

7.14 ⁶⁸Mature Neighbourhood Overlay District

1. General Purpose

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

2. Definitions

In this District:

⁶⁹“**Redevelopment**” means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building on Sites that are vacant or underutilized.

⁷⁰**Large Scale Redevelopment** means Redevelopment on a Site or a combination of Sites that total 1,398.00 m² or more in area.

⁷¹**Mixed-Use** means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building. An example would be a Building that stacks residential uses above ground floor commercial uses.

⁷²**Sidewalk** means a public infrastructure pedestrian walkway system that is built to The City of Red Deer Engineering construction contract specifications.

⁷³**Walkway** means an on-site private infrastructure system of pedestrian walkways intended to provide access to and within the Site.

3. Application

- (a) ⁷⁴The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps J15, J16, J17, J19, J20, K15, K16, K17, K18, K19, K20, K21, L13, L14, L16, L17, L18, L19, L20, L21, M10, M11, M12, M13, M15, M16, M17, M18, M19, M20, N10, N11, N12, N13, N14, N15, N16, N17, N18, O12, O13, O14, O15, O16, O17, O18, P11, P12, P13, P14, P15, Q11, Q12, Q13, Q14, Q15, R14, R15, S15).

⁶⁸ 3357/A-2016

⁶⁹ 3357/C-2018, 3357/II-2018

⁷⁰ 3357/C-2018

⁷¹ 3357/C-2018

⁷² 3357/C-2018

⁷³ 3357/C-2018

⁷⁴ 3357/E-2018, 3357/C-2018

- (b) Character Statements are incorporated into a form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.
- (d) ⁷⁵Where the regulations in this section contradict or will not serve to achieve the regulations contained within Section 7.7 Mature Neighbourhood Parkvale Overlay District, Section 7.7 Mature Neighbourhood Parkvale Overlay District regulations shall prevail.

4. Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

5. Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

- (a) ⁷⁶All residential and Mixed-Use Redevelopment shall be compatible with existing Principal Buildings in terms of the scale and form within the Immediate Street Context. Redevelopment must not overwhelm or overshadow Principal Buildings and is required to comply with the following considerations:
 - (i) **Building Height:** Redevelopment shall be within one (1) to two (2) storeys of existing Buildings within the Immediate Street Context.
 - (ii) **Window Placement:** Windows shall be designed to protect privacy for adjacent residential uses. Staggered windows, the use of translucent glass or glass blocks and angled bay windows are examples of sensitive window placement.
 - (iii) **Front Yard Setback:** The Front Yard setback shall be within 1.20 m of the existing Front Yard setback of adjacent Sites or within the average of the existing Front Yard setback of the Principal Buildings in the Immediate Street Context.
 - (iv) **Access:** Doors, Decks, balconies, Patios, and other similar access points that are located on the side of a Building shall be at Grade or less than 1.00 m above Grade. Where privacy may be compromised, fencing, screening, and landscaping shall be used to create privacy between uses.

⁷⁵ 3357/C-2018

⁷⁶ 3357/C-2018