

February 14, 2023

NAME
ADDRESS1
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 you received this letter?

In October 2022 City administration sent a letter to all Waskasoo landowners located east of Waskasoo Creek to inform them of an application administration received 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*. Landowners were invited to provide comments on the proposal.

The purpose of this letter is to inform landowners of further amendments the applicant wishes to make to their proposal. You are welcomed to provide comments if you wish.

What is being proposed?

The applicant still wishes to rezone the parcel at 4240 – 59 Street from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* so they can pursue higher density residential development. However, they are proposing some additional wording changes in the Waskasoo Area Redevelopment Plan (ARP) to further clarify some aspects that pertain to the potential redevelopment of this site.

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

How can I provide feedback?

Any comments provided in response to the original October 2022 referral will still be passed on to City Council. If you have any additional or different comments regarding the proposed February 2023 revisions they can be provided 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 Wednesday, March 1, 2023. 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?

Administration will prepare a report that will be presented to Council for consideration of First Reading of the amending bylaws. It is anticipated that this will occur on April 3, 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.

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.

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



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 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>Note: proposal is to revert back to the “shall” wording and keep the proposed new additional wording: “or be redesignated by Council.”</p> <p>4240 – 59th Street shall 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 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, and 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>Reverts back to the CURRENT ARP wording, so no amendment to Section 5.2 of the ARP.</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>

Please provide any comments by 4:30 PM, March 1, 2023

Any comments provided in response to the original October 2022 referral will still be passed on to City Council. If you have any additional or different comments regarding the February 2023 proposed revisions they 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

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.
- 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.