

APPENDIX B

Location Map

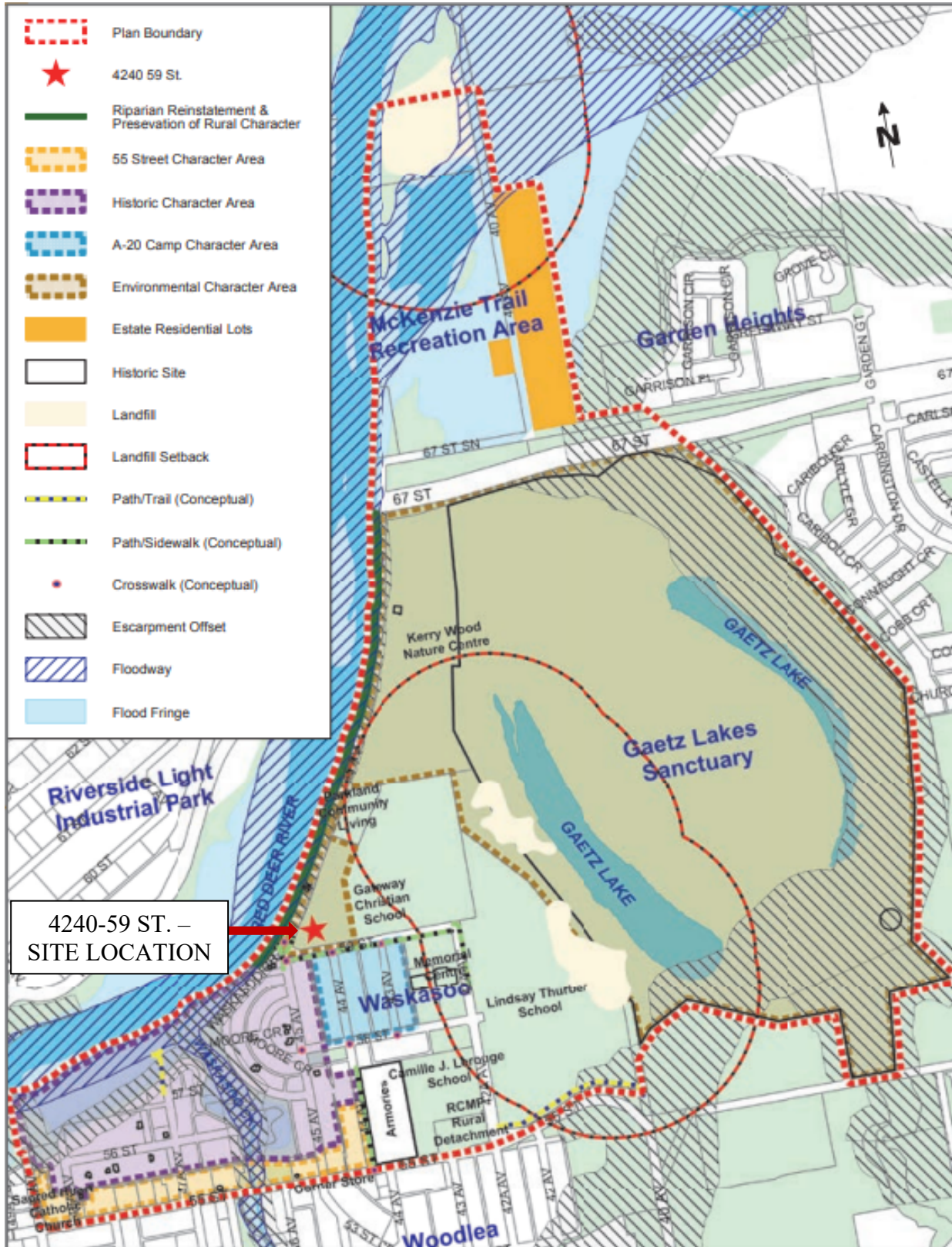
Location: 4240 – 59 Street



Current Zoning



Waskasoo Area Redevelopment Plan



APPENDIX C

Policies and Bylaws

MDP references relevant to Waskasoo PS to R3 rezoning proposal

The **Generalized Land Use Concept** map identifies the long term land use pattern for the lands within current boundaries of the city of Red Deer. The land uses identified are based on the predominant or main type of land use to be located in an area. More specific boundaries and information on the precise land uses is intended to be provided through area structure plans, area redevelopment plans and the Land Use Bylaw (page 13).

