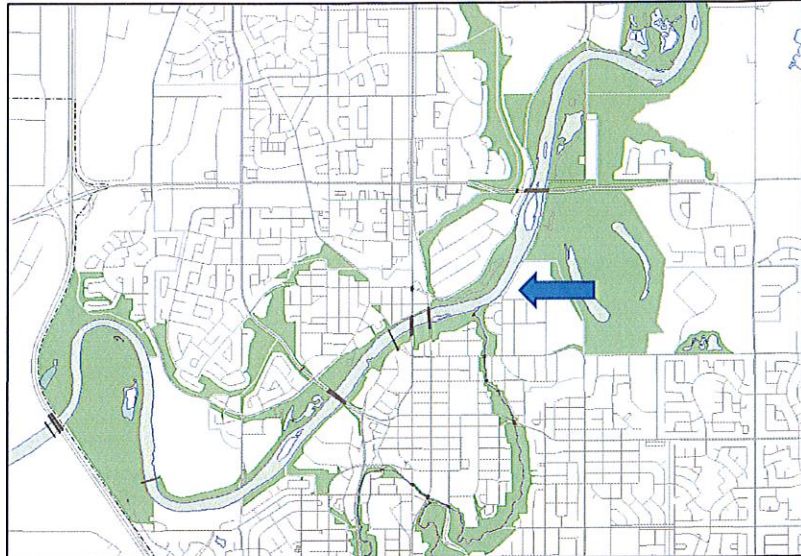


Figure 9: Site within the Connected Park and Trail System
(From City of Red Deer Webmap. Green areas indicate park area.)



Fig. 10: River Reinforcement at Oriole Park

Past land use and planning decisions that impact the trail system were made with the understanding that this lot would remain open space into the future. 45th Avenue was recently repaved in the same location and retained as a rural access road to the park system. It was not upgraded to withstand the additional traffic and off-site parking an apartment complex will bring, and, in fact, care was taken to revegetate the riverbank to stop an increasing amount of parking along the west side of the road next to the river – parking that has since begun increasing again as Gateway School grows. As well, during the subdivision hearings in 2014, the Community Association requested a 100m environmental or municipal reserve setback from the river to protect the trail, wildlife corridors, and environment. A much smaller municipal reserve setback was agreed upon mainly because the area was PS and part of the Open Space system – land designations that had been reinforced by the rejection of the previous *NASP* in 2012.

Parks, trails, and open spaces also contribute to the entire city’s views and vistas which are also key to sense of place and quality of life. The *NPDS* define views and vistas as “a unique distant view, viewscape or view corridor along a road, through an opening, or along an escarpment or high point” (14). The standards note that designing neighbourhoods to preserve existing views and vistas lends character and a distinct identity to communities (9.2) The vistas across this lot towards the river to the west and the Gaetz Lakes and hills to the east are important to Waskasoo residents who relate to them daily. The view is especially important to those who live on the south side

of 59th St. The applicant writes that “the development has minimal impact on the view from single family homes;” however, a four-storey apartment building abutting the north side of 59th will completely obscure any views from those homes. In fact, as 59th street has been redeveloped, many homeowners have made considerable investments to enhance their access to those views including installing larger windows, building elaborate decks, and even turning their homes so they face the greenspace. An apartment complex here will not only destroy those views, but any suites that overlook 59th St will impinge on homeowners’ privacy and negatively impact their property values. The *River Trails Master Plan* notes that “studies in a wide range of urban areas have documented increases in real estate values for residences near parks and trails” and, one would assume, and greenspace next to those parks and trails (50). This is not a case of buyer beware – these homes have had those views protected by Open Space PS land uses for eighty years.

The views here, however, are important to all Red Deerians and visitors to the city. One of the reasons the 2012 *NASP* was not supported by MPC was that “the experience of driving along 45th Avenue to the Waskasoo Park facilities would be detrimentally impacted by development directly adjacent to 45th Avenue” (*Council Agenda*). It must also be noted that, due to sightlines from both the 49th Avenue and 67th St traffic bridges and the Lion’s Campground, this curve in the river is highly visible across the city. Development here will impact the view of more than those who live in Waskasoo, drive our streets, and/or use the Waskasoo trails.

The goal of Section 14 of the *MDP* is “to create an integrated, accessible and well-planned system of open space, recreational and cultural facilities and parks that supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels and skill levels” (14.0). This is the role of PS land. It is a relatively rare commodity, and PS land available for purchase by appropriate organizations is extremely rare. The application before you is not only about whether or not this lot should be zoned high density multi-family. It is also about what will be lost with the removal of the lot from the PS district and major open space system. Is it truly in the best interest of the city and the community to lose four acres of such high functioning, rare land to an apartment complex?

6. Economy and Tourism

Community and recreation opportunities, views and vistas, as well as functioning, healthy parks, trails, and open spaces are not only important to quality of life but are also vital to Red Deer’s economy. The City’s *Economic Development Strategy* explains that economic development is much broader than simply increasing GDP (7). It “involves enhancing ... quality of life and socio-economic condition” as these are what draw and retain business and labour. The main goal, then, of the *Economic Development Strategy* is to create “a Red Deer that is: a sustainable, safe and thriving community where residents enjoy a high quality of life; a city where residents have a sense of civic pride and community ownership; a city that meets its community planning and development needs without compromising the future” (8). PS zoning contributes to achieving these goals both indirectly through increasing quality of life and directly through economic diversification.

Quality of life was discussed in detail above, so we will keep the discussion here brief and note that Section 6 of the *MDP* has the objective to “promote Red Deer’s high quality of life to increase the attractiveness of Red Deer

as ... a place to live and work” (6.0), and Policy 6.4 states: “The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities, affordable housing and other community amenities.”

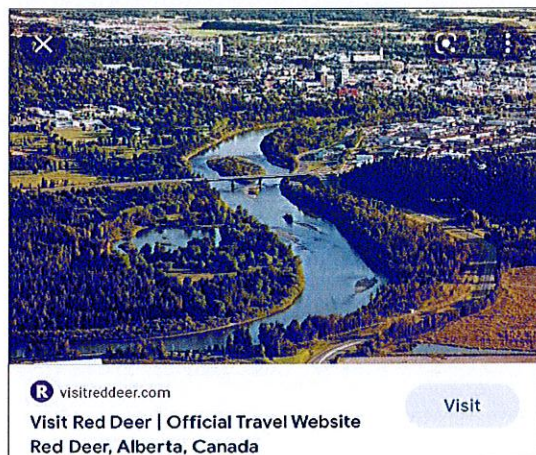


Figure 11: Tourism Photos

PS zoning and Open Space, however, also add directly to the local economy through diversification including but not limited to tourism. Economic diversification shields the city from the booms and busts of a narrow industry base such as resource extraction or construction. Accordingly, the *Strategic Plan* envisions Red Deer as an economic leader with a dynamic and diverse local economy and as “a chosen destination” for tourism investment stimulated by our “city in a park.” Further, Policy 6.7 of the *MDP* states: “The City should aim to increase tourism visitation through ... development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure.” The amenities around 4240 59 St all contribute to drawing tourists to the city and bringing them back again and again. 45th Avenue and the South Bank Trail are what tourists drive, ride, bike, scoot, or walk to take in the Nature Centre and Gaetz Lakes Sanctuary, McKenzie Trails and the boat launch, and even the Riverbend area. It is also no coincidence that aerial shots of this river bend and the Waskasoo neighbourhood are often featured in ads and promotions for tourism and economic development. A Google search easily materialized the images in Figure 11.

Policy 6.3 of the *MDP* states that “The City should pursue opportunities to diversify the local and economic base...” and various land use zones are one way to ensure diversification. Neither PS zoning nor Open Space Land Use exclude a property from directly contributing to the economy. In fact, PS zoning fosters diverse economic opportunities in areas such as sports,

recreation, childcare, entertainment, assisted living, education, religion, health care, heritage, culture, and, of course, tourism. It must also be pointed out that areas labelled Open Space – Major on the Generalized Land Use map include compatible private and public PS uses such as sport, recreation, and culture facilities, parks, and schools (*MDP* 4.0). The facilities and businesses on PS land throughout the city employ hundreds of people and contribute to a diverse and resilient economy. As City Administration’s Report to Council advising against the proposed 2012 *Waskasoo NASP* states: “Planning Administration supports this area remaining as an institutional precinct. This allows for appropriate infill development” (*Council Agenda*).

7. Planning Best Practices

The *Neighbourhood Planning and Design Standards* begins by saying:

Great neighbourhoods don't just happen by accident. They are the result of careful planning and thoughtful design that creates places that are sustainable, walkable, vibrant, social, and livable which increase the quality of life for residents of all ages and incomes. Great neighbourhoods contribute to the prosperity of our city, attracting new people, new business and creating vitality while allowing the city to respond to change over time. Great neighbourhoods are the foundation of a great city. (5)

We fully agree and have already discussed many of the ways that this statement applies to Waskasoo and the application before you. In this final section, we would like to address some of the more specific planning best practices that this application is counter to including providing a mix of uses, creating appropriate intensification and infill, and establishing and maintaining character.

Great neighbourhoods are diverse and one way to add to diversity is to promote a housing mix. Policy 10.3 of the *MDP* states: "The City **shall** continue to require a mix of housing types and forms in all residential neighbourhoods" and "**shall** provide direction on the mix of housing ... and ways to avoid excessive concentration of any single type of housing." Therefore, the applicant argues that rezoning 4240 59 St to R3 multi attached "introduces a mix of uses within the neighbourhood" and will "introduce a greater variety of housing types and price points."

However, having been built up over a century, Waskasoo already has a variety of housing types (including single family, secondary suites, boarding houses, multiplexes, condominiums, and apartments) and price points (dwellings here can be purchased for anything from under \$100,000 to over a \$1,000,000). Further, the extensive research for the *Waskasoo Community Plan* revealed that the neighbourhood also already has an abundance of rental opportunities. The plan's Land Use Table shows that apartment buildings take up 62.75% of the net developable area and comprise 319 or 58% of the 552 total dwelling units (16). Compare that to 21% of total dwellings across the city and 10% in areas like the South East (*Economic Development Strategy Update*). Once dwellings with secondary suites and semi-detached units are added, over 64% of the net developable area and 62.5% of the dwellings in Waskasoo are multifamily. Rezoning this lot to multi-attached R3 will in reality *add* to the disproportionate amount of multifamily housing in the neighbourhood. Waskasoo does not need more high density multifamily and multi-attached zoning. As discussed above, what we do need in terms of land use is exactly what the lot in question can provide as Public Service.

The applicant also states that "R3 development can add to the intergenerational depth of the neighbourhood" because what they envision for 4240 59 St is "an independent seniors living accommodation" that will give Waskasoo residents "the opportunity to age in place longer." What the applicant envisions, as we understand it, is two multi-storey apartment buildings that will be marketed to people over a certain age. It absolutely must be emphasized that ***this is not assisted living*** – a use that would be supported by PS zoning and *if designed carefully* could work within the underlying Open Space land use. Waskasoo does not have assisted living where residents could truly age in place. We do, however, have a plethora of rental units at a variety of price points where anyone, including independent seniors, can and do live.

It must also be made clear that ***this is not condominiums*** but rental apartments. There will be no condo board or condo rules and no legal way for the City, the Community, or even East Lincoln Properties to ensure that the suites are rented to seniors. Our understanding is that, if the property management company is challenged, the units must be rented to tenants of any age. We also wonder what will happen if units go unrented. The building may be in a beautiful location along the river, but it is over the minimum recommended distance to transit and the nearest grocery store is a 30-minute walk (one way) across Downtown. Any R3 development here will be autocentric and will compete with other senior- focused apartments closer to vital amenities. If units go unrented, the management company can change who it rents to at any time “under the radar” of the community or the City.

Also, it is naive to think that this property will be owned by the same private corporation forever. Waskasoo has learned by experience that even what seemed to be permanent fixtures in the community are bought and sold. A few years ago, no one expected that a local school would be subdivided, repurposed, and divested, but here we are. Properties change hands every day, and zoning stays with the lot, not the developer or the development. Rezoning and especially removing the lot from its character area mean permitted uses and regulations change drastically and a myriad of inappropriate developments can go ahead without complete oversight. For example, drafts for the new City bylaws are considering increasing permitted multi-attached building heights from four to six storeys. Rezoned to R3, there is nothing stopping a developer in the very near future from intensifying the lot even further because that will be a permitted use. Further, current bylaws have a permitted density for R3 of 35 units per hectare, which equates to 56 units on this property. However, that density can be multiplied many times over through a discretionary use. Larger buildings equate to larger profits. Thus, very few new apartment builds (if any) have kept to the permitted density of 35 units / hectare. In the last few years, there have been at least six multiple family buildings that received approval for densities ranging from 83 units/hectare up to 117 units/hectare. This would equate to over 185 units on this property in the City’s Open Space – Major. Additionally, if this applicant is willing to apply to rezone, amend an ARP, and remove their property from its character statement, even they are almost certainly open to applying for the much simpler approval for a discretionary use for a higher density if they succeed.

This brings us to the next best planning practice that this application forgoes: appropriate infill and intensification. It may seem that rezoning this lot to R3 is supported by City documents that promote infill and intensification such as Policy 5.17 of the MDP that states: “The city should promote intensification of urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.” Therefore, the applicant argues that rezoning 4240 59th St to R3 “allows for an efficient use of land.”

However, Policy 10.10 emphasizes that “infill development and intensification of *established neighbourhoods*” should occur “*in an appropriate manner,*” and we would add especially when that intensification is with high density residential. A look at the *NPDS* indicates why the application before you is for infill that is inappropriate. The great neighbourhoods envisioned in the standards are centred around neighbourhood nodes, defined as “a mix of uses (medium to high density residential, mixed use, commercial, green space, community or recreational facilities) co-located together in one area ... that serves the neighbourhood and potentially surrounding areas” and are “easily accessed by foot, bicycle, car, or bus” (pg 13). Further, nodes should be co-located with those of

adjacent neighbourhoods to create a larger centre of activity. As shown in figure 12, neighbourhood densities should be designed so that higher density development is located near the services and infrastructure of the node and slowly transition to lower densities as you move away from the node. 55th Street with its commercial sites, churches, community services, mix of residential density, Galbraith and Stephanson Parks, the Bob Johnston Trail, and the green spaces around Waskasoo Creek is obviously Waskasoo's and Woodlea's neighbourhood node. This is where most of our high density already exists because it is where it's appropriate.

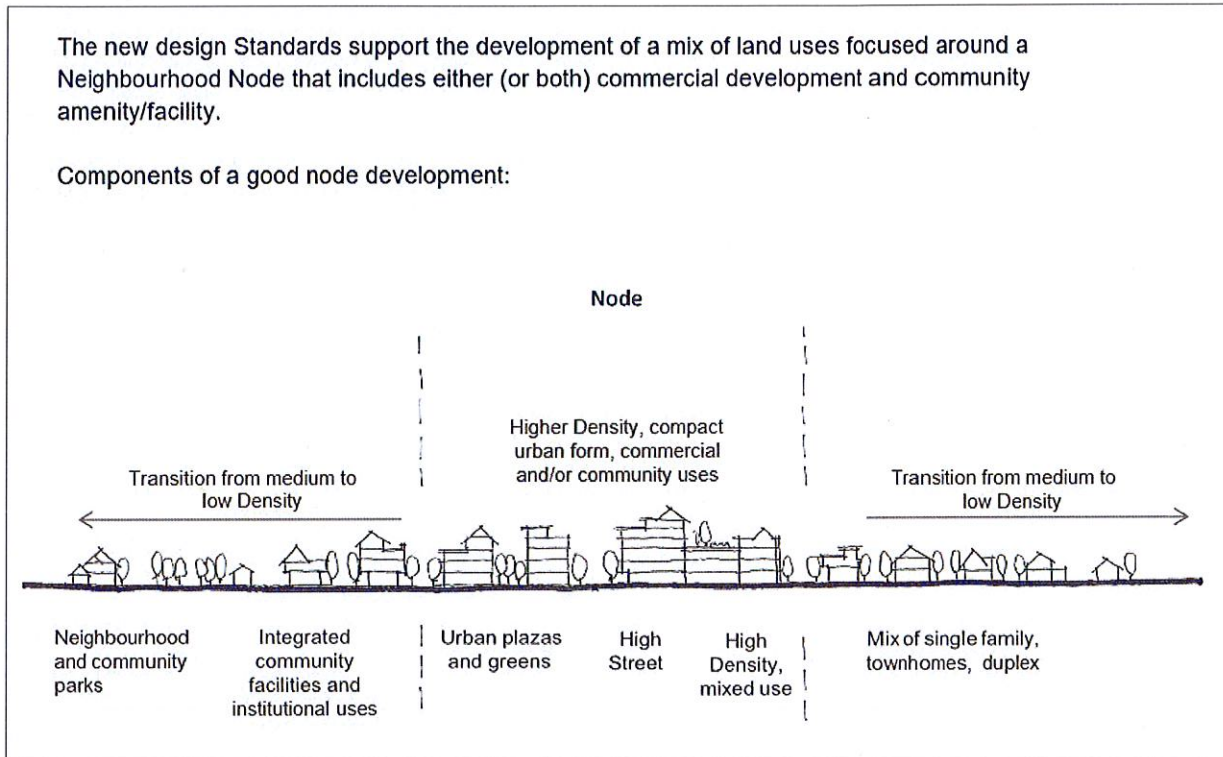


Figure 12: Neighbourhood Node Illustration from NPDS

While the NPDS also say that higher density can be appropriate next to parks and open space (Standard 6.3 and 6.4), locating R3 at 4240 59 St would seem counter productive. High density should be *next* to parks and open space, not *in* those parks and green spaces. Placing R3 here would also disrupt the careful transition of densities and locate high density further than the suggested maximum distance from the area's transit stops along 55th Street. The importance of co-locating infills and high density with adequate transit is reinforced by MDP Policies 5.18 and 7.6. The NPDS state that density should be focused "within nodes and along planned transit routes that support frequent transit service during peak times" (4.2). As long as the traffic issues remain in Waskasoo, it would be exceedingly difficult to bring transit through Waskasoo frequently at peak times.

Finally, appropriate infill of this magnitude must also be guided by an Area Redevelopment Plan not removed from such. Policy 10.9 of the MDP states "Intensification shall be encouraged in established neighbourhoods through residential and mixed-use infill projects where there is adequate capacity in major municipal infrastructure ... unless otherwise determined through an approved ... area redevelopment plan." Additionally, the Generalized Land Use Concept Map outlines the predominant or main type of land use to be located in broad areas. As the MDP states, "More specific boundaries and information on precise land uses is intended to

be provided through ... area redevelopment plans” (4.0). In this case, both the Map and the ARP agree that this land must remain within the Open Space Major system.

Waskasoo is not against increasing density when it is done appropriately and in ways that do not negatively impact the character, amenities, and healthy function of the neighbourhood. So far, this has included increasing our R1 density with boarding houses and secondary suites, and in the future, garage and garden suites will possibly be thrown into the mix along with additional multi-family units added through redevelopment in and next to the neighbourhood node.

This brings us to the final way that this application forgoes best planning practices: by applying to remove 4240 59 St from its character statement. Character is what attracts and connects residents to a neighbourhood and to each other. It builds a shared sense of place and of history and promotes citizen responsibility and engagement. It is a subtle but key ingredient in any Great Neighbourhood. Thus, the city has invested time and money in developing things like Character Statements, Area Redevelopment and Structure Plans, Community Plans, the Mature Neighbourhood Overlay, and the *Neighbourhood Design Planning Standards* to create and maintain character.

The NPDS note that for infills in established neighbourhoods, its standards “primarily address smaller redevelopment projects” (pg 9) and that “redevelopment of larger areas may be guided by the Neighbourhood Planning Principles but also require a more comprehensive Area Redevelopment Plan or Character Statements” (pg 9). According to the Mature Neighbourhood Overlay, this parcel is a large-scale redevelopment (LUB 7.14.2). Therefore, development here requires not only the guidance of the Waskasoo Area Redevelopment Plan but also the relevant Environmental Character Area.

The *Waskasoo ARP* states that “what establishes the character of a neighbourhood is the relationship and design of ... basic elements” such as “individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities” (1.0). It then goes on to outline the character or relationships between such things in four distinct character statements that each “define the character of a specific geographic area by capturing the design elements that make one geographic area different from another” (1.0). Further, the ARP notes that character statements are not made for every area of the city but are developed for “geographic areas” that “contain a combination of elements that together make an area unique or special” (1.0). This lot is a key portion of such an area. As its character statement describes, it has a unique “rural character with native, naturalized landscapes,” “rural road cross sections,” “minimal building coverage” with “few, smaller structures and park furnishings” and “a wide-open sense of space that is not common in other areas of the city” (5.3 – 5.5).

As discussed above, the argument to remove 4240 59 St from its character area seems to hinge on proximity to the other built-up properties surrounding it. However, those properties are all still PS zoned within the Open-Space – Major which guarantees a certain amount of care and oversight in any future development. Even the applicant seems to recognize the lot and surrounding area’s difference when they write that the lot “is somewhat isolated to the neighbourhood as a whole.” It is in large part because it is removed and quintessentially different from the residential A-20 Army Camp and Heritage Character Areas across 59th St that it has been included in a different Character Area – as well as land use pattern and district.

It is clear that as a property developer the applicant does not, perhaps can not, appreciate the open space area's unique qualities. They write that "The location of the lot for R3 is ideal as it only borders single family homes on the south" and "does not disrupt the pattern of development currently in place." We argue instead that high-density multi-storey R3 would completely disrupt and be incompatible with the "developments" surrounding it – both the environmental character area within which it nestles and in relation to those small, single storey A-20 camp homes across the street.

Ironically, in an application to remove themselves from the applicable character area, the applicant states: "It is important to our organization that we integrate with the community that encompasses our development, namely that we become part of, and also contribute to, that neighbourhood," and that one of their intentions "is to build a development that integrates into the neighbourhood." Another of their intentions is to "benefit the community long-term, not just those that currently reside there, but also future residents of Waskasoo." As we did earlier in the discussion concerning the environmental repercussions of overdeveloping this parcel, we ask: why then apply to be removed from the surrounding Environmental Character Area which has already done most of the work of determining how best to do so? During the process of creating character areas, the long-term benefits and the future residents of Waskasoo, not to mention Red Deer, were thoroughly and objectively considered by discipline experts, just as they were during the creation of the MDP, the NPDS, and the ARP. Although the developers say they are "evaluating" incorporating many of the design elements and recommendations of the Character Area, nowhere have they stated exactly what elements and recommendations they plan to skirt nor have they given a solid justification to do so.

The applicant also posits that their application responds to their stakeholder engagement; however, we believe the vast majority of any stakeholder engagement has clearly stated that the lot should remain in the Character Area and zoned PS. After the developer's online presentation, they invited listeners to submit comments and questions and later sent attendees a summary that included the questions and comments the developer received as well as the applicant's answers, attendee statistics, and poll participation and responses. Unfortunately, we are not able to refer to this information here because it was "provided in courtesy with all rights reserved." To fully understand the positions of stakeholders, we encourage you to request a copy. We also encourage you to look at pages 18 - 34 of the Waskasoo Community Plan which transcribes the comments received from stakeholder at the various City workshops and open houses held as part of the ARP research. And of course, we encourage you to read the letters you have received from stakeholders regarding this application.

