

## Frequently Asked Questions:

### 1) What does Eco Industrial mean?

Eco Industrial lots are zoned for all permitted I1 uses, but include an overlay to encourage Eco-friendly initiatives, whether through building design, landscaping design or co-location and collaboration options.

### 2) Are the guidelines difficult to meet?

Many of the components required or suggested are already being implemented in typical industrial parks, such as programmable thermostats, high efficiency water and lighting fixtures, and passive solar building orientation. The overlay is designed to be achievable, yet innovative.

### 3) Will building in Eco Industrial cost more?

Lots are priced at market value, with no premium added. Implementing the mandatory components should be mostly low-cost or cost-neutral. As mentioned above, many components are things builders already currently do to meet building standards.

### 4) How will mandatory components be reviewed?

The permit process is the same as non-Eco industrial developments. All parties must complete the development permit application and submit it to The City of Red Deer's Inspections and Licensing department.

For development requirements, contact:

Inspections & Licensing  
t: 403.342.8190 | f: 403.342.8200  
e: inspections@reddeer.ca

For sales information, contact:

Wade Martens, Land Sales Specialist  
t: 403.356.8891 | f: 403.342.8260  
e: wade.martens@reddeer.ca

# Eco-Industrial in Queens Business Park



## Why Eco-Industrial?

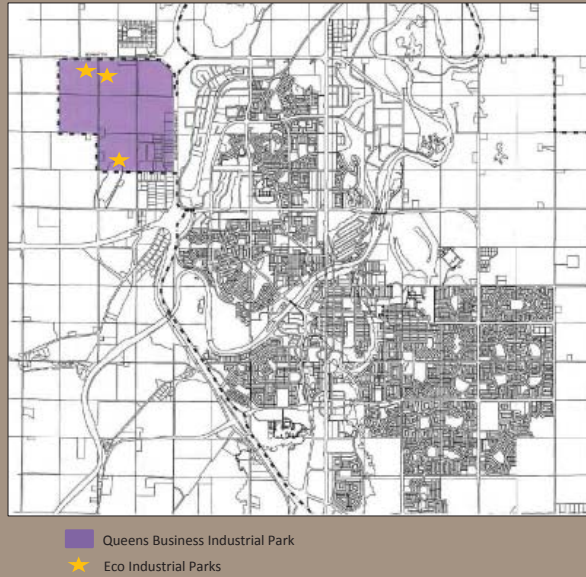
Locate in Red Deer's first Eco Industrial park, and take advantage of the unique features these lots can offer. The Eco Industrial lots will be an impressive example of sustainable industrial development that pursues conscious waste reduction and efficient resource use.

Just under 10% (47 ha) of the West QE2 Industrial Park is Eco Industrial. The land use district is I1 - Light Industrial Business Services, with Eco-friendly components. The overlay encompasses several benefits, such as:

- Implement corporate environmental policies
- Establish potential collaborative partnerships
- Measurable results in energy and water cost savings
- Reduce your company's carbon footprint
- Preserve, integrate and foster natural habitats

The guidelines are not intended to be prescriptive but rather enable and encourage applicants to create progressive, sustainable industrial development.

The guidelines are often simple things like developing landscaping that provides natural climate protection or creating idle-free zones. The Eco Industrial Park also provides the opportunity for like-minded companies to operate near one another and pursue environmentally sustainable collaboration.



## The Application Process

In addition to The City's standard development application, interested parties are asked to include the following documents:

### 1) Green Building Material List

Applicants list the materials they plan to use to meet the Eco Industrial Guidelines. Applicants must list at least three different materials that have been salvaged, refurbished or recycled. For a full list of green building materials, see the Eco Industrial Information Package.

### 2) In-house Recycling/Composting Letter

The applicant submits a letter to explain the method used to encourage recycling and/or composting, the materials to be recycled and the contractor hired to remove the materials.

### 3) Business Resource Requirements and Waste Production List (Optional)

This document enables administration to identify potential business collaborations, at the discretion of the applicant. Only materials that could be re-used or shared should be listed.

## Required Components

The overlay sets out specific site planning and design requirements within the Eco Industrial area. They are:

- Provide sidewalks along each side of a building that abuts a parking area.
- Provide a direct sidewalk connection from main entrance to public sidewalk or transit stop, if site abuts a transit stop.
- Design buildings to take advantage of passive solar heating, natural lighting, passive ventilation, and/or shading for cooling.
- Locate and orient windows to provide views of natural or landscaped areas.
- Provide on-site recycling and/or composting.
- Provide one parking space for a small, alternative, carpool or electric vehicle in a preferred location.
- Designate shipping and receiving areas as "idle free" zones.
- Plant trees/plants suitable for Xeriscaping, Naturescaping, storm water management, or rear yard screening. A minimum of 15% of the landscaping must consist of Naturescaping or Xeriscaping.
- Landscape using a combination of flowers, grasses, mulch, trees or shrubs.
- Design landscaping to provide shade, climate protection and windbreaks.
- Frame access to the site with landscaped islands.
- Provide landscaping strips along the entirety of the front yard of the site if it abuts a road.
- Provide landscaping strip incorporating trees/shrubs to screen the rear yard if visible from a road.
- Install high efficiency drop irrigation systems.