



April 3, 2023

Land Use Bylaw 3357/A-2023, and Waskasoo Area Redevelopment Plan Bylaw 3567/A-2023

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Department: City Planning & Growth

Report Summary and Recommendations

The landowner of 4240 – 50 Avenue has applied to amend the Land Use Bylaw to rezone a privately owned ±1.682 hectare (±4.16 acre) parcel in Waskasoo from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* to pursue multi-family residential development. The landowner has also applied to amend the Waskasoo Area Redevelopment Plan (ARP) to accommodate the rezoning and future proposed development (Appendices A and B).

Administration supports first reading of both bylaw amendments. Further, Administration supports proceeding with second and third reading of the two bylaw amendments following a Public Hearing.

Proposed Resolution

That Bylaw 3357/A-2023 be read a first time.

That Bylaw 3567/A-2023 be read a first time.

If first reading is given these bylaws will be advertised with a Public Hearing to be held at a Special Council Meeting.

Resolved that Council of The City of Red Deer having considered the report from Planning & Growth dated April 3, 2023 re: Land Use Bylaw 3357/A-2023, and Waskasoo Area Redevelopment Plan Bylaw 3567/A-2023 hereby agrees to add a Special Council Meeting on May 3, 2023 at 5:00 p.m. for the purpose of holding a joint Public Hearing for Bylaw 3357A-2023 and 3567/A-2023.

Rationale for Recommendation

- 1. The application complies with Municipal Development Plan policies.** The application is in alignment with policies encouraging a variety of housing choices, and the efficient use of land and existing infrastructure (Appendix C).
- 2. The subject site is not public open/park space; it is privately owned and developable under the current PS zoning.**
Both the existing PS and proposed R3 zoning consider similar uses. Assisted Living Facility and Multi-Family apartment style uses are very similar in scale and use intensity.
- 3. The Area Redevelopment Plan does not preclude development of this site.**
The ARP Character Statements will continue to apply to future development. Development proposals, regardless of the zoning, will still be evaluated using the ARP's character statements and recommended design elements (Appendix C).

Background

As described in the ARP, this area was originally part of Glenmere Farms and then part of the A-20 Army Camp during World War II. Later, it was part of the River Glen School site under the Chinook's Edge School Division. The school land was subdivided in 2015 and sold to Red Deer Public School District, which subsequently sold the subject lot to East Lincoln Properties Corporation in 2020.

The Waskasoo Area Redevelopment Plan was adopted on February 1, 2016, to provide guidance for redevelopment in the neighbourhood.

Strategic Alignment

The proposal is in alignment with the Strategic Plan's focus on being a "Thriving City" with, "a thriving local economy, driven by a healthy business community and vibrant downtown is paramount, while continuing to protect and enhance the environment." Development and redevelopment in older neighbourhoods near the downtown contributes to the vitality of both the neighbourhood and the greater downtown. Redevelopment and utilization of existing infrastructure reduces the pressure for greenfield development.

Municipal Development Plan

The MDP's Land Use Concept appears to show this site as "Open Space – Major" However, section 4.0 states that, "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 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."

The MDP contains several policies that support increased density, a variety of housing choices, and efficient use of land and existing infrastructure (Appendix C)

Waskasoo ARP

The ARP identifies this parcel for PS uses and includes it as part of the Environmental Character Area. Section 5.6 Recommended Design Elements lists things to be considered when developing in this area; it does not preclude development (Appendix C).

Stakeholder Consultation

Administration referred the proposed amendments to 162 Waskasoo landowners situated east of Waskasoo Creek and to the Waskasoo Community Association. After considering feedback from the community, the applicant revised their proposed amendments to the Waskasoo ARP and Administration sent a second referral to the community. The two referrals along with the responses received for both referrals are contained in Appendix D.

The following are the three most frequent comment themes expressed by landowners and residents in each of the two referrals. The full table of response themes and frequencies along with the all the submitted comments are in Appendix D.

1st Referral Responses (74 letters)

Frequency of Concern	#	%
Traffic	53	71.6%
Green/Open Space/Enviro	33	44.6%
Character / Compatibility	24	32.4%

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%

The Waskasoo Community Association (WCA) and several other community groups’ concerns focused on the consistency of the proposal with the Waskasoo ARP, along with the potential impacts on the community, the built environment, and the natural environment.

Regarding traffic concerns Administration notes that traffic congestion in this area is primarily focused around school hours and both PS and R3 land uses appear to generate similar traffic volumes. Regardless of the zoning any development proposals on this site will include the review of traffic impacts. Concerns expressed about potential impacts of development on the environment are understandable and must be addressed at the development stage. However, that does not preclude development as the ARP already identifies this site for PS type development. Although it is currently “undeveloped” this does not mean that the ARP intended it to stay that way. Any future development will be reviewed in light of the ARP’s character statements and recommended design elements.

Analysis

Current Zoning

As this was a school property, it has the PS - Public Service (Institutional or Government) District zoning. The PS District allows for a variety of Discretionary Uses including “Assisted Living Facility and Institutional Service Facility.

Municipal Development Plan

The application complies with Municipal Development Plan policies that support increased density, a variety of housing choices, and efficient use of land and existing infrastructure (Appendix C).

Waskasoo Area Redevelopment Plan

The ARP identifies this parcel for PS uses and includes it as part of the Environmental Character Area. Section 5.6 Recommended Design Elements lists things to be considered when developing in this area; it does not preclude development.

Zoning versus Development

This is a privately owned lot and is not public open/park space, so development, including more extensive development, is already possible under the current PS zoning. While developable, its proximity to the river and environmentally sensitive lands creates the need for development to be responsive to those features.

