



City Council Regular Meeting Minutes
Monday, March 6, 2023

Resolved that Council of The City of Red Deer having considered the report from City Planning and Growth dated March 6, 2023 re: Land Use Bylaw Review Project Philosophy & Framework hereby directs Administration to proceed with the Philosophy & Framework as shown in Appendix A.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjes

MOTION CARRIED



March 6, 2023

Land Use Bylaw Review Project Philosophy & Framework

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Department: City Planning and Growth

Report Summary and Recommendations

Administration brings forward this report and recommendation for Council's consideration on the Land Use Bylaw (LUB) Review Project. This is an opportunity to provide Council with a project update and to consider the changes being explored. Administration is recommending the project continue to proceed forward with the Philosophy & Framework in Appendix A.

The LUB Review Project has been broken up into multiple phases. Administration will bring forward a new LUB at the end of 2023. This new LUB package will rewrite the general, residential, commercial, and industrial regulations.

The LUB Review Project is guided by the Philosophy and Framework (Appendix A) that is inspired by municipal best practices and fundamentally based on Council Strategic Plans. Appendix B lists the Key Proposed Changes that are currently being considered for the new LUB. These changes are broadly listed to inform Council of the changes that Administration is exploring.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from City Planning and Growth dated March 6, 2023 re: Land Use Bylaw Review Project Philosophy & Framework hereby directs Administration to proceed with the Philosophy & Framework as shown in Appendix A.

Rationale for Recommendation

1. The LUB review project supports Council's Strategic direction of a Thriving City.

The changes being explored will provide more flexibility to support a diversified local economy. Zoning changes will make it easier to grow an existing business or establish a new business.

2. The LUB review project is responsive to community engagement.

The project aligns with Council's strategic plan for a connected and engaged city. The project has had and will continue to have ongoing consultation with the wider community as well as tailored engagement with the industries most impacted by the changes. We strive to build public trust and improve the customer service experience.

3. The LUB review project is future-focused.

The project embraces the strategic plan's principle of being future-focused. The project will add flexibility to the bylaw and remove over-regulation so that we are adaptable in supporting the future needs of our residents. The changes seek to provide more housing choice and alleviate some of the pressures of housing costs.

Background

The Land Use Bylaw (LUB) Review Project provides the opportunity to prepare the City of Red Deer for future building trends and market demands.

The general goals of the LUB Review project are outlined in the Project Philosophy & Framework (Appendix A). The goals are to increase flexibility and adaptability by reducing regulations. The goals will improve the customer experience with better usability and related processes. The overarching project goals include:

- Reducing red tape
- Ease of use
- Improving customer service
- Respecting the community

The City of Red Deer LUB underwent a formatting update in 2006, but the fundamentals of the bylaw and its regulations were last reviewed and updated in 1996, with many of the regulations having been carried forward from the original 1978 LUB.

Administration is continuing the work that was first started when part 10 (Capstone) and part 11 (Signs) were amended. Reviewing and writing a new LUB is a significant undertaking as the current document is over 500 pages. Administration has prioritized the below sections for adopting a new bylaw in 2023 as they will be the most impactful and provide the most benefit in supporting development. The remaining parts of the bylaw will continue to come forward as smaller amendment packages as time and resources permit.

2023 Bylaw Review for a New Land Use Bylaw

Part 3 – General Regulations Applicable to all Districts – such as -

- Parking Regulations
- Landscaping Regulations
- Accessory Buildings
- Other minor adjustments

Part 4 – Residential Districts and Regulations

Part 5 – Commercial Districts and Regulations

Part 6 – Industrial Districts and Regulations

Part 7 – Overlay and Other Districts and Regulations

- Mature and Neighbourhood Parkvale Overlay District
- Riverside Meadows and West Park Overlay District
- Mature Neighbourhood Overlay District

Maps – Mass rezoning will be required.

- The new bylaw consolidates and renames many of the existing districts into new districts. Many properties will need to be rezoned to one of the new districts when adopting a new bylaw.

Prior Committee Direction

The Land Use Bylaw Update has been identified as one of the City Manager Directives' big rock priority projects for 2023. A Deliverable Outcomes and Roles (DOR) has been prepared for the City Manager and the Strategic Advisory Team (SAT).

Legislative Context

Every municipality in Alberta is required to have a LUB as regulated in the Municipal Government Act. A LUB divides a municipality into land use districts (zones) and establishes rules and regulations for land development as well as the process of making decisions for development permit applications.