East Lincoln Properties is a quality builder with a good reputation. As they say, "R3 design can incorporate historical and cultural aesthetics to ensure sensitivity to the existing neighbourhood ... [and] can integrate into a historical community in a complimentary way." As a developer who recognizes the importance of these things, they would very likely be welcomed by Waskasoo to redevelop appropriate areas with R3 multi-attached structures such as along 55th St. Unfortunately, despite the PS Zoning, Open Space Major land use, Land Use Bylaws, Waskasoo ARP and Character Area, they purchased this land, and R3 is just not appropriate here. If approved, this application will open this green space to imposing R3 buildings in an area that is primarily reserve-, park-, and open space, and on a streetscape of primarily small, single storey unobtrusive structures.

Conclusion

In conclusion, we believe the application from East Lincoln Properties should be denied because not doing so will:

1. Counter past precedents and set dangerous future precedents for PS land and Open Space in the city
2. Counter the *Municipal Government Act* and the spirit of the *Intermunicipal Development Plan*
3. Exacerbate proven dangerous traffic and parking issues in Waskasoo
4. Destroy HSAs and wildlife corridors and damage the riparian strip and area ecology
5. Negatively impact the quality of life for all Red Deerians
6. Go against economic development strategies and reduce the potential for economic diversity
7. Counter best planning practices by negatively impacting housing mix, supporting inappropriate infill and intensification in established areas, and allowing development that does not fit the character of its surroundings

The application also counters many of the City's policies, plans, and strategies, primarily the *Municipal Development Plan* which is intended to guide planning decisions until at least 2033 and to a city population of 185,000. The MDP states its purpose is to guide growth "ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community" (1.1). Based on research and community input, it "reflects the kind of community residents wish to see in the future and identifies ways to achieve this future" (1.1). It is a "guide within which both public and *private sector decision making and investment can occur*" and a statutory document that development and subdivision authorities must regard when deciding on applications (1.1). Yet, its policies are not necessarily ironclad. It is to some degree a fluid document that can bend with "discretion" and "judgement" and with an eye to the whole vision set out within it (1.4).

The developer's application counters the *MDP* in multiple ways from land use in section 4 to Implementation in Section 19. Of 15 policy sections, there are only three it does not contradict – Section 12 Commercial Development, Section 13 Industrial Development, and 17 Utilities. Even policies surrounding intensification and infill do not support this application. It goes without saying that the application also conflicts with the Waskasoo Area Redevelopment Plan that it is trying to amend.

Further, as was stated by the former City Manager at first reading of the 2012 NASP, development here will compete with plans for intensification and live work development in Capstone (*Council Video*). It will also remove an important area of open space next to the downtown core where over 80% of dwellings are already high-density multi-family, a percentage that will be magnified as Capstone becomes a reality, putting even more pressure on the park, trail, and open space system. Does the City want to see 4240 59 st developed with high density apartments that will compete with Capstone or with Open Space and potential PS uses that will support the Downtown's and Capstone's development and long-term health?

Finally, there is not a strong enough need to replace PS Open Space with R3 zoning anywhere in the City. Red Deer's population is currently at 100,800 and has only increased by less than 500 people, or 0.4%, between 2016 and 2021 (City Census, Statistics and Demographics). Red Deer also still has some of the most affordable rents in

Alberta, possibly Canada (*Red Deer News Now*), and vacancy rates have fluctuated between 6% and 10% over the last five years (Alberta "Red"). Demand is not outstripping supply. Even if the population increased dramatically, through the MDP and the Generalized Land Use Map, it has been agreed that there are other areas better suited to residential intensification. In the case of this application, "discretion" and "judgement" would seem to support denying this application.

Respectfully Submitted by:

The Waskasoo Community Association Board

John Bough, President
Joanne White, Vice President
Linda Cullen-Saik, Secretary
Susan Jensen, Treasurer
Darcy Garrett
Kristen Steenbergen
William Weiswasser
Brenda Garrett
Marianne Lee
Ron Smith
Tiffany Priebe
Phil Smith
Renea Sinclair
Alandra Aucoin

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Group Consultation Context Form (Optional)

The questions in this form are optional and serve to provide context to the feedback you are providing on behalf of a group. There are no right or wrong answers to the questions. This form is included in the information provided to City Council or the Development Authority for their consideration. This form helps readers understand who the comment is coming from when a group or collective responds.

For your information, The City also conducts a separate consultation process as per the process outlined in policies and bylaws. This will also be provided to Council or the Development Authority for their consideration.

Proposed Waskasoo ARP (Bylaw 3567/A-2023) and Land Use Bylaw (Bylaw 3357/A-2023) amendments re 4240 – 59 Street

Name of Group: **Waskasoo Community Association (WCA)**

Membership Size of Group: Apprx. 75 paid household memberships but we represent and include all community members regardless of membership.

Questions:

Did the WCA do consultation prior to submitting comments?

Yes

No

If yes, who was consulted? How many? (i.e.: members only, residents on the same block or street, the entire neighbourhood, etc.)

The Board met twice to discuss opinions and strategy. It was decided to coordinate a letter writing campaign so all residents in Waskasoo could take part. We also decided to circulate the City mailout in Waskasoo West since they are part of the association and were part of the creation of the ARP. The Association's response encapsulates the Board's and community's concerns and was circulated to the Board multiple times for comments before being submitted.

If yes, what method of consultation was used? (i.e.: meeting, fliers in mailboxes, knocking door-to-door, etc.) If applicable, please attach copies of information provided.

At least 5 volunteers went door-to-door in Waskasoo east and west and discussed the applications with residents if anyone was home. We printed 150 copies of the City mailout and distributed 70 copies to homes in Waskasoo West and the rest to people renting homes in Waskasoo East who did not receive copies. (As far as I know, no apartments were able to be accessed.) We also circulated an information sheet that invited people write letters and listed the Board's concerns. See attached. The information was also circulated on our email list, which is likely where those who do not live in the neighbourhood heard about the application as many past residents choose to stay connected. Information was also circulated on the Waskasoo West Whats App group. We requested to be cc'd by community members when they submitted letters so that we could confirm that we were speaking for the community. We received 53 letters.



Contact Information (Your contact information allows City staff to respond as needed)

Name: Waskasoo Community Association

Mailing Address: 5549 45 Ave. Red Deer, AB

Postal Code: T4N 3L7

Phone #: 403 318 7651 John Bouw, President / 403 358 2646 Brenda Garrett, Director - Communications

E-mail Address: secretary@waskasoo.info

Your comments may be written on the enclosed Comment Sheet or attached as a separate letter.

Comments may be submitted using the following options:

- Mail to: Attn Orlando Toews, City Planning & Growth Department, Box 5008, Red Deer, Alberta, T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB,
- or
- Email to planning@reddeer.ca

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-304-8383.



What do YOU want to see HERE?

(4240 59 St, between Gateway School and the Red Deer River)

★ **A developer has applied to change the zoning (or planned use) of 4240 59 St from PS to R3.**

PS: or Public Service promotes uses like sports and recreation and will possibly allow uses like daycares, adult daycare, museums, sports offices and facilities, campgrounds, and long-term care.

R3: or multi-attached promotes high density apartments up to four storeys and 35 units/hectare and will possibly allow higher buildings and densities.

Which would you like to see on this property?



★ **The developer is also applying to amend the Waskasoo Area Redevelopment Plan (or ARP) to allow the zoning change as well as to remove the lot from its character area and to reduce or remove the requirement for additional pre-development studies such as a traffic assessment or geotechnical analysis.**

The Waskasoo ARP was created because of these types of development pressures. It cost tens of thousands of dollars and took years to complete. It presents and protects the vision that residents and other interested parties have for Waskasoo as well as ensures that development fits within the regulations of numerous other City plans. To do this, it divides Waskasoo into four distinct Character Areas and lays out what makes each area unique as well as lists development standards to maintain or compliment that uniqueness. **See the ARP at www.reddeer.ca/waskasoo**

The ARP states that this lot shall (or must) remain zoned PS and that potential developers must (a.) build in a way that fits the environmental character area and (b.) submit additional studies on impacts to traffic, services, bank stability etc. The environmental character area states that developments should leave plenty of open space, maintain views from the roads, suit the character surrounding it (rural, natural, structures that are flat roofed, low, and smaller) and incorporate a series of building strategies that protect the river, wildlife, and environment such as ecological design, green buildings, natural landscaping, careful management of lighting, storm water runoff, hard surfacing, and fencing.

Do you want to allow development here without requiring studies on traffic, services, and geology?

Do you want something built that ignores the area’s character and does not follow the development standards set out to compliment and maintain that character?

★ **The MOST EFFECTIVE way to ensure your voice is heard is to send an email or letter to Orlando Toews, Senior Planner
City of Red Deer, Box 5008 Red Deer, AB T4N 3T4
planning@reddeer.ca (Please cc us at secretary@waskasoo.info)**

Your response can be as simple as: “I oppose / I support the changes to the zoning and the Area Redevelopment Plan.” However, listing a few reasons will be even more effective.

SEE REVERSE FOR THE BOARD’S PRELIMINARY CONCERNS

Page 2

Some preliminary concerns of the Community Association Board:



Re: Proposed Change to R3 Zoning

The land has been zoned PS since at least 1980. This is a very experienced developer who purchased the land fully aware of the zoning and restrictions.

During the consultations for the Waskasoo ARP, residents and stakeholders overwhelmingly wanted this land to remain PS. Specifically they wanted it to remain open space and used for recreation and sport.

PS zoning can supply what the City's extensive needs assessments have determined our neighbourhood lacks: public areas for gathering and interacting, development that builds and supports a sense of community and neighbourhood pride, and community services.

Waskasoo does not need apartments. 64% of dwellings in Waskasoo are already multifamily, compared to a City average of 21% and areas like the southeast with 10%.

PS zoning fits the immediate surroundings of the lot and the vision City plans set out for this area which is part of the City's Major Open Space system that protects the environment, builds healthy communities, and draws tourism and investments to the City.

The location is not suitable to R3 because it

- Is at the back of a residential neighbourhood that has access from one direction only,
- Is not near suitable roadways, commercial services, or transit,
- Is not consistent or compatible with the surrounding area
- Will compete with development in Capstone and with Downtown revitalization plans
- Impinges on privacy and amenities of nearby homes
- Will exacerbate existing traffic and pedestrian safety issues where access roads are already 250-350% overcapacity



Re: Proposed Changes to the Area Redevelopment Plan (ARP)

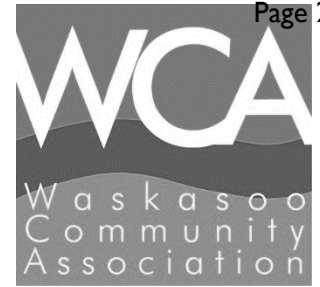
The Environmental Character Area buffers and protects the area waterways and environment, the Red Deer trail system, Gaetz Lake Sanctuary, and wildlife corridors and is PARTICULARLY important at this location where the park system narrows along the river.

The Environmental Character Area also protects Waskasoo's (and arguably the entire city's) sense of place, views and vistas, and character which here is rural, open, and natural with minimal building height and coverage.

Removing the requirement for additional studies puts Waskasoo's and the City's transportation, services, and environment at risk.

A previous application to develop this property with single family homes in 2012 was refused by The City, including City Council, because there was no ARP in place to guide development. Now that there is an ARP, it should not be ignored.

All together, the application to change zoning, remove the lot from the Environmental Character Area, and reduce or remove the requirement for additional studies will lead to the systematic removal of protections for an area that is vital to the environment and the community -- and opens the property to a development that disregards the needs of both.



**Forwarded to you by the
Waskasoo Community Association.**
Your association wants to ensure that everyone
in Waskasoo is made aware of this important
application to change the character and density
of our neighbourhood.

October 19, 2022

Waskasoo Community Association
c/o secretary@waskasoo.info

To: Landowners within Waskasoo neighbourhood, east of Waskasoo Creek

**Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the
Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)**

Why have I received this letter?

City administration has received an application from the owners of 4240 - 59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel for higher density residential uses, specifically the *R3 – Residential (Multiple Family) Residential District*.

As part of the application review process all landowners in the Waskasoo neighbourhood east of Waskasoo Creek are provided this opportunity to review and comment on the proposed amendments.

What is being proposed?

The applicant wishes to rezone the parcel at 4240 – 59 Street from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* so that they can pursue higher density residential development.

A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site. If these proposed amendments to the LUB and Waskasoo ARP are successful, the applicant would then have to apply for a Development Permit (DP) for the specific development. The DP would address such matters as building height, setbacks, landscaping, on-site parking, traffic, etc.

Enclosed are several documents that provide background and detail on the proposed amendments:

- Location Map
- Current and Proposed Wording for the Waskasoo Area Redevelopment Plan
- The Land Use Bylaw's *PS – Public Service District* and *R3 – Residential (Multiple Family) District*

How can I provide feedback?

Please review the attached information and then fill out and submit the enclosed comment sheet.

Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Please submit comment sheets by 4:30 pm on Thursday, November 10, 2022. All comments provided will form part of the public record and will appear on a Council Agenda in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be redacted.

What are the next steps for this proposal?

After the referral period ends on November 10th, administration will prepare a report that will be presented to Council for consideration of First Reading of the amending bylaws. No date has been set for this, but it is anticipated that this will occur in January 2023. If Council gives First Reading to the amending bylaws Council must hold a Public Hearing, typically four weeks after First Reading, before it can consider Second and Third Readings (adoption) of the bylaws. A Public Hearing is an opportunity for anyone to speak directly to Council concerning the proposed bylaws. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within the consultation area will receive written notification of the Public Hearing. Once the Public Hearing is concluded Council considers Second and Third Reading (adoption) of the proposed bylaws.

Questions?

Questions regarding the application can be forwarded to Orlando Toews, Senior Planner at: orlando.toews@reddeer.ca or 403-406-8704.




Location Map for 4240 59 St



Current Zoning

Proposed Text Changes in the Waskasoo Area Redevelopment Plan

Proposed deleted text shown in ~~strikeout~~ and proposed added text shown in **bold**

<p>Plan Recommendations (page 8)</p> <p><i>CURRENT</i></p>  <p>LAND USE</p> <hr/> <p>3 4240 – 59 Street 4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p><i>PROPOSED</i></p> <p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall may be required to support an application for development or redevelopment.</p>
<p>In Section 5.2 Context and History</p> <p><i>CURRENT</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p><i>PROPOSED</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, and Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

Note: the Waskasoo ARP maps in Plan Recommendations (page 8), section 1.1 Intent of Character Statements (page 11), and section 5.1 Character Statement Area (page 26) will also be amended to reflect the above text.

The Waskasoo ARP can be viewed online at:

<https://www.reddeer.ca/business/planning/area-redevelopment-plans/waskasoo-neighbourhood-plan/>

or

go to reddeer.ca and search “Waskasoo ARP”

Land Use Bylaw PS and R3 Districts

7.4 PS Public Service (Institutional or Government) District



¹General Purpose

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

² DELETED

1. PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands, namely Lot 5, Block 1, Plan 882 2274, and Plan 615 LZ, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	³ Building Sign
(iv)	⁴ Freestanding Sign
(v)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(vi)	⁵ DELETED
(b) Discretionary Uses	
(i)	⁶ Assisted living facility.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 LZ: <ol style="list-style-type: none"> (1) any use similar to the uses permitted at the Westerner site, (2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. (3) Gaming establishment.

¹ 3357/S-2018

² 3357/I-2021

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/A-2017, 3357/B-2018

⁶ 3357/C-2007

(iii)	⁷ DELETED
(iv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	⁸ Dynamic Fascia Sign on Sites over 13.1 hectares in size.
(viii)	⁹ Dynamic Freestanding Sign on Sites over 13.1 hectares in size.
(ix)	¹⁰ Electronic Message Fascia Sign; and
(x)	¹¹ Electronic Message Freestanding Sign.
(xi)	¹² DELETED
(xii)	¹³ DELETED
(xiii)	¹⁴ Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	¹⁵ Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
(xviii)	¹⁶ Temporary care facility.
(xix)	Utilities.
(xx)	¹⁷ Deleted.
(xxi)	¹⁸ Accessory Building, subject to Section 3.5 Accessory Building Regulations.

2. PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to ¹⁹ Development Authority approval
Side Yard Minimum	Subject to ²⁰ Development Authority approval

⁷ 3357/S-2018

⁸ 3357/B-2018

⁹ 3357/B-2018, 3357/S-2022

¹⁰ 3357/B-2018, 3357/S-2022

¹¹ 3357/B-2018

¹² 3357/G-2016, 3357/B-2018

¹³ 3357/B-2018

¹⁴ 3357/C-2007

¹⁵ 3357/L-2018

¹⁶ 3357/C-2007

¹⁷ 3357/I-2009 and 3357/F-2011

¹⁸ 3357/A-2017

¹⁹ 3357/C-2022

²⁰ 3357/C-2022

Regulations	Requirements
Rear Yard Minimum	Subject to ²¹ Development Authority approval
Landscaped Area	Subject to ²² Development Authority approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to ²³ Development Authority approval

3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

²¹ 3357/C-2022

²² 3357/C-2022

²³ 3357/C-2022

4.5 R3 Residential (Multiple Family) District

R3

General Purpose

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table²⁴

(a) Permitted Uses

- (i) ²⁵Building Sign, for uses described in Section 11.10(1).
- (ii) ²⁶Deleted
- (iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
- (v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
- (vi) ²⁷Deleted

(b) Discretionary Uses

- (i) Accessory residential structure subject to section 4.7(3).
- (ii) ²⁸Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
- (iii) ²⁹DELETED
- (iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
- (v) Detached or semi-detached dwelling unit in existence before January 12, 2004.
- (vi) ³⁰Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site
- (vii) ³¹Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ³²Deleted
- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).

²⁴ 3357/C-2007

²⁵ 3357/B-2018

²⁶ 3357/S-2019

²⁷ 3357/B-2018

²⁸ 3357/X-2014, 3357/L-2020

²⁹ 3357/X-2014, 3357/L-2020

³⁰ 3357/A-2012

³¹ 3357/B-2018

³² 3357/S-2019

- (x) Multi-attached building more than 35 dwelling units per hectare.
- (xi) Multiple family building more than 35 dwelling units per hectare.
- (xii) ³³Municipal Services limited to Police, Emergency Services and/or Utilities
- (xiii) Secondary suite legally in existence before April 5, 2004.
- (xiv) ³⁴Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xv) ³⁵Show Home or Raffle Home.
- (xvi) ³⁶DELETED

(2) R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations³⁷

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit Dwelling unit in a multiple family building: 37.0 m ² Unit in assisted living facility: 23.0 m ²
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
³⁸ Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m

³³ 3357/I-2013

³⁴ 3357/Z-2009

³⁵ 3357/T-2015

³⁶ 3357/L-2020

³⁷ 3357/C-2007

³⁸ 3357/I-2013

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>Multi-attached (without side entry): 1.8 m</p> <p>Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the ³⁹Development Authority, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the ¹Development Authority, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
Parking Spaces	Subject to sections 3.1 & 3.2
⁴⁰ Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached: 232.0 m² per dwelling unit</p> <p>Multi-attached : 185.0 m² per dwelling unit</p> <p>⁴¹- deleted</p> <p>For multi-family, Assisted living facility or Temporary care facility:</p> <ul style="list-style-type: none"> ▪ in all cases subject to section 4.5(3) (a). ▪ no separate bedroom: 55 m² per dwelling unit ▪ one bedroom: 82.0 m² per unit ▪ more than one bedroom: 102.0 m² per dwelling unit

³⁹ 3357/C-2022⁴⁰ 3357/I-2013⁴¹ 3357/A-2012

Regulations	Requirements
⁴² Frontage Minimum	Detached dwelling: 12.0 m Semi-detached: 7.6 m per dwelling unit Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per each dwelling unit Multiple family building: 19.5 m

(b) R3 District is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) ⁴³Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(1), the minimum site area is subject to approval of the ⁴⁴Development Authority.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.
- (c) ⁴⁵Notwithstanding anything in this Bylaw, on bare land condominium R3 parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

⁴² 3357/I-2013

⁴³ 3357/I-2013

⁴⁴ 3357/C-2022

⁴⁵ 3357/L-2020

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked “in confidence” or “confidential” will be contacted by Administration who will explain that materials cannot be submitted “in confidence” or “confidentially” as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not “confidential”.
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB



CITY PLANNING & GROWTH DEPARTMENT

October 19, 2022

«Owner_Name»

«Owner_Address1»

«Owner_Address2»

To: Landowners within Waskasoo neighbourhood, east of Waskasoo Creek**Re: 4240 – 59 Street****Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)****Why have I received this letter?**

City administration has received an application from the owners of 4240 - 59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel for higher density residential uses, specifically the *R3 – Residential (Multiple Family) Residential District*.

As part of the application review process all landowners in the Waskasoo neighbourhood east of Waskasoo Creek are provided this opportunity to review and comment on the proposed amendments.

What is being proposed?

The applicant wishes to rezone the parcel at 4240 – 59 Street from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* so that they can pursue higher density residential development. **A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site.** If these proposed amendments to the LUB and Waskasoo ARP are successful, the applicant would then have to apply for a Development Permit (DP) for the specific development. The DP would address such matters as building height, setbacks, landscaping, on-site parking, traffic, etc.

Enclosed are several documents that provide background and detail on the proposed amendments:

- Location Map
- Current and Proposed Wording for the Waskasoo Area Redevelopment Plan
- The Land Use Bylaw's *PS – Public Service District* and *R3 – Residential (Multiple Family) District*

How can I provide feedback?

Please review the attached information and then fill out and submit the enclosed comment sheet.

Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Please submit comment sheets by 4:30 pm on Thursday, November 10, 2022. All comments provided will form part of the public record and will appear on a Council Agenda in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be redacted.

What are the next steps for this proposal?

After the referral period ends on November 10th, administration will prepare a report that will be presented to Council for consideration of First Reading of the amending bylaws. No date has been set for this, but it is anticipated that this will occur in January 2023. If Council gives First Reading to the amending bylaws Council must hold a Public Hearing, typically four weeks after First Reading, before it can consider Second and Third Readings (adoption) of the bylaws. A Public Hearing is an opportunity for anyone to speak directly to Council concerning the proposed bylaws. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within the consultation area will receive written notification of the Public Hearing. Once the Public Hearing is concluded Council considers Second and Third Reading (adoption) of the proposed bylaws.

Questions?

Questions regarding the application can be forwarded to Orlando Toews, Senior Planner at: orlando.toews@reddeer.ca or 403-406-8704.

Location Map for 4240 – 59 Street




Current Zoning



Proposed Text Changes in the Waskasoo Area Redevelopment Plan

Proposed deleted text shown in ~~strikeout~~ and proposed added text shown in **bold**

<p>Plan Recommendations (page 8)</p> <p><i>CURRENT</i></p>  <p>LAND USE</p> <hr/> <p>3 4240 – 59 Street 4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p><i>PROPOSED</i></p> <p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall may be required to support an application for development or redevelopment.</p>
<p>In Section 5.2 Context and History</p> <p><i>CURRENT</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p><i>PROPOSED</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, and Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

Note: the Waskasoo ARP maps in Plan Recommendations (page 8), section 1.1 Intent of Character Statements (page 11), and section 5.1 Character Statement Area (page 26) will also be amended to reflect the above text.