5.6 Efficient Utilization of Infrastructure

The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.

5.10 Redevelopment and Intensification

The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to:

- Greater Downtown
- Gaetz Avenue Corridor
- Michener Centre lands
- Red Deer College area
- Vacant and under-utilized sites in communities

5.17 Efficiency of Land Use

The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

7.2 Promoting Downtown as a Central Focal Point

The City shall support the ongoing redevelopment and revitalization of the Greater Downtown and encourage high quality urban design that emphasizes and reinforces the importance of the downtown to the overall urban fabric of Red Deer.

10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

10.10 Infill Planning Guidelines and Standards

The City shall prepare and maintain planning guidelines and standards for infill development with the intent of ensuring that infill development and intensification of established areas occurs in an appropriate manner.


Excerpts from the PS and R3 Districts: Relevant Uses and Regulations

PS – Public Service (Institutional or Government) District	R3 Multi Residential District
<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Multi-attached building up to 35 units/ha • Multiple family building up to 35 units/ha
<p>Discretionary Uses:</p> <ul style="list-style-type: none"> • Assisted living facility • Campground • Day care facilities • Institutional service facility • Offices for community oriented groups which have recreation as part of their programs • Private clubs or organizations • Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table. • Temporary care facility. 	<p>Discretionary Uses:</p> <ul style="list-style-type: none"> • Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly • Multi-attached building over 35 units/ha • Multiple family building over 35 units/ha
<p>Regulations:</p> <p>Floor Area Minimum Not applicable, except for a unit in assisted living residence or retirement home 23.0 m²</p> <p>Front Yard Minimum Subject to Development Authority approval</p> <p>Side Yard Minimum Subject to Development Authority approval</p> <p>Rear Yard Minimum Subject to Development Authority approval</p> <p>Landscaped Area Subject to Development Authority approval</p> <p>Parking Spaces Subject to sections 3.1 & 3.2</p>	<p>Regulations (Multi-attached & Multiple family):</p> <p>Floor Area Minimum Multi-attached: 60.0 m² per unit Multiple family building: 37.0 m² per unit Assisted living facility: 23.0 m² per unit</p> <p>Front Yard Minimum Multiple family: 7.5 m subj to sec 5.7(2) and 3.19</p> <p>Side Yard Minimum Multi-attached: 1.8 m to 2.4 m Multiple family, Assisted Liv: 3 & 4 storey: 4.5 m</p> <p>Rear Yard Minimum 7.5 m</p> <p>Landscaped Area Minimum 35%</p> <p>Parking Spaces Subject to sections 3.1 & 3.2</p> <p>Maximum Building Height Multiple family and Assisted living: 4 storeys</p> <p>Site Coverage Maximum: 60%</p>

Current and Proposed Wording for the Waskasoo Area Redevelopment Plan

Current ARP – October 2022 - February 2023 wording.

Proposed deletions are shown in ~~strikeout~~ and proposed additions are shown in **bold italic**.

CURRENT	PROPOSED <i>OCTOBER 2022</i>	PROPOSED <i>FEBRUARY 2023</i>
<p>Plan Recommendations (page 8)</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>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation <i>or be redesignated by Council.</i> 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>Note: proposal is to revert back to the “shall” wording and keep the proposed new additional wording: <i>“or be designated by Council.”</i></p> <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation <i>or be redesignated by Council.</i> 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>CURRENT</p> <p>In Section 5.2 Context and History</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 <i>OCTOBER 2023</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, <i>and</i> Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <p><i>Reverts back to the CURRENT ARP wording, so no amendment to Section 5.2 of the ARP.</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>

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<p>CURRENT</p> <p>In Section 5.3 Common Forms and Scale of Buildings</p> <ul style="list-style-type: none"> • Buildings are typically 1 storey with flat roof construction. 	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>No Amendment Proposed</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <ul style="list-style-type: none"> • Buildings are typically 1 storey with flat roof construction, however taller structures are permissible subject to the applicable land use districts.
<p>CURRENT</p> <p>In Section 5.6 Recommended Design Elements</p> <p>15. 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.</p>	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>No Amendment Proposed</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <p>15. Subject to the development standards in the applicable land use district, new 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.</p>