The existing LUB complies with the legislative requirements. The new LUB being prepared for later this year will also ensure that all legislative requirements are satisfied.

Strategic Alignment

The LUB Review Project Philosophy & Framework (Appendix A) supports Council's Strategic Plan.

Strategic Plan - Principles:

Future-Focused – The LUB Review project is being prepared for our future needs, ensuring that we are flexible and adaptable in supporting our residents and businesses. Helping the city thrive and be an attractive place to live.

New Ways of Doing – The project embraces this principle. Many of the changes outlined in Appendix B are progressive, creative, and innovative solutions that encourage our City to build out differently.

Financial Sustainability – The changes in the LUB will promote efficient reinvestment in our existing communities and make better use of our infrastructure. The resulting efficient land use means fewer miles of road and pipe to maintain per household.

Respect – The project has maintained an ongoing dialogue with our citizens and impacted industries. Administration will continue to expand these engagement opportunities as we move forward. The project endeavours to understand their needs, goals, and vision for the new LUB. Receiving their feedback and adjusting the project to address their comments and attempting to adjust the regulations to better align with these desires.

Strategic Plan - Focus Areas:

Thriving City – The changes being explored will support a strong and diverse local economy. Uses and regulations are being made more flexible to help the business community. It should be easy to establish a new business or expand and diversify an existing business.

Community Health and Wellbeing – The proposed changes to the LUB promote housing equity, choice, affordability, and an inclusive community. The changes to the regulations will help the development industry provide more housing options at varying prices. Red Deerians should be able to choose what neighbourhood they want to live in and should have housing options to age in place.

Engaged and Connected City – The consultation process has been designed to build strong relationships and public trust. The project aims to make the LUB a more user-friendly document with streamlined processes to improve the customer experience.

Environmental Master Plan & Multimodal Transportation Plan:

The changes being explored for the LUB will support the improvement of the Environmental Master Plan's community design metric to improve our land development footprint. The regulations that facilitate gentle densification are in alignment with the Environmental Master Plan and the Multimodal Transportation Plan objectives.

Municipal Development Plan:

The proposed changes align with several of the Municipal Development Plan's policies (see Appendix C). The project will continue to adapt and take into consideration the Vision 2040 and Official Community Plan projects as they evolve.

Community Housing and Homelessness 5 Year Integrated Plan

The project Philosophy and Framework include the goals of providing housing choice and housing as a right. These goals for the LUB Review Project align well with the Plan's Priority #3 – Housing Choice of The City of Red Deer's Community Housing and Homelessness 5 Year Integrated Plan (CCHIP). These goals will also endeavour to also provide zoning adaptation to better position the City for the CMHC's Rapid Housing Initiative (RHI).

Stakeholder Consultation

Administration has engaged the public and industry throughout the LUB Review Project and intends to continue consulting until the end of the project. Engagement is critical, as the

adoption of a new LUB will require a public hearing and it is important to understand the community's desires and opinions on the changes being explored.

The engagement activities can be summarized as:

- Meetings and workshops with industry and community groups.
- Call to participate and survey for residents and businesses in Red Deer.
- Ongoing email distribution lists for public feedback on changes being explored.

Administration will continue using the email distribution list as the main source of input into the project. There have been 8 circulations to date and approximately 5 more planned before a draft bylaw comes to Council. Active participants are people who have taken an interest in the project and valuable feedback has been received.

Feedback from industry has been generally supportive of the proposed changes, with some feedback requesting we explore fewer and more progressive regulations than what is being explored. Administration will continue to gain feedback from the development industry.

With drafts of potential changes to the residential sections, Administration is engaging our community associations. They will be a good source for feedback on the proposed changes to the Residential Districts and the Mature Neighbourhood Overlays. It's anticipated that the new regulations that promote gentle densification (duplexes, narrow lots, house suites, backyard suites) will have mixed reception. Gentle densification is a delicate approach to densifying our neighbourhoods slowly over time which provides respect for the existing free-standing homes.

Timelines and Impending Deadlines

Following today's Council meeting, Administration will continue to draft a new bylaw and continue with the current course of stakeholder and public engagement. Administration aims to return with a draft bylaw at the end of 2023. Timelines may be impacted by project scope changes as determined by Council or City Manager direction.

Analysis

Administration brings forward this report and recommendations for Council's consideration on the Land Use Bylaw Review project. This is an opportunity for Council to consider the Key Proposed Changes (Appendix B) being explored.