The Waskasoo ARP can be viewed online at:

<https://www.reddeer.ca/business/planning/area-redevelopment-plans/waskasoo-neighbourhood-plan/>
 or
 go to reddeer.ca and search “Waskasoo ARP”

Land Use Bylaw PS and R3 Districts

7.4 PS Public Service (Institutional or Government) District



¹General Purpose

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

² DELETED

1. PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands, namely Lot 5, Block 1, Plan 882 2274, and Plan 615 LZ, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	³ Building Sign
(iv)	⁴ Freestanding Sign
(v)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(vi)	⁵ DELETED
(b) Discretionary Uses	
(i)	⁶ Assisted living facility.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 LZ: <ul style="list-style-type: none"> (1) any use similar to the uses permitted at the Westerner site, (2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. (3) Gaming establishment.

¹ 3357/S-2018

² 3357/I-2021

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/A-2017, 3357/B-2018

⁶ 3357/C-2007

(iii)	⁷ DELETED
(iv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	⁸ Dynamic Fascia Sign on Sites over 13.1 hectares in size.
(viii)	⁹ Dynamic Freestanding Sign on Sites over 13.1 hectares in size.
(ix)	¹⁰ Electronic Message Fascia Sign; and
(x)	¹¹ Electronic Message Freestanding Sign.
(xi)	¹² DELETED
(xii)	¹³ DELETED
(xiii)	¹⁴ Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	¹⁵ Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
(xviii)	¹⁶ Temporary care facility.
(xix)	Utilities.
(xx)	¹⁷ Deleted.
(xxi)	¹⁸ Accessory Building, subject to Section 3.5 Accessory Building Regulations.

2. PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to ¹⁹ Development Authority approval
Side Yard Minimum	Subject to ²⁰ Development Authority approval

⁷ 3357/S-2018

⁸ 3357/B-2018

⁹ 3357/B-2018, 3357/S-2022

¹⁰ 3357/B-2018, 3357/S-2022

¹¹ 3357/B-2018

¹² 3357/G-2016, 3357/B-2018

¹³ 3357/B-2018

¹⁴ 3357/C-2007

¹⁵ 3357/L-2018

¹⁶ 3357/C-2007

¹⁷ 3357/I-2009 and 3357/F-2011

¹⁸ 3357/A-2017

¹⁹ 3357/C-2022

²⁰ 3357/C-2022

Regulations	Requirements
Rear Yard Minimum	Subject to ²¹ Development Authority approval
Landscaped Area	Subject to ²² Development Authority approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to ²³ Development Authority approval

3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

²¹ 3357/C-2022

²² 3357/C-2022

²³ 3357/C-2022

4.5 R3 Residential (Multiple Family) District



General Purpose

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table²⁴

(a) Permitted Uses

- (i) ²⁵Building Sign, for uses described in Section 11.10(1).
- (ii) ²⁶Deleted
- (iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
- (v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
- (vi) ²⁷Deleted

(b) Discretionary Uses

- (i) Accessory residential structure subject to section 4.7(3).
- (ii) ²⁸Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
- (iii) ²⁹DELETED
- (iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
- (v) Detached or semi-detached dwelling unit in existence before January 12, 2004.
- (vi) ³⁰Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site
- (vii) ³¹Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ³²Deleted
- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).

²⁴ 3357/C-2007

²⁵ 3357/B-2018

²⁶ 3357/S-2019

²⁷ 3357/B-2018

²⁸ 3357/X-2014, 3357/L-2020

²⁹ 3357/X-2014, 3357/L-2020

³⁰ 3357/A-2012

³¹ 3357/B-2018

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- (xv) ³⁵Show Home or Raffle Home.
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(2) R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations³⁷

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit Dwelling unit in a multiple family building: 37.0 m ² Unit in assisted living facility: 23.0 m ²
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
³⁸ Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m

³³ 3357/I-2013

³⁴ 3357/Z-2009

³⁵ 3357/T-2015

³⁶ 3357/L-2020

³⁷ 3357/C-2007

³⁸ 3357/I-2013

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>Multi-attached (without side entry): 1.8 m</p> <p>Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the ³⁹Development Authority, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the ¹Development Authority, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
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Parking Spaces	Subject to sections 3.1 & 3.2
⁴⁰ Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached: 232.0 m² per dwelling unit</p> <p>Multi-attached :185.0 m² per dwelling unit</p> <p>⁴¹- deleted</p> <p>For multi-family, Assisted living facility or Temporary care facility:</p> <ul style="list-style-type: none"> ▪ in all cases subject to section 4.5(3) (a). ▪ no separate bedroom: 55 m² per dwelling unit ▪ one bedroom: 82.0 m² per unit ▪ more than one bedroom: 102.0 m² per dwelling unit

³⁹ 3357/C-2022⁴⁰ 3357/I-2013⁴¹ 3357/A-2012

Regulations	Requirements
⁴² Frontage Minimum	Detached dwelling: 12.0 m Semi-detached: 7.6 m per dwelling unit Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per each dwelling unit Multiple family building: 19.5 m

(b) R3 District is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) ⁴³Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(1), the minimum site area is subject to approval of the ⁴⁴Development Authority.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.
- (c) ⁴⁵Notwithstanding anything in this Bylaw, on bare land condominium R3 parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

⁴² 3357/I-2013

⁴³ 3357/I-2013

⁴⁴ 3357/C-2022

⁴⁵ 3357/L-2020

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- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Subject: FW: [External] Attn Orlando Toews: Response to proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan

From: Kristine Abramoff <kristine.abramoff@gmail.com>

Sent: March 01, 2023 4:02 PM **To:** Planning Services <Planning@reddeer.ca>

Subject: [External] Attn Orlando Toews: Response to proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan

Orlando Toews,
Please see below my response to the proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan.

Kristine Abramoff
4341 58 St.
Red Deer

I would like to share my feedback about the changes made to the proposal to revise the Waskasoo Area redevelopment Plan (ARP).

The proposed changes do not address the fact that if made, a development on an environmentally significant area would go forward. The new wording would allow the streetscape and character of the area to be ignored. This is not acceptable, and it would set a precedent for the rezoning and development of green spaces and environmentally significant areas in the city.

The streetscape and character of the neighborhood must be retained. This neighborhood is already established, with some of the oldest homes in Red Deer and traffic infrastructure that was designed over a century ago. Similarly, this land's PS zoning was established years ago. Changing this now would deprive our community of a vital green space while increasing traffic and congestion in the neighbourhood. Additionally, it would be remiss to not consider the impact that a rental apartment complex and the increase in population density may have on the area. These issues include trash; graffiti; biohazards; noise, smoke, and light pollution; exacerbation to erosion on the riverbank across from the property; and a sharp increase in traffic and parking issues. I am concerned about the changes that a large development like the one proposed would bring to this area.

All other issues set aside, this location is simply not an appropriate place for large apartment buildings or a housing development at all. It does not have the infrastructure needed, as the road leading to this area is narrow and is already far above capacity at peak times. This location is far enough from all amenities that it would need to be car-centric, which would add to current traffic issues. Potential occupants would face significant downsides of living farther from the centre, which may make it harder to find tenants for the units and make the units less desirable, especially considering how difficult it would be to leave the area by car during peak traffic times.

Red Deer's PS zones and open spaces are not development opportunities. This proposal must be rejected to maintain a precedent that was set long ago and has continued with the rejection of previous land development proposals.

Thank you,

Kristine Abramoff
4341 58 St.
Red Deer

Subject: FW: [External] PROPOSAL FOR R3 HIGH DENSITY

From: Monica Bast <m.b.56@hotmail.com>
Sent: March 01, 2023 3:40 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] PROPOSAL FOR R3 HIGH DENSITY

PROPOSAL FOR R3 HIGH DENSITY -East Lincoln Properties proposed apartment complex at 4240 59 St between Gateway School and the Red Deer River

Orlando Toews:

I fully agree with WCAs opinion, that the changes make little difference to the application that will go to council, other than ELP is now offering to leave the property in the Environmental Character Area with the caveat that the underlying zoning and bylaws connected to the property would take precedence over the character statements when it comes to height, size, massing, location, and negative impacts on the streetscape. That means that if their proposal to change the zoning to high density multi-family and to revise the ARP is passed, four-storey apartment buildings, parking lots, etc could be built in ways that ignore the area's character and streetscape and all the other issues I identified in the previous letter I sent to you in opposition to the development proposal.

I am completely opposed to all the different forms the development proposal currently put forward.

Monica Bast
4743 56 Street
Red Deer
T4N 2K2

Subject: FW: [External] Letter of February 14, 2023 regarding Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) ATTN: Orlando Toews

From: Ron Baugh <treehggr@gmail.com>

Sent: February 17, 2023 6:35 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Letter of February 14, 2023 regarding Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) ATTN: Orlando Toews

Dear Sir:

Once more I wish to voice my vehement objection to any changes to the above mentioned Bylaw and the Waskasoo ARP. In my view it is just another attempt by the developer to put rhetorical lipstick on their plan and again in my view is just more legal harassment.

Regards,

Ron Baugh

5824 44 Avenue

Red Deer, Alberta

T4N 3J5

--

"The person who does not read good books is no better off than those who cannot read."

Subject: FW: [External] 4240 59 Street Waskasoo

From: John Bouw <johnbouw61@gmail.com>
Sent: February 20, 2023 1:23 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 59 Street Waskasoo

Attention: Orlando Toews

Re: Email Feb 14, 2023

I do not support or approve of any changes to the Land Use Bylaw (Bylaw 3357/A-2023) or to the Waskasoo Redevelopment Plan (Bylaw 3567/A-2023).

The Waskasoo Redevelopment Plan must be adhered to in its entirety!

This lot should remain PS Green Space and not be approved for a change to R3 development!

My email dated Oct 26, 2022 explains all my reasons why it should not be changed to R3 from PS.

The email sent by the Waskasoo Association dated Nov 10, 2022 describes in great detail why this land should not be changed to R3.

The City of Red Deer must respect the opinions of the majority of Waskasoo Residents.

Sincerely

John W. Bouw

Subject: FW: [External] Re 4240-59 Street

From: Harold Connell <haconnel@telus.net>
Sent: February 22, 2023 2:46 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Re 4240-59 Street

As we stated in our previous response on this proposal, we do not believe any of the wording in the ARP should be changed. It was put in that way to prevent developers from doing what East Lincoln is attempting to do. We do not in our opinion think that the developer in any way has the interests of the city or the Waskasoo area in mind with this endeavour. It appears to us to be more about a substantial return on their investment with the least output from them.

Harold & Barbara Connell
5812-43 Ave.
Red Deer, AB.
Ph. 403-340-2620

Linda M. Cullen-Saik

5549 45 Ave.

Red Deer, AB

T4N 3L7

February 22, 2023

Mr. Toews

I am writing in response to your February 14, 2023 letter to landowners within Waskasoo neighborhood, east of Waskasoo Creek regarding the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023). I live on 45th Ave and own my home.

I am unequivocally opposed to any amendments to either bylaw; and I am equally opposed to any development on this site whatsoever. Higher density residential development is not suitable on this site for all the reasons you have already been made aware of by local area residents.

I maintain the parcel at 4240 – 59 Street should not be rezoned from the PS – Public Service District to the R3 – Residential (Multiple Family) District to accommodate the applicant so they can pursue higher density residential development on this site. The applicant was aware of the PS zoning when they purchased the land and this is purely a profit driven quest to locate a high density development in an undoubtedly desirable, yet environmentally sensitive area of Red Deer without regard to the sentiments of the area residents and the legitimacy of the said development.

I believe many of the Waskasoo residents/landowners have already responded in large numbers to the initial October 2022 letter and offered many solid reasons why this application for rezoning and development should be denied. I don't believe re-wording the bylaws or the Waskasoo area redevelopment plan will in any way sway the opposition to this or any future development project on this site. It is simply not good planning.

In my History, Theory & Ethics of Planning course we were made aware that today's cities require complex plans balancing all the different elements that contribute to our quality of life and the sustainability of our environment. Let's ask ourselves, honestly and ethically, in this situation in particular, would re-zoning this lot to accommodate a higher density residential development add to, or detract from, the quality of life of the residents of Waskasoo and equally important, would it enhance or diminish from this historically significant character neighborhood and the environmentally sensitive area that it is adjacent to?

Regards,

Linda Cullen-Saik

Subject: FW: [External] Waskasoo Area Redevelopment Plan - regarding proposed changes

From: zabet@shaw.ca <zabet@shaw.ca>

Sent: March 01, 2023 8:37 AM

To: Planning Services <Planning@reddeer.ca>

Cc: Jim <jim23blues@gmail.com>; 'secretary@waskasoo.info'

Subject: [External] Waskasoo Area Redevelopment Plan - regarding proposed changes

Hello Orlando Toews, Senior Planner, City of Red Deer:

We are opposed to the proposed change of the PS designation on the 4240 – 59 street land parcel to R3 as proposed by ELP.

In reading through the ARP for our Waskasoo neighbourhood, the number one plan objective is to ensure that any development & redevelopment is “sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.”

The proposal for any zone changes to the 4940 – 59 street location from it’s current standing, other than changing to a R1, is not keeping with the neighbourhood character statement of the area; anything other than the R1 type of land use in the area will absolutely not fit in to the Waskasoo ARP plan.

If the land parcel is to ever change to a R3 designation how will the architecture or neighbourhood character statement ever be kept?

Anything over one and a half storeys tall in that area will not fit in.

Furthermore, the concept of ‘Preservation of Rural Character’ is not being considered regarding this rezoning request - any sort of development to the proposed area must be limited.

Also to note that in the Waskasoo ARP section 5.6 for recommendation on design; the part about all roads north of 59 street within the character area should consider ‘pocket neighbourhoods’ for residential concepts like assisted living, nothing about a R3 designation will reflect a ‘pocket neighbourhood’ concept.

Keeping the state of the environmental character area of the land location is necessary.

The current use of the area as an open sports field is awesome and the huge trees in the area need to be kept.

There are also these other concerns about the development of that area – the additional taxes for the road infrastructure that any change to the area will cause.

How will a construction project of any size leave the existing road infrastructure in place?

The area already is staunch with traffic during school time, weekends & holidays.

The main entrance road to the location (really, the only entrance road) - 45 Avenue - into the area is always busy.

It is a single lane road with a playground zone. Residents along that road have parking, it is already very limited.

The site lines on the 45 avenue and 55 street are restricted by the Corner Store – increasing traffic there will cause additional accidents.

How would 42A Avenue ever be able to host any increased traffic with the school zoning and the way that area is setup now?

The other entrance road option is 44 Avenue. It also goes through a playground zone & the current state of that road would not respond well to any increase in traffic.

That whole road infrastructure will have to be rebuilt.

Sidewalks, fencing and river bank structures will be needed along that stretch of 45 avenue.
Having any type of home built in that land location will encroach the nature areas & the already disturbed riverbank.

Also, consider the bylaws regarding anything that will increase vehicle traffic for home businesses, they are restricted. If any "assisted living" residence is setup in this location, how are they any different from a home business causing increasing traffic? After all, isn't an "assisted-living home" really a business venture?

If this land parcel 4240 – 59 street has to be zoned out of its PS designation then it should only be allowed to stay as the rest of the neighbourhood, R1 or R2 maximum.

It is impolite for East Lincoln Properties to propose such a large, uncharacteristic change to our neighbourhood and area.

Thank-you for asking for our opinions, thoughts and ideas.

Yours truly:

Jim Currie

Beth Currie

contact email: Jim23Blues@Gmail.com

5806 – 43 avenue Red Deer T4N3E6

telephone: 403-588-2451

February 23, 2023

To Orland Toews


Subject: Proposed rezoning and Development of 4240 59st, Red Deer, AB.

I am the current owner of 4512 Waskasoo crescent and have recently been approved to build a new home at that address. I purchased the property in spring of 2022 for this purpose. I have lived in central Alberta for 28 years and have utilized the park system in Red Deer with my family and friends for the entire time. The reason I chose to move to the Waskasoo area was for several reasons. First was the character and charm of an older developed residential community. Secondly was the access to the park system, paths and nature itself. Third and really one of the more important reasons was that the area is not as high of traffic as many locations in Red Deer because of the lack of density.

I stand against proposals that would diminish this areas appeal to future home buyers and would increase traffic on roads that are not designed for what appears to be ever growing traffic. Also reducing the green spaces within our City goes strongly against any type of ecological preservation. If the city is looking at more housing there are many apartment buildings in higher density areas that are beyond their useful life span that should be looked at for redevelopment, as well as older homes that have lived past their functional lives and major throughfares, that should be considered for redevelopment and expansion. Damaging one of the most pristine areas of our city does not make sense given the volume of its citizens use the Waskasoo corridor to access Mackenzie trails.

Based on the City bylaws it appears that councils historically saw fit to protect this area as well and going against its own precedent. Times may have changed, but our protection of our Environment have become even more important.

Sincerely Michael Gait

A handwritten signature in black ink, appearing to read 'Michael Gait', written over a horizontal line. The signature is stylized and somewhat cursive.

Subject: FW: [External] 4240 - 59 St. proposal

From: Danica Hoffart <danicahoffart@shaw.ca>
Sent: February 22, 2023 10:05 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary <secretary@waskasoo.info>
Subject: [External] 4240 - 59 St. proposal

Dear Mr. Toews and the rest of the Planning Department,

I am writing to express my concern regarding the East Lincoln Properties proposed apartment building at 4240 – 59 St. The revised proposal does not resolve the issues that I raised in my previous letter of Nov. 8, 2022. Changing the zoning to allow high-density multi-family units, four-storey apartment buildings, and parking lots, not only changes the character of the neighbourhood, but poses safety risks for families who live nearby and who use the path.

As I detailed in my previous letter, this proposed development:

- Reduces the safety of cyclists and pedestrians on the well-used river path,
- Increases the risk of vehicular collisions in an already-congested neighbourhood,
- Sacrifices one of the city's few publicly-accessible green spaces near the river for future generations.

Once again, I urge you to reject this amended proposal. To sell off this precious undeveloped land to the highest bidder is not responsible stewardship of this piece of Treaty Seven territory.

Sincerely,
Danica Hoffart, PhD

To: City of Red Deer, City Planning and Growth Department
Attn: Orlando Toews, Senior Planner
planning@reddeer.ca

**Re: Proposed Amendments to the Land Use Bylaw and
The Waskasoo Area Redevelopment Plan
to allow higher density residential uses at 4240-59th Street**

My contact information:

Susan Jensen
5829-45 Avenue, Red Deer. T4N 3M1
Phone: 587-877-3855. Email: susanj9@telus.net

Do you have any comments on the proposed amendments you would like Council to consider?

I **strongly oppose** the application described in the City of Red Deer letter dated Feb 14, 2023:

1. The letter from the City states that the applicant still wishes to rezone the parcel at 4240 – 59th Street from the PS – Public Service District to the R3 – Residential (Multiple Family) district so that they can pursue higher density residential development.

The intent of the February 2023 amendment stating “that 4240-59th Street shall retain its current PS Public Service (Institutional or Governmental District designation **or be redesignated by Council**” muddies this application, leaving impacted residents and stakeholders to guess what East Lincoln seeks by this imprecise, obtuse notice.

This is an application to permit high-density development at a completely unsuitable location.

Residents and stakeholders have been advised that the applicant is seeking rezoning of this parcel to R3. No process (or decision) should be permitted that fails to provide full and reasonable prior notice to residents and stakeholders of the nature of the application, and all relevant information (eg. study results), as well as a reasonable time and opportunity to respond. At the same time, the applicant should not be permitted to abuse the process by multiple amendments or “clarifications” to its application that necessitate repeated revisions to address it.

2. Secondly, although the application purports to keep the subject parcel within the scope of the Environmental Character Area, this is then rendered ineffective due to the amendments the applicant seeks in terms of how the Environmental Character area is defined: namely the “subject to...” clauses it adds would exempt the applicant’s parcel from being assessed looking at key character-defining attributes of the Environmental Character Area and instead replace this with whether it complies with R3 zoning criteria.

The *Municipal Government Act* says an ARP must address the ARP's objectives and how they are proposed to be achieved. (MGA s.635). The Waskasoo ARP explains, (at pg 6) "These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops and evolves throughout time, the ARP is set out to accomplish the following objectives:

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character, and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development;
2. Maintain Waskasoo's extensive parks and open spaces.
3. Preserve and maintain environmental features.
4. Maintain and enhance trail and pedestrian connections."

Character statements are defined in the Waskasoo Area Restructure Plan ("ARP") as:

- "introduced to capture the character-defining attributes of a specific geographical area and determine the compatibility of a development proposal" (ARP at 1.0, para 2)
- "... a planning tool that will be applied in conjunction with the generally applicable *Redevelopment Design Guidelines* and the City of Red Deer's *Land Use Bylaw* to evaluate if an application maintains the character of the area. Where the regulations in the Land Use Bylaw or the Redevelopment Design Guidelines conflict with the Character Statements, the Character Statements shall prevail" (ARP at Appendix 1 Waskasoo Character Statements para 1.2)

The ARP also says:

- "The ... Common Forms and Scale of Buildings ... and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the neighbourhood". (APR Appendix 1 Waskasoo Character Statements at page 4)

The Waskasoo ARP "Environmental Character Area" lists:

- as Common Forms and Scale of Buildings (part 5.3)
 - Natural features including native vegetation, mature trees and a minimal Building coverage.
 - Buildings are typically 1 storey with flat roof construction
- as Other Common Elements (part 5.5)
 - A wide open sense of space that is not common in other areas of the City
- under Recommended Design elements includes
 - (at #1) A conservation development pattern which clusters a development's built form together into a portion of the overall area, allowing the open space of the development to contribute to the existing open space and be an amenity to the site users including wildlife...

- (at #15) New development should not adversely affect the character of the streetscape as a result of.....inappropriate or excessive Massing, form or height... causing the loss of... other factors which may have a negative effect on the streetscape.

The amendments to the ARP proposed by the Applicant:

1. Do **not** complement or maintain the distinct character of the Environmental Character Area. The unique, special and irreplaceable nature of the area where the parcel in issue is situated, cannot be overstated.
 - This parcel is next to the Red Deer River, separated from it only by 45th Avenue and a narrow municipal reserve which also houses the paved multi-use path of the Waskasoo Trail system. Forty-fifth Avenue from 59th street northward has been deliberately and carefully maintained as a “rural character” road. This road serves as a gateway and sole access to the Kerry Wood Nature Centre, Gaetz Lake Sanctuary and the McKenzie Trails Park for both vehicles and pedestrians. The riparian strip along the river at this spot is very narrow – already too narrow a corridor for protection of the river, the riverbank, wildlife corridors, and wildlife habitat.
2. Are contrary to the pattern of development in the Waskasoo neighbourhood (See the Character Areas in the ARP) which situates high density development near service and logical transportation nodes (55th Street) and gradually tapers density as you approach the Environmental Character Areas.
 - Traffic and parking is complicated by the narrowness of 45th Avenue, limited access roads to this parcel and properties north of it, and already existing traffic and parking issues because there are three destination schools in Waskasoo, one of which is adjacent to this parcel. Exacerbation of existing traffic issues and offsite parking spillover would be created for neighbours and for 45th Avenue, were this area rezoned R3 permitting high density apartments at this location.
3. R3 residential (multifamily zoning) – or anything that would permit the height, size, density and setbacks R3 zoning does - would come at the expense of current Waskasoo residents whose property values and quality of life would be negatively impacted by the traffic, parking, loss of privacy, view and the loss of the unique natural area open environment that is the heart of this neighbourhood.
4. The proposed amendments to the ARP are incongruent with the fundamental character of the Environmental Character Area. This is a natural oasis in the heart of Red Deer. The *Municipal Government Plan’s* Generalized Land Use Concept map designates this parcel as *PS open-space major*, and the ARP Environmental Character Area refers to “open space, minimal building coverage, low height, a wide-open sense of space not common to other area in the City... providing an amenity to wildlife”. In contrast:
 - while R3 zoning sets a maximum of 40 percent site coverage, parking lots are not considered in that calculation.
 - Although R3 zoning includes landscaping minimums (35% of site) that need not mean natural, open space or beautiful scenic vistas for public trail users. For example, landscaping around large parking lots, or a path between large apartments on private land is fundamentally different.

