

October 19, 2022

Waskasoo Community Association
c/o secretary@waskasoo.info

VIA EMAIL

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.

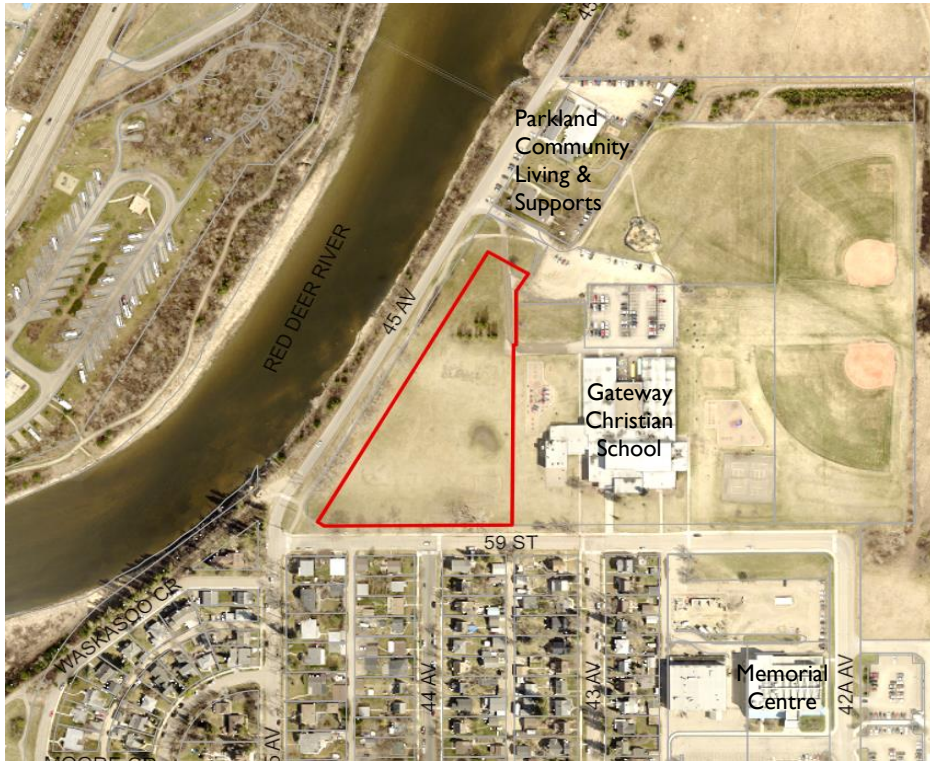
What are the next steps for this proposal?

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

PS

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: (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-2022

⁴⁰ 3357/I-2013

⁴¹ 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

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: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

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

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