LUB amendment applications and development permit variances over the years have highlighted where improvements are needed, and best practice research indicates great opportunities for the LUB to be ready for future trends and alignment.

The most exciting Key Proposed Changes in Appendix B include:

- Improving the LUB document structure to make it easier to use.
- Consolidating several residential districts to simplify development.
- Consolidating some commercial districts to simplify development.
- Adding new uses to nearly all districts.
- Standardizing some discretionary uses as permitted with objective regulations.

- Removing over-regulation and adding flexibility throughout the entire LUB.
- Providing a wider variety of housing choice in residential districts.
- Adding flexibility for backyard suites (carriage homes) in most districts.
- Allowing more compatible mixed-uses, such as commercial-residential districts and home occupations.

The Project Philosophy and Framework (Appendix A) support the direction of Council's Strategic Plan, particularly the need to be Future Focused. This project is an opportunity to adopt a new LUB that supports our local economy where it's easy to expand or establish a business. It will also position Red Deer as a competitive municipality with affordable housing choices.

Financial

There are no direct financial or budget implications. Funds from the approved project FAR will be allocated to support consultation. Project funding is primarily being used to simplify bylaw language and improve the general user-friendliness of the Land Use Bylaw. As the project progresses, we may need to allocate some of the FAR to undertake additional consultation and work through the Key Proposed Changes that have mixed feedback.

Regulatory and Compliance (including Legal)

There are no regulatory or compliance implications with today's proposed resolution. Administration will use today's Council resolution to make project adjustments. There are no amendments to the current LUB in this report. Once a new LUB has been prepared it will return to Council for adoption.

The city's current Land Use Bylaw 3357/2006 complies with the Municipal Government Act requirements.

Other risks

There is a strategic risk if we don't make progressive changes to the LUB that position The City of Red Deer to be adaptable in the future. There are conflicting views and competing desires for what should be included or excluded from a new LUB. A new bylaw can provide the opportunity to delicately change the City of Red Deer's built fabric over time. The proposed changes aim to balance our city's current and future needs while providing reasonable regulations to transition to future needs.

For many, change comes with fear and is uncomfortable. Particularly when people feel their city or values are being challenged. This is being mitigated by an ongoing engagement process to explain the changes in an understandable way and to allow citizens and industry to comment on and influence change.

A new bylaw presents a reputational risk, as change will be met with mixed levels of acceptance by the public and industry. Some people will desire the LUB to have fewer regulations and other people will desire more stringent regulations.

Appendices

Appendix A – LUB Review - Project & Framework

Appendix B – Key Proposed Changes

Appendix C – LUB Review Project alignment with Municipal Development Plan

Appendix A

LUB Review Project - Philosophy & Framework

LUB Review: Philosophy & Framework

The City of Red Deer’s Land Use Bylaw review and rewrite is guided by this Philosophy and Framework. This framework is based on municipal best practices and planning and development trends. The framework and proposed improvements are influenced and grounded in the City of Red Deer’s Council strategic plans, both past and present. Administration uses the philosophy and framework to craft new LUB drafts.

Reducing Red Tape

The City of Red Deer will reduce “red tape” in the Land Use Bylaw (LUB) and the related processes. Are there non-essential procedures, forms, licenses, and relations that add to the time or cost when dealing with The City of Red Deer? The Land Use Bylaw should be less restrictive and should provide more flexibility for new development and redevelopment.

Proposed Improvements:

- Reduce Red Tape – What regulations, procedures, or other obstacles add time or cost in seeking approval? How can they be improved? (See *Should we regulate it?*)
- Streamline – What regulations in the LUB can be removed or reduced?
- Increase Flexibility – Where in the LUB can flexibility be increased and options provided? (see table below)
- Increase Adaptability – Facilitate adaptability opportunities for landowners to more quickly respond to market trends and changes, as well as public desires and demands.
- Simplify the Process – Clarify and simplify what is required when applying for a development permit. Review the criteria and corporate philosophy for when studies and other information are required.
- Common Evaluation Criteria – Improve the common interpretation of the LUB regulations for all implementers and users.