- R3 sideyard, front yard and rear yard minimum setbacks (potentially built to the maximum setbacks permitted) should not suffice irrespective of whether the proposed development fits with character of the area or is detrimental to neighbouring properties.
 - R3 Regulations stipulate 35 dwellings per hectare as a permitted use, but they also include a discretionary authority to approve greater density (with no specified maximum).
5. Set a dangerous precedent for development of Environmental Character areas and Waskasoo generally.

The fundamental issue remains that apartments and R3 zoning is NOT appropriate at this location.

This application should be rejected. I strongly urge council to do so at first reading. To grant it would come at the expense of the larger community, would undermine the ARP process, and would set a dangerous development precedent.

February 27, 2022

To Whom It May Concern:

RE: Proposed Land Use Bylaw Amendment (Bylaw 3357/A – 2023) and Waskasoo Area Redevelopment Plan (Bylaw 3567/A – 2023)

The Waskasoo neighborhood is a well known and desired area in Red Deer. I have thoroughly enjoyed being a resident and homeowner in Waskasoo for 15 years and, during this time, I have seen the neighborhood revitalize while maintaining its historic integrity. This is extremely important as we are a truly unique and treasured community within the city.

Upon receiving the correspondence from The City Of Red Deer regarding the proposed amendments to the Land Use Bylaws, I reacted vehemently in opposition to these proposed changes to the zoning and the Area Redevelopment Plan. The Waskasoo Area Redevelopment (ARP) was developed to determine a vision for our neighborhood and ensure that development and redevelopment of properties falls within the set parameters. This piece of land in question was overwhelmingly voted to remain as PS.

It is very disheartening to hear that the developer purchased the land fully aware of the present zoning and restrictions. To hear that the developer is looking to exact change on this piece of land from its character and to reduce or remove requirements for additional pre-development studies is unsettling. This is a blatant disregard for our community and tells me that his intention is not to enhance our neighborhood but gain financially instead. And with several schools nearby no less!

Traffic safety and congestion continues to be a major concern within the Waskasoo neighborhood. It is often grid-locked and has increased to the point where 45th Avenue is way over capacity and potentially dangerous. R3 zoning of this land will further exacerbate this problem! Waskasoo does not need any more multifamily dwellings – 64% of dwellings in Waskasoo are already multifamily compared to a City average of 21%.

It seems ludicrous to rezone this land when there is ample land already zoned R3 in the new Capstone area. The City of Red Deer is calling for development at Capstone so why doesn't The City of Red Deer suggest the land to this developer? Otherwise, this development will be in direct competition with future Capstone developments.

Finally, a key component of the ARP is the Environmental Character Area. The land in question is vital as it is located along the Waskasoo Park's trail system, the Red Deer River, and gateway to the Kerrywood Nature Centre, Mackenzie trails and bird sanctuaries. It is one of the few natural areas left within the city to be enjoyed by all of the citizens of Red Deer. Once it is gone, it's gone for good! It also potentially sets a precedence for further impingement.

Sincerely,
Glen M. Kelly, teacher and permanent resident.

Subject: FW: [External] Re: 4240 - 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

From: Tony Kulpa <tony.kulpa@gmail.com>
Sent: March 01, 2023 3:59 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Re: 4240 - 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

To the City Planning & Growth Department,

Re: 4240 - 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Thank you for soliciting feedback on the proposed amendments and notifying us of the changes in the applicant's request. Unfortunately, the revised proposal (February 2023) is not acceptable and is more far-reaching in its potential negative impact. The changes to Sections 5.3 and 5.6 deliberately weaken the ARP, and making the change there rather than modifying Section 5.2 makes these proposed changes seem more like an attempt to undermine the entire ARP. The statement "New development should not adversely affect the character of the streetscape" should be left without excessive, open-ended qualifiers. This alone would be strong reason to deny this proposal.

It also bears repeating that the area around Gateway Christian School would be adversely affected by a medium or high density residential development. The reasons for this are numerous, ranging from harming an Environmental Character Area to the fact that the roads in the area are just not suited for increased traffic. The Waskasoo ARP exists exactly to prevent this sort of development, and I for one believe that a tremendous weight of evidence would need to be presented for such a sweeping amendment. To my knowledge, no evidence whatsoever has been presented that residential development of 4240 - 59 Street would benefit the neighborhood or Red Deer in general. In fact, I believe that it is self-evident that the ARP represents the residents of Waskasoo's opinions and desires for the community, as well as the best interests of the City of Red Deer.

I strongly urge the City Council to reject this proposal. If in fact any such development is to be done in this area, substantial evidence needs to be presented to community members for why any specific development would be beneficial to the area and to Red Deer as a whole.

Thank you,
Tony Kulpa
4341 58 St

Subject: FW: [External] 4240 - 59 street

From: Alain Lecompte <a.lecompte094@gmail.com>

Sent: February 20, 2023 3:16 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240 - 59 street

Hi,

Please note that after reading the new proposals for 4240 - 59 street, as far as I am concerned, the proposals are still inadequate for this location.

The only development option for this location is a super slide. Not only would it serve the school, but the whole community.

Thank you for considering all opinions on this matter,

Regards,

--

Alain Lecompte

5823 43 ave

Red Deer Ab T4N 3E5

403-307-8443

Subject: FW: [External] 4240 - 59 Street - Proposal for R3 High-Density - OPPOSED

From: Marianne Lee <marianne57lee@gmail.com>
Sent: February 27, 2023 12:37 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240 - 59 Street - Proposal for R3 High-Density - OPPOSED

Orlando Toews, thank you for the opportunity to comment on the proposal to revise the Waskasoo Area Redevelopment Plan to pave the way for construction of an apartment complex.

I am very much OPPOSED to this proposal to amend zoning to R3 to allow an apartment complex. Do not start down the path of allowing developers to amend zoning when the end result is that Red Deerians and Waskasoo residents lose a beautiful open space forever. Do not start a precedent that other developers can copy. This PS land in Red Deer should not be rezoned, but retained as PS for its natural open space.

The Waskasoo Area Development Plan was thoroughly worked on, just a few years back, by City Planning staff, residents, and all stakeholders. To entertain amendments to existing zoning is against what I thought was a thorough and due process at that time.

Also, the location of this PS land right next to the Red Deer River is a riparian strip and a significant wildlife corridor. Ecological damage is a concern. I speak for the future generations of Red Deer.

I and the community feel R3 multi-family is not appropriate for this site, and I am VERY OPPOSED.

Marianne Lee
403-307-5874
4325 - 58 Street
Red Deer, Alberta
T4N 2L7
marianne57lee@gmail.com

February 24, 2023

Mike and Julie Lind

5834 -45 Ave Red Deer

403-318-2393

To: Orlando Toews Senior Planner

City of Red Deer

Re: 4240 - 59 Street

Proposed Land Use Bylaw Amendment (Bylaw 3357A - 2023) and
Waskasoo Area Development Plan (Bylaw 3567/A-2023)

As long-time residents of the Waskasoo area we were disheartened when on February 17 we received yet another letter from the City of Red Deer in regards to the proposed development of lot 4240 - 59 street and amendments to the bylaw and the Waskasoo Area Development Plan to allow this.

It was because of these kinds of developments the Waskasoo Community Association developed and filed the Area Redevelopment Plan. A plan that the City of Red Deer assisted in creating and wants to redesign to suit their needs.

The developer bought this parcel of land knowing full well the restrictions in place and the concerns of the local residents.

As we stated in our previous letter this kind of development will dramatically change the look, feel and dynamics of our unique, established little neighbourhood. For us it means instead of looking out our living room window and seeing wildlife (ground and air), children play, trails in use or people playing with pets we will be looking into someone else's window or driveway. Not why we purchased land here ourselves. Nice payback for 28 years of taxes in the area.

There are so many reasons why this sort of development should not be allowed or bylaws changed: natural corridor for wildlife, traffic congestion, noise and loss of green space (which the City likes to claim it is known for). All of this was stated in our letter last fall.

It feels to us that the City of Red Deer is only concerned with getting this development going and not in the best interest of the residents (long time and new) or the area.

We cannot state strongly enough how vehemently opposed we are to this development and changes of bylaw and the Waskasoo Area Redevelopment Plan. No one making this decision will have to live with the results but the residents of Waskasoo. We are asking the City of Red Deer to implement the Waskasoo ARP in the manner which it was designed.

Sincerely,

Mike and Julie Lind

Subject: FW: [External] Waskasoo Area Redevelopment Plan - Attn Orlando Toews

From: wanda lindberg <wmlindberg@hotmail.com>

Sent: March 01, 2023 3:15 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Waskasoo Area Redevelopment Plan - Attn Orlando Toews

Attention Orlando Toews;

As a property owner in Waskasoo, I am opposed to the proposal to rezone 4240 59 St from PS to R3. I am opposed to the proposed amendment to the Waskasoo Area Redevelopment Plan (ARP).

The development of a large 4 story property would impact the neighbourhood and the environment near the river and the Gaetz Lakes.

A rental apartment complex would increase traffic and parking issues. 45th Avenue was not designated or constructed as a major road. There is already too much traffic before and after school. Any more traffic directed onto 45th Ave would be against sound planning practices. Safety is a concern. One example is that emergency vehicles would be challenged during peak times.

Overdevelopment and inappropriate intensification would also damage the area's ecology. This area is a very special environment that should be protected. The proposed development is too close to the river. It is too close to the Gaetz Lake sanctuary.

If the zone requirements were changed to allow such a large complex, this would also change the Waskasoo community.

I have read and agree with the Waskasoo Community Association's Summary of Concerns of Proposed Amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan.

This is a unique neighbourhood beside a unique environmental area that should not be unnecessarily overdeveloped.

Thank you ,
Wanda Lindberg
5546 44 Ave
Red Deer
T4N 3J3

403 347 2192

February 25, 2023

To: planning@Reddeer.ca

Att: Orlando Toews, Senior Planner

Cc: secretary@Waskasoo.info

Re: 4240 – 59 Street, Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Dear Sir:

I have reviewed the amendments to the rezoning proposal for the above-captioned property. The proponent now offers to leave the property in the Environmental Character Area, allows that the property shall retain its Public Service designation, and development will again be subject to geotechnical, traffic and servicing studies... .

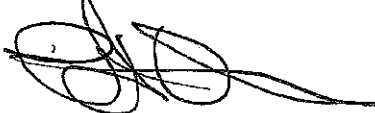
However, the amended proposal lacks sincerity since it also specifies that the zoning 'may be redesignated by council'. Thereafter, R-3 designation assures that the land is no longer Public Service, and not subject to the development constraints that apply to the adjacent community (building height, massing, density). The proposed changes serve no purpose beyond exempting this property from the Character Area standards set out in the ARP.

The fundamental objections to this proposal remain unchanged. Changes to the ARP for the convenience of a developer are simply wrong. R-3 development at this location threatens the integrity of the entire Waskasso Park system by compromising the narrow riparian corridor linking the Waskasoo and Piper creek corridors to the Gaetz Lake Sanctuary, McKenzie Park and Riverbend Park. People move to Red Deer to live in a 'city within a park'. Waskasso Park is the crown jewel of our parks system and the connectivity and biodiversity inherent must be protected at every chance, not sacrificed to ill-considered development. Further, no consideration is given to the certainty of an evolving river-course and responsibility for buffering the riparian zone. If allowed, this development will mean local residents and all Red Deerians will lose access to a critical open space. Property owners in North Waskasso and park trail users will see their viewshed change from riparian corridor and old growth forest to the

looming sidewalls of multi-storey apartment complexes. Value will be gutted from adjacent residential properties and added to unaffordable rents.

Once again, I urge Council to respect our community values and the existing planning process described in the ARP. Reject this proposal in its entirety, and make it clear to the proponent that our natural heritage will not be compromised.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Chris Olsen', with a long horizontal flourish extending to the right.

Chris Olsen, P. Biol

Chris Olsen
5829-45 Avenue, Red Deer
olsencdel@gmail.com
780-581-4430

Subject: FW: [External] 4240 59 St - Proposed Amdendments - Attn Orlando Toews

From: Brock and Tiffany Priebe <brockandtiffany@gmail.com>

Sent: February 28, 2023 8:37 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240 59 St - Proposed Amdendments - Attn Orlando Toews

Hello,

We provided opposition comments in the fall of 2022 for the rezoning of 4240 59 Street from PS to R3, and we stand by those comments and how they might apply for the more recent ARP amendment proposals. We also agree with the statements made by the Waskasoo Community Association. The proposed amendments are unnecessary, and do not improve the ARP's collaboration with the LUB, but would rather diminish the role of the ARP, especially for this sensitive site.

Thank you,

Brock and Tiffany Priebe

Subject: FW: [External] 4240 - 59 Street - Proposed amendment to land use Bylaw

From: Irv Sandulak <isand2@telus.net>
Sent: February 20, 2023 3:30 PM **To:** Planning Services <Planning@reddeer.ca>
Cc: Brenda Garrett <garrettb@telus.net>; secretary@waskasoo.info
Subject: [External] 4240 - 59 Street - Proposed amendment to land use Bylaw

Dear Sirs

I am writing on behalf of myself (S. Irvin Sandulak and Kathy D. Sandulak). We are residents at 5822 - 43 Ave Red Deer, Waskasoo.

We are adamantly opposed to the Proposed amendment to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023). This proposal does not address neighborhood concerns in regard to population density, structural form and scale nor neighborhood character. The proposed changes have drastically negative impact on our current neighborhood plan, specifically section 5.3 and 5.6.

With the introduction of "taller structures" the proposal does not address our neighborhoods' concern in regard to population density nor the environmental effects a development could have on the area that the developer is trying to build on. In regard to environmental implications, the river valley is a flight path for migratory birds to the Gaetz Lake Sanctuary and Kerrywood Nature Centre. A taller building will impede this flight path. This proposed building will also affect the routes of large and small animals alike, which use the river valley as their main thoroughfare to access different grounds. Taller structures require deeper foundations and if there is underground parking, this will definitely affect underground water flow into the Red Deer River. Has there been an environmental impact study implemented?

We are opposed to a taller structure that would allow the developer to build multiple living units that will dramatically increase the population density of Waskasoo. Our neighborhood is already one the highest densely populated neighborhoods in Red Deer. There is NO need to increase the population in Waskasoo. The neighborhood is already grid-locked with traffic from the 3 schools in the area, How does the city planner or the developer plan to alleviate this huge problem? They are doing nothing at the current time.

A multistory structure does not fit into the common form and scale of buildings currently in Waskasoo. Presently there are two structures taller than two stories, east of the Waskasoo Creek. The vast majority of 2 story structures in Waskasoo are residential family homes. A multi story apartment building does nothing to add to the character and streetscape of our neighborhood. It would be an eyesore.

Why did the developer buy this land, knowing full well that there was already a firmly established Land Use Bylaw and the Waskasoo Area Redevelopment Plan in place? Now our neighborhood has someone who is not even a resident of our area, trying to change the land use agreement as well as the character and atmosphere of this unique neighborhood. If the developer cannot meet the current standard, then this company should move on.

We are dismayed that none of the concerns in our prior letters were addressed. The city and the developer have not addressed any of our concerns or questions that have arisen as a result of this request to rezone the parcel of land at 4240 -59 Street. Why does the city planner continue to ignore our questions and concerns? Will there be a public hearing for members of our neighborhood to address these concerns?

Sincerely,

Kathy D. Sandulak and S. Irvin Sandulak

Subject: FW: [External] FW: 4240-59 St Waskasoo Development

From: Marilyn Smith <mari96@shaw.ca>

Sent: February 28, 2023 7:33 PM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>; secretary@waskasoo.info; shelby smith <shelbysmith22@hotmail.com>

Subject: [External] FW: 4240-59 St Waskasoo Development

Hello, Since this redevelopment had some amendments I am resubmitting my letter of concerns for this project and my strong disagreement with developing this piece of land.

Thanks

Marilyn Smith

Mari96@shaw.ca

Sent from [Mail](#) for Windows

From: [Marilyn Smith](#)

Sent: November 7, 2022 11:07 AM

To: [Planning Services](#); orlando.toews@reddeer.ca; secretary@waskasoo.info; [shelby smith](#)

Subject: 4240-59 St Waskasoo Development

Attention Orlando Toews, City Planning

This is in regards to the Project proposed change of zoning at 4240-59 St Red Deer.

I am a resident of Waskasoo, and have owned our own home 5825 44 ave since 2004 which is right across from this proposed building/Zoning change. Like majority of residents in our neighbourhood I am 100 percent against this change for many reasons. Of course we love the green space, our family uses the space often, the small dirt hill has been staple of sledding with small children, walking through the grass and star gazing at night. The view of the northern lights from our front porch over the green space is second to none within our city.

Here is my list of other concerns with this proposal.

1. Safety of the school kids. There is a huge amount of traffic and congestion within our community during school hours, and school activities. We have 3 big schools within a couple blocks, making it struggle to drive through, and walk kids to and from school with keeping a very close eye on the traffic. Adding a huge apartment building and a parking lot right in the mix of where families park and walk their children adds a huge layer of safety concern.
2. Taking away another space for kids to play and exercise. With the last couple years of covid, the school has optimized the use of this green space, often having classes outdoors, weather permitting, we see them out reading to their kids, scavenger hunts, gym classes etc. The city needs to take over this space as there is already a soccer goal posts that are never used outside the school hours, and also a dug out for kick ball or baseball that could be more utilized. The small dirt hill is used all year by the school and community kids, especially in the winter, as the kids use it to sled, would be a huge loss to this community as well as the school children.
3. Interruption to the trail system that runs right beside the proposed building. The city has built this beautiful trail system that runs by the river and into Kerry wood. Right in the middle will be a huge building blocking the beautiful view.
4. There is little to no amenities in this area of town. We have the small corner store, otherwise there is nothing within walking distance of the building. Either the bussing system will then also have to add to the struggle of

traffic here, or all the people that live in this building will need to be able to drive, which doesn't fit the description of "rehab" they are looking for. Thus also adding to the traffic congestion and safety concerns.

5. Environmental impacts. The amount of construction, people, and extra cars/trucks will have a profound impact on the environmental community here. We have a huge amount of wildlife that wander this area, deer, fox, hares, snakes, coyotes, and the close proximity to the Bird Sanctuary all need to be considered. The noise, and light pollution alone will be detrimental. The removal of the trees for the project can disturb the river front that has already been eroding towards the road. At the beginning of the "East Lincoln Proposal" online presentation they had a slide to honour the Indigenous/Metis people of the area, and we know that leaving the space as is would honour them.
6. We redeveloped our home in 2010, and all these things had to be considered in our application to the city. We had to go back and add "peaks" to our existing roof line in order to fit with the rest of the community. So to approve this building, which the whole premise does not fit and would absolutely go against the cities own rules.

In conclusion, leave this zoning as Public service! This space is enjoyed by all who come here. Lets utilize the green spaces we have! Let the wildlife roam! Lets keep our kids as safe as possible! The city needs to annex this space and use it to its green potential.

Thank you for listening

Regards

Marilyn Smith

Mari96@shaw.ca

Subject: FW: [External] The destruction of Waskasoo

From: shelby smith <shelbysmith22@hotmail.com>

Sent: February 27, 2023 9:37 PM

To: Orlando Toews <Orlando.Toews@reddeer.ca>; Planning Services <Planning@reddeer.ca>

Subject: [External] The destruction of Waskasoo

Absolutely zero follow up from Orlando Toews shows how he and the Red Deer planing committee could care less about destroying Waskasoo. It appears you have no concern about our environment, children's safety, and the financial impact that creating multiple high rises in a beautiful green space will have on our community. It would be nice to create a long term plan for our area to connect and grow our beautiful river system to bower ponds, heritage ranch, river bend.

We already have Capstone that's designed for these type of dense residential structures, and that has gone very well why would we do the same thing here.

4240-59 Street

Proposed Amendments to the land use bylaw (bylaw 3357/A-2023) and the waskasoo area redevelopment plan.

I am a homeowner at 5825 44th ave for the past 15 years, and I could not be more against a project! Our neighborhood is renowned for our developed trees, wildlife and open green spaces.

The proposed 4 story monstrosity would go against everything our community stands for!

The enviromental impact will affect our river system for generations to come, adding over a 160 units with the potential of having 2-4 people per unit potential adding 300 vehicles to our neighborhood with zero amendaties within walking distance, almost doubling traffic in our neighborhood just after Gateway united add modular units increasing its school size putting enough strain on community. During the East Lincoln presentation they mention the city engineer's stated our increased traffic wouldn't be a problem but let's remember when the city engineers said the something about creating bike lanes on 55th leading to children being over 1-1/2 hrs late to school during peak hours. Do not underestimate peak hour traffic again!!! Also we have to consider 45ths ave proximity to the river and the damage it will cause to our river system by modifying it to accommodate the added traffic not just now but over the next 25 years. Not to mention the added noise pollution from the commercial furnaces and air condition units. As well as the light pollution that would shine directly into my home but could also have devastating impacts on the migration of endanger species of birds living at Kerry wood nature centre.

It's will also put my kids lives at risk with the increase of traffic.

I would also like to know if the city is willing to reimburse me and my family if rezoning is allowed as this will easily decrease the value of my property by 20-30 % if not more.

Also I would like to mention the city has invested very little into our neighborhood since living here. And destroying the essence of our community with a poor quality high residential tower would be a slap in the face to every tax payer in our community. Now adding a project that adds to the path system or natural areas of Kerrywood would be a great idea.

Also I would like to note how biased and untrustworthy the East Lincoln proposal was, taking advantage of covid and not having a public forum only to have the appearance that they tried to have a discussion with our community in appearance only. They also made it a difficult online presentation taking advantage of our older community with questions where you could only give answers that they preselected not allowing any real opinions. Also they showed pictures of there giant buiding and showed angles beside trees and from 2" off the ground behind some grass to try to hind how big of an eye sore this is going to be. And at the very beginning they had a slide honouring the Métis, Cree, Blackfoot, Tsuu T'ina and Saulteaux people who called this place at a home, which as a Métis person there plan will destroy the environment, decimate the value of my home and decrease the value of my life and my family is a slap to the face and boarder line racist.