The current issue is to determine if development should occur under the PS district or under the R3 district. The PS district has few development standards; much is left to the discretion of the Development Authority. In contrast, the R3 district has more detailed development standards regarding such things as building height, front, side, and rear yards, and landscaping. Appendix C illustrates the uses and development standards of both the PS and R3 districts relevant to this site.

The current decision is the suitability of this site for R3 type development, not on a specific use or design of a proposed development. That would occur at the Development Permit (DP), if the proposed amendments are adopted. Regardless of the zoning, redevelopment can impact a neighbourhood; it is a matter of managing those impacts. If the proposed rezoning and ARP amendments are approved, Administration believes concerns regarding impacts can be addressed at the DP stage.

Financial

There are no direct financial or budget implications for The City because of the recommendations. If development occurs, either under the current PS zoning or the proposed R3 zoning, the developer bears the costs of developing the site. Off-site Levies are outstanding on this property and the developer may be required to enter into a Development Agreement for payment of Off-site Levies at the Development Permit stage.

Options**Option #1**

Give First Reading to the two bylaws.

Benefits:

- This triggers a Public Hearing wherein all parties may present their comments / concerns directly to Council.

Disadvantages:

- None.

Option #2

Defeat the two bylaws after a Public Hearing.

Benefits:

- The site can still be developed under the existing PS zoning for such uses as Assisted Living Facility or Institutional Service Facility.

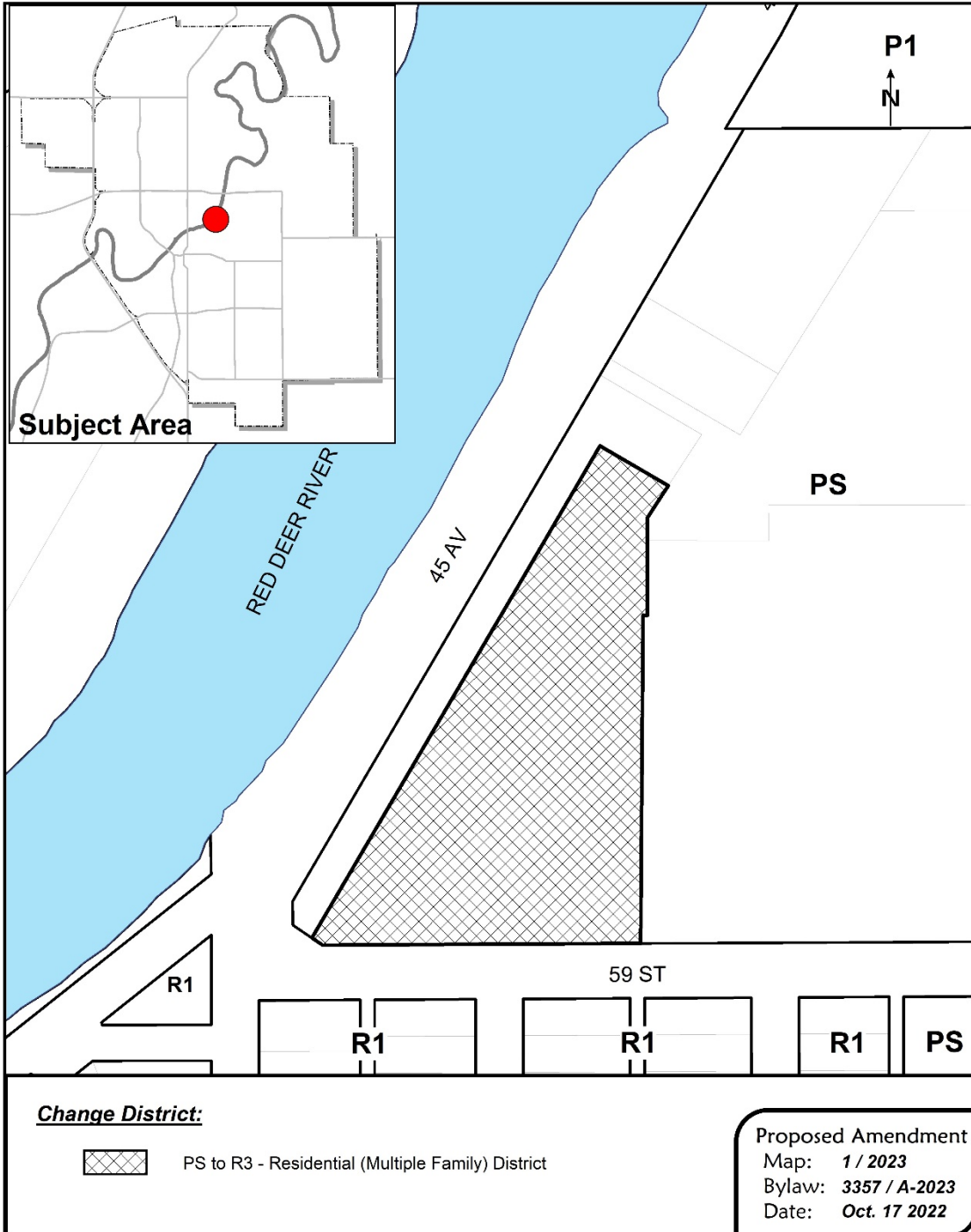
Disadvantages:

- Redevelopment of the site may be delayed.

Schedule "A"

Schedule "A"

 **Red Deer** Proposed Amendment to Land Use Bylaw 3357/2006



Appendices

Appendix A – Application Submitted by East Lincoln Properties

Appendix B – Location Map

Appendix C – Policies and Bylaws

Appendix D – Community Feedback