Table 1 – Flexibility vs. Certainty in a Land Use Bylaw

Emphasis on Flexibility in LUB	Emphasis on Certainty in LUB
Fewer land use districts	More land use districts
More permitted and discretionary uses in each district	Few permitted uses and few or no discretionary uses in each district
Broad language to describe land use categories	Tight definitions of land use categories
Broad discretion to vary standards	Limited or no authority to vary standards
<p>There is a correlation between flexibility and certainty in a Land Use Bylaw. An emphasis on flexibility allows for a quick response to situations that don’t quite fit the provisions of the bylaw. The exercise of discretion however can be a cause for concern with residents leading to more appeals to the subdivision and development appeal board. Internal policies can be created to provide additional review guidelines. Bylaws that place more emphasis on certainty will provide more clarity about what kinds of development will be approved. This can result, however, in more requests to amend the Land Use Bylaw.</p>	

Ease of Use

The current Land Use Bylaw format and organization will be improved for legibility. Some regulations are scattered and hard to find, they should be consolidated for ease of use. The language of the Land Use Bylaw uses a conventional legal format, which can be difficult for the majority of users to understand due to an unfamiliarity with this format. The simplification of this language allows users to interpret the document themselves and free up staff time to assist applicants in other ways.

Proposed Improvements:

- Plain Language – Preference for plain language over planning/legal terms where possible. Language should be simple, direct, and easy to understand by the majority of end-users. Remove language that can confuse the end-user. Consider using illustrations to simplify complicated special information.
- Improve Document Format and User Navigability – A conventional legal format can be difficult to understand for most users. Improve the document structure and layout to improve document readability. Consolidate scattered information and minimize cross-references between the sections.
- Clarity and Objective Standards – Simplify overly complicated regulations and increase the objectivity of subjective standards. Objectivity and flexibility may conflict. In these cases, the *Should We Regulate It?* table below will help with decision making to increase flexibility.
- Consistency – Remove document inconsistencies and document repetition.
- Alignment with Corporate and provincial documents/policy – Ensure the Land Use Bylaw is consistent with corporate and provincial documents.

Improving Customer Service

The LUB project aims to incorporate feedback and improvements to processes for Development Permits and Land Use Bylaw amendments. The overall intent is to simplify the process for the applicant, free up staff time, and reduce the processing time of applications. Improvements are focused on the process.

Proposed Improvements:

- Process & Administrative Improvements – Are there operationalization items that can be moved out of the Land Use Bylaw and into department policies?
- Application Requirements – Review the application requirements and better define the review process for the public on the City’s website. An applicant should know all of the requirements of an application before they submit it, including special studies.
- Website Improvements – Make the LUB information easy to find and simple to understand. Improve and increase the information on the City’s website. Information should be provided in plain and simple language and made accessible to people of all abilities.
- Access to the LUB on Website – Improve the method by which the LUB is provided on the City’s Website. It should be searchable and navigable.
- Pre-development Meetings – Continue to offer meetings for all types of applications/permits. Pre-development meetings cover a holistic approach and cover all applications an applicant will have to submit throughout the entire development process.
- One Point of Contact – Applicants have a single point of contact in the city. Once a file has been reviewed and assigned, the applicants deal with one person from the City who functions as a concierge for the application and subsequent applications.
- Do More Online – Face-to-face services should remain available, but applicants should be able to interact more with the City online should they choose. The eApply/ePlans should be expanded to include LUB/Plan amendment applications and subdivision applications.

Respecting the Community

In addition to applicants, it's important to equally focus on the community as a whole - residents, landowners, and business owners in Red Deer. We must equally address their interests and concerns. All individuals and groups that want to participate in the LUB review should have the opportunity.

Proposed Improvements:

- Consultation – The LUB Review project will encourage and provide opportunities for all interested parties to be able to participate and provide feedback.
- Safety – The LUB review will consider safety. A LUB can improve safety, public health, and the welfare of Red Deer's inhabitants by minimizing and mitigating conflict between different types of activities.
- Equity Review and Removal of Discriminatory Zoning – It is important to remove regulations that persist and reinforce systemic divides of gender, race, and wealth.
- Housing as a Human Right - Adequate housing is a fundamental human right. It is essential to one's sense of dignity, safety, inclusion and ability to contribute to the fabric of our neighbourhoods and societies. Red Deer can improve its bylaw to facilitate access to adequate housing for our most vulnerable families and individuals and support a person's ability to live in the neighbourhood of their choosing.
- Housing Choice – Red Deerians should have the housing choice to be able to live in any neighbourhood of their choosing.
- Housing Affordability – A housing unit in Red Deer should be able to be owned or rented by the household with shelter costs that are less than 30 percent of its gross income.