Regards,
Shelby

Subject: FW: [External] Letter of Opposition to East Lincoln's proposal

From: Dan Steenbergen <dansteenbergen@gmail.com>
Sent: February 27, 2023 9:34 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Letter of Opposition to East Lincoln's proposal

Attn: Orlando Toews, Senior Planner

I write this email with a bit of surprise and disappointment in the manner in which the City of Red Deer Planning Department has framed in the last paragraph of the letter addressed to the residents of Waskasoo neighborhood. The statement in the last paragraph "A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site." is entirely the opposite of what the rest of the letter detailing the application to change the area development plan discusses. As can be clearly seen, the significant amount of letters and feedback that the city has received from the neighborhood community and surrounding area of Waskasoo has been disregarded for a now even more aggressive attempt at manipulating the development requirements in favor of the East Lincoln Properties (ELP). Removing all developed and defined development restrictions and replacing them with a discretionary "or be designated by Council" opens the door to further development throughout the city by means of for-profit developers continued lobbying and development negotiations that the general public is not privileged too nor on equal footing for representation as individual citizens. I do not believe it is in the citizens of Red Deer's best interest to have this land developed as previously proposed or inferred by the proposed changes to the ARP. The personal interests of ELP and their lobbying efforts at the city administration appear to be the only ones to gain significant benefit from what is being proposed, all at the detriment of the living experiences of those who currently reside within and utilize the neighborhood. I also forecast if this development proceeds, the residential property values of all within the Waskasoo neighborhood will be negatively affected due to the downgrade in the desirability of the neighborhood. The well known overcapacity of traffic in the Waskasoo neighborhood, specifically in near proximity to this property under review, will be further congested past the limits defined in the ARP.

In closing, I would like to state that I am strongly against the proposed changes to the ARP and am strongly requesting that the ARP remains in its current form as it was intended.

Regards,
Dan Steenbergen
5820 43 Ave (4 houses away from where this proposed development would be)

Subject: FW: [External] 4240 – 59 Street Proposed Amendments Attn Orlando Toews

From: Kristen Steenbergen <kristen.steenbergen@gmail.com>

Sent: February 27, 2023 9:31 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240 – 59 Street Proposed Amendments Attn Orlando Toews

City of Red Deer

Attn Orlando Toews

I am a landowner in Waskasoo and was surprised to see East Lincoln's proposed amendment. According to the City's notice, "A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site." If the discussion is truly based on whether the higher-density development is suitable, then why does the proposal include amendments to the ARP? East Lincoln is pushing the discussion beyond this scope of the discussion. I am guessing there is a growing stack of negative feedback to this proposal and many reasons have already been outlined as to why the ARP needs to remain intact and unchanged. I have already voiced my opinion previously about how the scope of this development is an incredibly inappropriate use of this piece of land. Proposing different amendments to the ARP is tone-deaf to how neighbours like me participated in the input of the ARP and this development's detriment to the neighbourhood is the precise reason that it was developed. My feelings regarding amending the ARP remain unchanged, and here are a few specifics regarding the added proposed amendments:

- Section 5.3: Taller buildings do not need to be given a carte blanche when building in the neighbourhood. A building of this size would have a massive impact on the neighbourhood, and for that reason, it especially should conform to every letter of the ARP. Conforming to the ARP should not be voided based on building height.
- Section 5.6: The ARP includes specific design elements and streetscape design constraints that maintain the character of the neighbourhood. Due to the time, money, energy, and input that went into developing the redevelopment plan, it should supersede any additional "development standards." Since the development cannot conform to the ARP, it should be refused.

East Lincoln is a well-established development company with deep enough pockets to purchase appropriate land. If the applicant wants to develop this project— they can go ahead and purchase *any* other land that is actually *zoned* for this kind of development instead of scooping up PS land for a steep discount and trying to change the rules around the LUB and ARP so they can heavily profit from river-front apartments while completely disregarding the impact this would have on the neighbourhood. The level of brazen entitlement on the part of East Lincoln is infuriating, I truly hope the City sees through this and remembers what is truly valued by those that live in and enjoy this beautiful city.

Kristen Steenbergen
5820 43 Ave
403-877-8486

Subject: FW: [External] 4240-59 St Development
Attachments: img003.pdf

From: Dan&Kristen Steenbergen <dksteenbergen@gmail.com>
Sent: March 01, 2023 4:12 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240-59 St Development

Here is a letter about the building on the land by Gateway School
From: Sydney and Beckett Steenbergen
5820 43 Ave.

To City of Red Deer

If they build a tall building it won't match the neighbourhood. Plus, the bell rings for school early in the mornings and people who would live there wouldn't want the bell ringing. Finally, it takes up my school's yard play space.

From,

Beckett & Sydney

from Inskasoo and go
to Gateway school

~~58820~~

43 ave

February 20, 2023

To: Orlando Toews Senior Planner
City of Red Deer

RE: 4240 – 59 Street
Proposed Land Use Bylaw Amendment (Bylaw 3357/A – 2023) and
Waskasoo Area Redevelopment Plan (Bylaw 3567/A – 2023)

On Friday, February 17, 2023, much to my dismay, I received more correspondence from The City of Red Deer, City Planning and Growth Development regarding 4240 – 59 Street. It is disheartening that the prospective developer's application regarding zoning changes and proposed changes to the Waskasoo Area Redevelopment Plan (ARP) is still being considered. Again, this is a classic example of why the Waskasoo ARP was developed. The Waskasoo landowners have spoken with an overwhelming "No" response regarding these proposed changes.

The prospective developer bought this piece of land with his eyes wide open. The Waskasoo ARP was already in place and now this developer wants to change the rules halfway through the game!

Changing the zoning from PS – Public Service to R3 – Multiple Family will dramatically impact our neighborhood negatively as previously stated in my October 31, 2022 letter. Another very concerning proposed change is the wording of the land use with the addition of "or be designated by Council." The Waskasoo ARP was **developed and approved** following intensive thought, time, consideration, consultation, and passion between Waskasoo landowners and knowledgeable consultants from The City of Red Deer. As one of my neighbors stated, **"Who is paying who here?"** A little disconcerting!

I strongly oppose the proposed changes to the wording and zoning of the Waskasoo ARP. Please listen to our valid concerns and implement the Waskasoo ARP in the manner in which it was intended.

Sincerely,

Susan Swainson

Subject: FW: [External] PROPOSAL FOR R3 HIGH DENSITY -East Lincoln Properties proposed apartment complex at 4240 59 St between Gateway School and the Red Deer River

From: Super Dave <dtjr59@hotmail.com>

Sent: March 01, 2023 3:32 PM

To: Planning Services <Planning@reddeer.ca>

Cc: Monica Bast <m.b.56@hotmail.com>; secretary@waskasoo.info; Super Dave <dtjr59@hotmail.com>

Subject: [External] PROPOSAL FOR R3 HIGH DENSITY -East Lincoln Properties proposed apartment complex at 4240 59 St between Gateway School and the Red Deer River

Orlando Toews:

I fully agree with WCAs opinion, that the changes make little difference to the application that will go to council, other than ELP is now offering to leave the property in the Environmental Character Area with the caveat that the underlying zoning and bylaws connected to the property would take precedence over the character statements when it comes to height, size, massing, location, and negative impacts on the streetscape. As we understand it, it means that if their proposal to change the zoning to high density multi-family and to revise the ARP is passed, four-storey apartment buildings, parking lots, etc could be built in ways that ignore the area's character and streetscape.

Please note that I had previously sent a letter to you last calendar year stating my concerns and opposition to this complete proposal.

Dave Travers

4743 - 56 St

Red Deer AB

T4N 2K2

403-318-1638

Brian & Kathy Tuck
5623 47a Ave
Red Deer, AB T4N3S1

February 28, 2023

Red Deer City Planning and Growth Development
Attention: Orland Toews

Dear Mr. Toews:

My wife and I would like to let you know that we both strongly object to the proposed amendments to the Waskasoo Area Redevelopment Plan and the City of Red Deer Zoning/land use bylaws on many grounds.

We have lived in the area for over 25 years and truly enjoy the special character of the whole Waskasoo area and its open space. That would all change with the approval of a high density apartment structure in an environmentally sensitive and beautiful area. You have to ask yourself how much damage to the environment is ok. We think any damage is not ok. With increased human activity, noise pollution, pesticide use for landscaping control will certainly disrupt the wildlife corridor and maybe force wildlife onto the road with the risks to themselves and the traffic.

It has been zoned Public Service for a very long time and for good reasons. Rezoning it sets a dangerous precedent that could be brought into effect in other areas of the city. Not only would it put a lot of pressure on the area streets and make access to the area parks and facilities more crowded with vehicle traffic. Traffic is already an issue with the number of schools in the area and is quite congested at certain times of the day. With a large, high density apartment complex traffic, parking, garbage pickup, etc will only increase dramatically.

The developers who bought the land knew what the restrictions were for that area but disregarded them thinking only of making a big profit and going around the land use designation and to be excluded from the Environmental Character statement. They knew what they were buying as we're sure they did they due diligence. They only saw a chance to make a big profit and not what effect that would have on the area and its inhabitants.

We Red Deerians take great pride in our park systems, walking trails, open spaces and facilities. It would be a step backward to allow these amendments to happen and that is why we object in the strongest terms available to these proposals which we think are illogical, shortsighted, and self-serving.

Sincerely,

Brian and Kathy Tuck

Subject: FW: [External] Redevelopment

From: Douglas Urness <urnessda@gmail.com>
Sent: February 22, 2023 3:02 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Redevelopment

Hello

As a resident of the Waskasoo area I am writing this letter to oppose the rezoning/redevelopment proposal. There are three main reasons :

- 1) traffic will be a big problem. There is already significant congestion which will become much much worse with this redevelopment
- 2)the environment will suffer. This is a sensitive area along the river valley. Wildlife will be further stressed and displaced
- 3)the character of the community will be drastically changed in a way that current regulations intend to prevent. Residents enjoy the current character and the spirit of the community will suffer with the proposed changes
- 4)the infrastructure of the community is not designed to accommodate the type of development that thus proposal.

Thank you for considering this letter and the objections of the waskasoo community association which provide considerable more detail.

Doug Urness and Sandy Surbey

Sent from my iPad

Subject: FW: [External] High density development

From: Kevin U <kevinurness@gmail.com>
Sent: February 27, 2023 1:57 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] High density development

Hi there,

I have previously written my opposition to these changes in Waskasoo.

I'm deeply concerned with the East Lincoln Properties proposed change to leaving the property in the Environmental Character Area with the caveat that the underlying zoning and bylaws connected to the property would take precedence over the character statements when it comes to height, size, massing, location, and negative impacts on the streetscape.

That seems laughable as they have an immediate out as soon as they violate the ECA.

Regardless, I'm opposed in the context of insufficient infrastructure already in this area, that it is not aligned with the current character of the neighborhood, and the already strained roadways with nearby schools would be further stressed.

I see an absolute plethora of other undeveloped sites in Red Deer begging for this time of project, like capstone, and do not see the sense in trying to smash this through.

I would like to know if my, and others, letters are not sufficient to have the city deny this project, then what would be the threshold for that? Is there a percentage of involvement needed? Or is the public consultation process simply lip services with a preset decision already made?

Thank you for your time.

Regards,

Dr. Kevin Urness

Subject: FW: [External] East Lincoln Properties application re 4240 59 Street

From: William Weiswasser <mediate1@telus.net>
Sent: March 01, 2023 3:20 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] East Lincoln Properties application re 4240 59 Street

Attn.: Orlando Toews, Senior Planner, City Planning & Growth

Dear Sir,

Re: Second Version of Proposed Amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan for 4240 59 Street

I appreciate the opportunity to address the above proposed amendments. In doing so I reiterate my earlier comments of October, 2022.

As stated in the Department's notice of Feb. 14, 2023, the only question currently presented is *"whether higher density residential development is suitable"* at 4240 59 Street.

For all the reasons previously expressed, and also for the reasons and analysis presented by the WCA/Waskasoo Community Association's current submission, the answer is clearly *--and emphatically--* NO.

In a number of ways, Waskasoo is a unique community in Red Deer. Not only does it include the Kerry Wood Nature Centre and various other facilities that draw people and traffic from throughout the city but, given its configuration, local traffic patterns are notably troublesome. Bounded on the north, the only entrance to and egress from Waskasoo is at the south. The principal route is via 45 Avenue which, according to past City traffic studies, already significantly exceeds its design capacity. Adding higher density residential development, as proposed, would unquestionably make a bad situation even worse. That would be the case regardless of the design and residency characteristics of any higher density development. With three schools in Waskasoo, mainly fed by private car traffic, repeatedly during the day the volume is so heavy that traffic is nearly immobilized. Among other reasons why high density development is inappropriate at the subject site, it is likely only a question of time before emergency service vehicles will be impeded in responding to urgent needs.

As you are aware, the Waskasoo ARP is the product of detailed, serious study and consideration by the City, with very considerable consultation with, and input from the community itself. As an ARP, it is intended to be a foundational guide to future development, not to be disregarded or altered for reasons both extrinsic and contrary to its declared principles. For those reasons, as well as the multitude of others which have been addressed, the proposed amendments should be rejected out of hand.

Respectfully,

William Weiswasser
Waskasoo homeowner

Subject: FW: [External] ELP request to redevelop 4240 - 59 street

From: david weizenbach <weizenbachdavid@gmail.com>
Sent: February 27, 2023 10:06 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] ELP request to redevelop 4240 - 59 street

Good day Orlando,

I have reviewed the request by ELP to construct an apartment building at this location by asking for a full relaxation of the development guidelines and/or area building guides.

A few key things. Just as with their first request - any/all 'optional' or 'preferred' words in their proposal are meaningless. I see it clearly as an effort to avoid any/all restrictions in the construction of a multi family building.

Yes - Council has allowed relaxation before and the results have been horrendous and shows as an outrageous eyesore in East Waskasoo. I believe the developer would like that to be the precedent - but I would offer that is the clear and obvious example of a very very bad decision by council at the time.

Earlier offerings suggested 'a retirement' home. Again. The zoning laws do not restrict nor limit what the multi-family construction becomes. They can change their mind with impunity.

Traffic - at no time has traffic down that street been addressed. Current planning KNOWS there is too much traffic for that street and the construction of an apartment building will make it much much worse.

Finally - I need and expect Council to have backbone to stick with past commitments rather than being bullied to relaxing plans. Just as with the old city yards - you have the chance to make Red Deer unique, beautiful and different.

Best regards,

david weizenbach
4759-56 street

- A Red Deer resident and opponent to this project.

Orlando Toews at planning@reddeer.ca.

--
David K Weizenbach



February 27, 2023

To: planning@Reddeer.ca

Attn: Orlando Toews, Senior Planner

Cc: secretary@Waskasoo.info

**Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo
Area Redevelopment Plan (Bylaw 3567/A-2023)**

Dear Sir:

The Red Deer River Naturalists (RDRN) have examined the amended rezoning proposal for the 4240- 59 Street property.

The proposed amendments to the Waskasoo Area Redevelopment Plan (ARP) and the Environmental Character Area violate the spirit and the intent of the original document. The proposed new wording that the 4240-59 Street property shall retain its current Public Service designation **or be redesignated by Council** is disingenuous and sets a dangerous precedent for development in Red Deer.

RDRN believes this proposal threatens a key biodiversity linkage along this narrow riparian corridor and will lead to a serious degradation of the overall parks system. Local residents and park users city-wide will be denied an important open space, and the overall environmental character of the adjacent lands, the Kerry Wood Nature Centre and the Gaetz Lakes Sanctuary will be diminished.

We find this rezoning proposal wholly inappropriate for this area and strongly urge Council to reject it in its entirety.

Yours truly,

Rick Tallas
President

February 27, 2023

To: Orlando Toews, Senior Planner

From: Ken Lehman, Chair, Gaetz Lakes Sanctuary Committee

Re: Gaetz Lakes Sanctuary Committee response to the developer's request for feedback for the application to rezone 4240 59 Street from PS to R3, and to amend the *Waskasoo Area Redevelopment Plan (ARP)* to allow for the rezoning, to make optional the now required pre-development studies (geotechnical, bank stability, traffic, etc.) as well as to remove the property from its relevant character area.

The Gaetz Lakes Sanctuary Committee (GLSC or The Committee) has received the update letter from The City of Red Deer, regarding the proposed development at 4240 59 Street, Red Deer.

The Committee is reaffirming its opposition to the proposed development. The developer's revisions do nothing to address the environmental concerns brought forth by The Committee. Rather, the revisions serve to understate the potential damage this project will create, while using deceptive language in an attempt to shape the discussion in its favour.

Specifically the Committee takes issue with the developer's definition of the "Environmental Character Area." The developer has included "the Kerry Wood Nature Centre, the Gaetz Lakes Sanctuary, and undeveloped lot located at 4240-59 Street directly east of the Gateway Christian School". This description excludes the Red Deer River, riverbank and critical riparian ecosystem, and the escarpment; all of which should be considered components of the Environmental Character Area. By excluding the river, riverbank, and escarpment the developer is ignoring the far-reaching negative effects their building(s) will create. The river, riverbank, and escarpment are critical habitats for fur-bearers, ungulates, birds, and reptiles; all of which depend on corridors *including the riverbank and escarpment* as well as the schoolyard and Sanctuary to move between the river and the east hill.

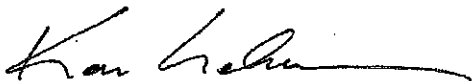
Further, the description of the schoolyard as an "undeveloped lot" is erroneous. The lot described by the developer *was developed as a schoolyard* under the existing PS zoning. To describe it as undeveloped is a misleading statement by the developer. "Undeveloped" suggests raw virgin land that has never seen human-directed action. Clearly, if the lot were undeveloped we would see a thriving forest of deciduous and coniferous trees, shrubs, forbs, grasses and the myriad of animals those habitats support.

However, the most problematic aspect of the revision is the sense that the developer is attempting to fit the original development into a new box; specifically they are attempting to build their original R3-designated building under the existing PS designation. This would allow them to forgo the rezoning process.

In the letter sent to residents and stakeholders on February 15, 2023 the developer did not address any concerns brought forward by the GLSC, the RDRN, nor any of the other critics of this development. Rather they have played with some language in the attempt to move the project ahead under the existing zoning.

The Gaetz Lakes Sanctuary Committee remains opposed to this development both on the merits of our original submission and on those outlined in this letter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Lehman", with a long horizontal flourish extending to the right.

Ken Lehman
Chair, Gaetz Lakes Sanctuary Committee

February 28, 2023

Orlando Toews, Senior Planner
City Planning and Growth
Box 5008
Red Deer, AB T4N 3T4



Re: Second Version of Proposed Amendments to the Land Use Bylaw and
the Waskasoo Area Redevelopment Plan (ARP) for 4240 59 Street

Dear Mr. Toews,

Thank you once again for inviting the Waskasoo Community Association to comment on the second version of East Lincoln Properties proposed amendments to the Waskasoo ARP and the LUB. We are pleased to see that the Developer is no longer asking to completely remove 4240 59 St from its Environmental Character Area or to make optional important predevelopment assessments and studies. However, R3 zoning is still not appropriate at this location, and we still oppose the proposed amendments for all the reasons set out in our November 2022 Summary of Concerns which included:

1. The proposal counters past precedents and sets dangerous future precedents for PS land and Open Space in the city
2. It counters the *Municipal Government Act* and spirit of the *Intermunicipal Development Plan*
3. It exacerbates proven dangerous traffic and parking issues in Waskasoo
4. It destroys Hydrologically Significant Areas and wildlife corridors, and damages the riparian strip and area ecology
5. It negatively impacts the quality of life for all Red Deerians
6. It goes against economic development strategies and reduces the potential for economic diversity
7. It counters best planning practices by negatively impacting housing mix, supporting inappropriate infill and intensification in established areas, and allowing development that does not fit the character of its surroundings.

However, the revisions currently proposed to change specific portions of the ARP do alter our response somewhat. To be as clear and transparent as possible, we have resubmitted our original response with areas that no longer apply struck out (~~like this~~) and areas that are newly added written in a different font (*like this*). You will find the response stays essentially the same but with the addition of the new proposed amendments creating significant inconsistencies and conflicts within the ARP, with the developer's own statement of intent or rationale, and with other Provincial and Municipal documents.

Sincerely,

The Waskasoo Community Association Board

Waskasoo Community Association 5549 45 Avenue Red Deer, Alberta T4N 3L7

Making Waskasoo an even better place to live, work, learn, and play

www.waskasoo.com

secretary@waskasoo.com



WASKASOO COMMUNITY ASSOCIATION SUMMARY OF CONCERNS

Re: 4240 59 St

Second Version of Proposed Amendments to the Land Use Bylaw
and the Waskasoo Area Redevelopment Plan
March 2023

Thank you for inviting comments on the second version of the application to rezone 4240 59 St from PS to R3 and to amend the *Waskasoo Area Redevelopment Plan (ARP)* to allow for the rezoning *by making the LUB's R3 districting supersede key portions of the applicable Character Statement. to make optional what are now requisite pre-development studies (geotechnical, bank stability, traffic, etc.), as well as to remove the property from its relevant character area* **After careful consideration of relevant documents, community input, and an online presentation from the applicant, the Waskasoo Community Association has decided that we cannot support this application.**

Below, please find an outline of some of the ways these proposed amendments will not only negatively impact Waskasoo but also go against numerous City plans and policies. The discussion is divided into the following topics:

1. Precedent
2. Legal Land Use
3. Inconsistencies and Red Tape
4. Transportation
5. Environment
6. Quality of Life
7. Economy and Tourism
8. Planning Best Practices

We apologize for the length and complexity of this document; however, we feel that this application strikes at the heart of our community's values and character and can cause irreparable damage to some of the City's most prized amenities.

1. Precedent

Rezoning this property and amending the *Area Redevelopment Plan* both counters historical precedent and sets a dangerous precedent for future development in the city. The *Waskasoo ARP* (and even the Waskasoo Community Association itself) was created in response to increasing development pressure on Waskasoo's surrounding open space, and in particular, pressure to develop this lot. In 2012, Chinooks Edge School Division, the lot's previous owner, decided to move their school to Penhold and divest themselves of the property. They submitted a Neighbourhood Area Structure Plan (NASP) to City Council that proposed rezoning the lot from PS to R1 and dividing it into 19 lots for single family homes.

The Municipal Planning Commission, City Manager and City Administration all advised Council to deny the NASP

for many reasons. MPC noted that an R1 development would put pressure on area streets and that 45th Avenue “has been retained as a low key road accessing the park facilities and amenities” (*Council Agenda*). Additionally, the report from Administration to City Council stated that PS zoning allows for schools, daycares, recreation and sport, churches and other institutional facilities and that “the location of this site along the river, adjacent to parks, and close to the downtown is a logical setting for these types of uses,” which would provide “appropriate infill development” (*Council Agenda*). Finally, and perhaps most importantly, it was emphasized that there was no Area Redevelopment Plan at the time to guide development. Council defeated the *NASP* at first reading.

Shortly after, work began on the *ARP*, and the statutory document was passed by City Council in 2016. As we are sure you are aware, it specifically states that 4240 59 St shall remain PS. That document took years to create and cost tens of thousands of dollars. As mandated by policy 19.8 of the *Municipal Development Plan*, it:

- i. reflects what Waskasoo residents and other stakeholders want for their neighbourhood now and into the future,
- ii. recognizes the role the area plays in the greater community,
- iii. encompasses the input from key personnel and a myriad of professionals,
- iv. was carefully crafted to align with dozens of other statutory, planning, and City documents, and
- v. provided sufficient time and information to allow a full understanding of the implications of the proposed plan

The document is only six years old, and as you can see from the letters regarding this application submitted by Waskasoo community members, it still resonates with our vision for our neighbourhood. The *Area Redevelopment Plan* must not be amended lightly.

Amending the *ARP* and rezoning the property will also set a dangerous precedent for the use and effectiveness of character statements in Red Deer. The City has recently shifted to using character statements to control and ensure appropriate development and redevelopment in established neighbourhoods. ~~Removing this lot from its character statement~~ Amending the character statement to allow for such a drastic change in use at the request of a developer a mere six years after the statement was created will negatively impact the perceived and real ability of other Character Statements to function. It will also impact the perceived integrity of the City when it enters into these agreements with other neighbourhoods in the future. Waskasoo took the *ARP* process very seriously and has held up to our end of the agreement. The City should as well.

Rezoning this land from PS to R3 also creates a dangerous precedent for Red Deer’s other PS lands and Open Spaces. Through its permitted and discretionary uses (such as sports, recreation, culture and community services), PS land can contribute to the City’s open space system, to the high quality of life of Red Deerians, to maintaining the environment, and in many cases, supports organizations that are not profit centred. Because of its restrictive uses, its value is considerably lower than property in other zoning districts. For example, according to the City’s *Interactive Web Map*, the lot in question is assessed by the City at \$170,000 per acre. A similar sized multifamily lot at 2660 22 St is assessed at \$665,000 per acre or almost 400% more. The assessed values of these two comparably sized R3 lots suggests (without considering the exceptional location of this parcel) that rezoning this lot will probably more than quadruple its value for the applicant. It also removes it, both figuratively and financially from the reach of many social, community and recreational organizations. Even if this applicant retains the property and earns their profits from rental income and the increasing value of an asset, rezoning the land will

send a message to other developers that Red Deer's PS lands and open spaces are ripe for development.

Finally, 4240 59th St was purchased by the applicant in 2020 and already had a long history of restrictions that negate high density residential development. It was zoned PS in the earliest versions of the City's bylaws (pre-1980). Even before then, it was used for PS purposes since the early 1940s when it was developed from a marshy pasture on Glenmere Farm to a portion of the A-20 Army Camp. After the war, it was included in the yards for various Red Deer Public and Red Deer County schools. Then when development loomed, it was maintained as PS land in the *Waskasoo ARP* and further protected by the Environmental Character Area designation. Over the last century, people have built, purchased, redeveloped, and invested in homes and businesses in this area in large part because of this incredible community amenity.

The applicant was obviously aware of the accompanying restrictions when they purchased the lot. They state twice in their rezoning application that the Subdivision Authority (The City of Red Deer) involved in the 2014 subdivision of the Chinooks Edge school yard into Municipal Reserve and a number of PS lots, acknowledged that "the future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development." The applicant then goes on to state that "East Lincoln Properties is now at that time of future development," as though the statement is tacit approval of a future rezoning. However, what has been left out is that the Subdivision Authority immediately followed the statement by adding that "it would be working towards a development plan for the area which it believed would address and guide the future of this site" (See excerpt below.) That development plan was the *Waskasoo ARP* which clearly lays out future plans for this site as PS and as an Environmental Character Area with all of the qualities that make it unique in the City and the recommendations that help maintain its distinctiveness. Questions regarding the zoning of this land were fully addressed through the ARP process. The time to address zoning on this site has, in fact, passed.

[18]. In response to a question from the MGB, the SA acknowledged that it did not know whether the Appellant paid taxes on the subject land and thus would be agreeable to amending Condition 2 to reflect that taxes may not be owed. Also in response to a question from the MGB, the SA acknowledged that future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development. It noted that it would be working towards a development plan for the area which it believed would address and guide the future of the site.

Figure 1 Municipal Government Board Order MGB 029/14 File S14/REDD/C-017

2. Legal Land Use

The Waskasoo Community Association also has concerns about the legality of amending the *ARP* to allow for the rezoning of this property from Public Service. This is not simply an application to rezone land from one district's subcategory to another, for example low density residential R1 to high density multi attached R3. This application proposes to alter fundamentally the underlying land use as outlined in *Municipal Development Plan's* Generalized Land Use Concept Map. The Land Use Concept Map visually depicts "the general intent and direction for future and long-term land use patterns and ways to accommodate and manage urban growth" (MDP 4.0). Thus, Policy

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4.1 of the MDP states: “The City **shall** direct future residential, commercial, and industrial land uses and developments to the areas conceptually shown for each of these major land uses on the Generalized Land Use Map.”

As shown in the portion of the map included below, the long-term land use for 4240 59 St is Open Space – Major. Open Space – Major is land carefully set aside to improve the quality of life of Red Deerians, draw tourism and economic investment, and maintain and support the health of the watershed, regional environment, and wildlife. Unlike brownfields or greyfields – or even greenfields – it is not vacant or underutilized land ripe for infill. While PS zoning can be compatible with the underlying land use, other general uses such as commercial, industrial, or residential are not. Thus, they are directed elsewhere on the map.

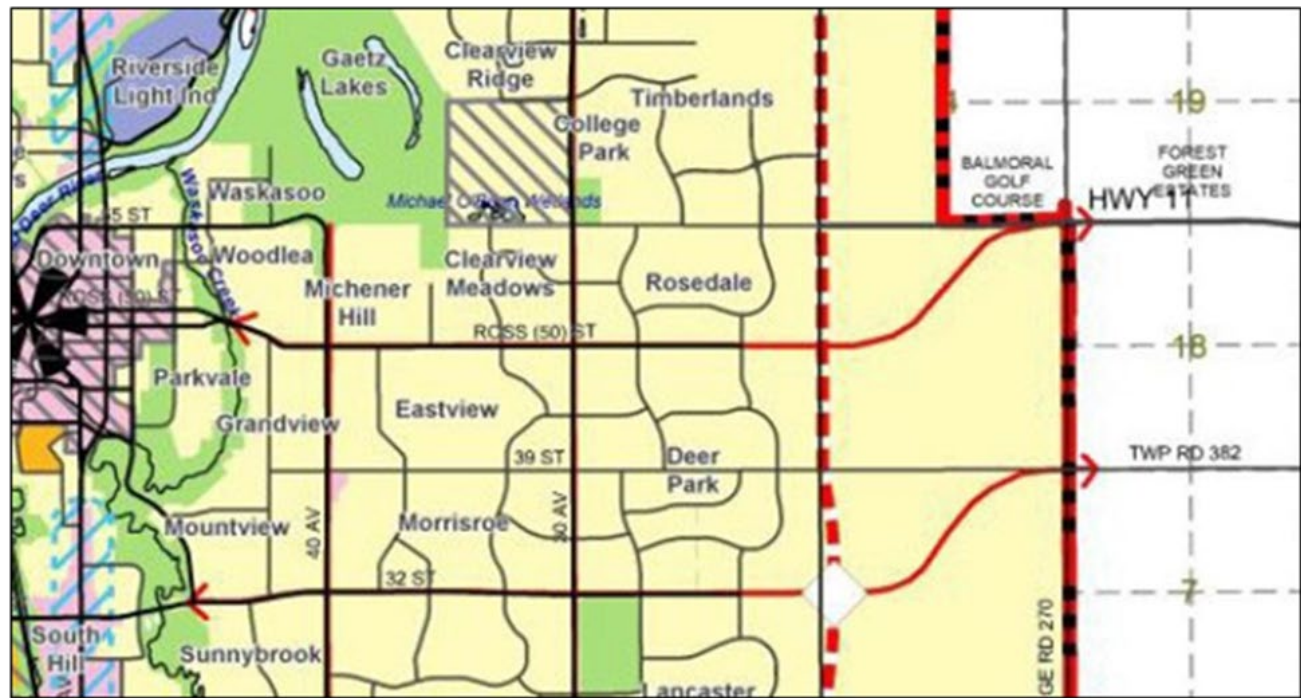
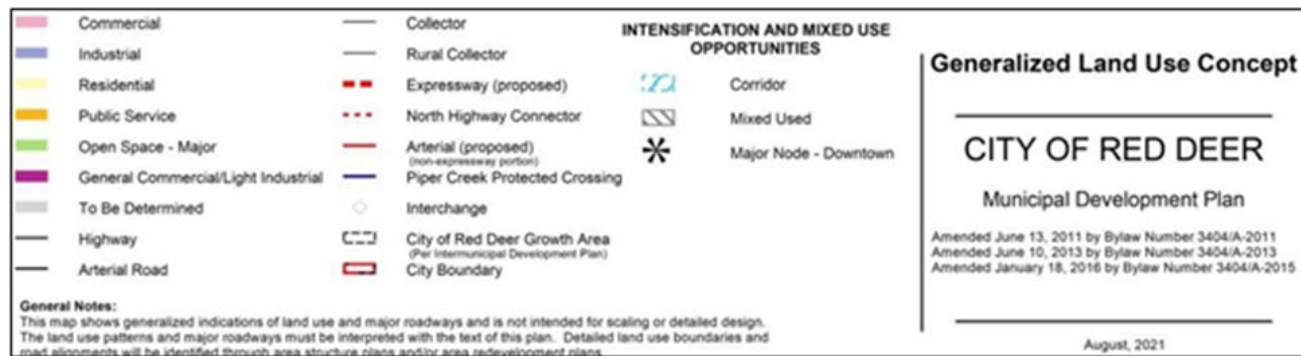


Figure 2 Portion of the City of Red Deer Generalized Land Use Map

Section 638 (2) of Alberta’s *Municipal Government Act* states that an area redevelopment plan must be consistent with the municipal development plan. Amending the ARP’s Plan Recommendations to say that this lot shall remain PS “or be redesignated by council,” creates several issues.—~~from stating that 4240 59 St “shall retain” to “may retain” its current PS zoning opens the lot to uses other than PS, including R3, which would contradict the MDP’s underlying land use pattern. In other words, it makes the ARP~~

~~incompatible with the MDP which is counter to the statutes of the Municipal Government Act.~~ First, there are few districts that are compatible with the Municipal Development Plan, for example Environmental Reserve, Parks, and PS - if developed carefully within a size and footprint appropriate to the Environmental Character Area. Combined with the application to rezone the property to R3, the developer's proposal is really asking Council to make the ARP and the lot inconsistent with the Land Use Concept Map and the MDP. Second, the additional wording is contradictory, or at the very least redundant, since the ARP already states that "the character statements may only be amended in accordance with the procedures set out in the Municipal Government Act for amendments to a Land Use Bylaw" (Appendix 1.2). Hence the reason this application is before Council today.

Rezoning this land to R3 also contradicts the spirit of the *Intermunicipal Development Plan* which states that in "planning and developing open space systems both municipalities **shall** Establish a continuous linear park system connecting a series of larger open space units" (3.2.(3)b). Policy 18.5 of the *MDP* then states: "The City **shall** work with Red Deer County, Lacombe County, other municipalities and stakeholders to plan for and establish a regional park system, focused on the floodways and flood fringes and natural areas along watercourses, including creating a continuous linear park system connecting a series of larger open space areas." The parcel in question is a part of the City's main open space area along the Red Deer River and is directly adjacent to Red Deer's linear park system. Removing the area from the underlying Open Space - Major land use pattern runs counter to agreements the City has made to enhance and enlarge the linear park and Open Space along the Red Deer River and to protect the watershed.

3. Inconsistencies and Red Tape

The changes the Developer has put forward in their second submission create a myriad of inconsistencies within the ARP and the LUB. If passed, these inconsistencies will increase red tape as well as costs in time and budgets. First, they apply to change section 5.3 to state, "Buildings are typically 1 storey with flat roof construction, **however taller structures are permissible subject to the applicable land use districts**" (Change indicated in bold text). However, section 5.3, entitled "Common Forms and Scale of Buildings," is, as stated in the ARP, included to "identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development compliments or maintains the character of the area" (Appendix 1.2). In other words, the section outlines what already exists in the area as a means to evaluate development proposals. Adding that "taller structures are permissible..." adds an incompatible policy statement in a section of the document that is not meant for such. As well, combined with the application to make R3 multifamily the applicable land use district, the proposed changes are highly inconsistent with, if not the exact opposite of, the existing form and scale described throughout section 5.3 and also 5.5 "Other Common Elements" which notes the rural character of the area and the wide open sense of space.

Inconsistencies are also created with the proposed changes to Section 5.6. The Developer proposes to change Recommended Design Element #15 as follows:

Subject to the development standards in the applicable land use district, new development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties (change indicated in **bold** text).

The amendment is asking to make a key portion of the Character Statement subservient to the Land Use Bylaw, a condition that creates a ripple of inconsistencies across numerous City planning documents. First, the ARP itself states "Where the regulations in the Land Use Bylaw ... conflict with the Character Statements, the Character Statements shall prevail" (Appendix 1.2). As well, the Mature Neighbourhood Overlay in the Land Use Bylaws expressly states that "Character Statements are incorporated into and form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District. Where the regulation in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement shall prevail" (LUB 7.14 3b-c).

Further, these amendments not only create inconsistencies, but combined with an application to rezone the property to R3 multifamily, they also create direct conflict with other character elements and recommendations within the ARP. For example, the Character Statement's Recommended Design Element #1 promotes "A conservative development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space..." and #2 states "Mature street character, scenic Vistas viewable from the road, and existing natural features of the area **shall** be maintained." These design elements emphasize minimal site coverage, compatible street character, maximizing open space, and preserving views and vistas. None of this is compatible with R3 development and cannot be accomplished within the regulations associated with the R3 District.

The revision in this instance also conflicts with four of the five main objectives of the ARP. These are:

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density development.
2. Maintain Waskasoo's extensive parks and open space.
3. Preserve and maintain environmental, historical, and cultural features.
4. Maintain and enhance trail and pedestrian connections.

The Waskasoo ARP was very carefully crafted by subject experts to cut down on red tape and City staff workload by establishing the area's character and community vision and using these to deal efficiently with rezoning, subdivision, and development proposals. Cherry-picking small sections of the ARP to revise to meet development objectives that are incompatible with the ARP's overall objectives

creates conflicts within and across provincial and municipal documents, the mediation of which will once again create red tape and costly expenses in time and budgets. To repeat: Hence we are here today.

4. Transportation

During the research for the *ARP*, traffic was the second main concern of residents. (The first was over-intensive development on this lot.) Traffic issues in Waskasoo have been acknowledged by City Engineering, area school boards, and past City Managers and City Councils.

One of the *MDPs* guiding principles is to “effectively manage, in a sustainable manner, issues associated with growth, such as ... intensification/infill and increased traffic through sound planning practices and consultation with citizens” (3.2.2). The Plan includes a section on transportation with the following goals: safe and efficient movement of people, encourage the use of alternative means of transportation, and coordinate the planning of land use and transportation (16.0). Therefore, Policy 16.6 states, “The City **shall** endeavour to mitigate negative social and environmental impacts in the planning, construction, and operation of transportation facilities.” Any further development or redevelopment in Waskasoo needs to mitigate the traffic issues. Opening this lot, which is at the very back of our neighbourhood, to R3 development, ~~not to mention reducing the requirement for impact studies,~~ will lead to development that will exacerbate issues around traffic and decrease both pedestrian safety and the use of alternative modes of transportation.

Designed circa 1905, the area’s streets were built up well before any engineering standards and neighbourhood planning documents and much of its transportation infrastructure goes against today’s best practices. For example, there are limited access points and all are from only one direction (55th St), many of the uses that draw the most traffic are located at the back of the neighbourhood (e.g. LTCHS parking, Gateway School, Parkland Community Living, Kerry Wood Nature Centre, Gaetz Lakes and McKenzie Trails recreation areas, as well as the City Nursery), and our streets are narrow.

Even as early as 1967, the City Manager recognized the potential for traffic issues on this portion of 45th Avenue. In his report on whether or not City Commissioners should approve an application to rezone the land directly north of Parkland Community Living for multifamily apartments, he wrote: “An examination of this general area related to the Future Residential Land Use pattern proposed for the next 20 years or for a population of 50,000 for the City of Red Deer” revealed that “45th Avenue was not designated or constructed as a major road. Therefore any major residential expansion on the Glenmere Farms holdings could well cause traffic problems along 45th Avenue” and that “the possibility of developing convenient and direct alternative major roads to disperse the traffic, does not exist in this area because of the present land use and land ownership patterns” (Red Deer Regional Planning Commission).

Now Red Deer has a population of 100,000 and traffic has indeed become an issue. Since the transfer of the Chinook’s Edge school building to Gateway Christian School, traffic in Waskasoo has increased exponentially. A county school with 188 students arriving mostly by bus is now a destination Red Deer Public School with over 800 students arriving primarily in hundreds of family cars. Today, Waskasoo has three destination schools (the Christian school, a high school, and a Catholic school) which alone draw over 3500 students and staff through our

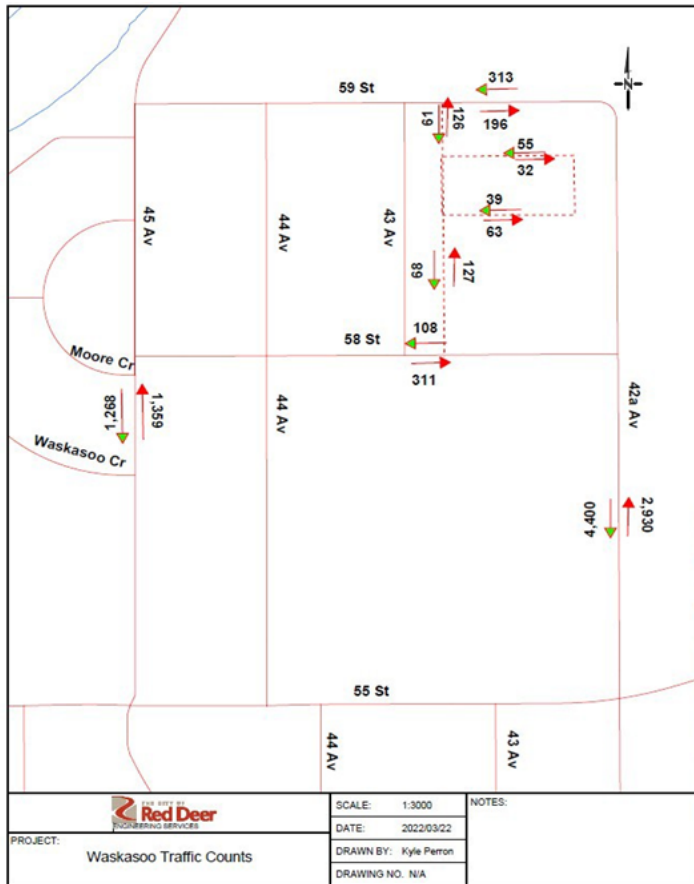


Figure 3 2022 Traffic Counts

streets daily, the vast majority of which drive or are driven. Altogether, this means that a 2021 traffic count found there are 2627 vehicle trips on 45th Avenue daily (See Figure 3). This count was performed during the pandemic when there was less traffic. A pre-covid count done in June of 2016 indicated 3600 daily trips. On top of this, Gateway School plans to add mobiles to increase capacity, Parkland Community Living on the lot directly north of the applicant’s recently applied for a permit for a 24,000 square foot office building with over 70 rooms and 95 parking stalls (which they have withdrawn for now), and the Red Deer Public School District is planning a major expansion to their maintenance offices directly south and east.

As was recognized in 1967, 45th Avenue was not designed for this number of vehicles. Labelled a “Collector Road” by city administration because that is how it functions, in reality, it most closely fits the engineering standard of a “Residential Local Roadway” which, according to the City’s own *Engineering Services Design Guidelines*, should

handle only up to 1000 daily trips (Section 13, Appendix A). This means that according to its built characteristics, 45th Avenue is already 250-350% overcapacity. Much of this traffic is “burst traffic,” meaning it happens over short periods. At these times, it can take up to 20 minutes to drive two blocks, frustrating drivers and making them more likely to take risks such as running lights and stop signs, speeding down alleys, passing unsafely, blocking roads and driveways, and pulling out in traffic. Any more traffic directed onto 45th Avenue goes against sound planning practices.

Since we composed our first response to this application, The City repainted the lines at the 45th Avenue and 55th Street intersection to add a right-hand turning lane off 45th Avenue. The modification has helped clear traffic during peak times, and we sincerely thank engineering and public works for their efforts. However, the changes are a temporary alleviation until budgets allow for more solid traffic mediation measures. The new lane has not eliminated traffic tie ups - particularly for the six months of the year when road lines are covered with snow. It has also not solved the root of the problem which is roads that are exponentially overcapacity.

Finally, as you can imagine, all this traffic leads to parking issues, particularly in the area surrounding 4240 59 St. The lot has no offsite parking along 45th Ave because the road here is exceptionally narrow and without curbs, and it will have only limited offsite parking along 59th St because that is the drop and go area for Gateway School. A fifty-year-old county school, Gateway was never designed to handle so many vehicles efficiently, so the school’s traffic and parking also regularly back up onto 45th, 44th and 43rd Avenues as well as Waskasoo and Moore

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Crescents, and frustrated drivers inevitably park in front of crosswalks, alleyways, driveways, hydrants, and even along the river escarpment. This illegal parking damages the environment, hinders local traffic movements, and, most importantly, creates safety hazards, particularly making it difficult to see pedestrians, most of whom are young children, during the period when crosswalks are also the busiest.

Burst traffic and parking congestion also means that emergency response vehicles will be challenged during peak times. While it is an emergency service's responsibility to arrive at a scene as fast as possible – even, if necessary, pushing vehicles out of the way or driving through yards and fences to get there – it is also a planning responsibility to reduce the likelihood that these sorts of actions need to be taken. And again, these peak times are when an emergency is statistically the most likely to occur.

The *Neighbourhood Planning and Design Standards* state that traffic and parking should be reduced in and not dominate neighbourhoods (3.0) and that there should be safe and direct pedestrian, cyclist, transit and vehicular access to school sites (3.22). Traffic and parking already dominate Waskasoo, making our streets crowded and unsafe for those using them – including students. While some increased traffic can stimulate the use of alternate means of transportation, once it becomes dangerous it reduces the likelihood of users choosing to walk or bike. Roads at 250% – 350% over-capacity also reduce the quality of life for those living along them. Any rezoning, amending the *ARP*, or future development must live up to the standards and policies of the City's plans and mitigate these transportation issues.

5. Environment

Because of the lot's location in Red Deer's Open Space – Major system, proximity to the Gaetz Lakes, and mere 30m separation from the Red Deer River and the riparian zone, any development here will negatively impact the environment. The question is how much damage is acceptable.

As indicated by the potential conflict that rezoning this property to R3 has with the spirit of the *Intermunicipal Development Plan*, because of the lot's proximity to the riparian zone in the Red Deer River watershed, development here will have environmental implications for the entire Central Alberta region. *Vision 2020s* planning principles include "preserv[ing] and enhance[ing] escarpments and natural areas" and one of the *MDPs* Guiding Principles is to "sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife)" (3.2.4). As recent research indicates, at this location, hydrology is arguably one of the most important of those resources.