Table 2 - Should we regulate it?

This table provides guidance when reviewing the existing Land Use Bylaw and when considering new regulations. This table outlines when something should be regulated and to what degree. Its purpose is to help remove and prevent over-regulation in Red Deer’s new Land Use Bylaw.

Should we regulate it?	If yes, then to what degree
<ul style="list-style-type: none"> • Legal obligation: Do we have a legal requirement to regulate this topic? • Policy alignment: Does regulating this topic align with the MDP and other strategic policies and directions on land use and development? • Scope is definable: Can the scope of the topic be clearly defined and understood? • Good planning practices/principles: Is it best practice to pursue regulating this topic with available data and literature? • Stakeholder and Public input: Do Red Deerians support regulating the topic? • Land use impact: Will not regulating this topic create land use impacts, either locally or citywide? • Measuring land use impact: Is it possible to objectively measure the impact of the topic or will subjective measures be relied upon? • Weighing up the risks involved: What are the risks and trade-offs of regulating/not regulating and how much risk should be taken on this topic? What does an analysis using the Integrated Risk Management Framework indicate? • Enforceability: Can compliance with the regulation be easily determined, and can it be enforced? • Alternative means of regulation: Is the Zoning Bylaw the only feasible way for this topic to be regulated, or are there alternative means such as other bylaws or standards 	<ul style="list-style-type: none"> • Health & Safety: What level of regulation is required to protect the health and safety of Reddeerians and the environment? • Risks & Trade-offs: What are the risks & trade-offs associated with different degrees of regulation for the topic and what is acceptable? Us the Integrated Risk Management Framework. • Consequences: What is the most cost-effective way to regulate the topic to achieve the desired outcome - for the public, businesses, and government? • Consistency and timeliness of approval processes: Would the degree of regulation affect permitting and approval processes? • Predictability: Are the regulations and associated permitting requirements understandable and predictable? • Land use impact: The degree of regulation should be proportionate to the potential impact of not regulating. • City impact on local scale and city-wide scale: The degree and method of regulation must consider whether the impact of the topic applies locally or city-wide. • Monitoring: Can the regulation be monitored for effectiveness and continued relevance?

Appendix B

Key Proposed Changes

Key Proposed Changes

The Key Proposed Changes are potential changes that Administration is developing, exploring, and consulting on to determine if they should be implemented into the new Land Use Bylaw. Council is not adopting any changes to the Land Use Bylaw today.

These proposed changes are influenced by:

- 1) LUB Review Project Philosophy and Framework (Appendix A).
- 2) A best practice review of urban municipalities in Alberta and Canadian.
- 3) City of Red Deer trends – What type of applications have we more commonly received for LUB amendments and DP variances?
- 4) Internal Administrative review
- 5) Industry engagement – Open-ended engagement, workshop, and circulation of exploratory changes.
- 6) Community engagement – Open-ended engagement and circulation of exploratory changes.

All Sections of LUB

Objective: Improve Clarity and Ease of Use

Strategies

- Place all definitions in one section of the LUB.
- Broaden definitions to encompass similar uses.
- Revise definitions to clarify key differences between uses.
- Add definitions for new and undefined uses.
- Remove regulations embedded in definitions.
- Improving variance powers for the Development Authority

Residential Land Use Districts

Objective: Increase Housing Choice and Design Options

Strategies

- Increasing permitted uses for different housing types in low-density residential districts, such as Duplexes, House Suites (secondary suites) and Backyard Suites (carriage homes).
- Increasing housing choice by allowing new form factors in residential districts, such as zero lot line development allowing a house to be built up to the property line on one side of the site.
- Consolidation of residential districts to simplify future development by having fewer and more flexible residential districts.
- Removal of restrictive regulations to increase flexibility in design.
- Changing regulations and setbacks to re-establish historic and new building patterns, such as front yard setbacks and increased building height.

Objective: Expand Options for Compatible Uses

Strategies

- Provide additional compatible non-residential uses.
- Provide additional commercial uses for ground floor Live Work Units.

Objective: Improve Clarity and Ease of Use

Strategies

- Consolidate districts to create simplified low, medium, and high-density residential zones. This strategy will be accompanied by rezoning to move all properties to one of the new districts.

Commercial Land Use Districts

Objective: Expand Options for Compatible Uses

Strategies

- Provide additional compatible uses in all commercial districts.