Building off of a report entitled *Prioritizing Hydrologically Significant Natural Assets*, the Red Deer River Watershed Alliance (RDRWA) and the Nature Conservancy of Canada published a map in 2019 of what they call Hydrologically Sensitive Areas (HSAs) in the Red Deer River watershed. HSAs have "natural assets that, if preserved in a natural state, provides beneficially hydrologic services such as water provision, flow regulation, and water purification" (RDRWA "New"). They support "water quality, flood mitigation and drought resiliency" (RDRWA "New"). The RDRWA explains that "understanding and protecting HSAs is a key strategy for ensuring ... safe, secure water supplies and healthy, resilient ecosystems," and the map, they explain, is to be used for "supporting municipal and provincial land use planning" (RDRWA "New"). It is particularly important since Section 18.2 of the *MDP* states:

~ *Making Waskasoo an even better place to live, work, learn, and play* ~

The City **shall** participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed. A key objective in watershed management will be to maintain the water quality in the Red Deer River at or above provincial standards.

The relevant portion of the map is reproduced below. Access the full online map [here](#).

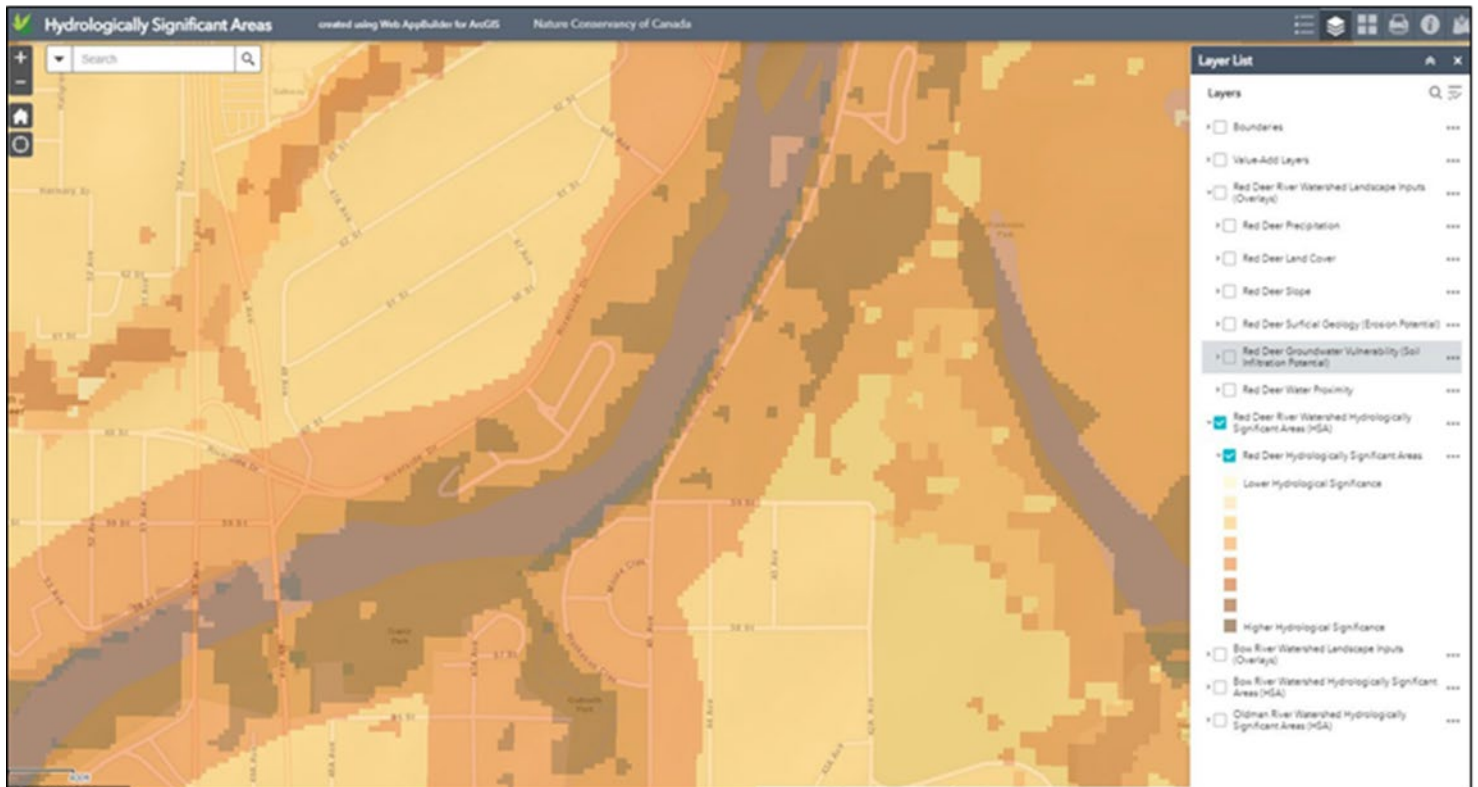


Figure 4 Red Deer River Watershed Hydrologically Significant Areas

The darker the area on the map, the higher its hydrological significance. The key to the right of the map indicates that two areas on this lot are in the highest rating, meaning they are “punching above their weight” (RDRWA “New”) as far as working to protect water quality in the Red Deer River watershed. More than surrounding areas, they contribute to a resilient landscape that naturally distributes rainwater protecting the area from both drought and flood. As climate change occurs and rain events become both heavier and further apart, areas such as these within the city will only become more vital.

Policy 9.7 of the *MDP* states: “The City should incorporate significant natural features as part of the overall infrastructure systems.” *These are them*. PS zoning with an open space land use pattern can accommodate and protect these significant areas and include them in the storm water management system, while high density residential with its construction, land coverage, associated parking and vehicle traffic, and even landscaping will not – especially if it is allowed to occur outside the studies and recommendations required by the *ARP* and Environmental Character Area.

In addition to the potential damage to HSAs, the property is on the outside bend of the river and that bend is an active erosion zone. (See Figure 5.) The stairs that were installed to access the water have had to be repaired

and replaced numerous times over less than a decade. Subsequently, the bottom flight and river access landing were removed. Healthy rivers move across their landscapes (as indicated by Gaetz Lakes) and this movement will force 45th Avenue to the east into the municipal reserve, shrinking the already narrow setbacks. Any further reinforcement of the escarpment to stop erosion and protect private property constructed on the site will remove the native vegetation along the riverbank, destroying the riparian zone that keeps the river and surrounding natural area alive and healthy. In their *Watershed Management Proposal*, the Red Deer River Naturalists state that “erosion of riverbanks due to the removal of protective riparian vegetation and failure to provide sufficient developmental, residential ... setback from the top of the river valley escarpment” threatens water quality (4) and the long-term stability of the escarpment (7). This land needs to remain primarily open space to allow the river to move and keep the riparian zone healthy.

And more than just the watershed will be impacted. Overdevelopment and inappropriate intensification will also damage the area’s ecology. R3 zoning and any future high density residential at this location will impact and fragment wildlife habitats in the entire Red Deer River Valley. Small mammals, songbirds, herptiles, invertebrates, and ungulates rely on the continuity of the riparian vegetation strip to functionally link the larger systems of Waskasoo and Piper Creeks, and Fort Normandeau to the south and west, with the Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area to the north and east. Linked corridors provide a conduit for gene flow southwest to northeast across Red Deer for a diverse range of flora and fauna and are essential to an ecologically functional park system (See Figure 5). The riparian strip along 45th Avenue is already dangerously narrow in terms of habitat values and bank stability (Fig. 6), and the riparian corridor adjacent to this lot is at best

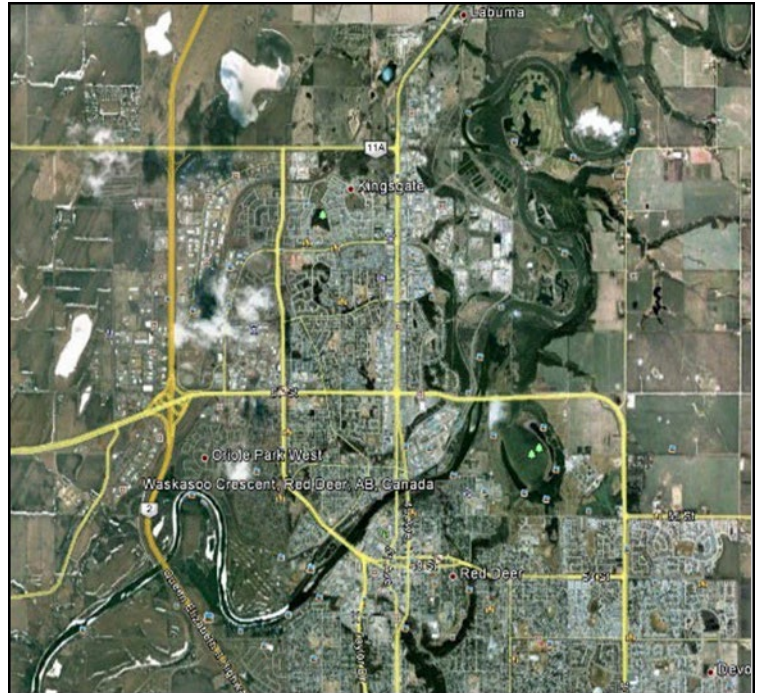


Figure 5 Overview of Red Deer's Watershed System (Google Maps 2017)



Figure 6 45 Avenue between the river and subject property. Note narrow width of riparian strip, lack of shoulders, lighting, and curbs. (Google Maps 2022)



Figure 7 Pull off at stairs at 45 Ave and 59 St (Google Maps accessed 2017)

a tenuous link. There are already significant incursions such as at the stair access (Fig. 7). An apartment complex with its associated paved parking, increased human activity, outdoor lights, noise pollution, and potential pesticide use will threaten the environment and interrupt the wildlife corridor and force wildlife onto the road becoming a danger to themselves and to traffic.

Finally, we are very concerned that the proposed amendments to the *ARP* include ~~removing the property from the Environmental Character Area~~. subordinating sections 5.3 and 5.6.15 of the *ARP* Environmental Character Area to the Land Use Bylaws. As mentioned, potential development on this lot was what spurred the development of an *ARP* in the first place and was the number one concern raised by residents during the *ARP* process. The character area here is, therefore, very important to Waskasoo. While the other character areas focus on maintaining the “character” of the streetscape and built surroundings, this particular one also focuses on maintaining the health of the environment by incorporating a number of design standards such as employing Ecological Design, incorporating green-technologies, xeriscaping and naturscaping, managing ground water recharge and reducing storm water runoff, maintaining existing natural features, native vegetation and rural roadways to provide wildlife corridors, grouping any buildings together with other buildings already present, preserving stands of mature trees, and reducing the amount of fencing and light pollution. We assume that by revising their proposal to now keep the lot in the Environmental Character Area, the developer now intends to follow the guidelines and recommendations in the remainder of the character area apart from 5.3 and 5.6.15. However, rezoning the lot to R3 and subordinating key Character Area recommendations in terms of form and massing to the R3 district bylaws in many cases conflicts with the character area guidelines and recommendations (see section 3 above). The proposed revisions here are also incompatible with the intent of the environmental character area to maintain natural open space to protect the river and the environment.

~~The application~~ The proposal is now also inconsistent with the accompanying letter of intent or rationale from the Developer which states that the developer asks that the “lot be removed from inclusion within this Character Statement, similar to how Gateway Christian School, Lindsay Thurber School and Parkland Community Living were excluded.” However, they do not give any reasoning to support this monumental request. During the development of the *ARP*, both the school boards and Parkland Community Living’s properties were removed from the Environmental Character Area, in part, because it was felt that some of the recommended design elements could be onerous on these publicly funded and/or non-profit agencies (*Council Video*). As with zoning, questions regarding the application of the character area were fully addressed through the *ARP* process. 4240 59 St was included in the Environmental Character Area primarily because of its key location along the river and trail system, but also because it is not yet built up and is in the city’s Open Space – Major system. Development here must be done extremely carefully.

~~The City also has other plans and policies for these kinds of environmentally friendly design standards beyond the Waskasoo Environmental Character Area. Policy 9.12 of the MDP posits that “the City should investigate and incorporate environmental sustainability initiatives and trends ... to help ensure long-term land use and sustainable development in Red Deer.” As well, Section 7 of the Neighbourhood Planning and Design Standards encourages many of the same standards as the Waskasoo Character Area including incorporating green technologies and materials (7.7), naturscaping to maintain biodiversity and increase resiliency (7.9), adding solar~~

~~infrastructure (7.10), building low impact development including green roofs, rain gardens, permeable surfaces etc (7.11), co-locating complimentary uses with adjacent buildings (7.16), and maximizing retention and filtration of on-site stormwater with minimal negative impact on natural wetlands, waterbodies, groundwater, and natural hydrological systems (7.21). It would seem that instead of removing property from either the Environmental Character Area of its recommendations, the Character Area should be expanded across the City.~~

The *MDPs* Vision describes Red Deer as a “community with a unique natural environment preserved and enhanced by careful community planning” (3.0) and states that “Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community *is a priority*” (emphasis added, 9.0). There is, therefore, a section on managing the environment and ecology, the goals of which are:

- 🌳 To preserve and integrate significant natural areas into the open space system,
- 🌳 To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments, and
- 🌳 To recognize and promote environmental sustainability initiatives and trends in land development (9.0)

This vision, priority, and these goals are supported by the current zoning, land use, and character statement for this lot.

~~In the cover letter for the application, the developer states that they have “deeply considered the Waskasoo Area Redevelopment Plan” and are “evaluating the incorporation of underground parking, wildlife corridors, dark sky lighting, a bioswale, review of necessary fencing, environmentally conscious building materials ... and retention of mature landscaping.” We ask: why then are they requesting to be removed from the Character Area which would ensure they do these things? Actions speak louder than words. This application to rezone 4240 59 St from PS to R3 combined with the proposed amendments to the Area Redevelopment Plan to reduce the need for important pre-development studies as well as to remove the lot from the Environmental Character Area systematically removes any key protections – including existing basic bylaw and land use protections – and opens the property to development that ignores its environmental significance. It should also be noted that any changes to the Recommended Design Elements, Common Features, and Common Elements of the Environmental Character Area will apply not only to the lot in question but also to the entire Character Area which includes an undeveloped area north of Parkland School as well as the Kerry Wood Nature Centre and Gaetz Lakes Sanctuary.~~

6. Quality of Life

A high quality of life is a key ingredient for a robust and resilient city. It contributes to the health and wellbeing of citizens, to community development and pride, and to continued enhancement and growth. Thus, the *MDP* promotes “a vision focused on the quality of life for residents and the sustainability of Red Deer through the use of land use policies, development guidelines and procedures” and aims to “ensure a balanced, diverse and acceptable range of social, education, health, recreation and cultural opportunities” (3.2). Policy 15.9 states: “The City **shall** recognize that development and land use may impact the health and social wellbeing of a community.” By promoting sports, recreation, social, educational, religious, cultural, and heritage uses, the PS Land district serves this vital function.

Retaining 4240 59 St as PS and Open Space – Major will help create and maintain a high quality of life for

Waskasoo and the entire city. During the research for the *Waskasoo Community Plan*, extensive needs assessments found that Waskasoo lacks “bumping places:” public areas that contribute to sense of place and stimulate the informal interactions that build a sense of community. This is exactly what Open Space can provide. Therefore, Policy 14.8 of the *MDP* states that “open space **shall** be designed to ... create opportunities for area residents to gather and interact whenever possible.” Further, Policy 15.6 states: “The City **shall** promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal gathering spaces...”

The applicant therefore states that they intend to “invite the community into the development” by adding “a winding sidewalk and trail within the development, along with benches.” This sidewalk “allows,” they say, “for a promotion of open spaces and park-like areas of enjoyment.” However, there is already a section of the Southbank Trail with benches only a few meters away that functions in the same way and is supported by the actual open space and park-like area that an R3 development will destroy. Finally, what happens when building residents complain about pedestrian traffic moving through the complex, area students congregating on benches, the inevitable litter and graffiti that occur in public spaces? Any public access can easily be closed off by a management company without the knowledge of the City or consent of the community. In the long term, this area should remain open space PS so it can add to the quality of life of Waskasoo residents. In the short term, we respectfully request that the fence on the west side of the property be moved back from the trail to the actual property line so that at least a portion of this area can more easily serve this vital function.

For the same reasons, retaining this lot as PS is important to the quality of life for all Red Deerians. However, its importance to the entire city is magnified by its location next to the Red Deer River, Waskasoo Park, and the South Bank Trail. Red Deer’s connected park system, comprised of park land set aside along the city’s waterways which is further connected to outlying parks and trails, is unique and has been shown repeatedly to be a source of pride and sense of place for Red Deer’s citizens. According to the *Red Deer Trails Masterplan*, the riverbank trails “are the backbone of the entire Red Deer trail network” (pg. 6), and the South Bank Trail connects the downtown as well as Barrett Park, Coronation Park, and Galbraith Park to the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area. As the city densifies its core and develops its north-east boundary, this trail and open spaces will become even more critical. Furthermore, it is a part of the link between the two main hubs of the Waskasoo Park system, Fort Normandeau in the west and the Kerry Wood Nature Centre in the east. Understandably then, through its policies and guidelines, the City is working hard to maintain and enhance this park and trail system.

Rezoning this lot along the river trail system will negatively impact a significant section of Red Deer’s connected park system by turning a portion of the South Bank Trail into a sidewalk running between a high density multi-attached apartment complex and a busy paved access road. The healthy functioning of the trail and park system is already threatened at this location because of the excessive narrowing of the surrounding linear park and the location of 45th Avenue so close to the river. What has kept the entire network functioning here is the open grassy area of the adjacent former school yard, now 4240 59 St. (See Figure 8 below.)

The loss of open space surrounding this significant portion of the trail system will detract from one of the main reasons for visiting the trail system as “trail users indicated that being in nature (i.e. experiencing a variety of plants, wildlife, the river, scenery and terrain) was what they enjoyed best about using the trails” (*Red Deer Trails Master Plan* pg. 44). further, because the land is located on an outside curve of the Red Deer River, the

escarpment will inevitably need to be reinforced to protect any large privately owned apartment complexes, likely with non-native rip rap, further destroying the park's biodiversity and natural beauty (See figure 9).

Past land use and planning decisions that impact the trail system were made with the understanding that this lot would remain open space into the future. 45th Avenue was recently repaved in the same location and retained as a rural access road to the park system. It was not upgraded to withstand the additional traffic and

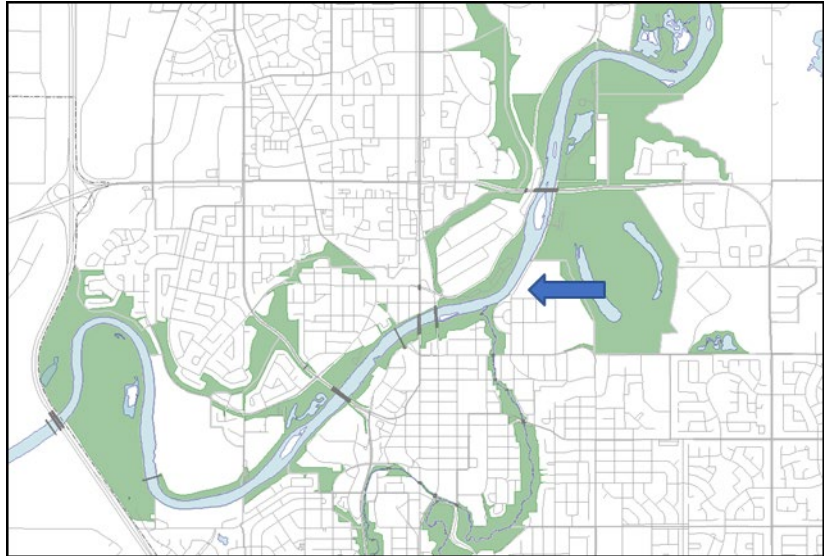


Figure 8 Site within the connected park and trail system (From City of Red Deer Webmap. Green areas indicate park areas)



Figure 9 River reinforcement at Oriole Park

off-site parking an apartment complex will bring, and, in fact, care was taken to revegetate the riverbank to stop an increasing amount of parking along the west side of the road next to the river – parking that has since begun increasing again as Gateway School grows. As well, during the subdivision hearings in 2014, the Community Association requested a 100m environmental or municipal reserve setback from the river to protect the trail, wildlife corridors, and environment. A much smaller municipal reserve setback was agreed upon mainly because the area was PS and part of the Open Space system – land designations that had been reinforced by the rejection of the previous NASP in 2012.

Parks, trails, and open spaces also contribute to the entire city's views and vistas which are also key to sense of place and quality of life. The *NPDS* define views and vistas as "a unique distant view, viewscape or view corridor along a road, through an opening, or along an escarpment or high point" (14). The standards note that designing neighbourhoods to preserve existing views and vistas lends character and a distinct identity to communities (9.2) The vistas across this lot towards the river to the west and the Gaetz Lakes and hills to the east are important to Waskasoo residents who relate to them daily. The view is especially important to those who live on the south side of 59th St. The applicant writes that "the development has minimal impact on the view from single family homes;" however, a four-storey apartment building abutting the north side of 59th will completely obscure any views from those homes. In fact, as 59th street has been redeveloped, many homeowners have made considerable investments to enhance their access to those views including installing larger windows, building elaborate decks, and even turning their homes so they face the greenspace. An apartment complex here will not only destroy those views, but any suites that overlook 59th St will impinge on homeowners' privacy and negatively impact their property values. The *River Trails Master Plan* notes that "studies in a wide range of urban areas have documented

increases in real estate values for residences near parks and trails” and, one would assume, and greenspace next to those parks and trails (50). This is not a case of buyer beware – these homes have had those views protected by Open Space PS land uses for eighty years.

The views here, however, are important to all Red Deerians and visitors to the city. One of the reasons the 2012 *NASP* was not supported by MPC was that “the experience of driving along 45th Avenue to the Waskasoo Park facilities would be detrimentally impacted by development directly adjacent to 45th Avenue” (*Council Agenda*). It must also be noted that, due to sightlines from both the 49th Avenue and 67th St traffic bridges and the Lion’s Campground, this curve in the river is highly visible across the city. Development here will impact the view of more than those who live in Waskasoo, drive our streets, and/or use the Waskasoo trails.

The goal of Section 14 of the *MDP* is “to create an integrated, accessible and well-planned system of open space, recreational and cultural facilities and parks that supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels and skill levels” (14.0). This is the role of PS land. It is a relatively rare commodity, and PS land available for purchase by appropriate organizations is extremely rare. The application before you is not only about whether or not this lot should be zoned high density multi-family. It is also about what will be lost with the removal of the lot from the PS district and major open space system. Is it truly in the best interest of the city and the community to lose four acres of such high functioning, rare land to an apartment complex?

7. Economy and Tourism

Community and recreation opportunities, views and vistas, as well as functioning, healthy parks, trails, and open spaces are not only important to quality of life but are also vital to Red Deer’s economy. The City’s *Economic Development Strategy* explains that economic development is much broader than simply increasing GDP (7). It “involves enhancing ... quality of life and socio-economic condition” as these are what draw and retain business and labour. The main goal, then, of the *Economic Development Strategy* is to create “a Red Deer that is: a sustainable, safe and thriving community where residents enjoy a high quality of life; a city where residents have a sense of civic pride and community ownership; a city that meets its community planning and development needs without compromising the future” (8). PS zoning contributes to achieving these goals both indirectly through increasing quality of life and directly through economic diversification.

Quality of life was discussed in detail above, so we will keep the discussion here brief and note that Section 6 of the *MDP* has the objective to “promote Red Deer’s high quality of life to increase the attractiveness of Red Deer as ... a place to live and work” (6.0), and Policy 6.4 states: “The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities, affordable housing and other community amenities.”

PS zoning and Open Space, however, also add directly to the local economy through diversification including but not limited to tourism. Economic diversification shields the city from the booms and busts of a narrow

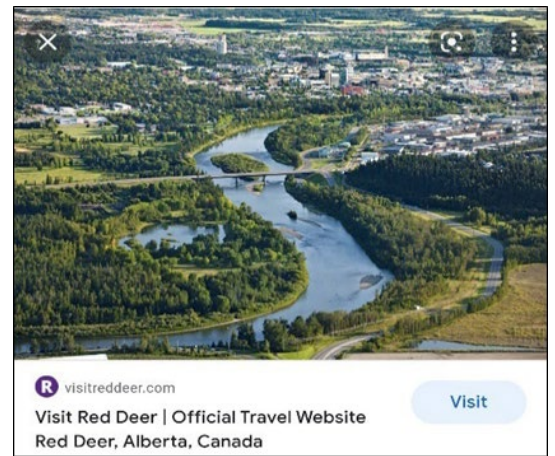
industry base such as resource extraction or construction. Accordingly, the *Strategic Plan* envisions Red Deer as an economic leader with a dynamic and diverse local economy and as “a chosen destination” for tourism investment stimulated by our “city in a park.” Further, Policy 6.7 of the *MDP* states: “The City should aim to increase tourism visitation through ... development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure.” The amenities around 4240 59 St all contribute to drawing tourists to the city and bringing them back again and again. 45th Avenue and the South Bank Trail are what tourists drive, ride, bike, scooter, or walk to take in the Nature Centre and Gaetz Lakes Sanctuary, McKenzie Trails and the boat launch, and even the Riverbend area. It is also no coincidence that aerial shots of this river bend and the Waskasoo neighbourhood are often featured in ads and promotions for tourism and economic development. A Google search easily materialized the images in Figure 10.

Policy 6.3 of the *MDP* states that “The City should pursue opportunities to diversify the local and economic base...” and various land use zones are one way to ensure diversification. Neither PS zoning nor Open Space Land Use exclude a property from directly contributing to the economy. In fact, PS zoning fosters diverse economic opportunities in areas such as sports, recreation, childcare, entertainment, assisted living, education, religion, health care, heritage, culture, and, of course, tourism. It must also be pointed out that areas labelled Open Space – Major on the Generalized Land Use map include compatible private and public PS uses such as sport, recreation, and culture facilities, parks, and schools (*MDP* 4.0). The facilities and businesses on PS land throughout the city employ hundreds of people and contribute to a diverse and resilient economy. As City Administration’s Report to Council advising against the proposed 2012 *Waskasoo NASP* states: “Planning Administration supports this area remaining as an institutional precinct. This allows for appropriate infill development” (*Council Agenda*).

8. Planning Best Practices

The *Neighbourhood Planning and Design Standards* begins by saying:

Great neighbourhoods don’t just happen by accident. They are the result of careful planning and thoughtful design that creates places that are sustainable, walkable, vibrant, social, and livable which increase the quality of life for residents of all ages and incomes. Great neighbourhoods contribute to the prosperity of our city, attracting new people, new business and creating vitality while allowing the city to respond to change over time. Great neighbourhoods are the foundation of a great city. (5)



We fully agree and have already discussed many of the ways that this statement applies to Waskasoo and the application before you. In this final section, we would like to address some of the more specific planning best practices that this application is counter to including providing a mix of uses, creating appropriate intensification and infill, and establishing and maintaining character.

A. Mixed Uses

Great neighbourhoods are diverse and one way to add to diversity is to promote a housing mix. Policy 10.3 of the *MDP* states: “The City **shall** continue to require a mix of housing types and forms in all residential neighbourhoods” and “**shall** provide direction on the mix of housing ... and ways to avoid excessive concentration of any single type of housing.” Therefore, the applicant argues that rezoning 4240 59 St to R3 multi attached “introduces a mix of uses within the neighbourhood” and will “introduce a greater variety of housing types and price points.”

However, having been built up over a century, Waskasoo already has a variety of housing types (including single family, secondary suites, boarding houses, multiplexes, condominiums, and apartments) and price points (dwellings here can be purchased for anything from under \$100,000 to over a \$1,000,000). Further, the extensive research for the *Waskasoo Community Plan* revealed that the neighbourhood also already has an abundance of rental opportunities. The plan’s Land Use Table shows that apartment buildings take up 62.75% of the net developable area and comprise 319 or 58% of the 552 total dwelling units (16). Compare that to 21% of total dwellings across the city and 10% in areas like the South East (*Economic Development Strategy Update*). Once dwellings with secondary suites and semi-detached units are added, over 64% of the net developable area and 62.5% of the dwellings in Waskasoo are multifamily. Rezoning this lot to multi-attached R3 will in reality *add* to the disproportionate amount of multifamily housing in the neighbourhood. Waskasoo does not need more high density multifamily and multi-attached zoning. As discussed above, what we do need in terms of land use is exactly what the lot in question can provide as Public Service.

The applicant also states that “R3 development can add to the intergenerational depth of the neighbourhood” because what they envision for 4240 59 St is “an independent seniors living accommodation” that will give Waskasoo residents “the opportunity to age in place longer.” What the applicant envisions, as we understand it, is two multi-storey apartment buildings that will be marketed to people over a certain age. It absolutely must be emphasized that ***this is not assisted living*** – a use that would be supported by PS zoning and *if designed carefully* could work within the underlying Open Space land use. Waskasoo does not have assisted living where residents could truly age in place. We do, however, have a plethora of rental units at a variety of price points where anyone, including independent seniors, can and do live.

It must also be made clear that ***this is not condominiums*** but rental apartments. There will be no condo board or condo rules and no legal way for the City, the Community, or even East Lincoln Properties to ensure that the suites are rented to seniors. Our understanding is that, if the property management company is challenged, the units must be rented to tenants of any age. We also wonder what will happen if units go unrented. The building may be in a beautiful location along the river, but it is over the minimum recommended distance to transit and the nearest grocery store is a 30-minute walk (one way) across Downtown. Any R3 development here will be autocratic and will compete with other senior- focused apartments closer to vital amenities. If units go unrented, the management company can change who it rents to at any time “under the radar” of the community or the City.

Also, it is naive to think that this property will be owned by the same private corporation forever. Waskasoo has learned by experience that even what seemed to be permanent fixtures in the community are bought and sold. A few years ago, no one expected that a local school would be subdivided, repurposed, and divested, but here we are. Properties change hands every day, and zoning stays with the lot, not the developer or the development. Rezoning and especially removing the lot from its character area mean permitted uses and regulations change drastically and a myriad of inappropriate developments can go ahead without complete oversight. For example, drafts for the new City bylaws are considering increasing permitted multi-attached building heights from four to six storeys. Rezoned to R3, there is nothing stopping a developer in the very near future from intensifying the lot even further because that will be a permitted use. Further, current bylaws have a permitted density for R3 of 35 units per hectare, which equates to 56 units on this property. However, that density can be multiplied many times over through a discretionary use. Larger buildings equate to larger profits. Thus, very few new apartment builds (if any) have kept to the permitted density of 35 units / hectare. In the last few years, there have been at least six multiple family buildings that received approval for densities ranging from 83 units/hectare up to 117 units/hectare. This would equate to over 185 units on this property in the City's Open Space – Major. Additionally, if this applicant is willing to apply to rezone, amend an ARP, and remove their property from key portions of its character statement, even they are almost certainly open to applying for the much simpler approval for a discretionary use for a higher density if they succeed.

B. Appropriate Intensification and Infill

This brings us to the next best planning practice that this application forgoes: appropriate infill and intensification. It may seem that rezoning this lot to R3 is supported by City documents that promote infill and intensification such as Policy 5.17 of the MDP that states: "The city should promote intensification of urban areas by ensuring its design guidelines and specifications encourage the efficient use of land." Therefore, the applicant argues that rezoning 4240 59th St to R3 "allows for an efficient use of land."

However, Policy 10.10 emphasizes that "infill development and intensification of established neighbourhoods" should occur "in an appropriate manner," and we would add especially when that intensification is with high density residential. A look at the NPDS indicates why the application before you is for infill that is inappropriate. The great neighbourhoods envisioned in the standards are centred around neighbourhood nodes, defined as "a mix of uses (medium to high density residential, mixed use, commercial, green space, community or recreational facilities) co-located together in one area ... that serves the neighbourhood and potentially surrounding areas" and are "easily accessed by foot, bicycle, car, or bus" (pg 13). Further, nodes should be co-located with those of adjacent neighbourhoods to create a larger centre of activity. As shown in figure 11, neighbourhood densities should be designed so that higher density development is located near the services and infrastructure of the node and slowly transition to lower densities as you move away from the node. 55th Street with its commercial sites, churches, community services, mix of residential density, Galbraith and Stephanson Parks, the Bob Johnston Trail, and the green spaces around Waskasoo Creek is obviously Waskasoo's and Woodlea's neighbourhood node. This is where most of our high density already exists because it is where it is appropriate.

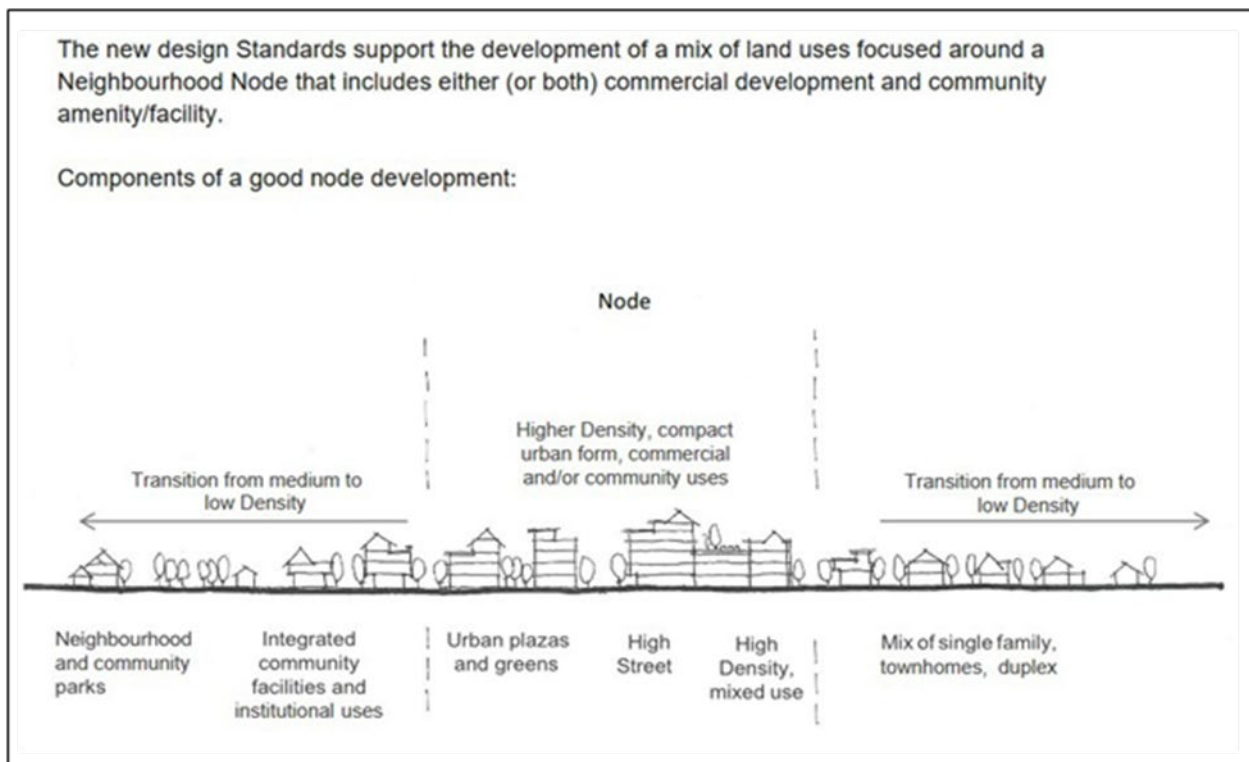


Figure 11 Neighbourhood Node illustration from the NPDS

While the *NPDS* also say that higher density can be appropriate next to parks and open space (Standard 6.3 and 6.4), locating R3 at 4240 59 St would seem counter productive. High density should be *next* to parks and open space, not *in* those parks and green spaces. Placing R3 here would also disrupt the careful transition of densities and locate high density further than the suggested maximum distance from the area's transit stops along 55th Street. The importance of co-locating infills and high density with adequate transit is reinforced by MDP Policies 5.18 and 7.6. The *NPDS* state that density should be focused "within nodes and along planned transit routes that support frequent transit service during peak times" (4.2). As long as the traffic issues remain in Waskasoo, it would be exceedingly difficult to bring transit through Waskasoo frequently at peak times.

Finally, appropriate infill of this magnitude must also be guided by an Area Redevelopment Plan not removed from such. Policy 10.9 of the *MDP* states "Intensification shall be encouraged in established neighbourhoods through residential and mixed-use infill projects where there is adequate capacity in major municipal infrastructure ... unless otherwise determined through an approved ... area redevelopment plan." Additionally, the Generalized Land Use Concept Map outlines the predominant or main type of land use to be located in broad areas. As the *MDP* states, "More specific boundaries and information on precise land uses is intended to be provided through ... area redevelopment plans" (4.0). In this case, both the Map and the *ARP* agree that this land must remain within the Open Space Major system.

Waskasoo is not against increasing density when it is done appropriately and in ways that do not negatively impact the character, amenities, and healthy function of the neighbourhood. So far, this has included increasing our R1 density with boarding houses and secondary suites, and in the future, garage and garden suites will possibly be thrown into the mix along with additional multi-family units added through redevelopment in and next to the neighbourhood node.

C. Maintaining Character

This brings us to the final way that this application forgoes best planning practices: by applying to remove 4240 59 St from ~~its character statement~~ important elements and policies of its character statement. Character is what attracts and connects residents to a neighbourhood and to each other. It builds a shared sense of place and of history and promotes citizen responsibility and engagement. It is a subtle but key ingredient in any Great Neighbourhood. Thus, the city has invested time and money in developing things like Character Statements, Area Redevelopment and Structure Plans, Community Plans, the Mature Neighbourhood Overlay, and the *Neighbourhood Design Planning Standards* to create and maintain character.

The *NPDS* note that for infills in established neighbourhoods, its standards “primarily address smaller redevelopment projects” (pg 9) and that “redevelopment of larger areas may be guided by the Neighbourhood Planning Principles but also require a more comprehensive Area Redevelopment Plan or Character Statements” (pg 9). According to the Mature Neighbourhood Overlay, this parcel is a large-scale redevelopment (LUB 7.14.2). Therefore, development here *requires* not only the guidance of the Waskasoo Area Redevelopment Plan but also the relevant Environmental Character Area including its “Common Forms and Scale of Buildings,” “Common Building Materials,” “Other Elements,” and “Recommended Design Elements.”

The *Waskasoo ARP* states that “what establishes the character of a neighbourhood is the relationship and design of ... basic elements” such as “individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities” (1.0). It then goes on to outline the character or relationships between such things in four distinct character statements that each “define the character of a specific geographic area by capturing the design elements that make one geographic area different from another” (1.0). Further, the ARP notes that character statements are not made for every area of the city but are developed for “geographic areas” that “contain a combination of elements that together make an area unique or special” (1.0). This lot is a key portion of such an area. As its character statement describes, it has a unique “rural character with native, naturalized landscapes,” “rural road cross sections,” “minimal building coverage” with “few, smaller structures and park furnishings” and “a wide-open sense of space that is not common in other areas of the city” (5.3 – 5.5).

~~As discussed above, the argument to remove 4240 59 St from its character area seems to hinge on proximity to the other built-up properties surrounding it. However, those properties are all still PS zoned within the Open-Space—Major which guarantees a certain amount of care and oversight in any future development. Even the applicant seems to recognize the lot and surrounding area’s difference when they write that the lot “is somewhat isolated to the neighbourhood as a whole.” It is in large part because it is removed and quintessentially different from the residential A-20 Army Camp and Heritage Character Areas across 59th St that it has been included in a different Character Area – as well as land use pattern and district.~~

It is clear that as a property developer the applicant does not, perhaps can not, appreciate the open space area’s unique qualities. They write that “The location of the lot for R3 is ideal as it only borders single family homes on the south” and “does not disrupt the pattern of development currently in place.” We argue instead that high- density multi-storey R3 would completely disrupt and be incompatible with the “developments” surrounding it – both the environmental character area within which it nestles and in relation to those small, single storey A-20 camp homes across the street.

Ironically, in an application to ~~remove themselves from~~ amend the applicable character area in significant ways, the applicant states: "It is important to our organization that we integrate with the community that encompasses our development, namely that we become part of, and also contribute to, that neighbourhood," and that one of their intentions "is to build a development that integrates into the neighbourhood." Another of their intentions is to "benefit the community long-term, not just those that currently reside there, but also future residents of Waskasoo." ~~As we did earlier in the discussion concerning the environmental repercussions of overdeveloping this parcel, we ask: why then apply to be removed from the surrounding Environmental Character Area which has already done most of the work of determining how best to do so?~~ However, the changes the Developer proposes would enable the more general Land Use District Bylaws to supersede the more specific and location-aware Character Statements in a way that will potentially allow for the alteration of almost everything that creates and maintains character: form, massing, setbacks, landscaping features, and other factors that create the existing streetscape and provide amenities to abutting properties. If the revisions to section 5.3 and 5.6 of the character statement are passed, it would pave the way for: four storey, high density buildings with front yard setbacks of 6m, side yards of 1.8m, and rear yards of 7.5m; a landscape minimum that permits a coverage that would reduce these 4 acres of open space to just over one acre; all the associated parking necessary for an autocentric complex with little on-street parking, as well as other R3 permitted and discretionary uses such as signage, accessory buildings and garages, and home occupations. And that is without further relaxations. All in an area where the character has been established by objective subject matter experts as rural, with few, small one-storey structures, minimum building coverage, and "a wide open sense of space that is not common in other areas of the City." It is clear that what the Developer intends for 4240 59 Street will completely destroy the character of the area.

As for the long term benefits for future residents of Waskasoo During the process of creating character areas, the long- term benefits and the future residents of Waskasoo, not to mention Red Deer, were thoroughly and objectively considered by discipline experts, just as they were during the creation of the MDP, the NPDS, and the ARP. ~~Although the developers say they are "evaluating" incorporating many of the design elements and recommendations of the Character Area, nowhere have they stated exactly what elements and recommendations they plan to skirt nor have they given a solid justification to do so.~~

The applicant also posits that their application responds to their stakeholder engagement; however, we believe the vast majority of any stakeholder engagement has clearly stated that the lot should remain in the Character Area and zoned PS. After the developer's online presentation, they invited listeners to submit comments and questions and later sent attendees a summary that included the questions and comments the developer received as well as the applicant's answers, attendee statistics, and poll participation and responses. Unfortunately, we are not able to refer to this information here because it was "provided in courtesy with all rights reserved." To fully understand the positions of stakeholders, we encourage you to request a copy. We also encourage you to look at pages 18 - 34 of the Waskasoo Community Plan which transcribes the comments received from stakeholders at the various City workshops and open houses held as part of the ARP research. And of course, we encourage you to read the letters you have received from stakeholders regarding this application.

East Lincoln Properties is a quality builder with a good reputation. As they say, “R3 design can incorporate historical and cultural aesthetics to ensure sensitivity to the existing neighbourhood [and] can integrate into a historical community in a complimentary way.” As a developer who recognizes the importance of these things, they would very likely be welcomed by Waskasoo to redevelop appropriate areas with R3 multi-attached structures such as along 55th St. Unfortunately, despite the PS Zoning, Open Space Major land use, Land Use Bylaws, Waskasoo ARP and Character Area, they purchased this land, and R3 is just not appropriate here. If approved, this application will open this green space to imposing R3 buildings in an area that is primarily reserve-, park-, and open space, and on a streetscape of primarily small, single storey unobtrusive structures.

Conclusion

In conclusion, we believe the application from East Lincoln Properties should be denied because not doing so will:

1. Counter past precedents and set dangerous future precedents for PS land and Open Space in the city
2. Counter the *Municipal Government Act* and the spirit of the *Intermunicipal Development Plan*
3. Create inconsistencies and contradictions in City and Provincial documents that will result in red tape and increased costs to the taxpayer
4. Exacerbate proven dangerous traffic and parking issues in Waskasoo
5. Destroy HSAs and wildlife corridors and damage the riparian strip and area ecology
6. Negatively impact the quality of life for all Red Deerians
7. Go against economic development strategies and reduce the potential for economic diversity
8. Counter best planning practices by negatively impacting housing mix, supporting inappropriate infill and intensification in established areas, and allowing development that does not fit the character of its surroundings

The application also counters many of the City’s policies, plans, and strategies, primarily the *Municipal Development Plan* which is intended to guide planning decisions until at least 2033 and to a city population of 185,000. The MDP states its purpose is to guide growth “ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community” (1.1). Based on research and community input, it “reflects the kind of community residents wish to see in the future and identifies ways to achieve this future” (1.1). It is a “guide within which both public and *private sector decision making and investment can occur*” and a statutory document that development and subdivision authorities must regard when deciding on applications (1.1). Yet, its policies are not necessarily ironclad. It is to some degree a fluid document that can bend with “discretion” and “judgement” and with an eye to the whole vision set out within it (1.4).

The developer’s application counters the *MDP* in multiple ways from land use in section 4 to Implementation in Section 19. Of 15 policy sections, there are only three it does not contradict – Section 12 Commercial Development, Section 13 Industrial Development, and 17 Utilities. Even policies surrounding intensification and infill do not support this application. It goes without saying that the application also conflicts with the Waskasoo Area Redevelopment Plan that it is trying to amend.

Further, as was stated by the former City Manager at first reading of the 2012 NASP, development here will compete with plans for intensification and live work development in Capstone (*Council Video*). It will also remove an important area of open space next to the downtown core where over 80% of dwellings are already high-density multi-family, a percentage that will be magnified as Capstone becomes a reality, putting even more pressure on the park, trail, and open space system. Does the City want to see 4240 59 st developed with high density apartments that will compete with Capstone or with Open Space and potential PS uses that will support the Downtown's and Capstone's development and long-term health?

Finally, there is not a strong enough need to replace PS Open Space with R3 zoning anywhere in the City. Red Deer's population is currently at 100,800 and has only increased by less than 500 people, or 0.4%, between 2016 and 2021 (City Census, Statistics and Demographics). Red Deer also still has some of the most affordable rents in Alberta, possibly Canada (*Red Deer News Now*), and vacancy rates have fluctuated between 6% and 10% over the last five years (Alberta "Red"). Demand is not outstripping supply. Even if the population increased dramatically, through the MDP and the Generalized Land Use Map, it has been agreed that there are other areas better suited to residential intensification. In the case of this application, "discretion" and "judgement" would seem to support denying this application.

Respectfully Submitted by:
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