Objective: Improve Clarity and Ease of Use

Strategies

- Consolidation of similar commercial districts into fewer simplified districts.
- Increase the number of permitted uses.
- Move commercial regulations into one, easy to navigate, section.
- Remove regulations embedded in permitted and discretionary uses.

Industrial Land Use Districts

Objective: Expand Options for Compatible Uses

Strategies

- Provide additional compatible uses in all industrial districts.
- Combine II (Business Service) and IIB/AD (Business Service and Automobile Dealership) districts to create an expanded II District and list of uses.

Objective: Improve Clarity and Ease of Use

Strategies

- Increase the number of permitted uses.
- Move industrial regulations into one, easy to navigate, section.
- Remove regulations embedded in permitted and discretionary uses.
- Simplify document use by removing cross-referencing between industrial districts.

Appendix C

LUB Review Project alignment with Municipal Development Plan

Project Alignment with MDP

The Land Use Bylaw review Project aligns with and supports the below Municipal Development Plan (MDP) policies.

5.0 Growth Management and Urban Form - Goal: Ensure the efficient utilization of lands and infrastructure, while encouraging a greater mix of uses and socio-economic activities in both new and established areas.

- Objective (e): Encourage a compact and efficient urban form;
- Objective (f): Seek opportunities to increase the overall density of the city; and

5.6 Efficient Utilization of Infrastructure - The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.

5.10 Redevelopment and Intensification - The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to: Greater Downtown, Gaetz Avenue Corridor, Michener Centre lands, Red Deer College area, Vacant and under-utilized sites in communities

5.17 Efficiency of Land Use - The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.

5.18 Infill Development - The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

6.2 Creating a Positive Business Environment - The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines.

6.3 Economic Diversification - The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries

6.4 Maintaining a Skilled Labour Force - The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by: Maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities; affordable housing and other community amenities.

6.8 Community Economic Development - The City should pursue community economic development, which emphasizes community self-reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.

7.7 Innovative Neighbourhood Designs - The City shall encourage innovative neighbourhood designs that respond to environmental, economic, demographic and market conditions; and align with the goals, objectives and policies in this Plan. Neighbourhood design shall consider the relationship between the built form and human environment including but not limited to: scale, type of streets, blocks, and buildings.

10.3 Housing Mix - The City shall continue to require a mix of housing types and forms in all residential neighbourhoods. The Neighbourhood Planning Guidelines and Standards shall provide direction on the mix of housing within new neighbourhoods. This mix shall identify targets for each major type of housing and ways to avoid excessive concentration of any single type of housing.

10.4 Housing Forms - The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.

10.5 Innovative Housing Forms - The City shall encourage innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with the policies of this Plan.

10.6 Affordable Housing and Special Needs Housing - The City shall partner with other orders of government and private, public and non-profit organizations in the creation of affordable housing and special needs housing as described in the Community Housing Plan, as amended from time to time. For this purpose, affordable housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below Red Deer's median income, without spending more than 30% of their income on housing.

10.8 Home Occupations - The City shall support the development of home occupations and bed and breakfast establishments in residential neighbourhoods as a secondary use of a dwelling unit where compatible with residential uses, and in accordance with City policy.

10.9 Infill and Intensification in Established Neighbourhoods Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

10.11 Neighbourhood Resilience - Neighbourhood design considers the full lifecycle of a neighbourhood including consideration of building and public realm and how they will transition based on resident's needs. Neighbourhood design will achieve economic sustainability through innovative design solutions.

11.4 Infill and Intensification Opportunities - The City shall continue to promote opportunities for infill and intensification within the Greater Downtown in order to facilitate a mixed use and compact urban form; utilize existing infrastructure efficiently and increase the range of services and amenities available to workers, residents and visitors in the Greater Downtown area.

11.5 Downtown Housing Strategy - The City shall support the development of higher density housing in or near the Greater Downtown area, including the conversion of commercial and industrial uses to residential uses where appropriate. As part of this strategy, services that meet the day-to-day needs of residents (e.g. grocery stores) and support more intense residential use shall be promoted in the Greater Downtown area.

12.10 Revitalization of Older Commercial Centres - The City should encourage the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.

13.4 Land Use Compatibility with Industrial Development - The City, through provisions in the Land Use Bylaw and other planning documents, shall ensure that appropriate separation distances and transition between industrial and non-industrial uses are maintained.