



**“WHAT WE HEARD”
&
“WHAT WE’RE RECOMMENDING”
REPORT**

Land Use Bylaw Review Project

City Planning & Growth

October 23, 2023



PROJECT OVERVIEW:

The City of Red Deer is reviewing its Land Use Bylaw (LUB). The primary intent of the project is to review the fundamentals and regulations of the Land Use Bylaw, endeavouring to increase flexibility and adaptability by reducing regulations where they are not necessary. Equally important, we will be improving the document's usability and reviewing the related processes to improve the customer experience.

This project, it has been broken up into the following different stages:

- **Phase 1 (we are here):**

We are currently on this stage, and this is the focus of our public engagement. In this stage, we are reviewing and updating the following components:

- **All Residential Zones and Related Regulations**
- **All Commercial Zones and Related Regulations**
- **All Industrial Zones and Related Regulations**
- **Definitions**
- **Defined Use Regulations**
- **General Regulations**, limited to the following:
 - Parking
 - Landscaping
 - Accessory Buildings

- **Phase 2:**

In 2024, we will begin work on reviewing and updating other components of the Land Use Bylaw. Public engagement will continue when we enter this phase. Some of the other parts of the Land Use Bylaw that will be updated in the future include:

- General Regulations
- Overlays and other districts, such as Parks and Environmental Preservation
- Direct Control Districts and Site Exceptions.

ENGAGEMENT OVERVIEW:

Public participation has been and will continue to be an integral part of the Land Use Bylaw Review project:

ENGAGEMENT TIMELINE



Spring 2023 Engagement Opportunities:

- May 26 – July 1, 2023 – Online engagement tool open to public
- May 30, 2023 – Chamber After Hours – pop up engagement
- June 7, 2023 – two workshops, afternoon and evening option (for developers, real estate and commercial audiences)
- June 8, 2023 – two workshops, afternoon and evening option (for residents and community associations audiences)
- June 8, 2023 – two workshops held during social studies classes at a local high school
- June 27, 2023 – workshop with newcomers at a resettlement agency
- June 2023 – pop up engagement in City parks and downtown events

Who we heard from:

- 300+ engaged citizens
- 60 businesses/developers/realtors
- 50 youth
- 30 newcomers

Engagement techniques:

A variety of techniques were used to gain insight and perspective from participants, including:

- Online mapping
- Online survey
- In-person workshops
- Graphic recording
- Pop-up engagement / in-person surveys

Why we engaged:

Our public participation centred around participants helping to influence this decision:

“What can The City do to adjust the LUB to create flexibility to support a growing city and the residents who live here?”

The desired outcomes for this public participation project are to:

- ✓ Learn from residents about how they want to see growth happen in our city
- ✓ Learn from residents about what kind of residential zoning is supported that helps support our future
- ✓ Learn from the public about desirable compatible uses in Red Deer
- ✓ Learn from developers about barriers and opportunities to improve their building experience
- ✓ Make informed recommendations to rewrite key aspects of the Land Use Bylaw

A NOTE FROM THE FACILITATORS:

We thoroughly enjoyed connecting with each of you during our public engagement activities and hearing your perspectives. However, through the analysis of some of the comments, we feel obligated to correct some misinformation that we heard on the following topics:

15 Minute Cities:

The City of Red Deer has not adopted a 15-minute city plan, and has no upcoming or proposed planning or design guideline changes for neighbourhood design. The 15-minute community is a planning concept often adopted by urban centres. The concept focuses on having key services and amenities – such as work, shopping, healthcare, and leisure facilities – within a 15-minute walk or bike ride from home. Our neighbourhoods are always designed with connectivity in mind. The City is committed to providing services to citizens regardless of where they reside and how far they wish to travel both online and in-person.

The Land Use Bylaw review is focused on reviewing the fundamentals and regulations of the Land Use Bylaw, endeavouring to increase flexibility and adaptability by reducing regulations where they are not necessary, while also improving the document’s usability and reviewing the related processes to improve the customer experience.

Character Statements:

We heard from many participants who want assurances that Character Statements will remain. Planning is not making any recommendations to change Character Statements through the Land Use Bylaw Review Project.

WHAT WE HEARD & WHAT WE’RE RECOMMENDING:

Feedback we received is categorized into three sections:

1. Residential

- a. Backyard Suites and House Suites
- b. Duplexes
- c. Developed Areas (Mature Neighbourhoods)
- d. Building Heights

- e. Site Coverage, Site Area, and Setbacks
- f. Tiny Homes
- g. Mixed Use / Live-Work
- h. Housing – general
- i. Design Elements
- j. Vehicle Infrastructure and Parking – Residential, Commercial, and Industrial

2. Commercial

- a. Commercial Development – Land Uses, Regulations and Costs

3. Industrial

- a. Industrial Development – Land Uses, Regulations and Costs
- b. Landscaping

4. Impacts to all three zones (Residential, Commercial and Industrial)

- a. Parking
- b. Landscaping

5. Other Feedback

- a. Location of Social Services, Heritage, Economic Development and Downtown, Active Communities, Environmental Sustainability and Specific Development Requests.

Each of these sections contains a summary of the top themes that we heard from participants during the public engagement sessions. There is also response from City Planning and Growth, including what is being considered as recommendations for updates to the Land Use Bylaw.

1. RESIDENTIAL

a) Backyard Suites and House Suites

Backyard and house suites are additional living spaces constructed in the primary dwelling or within the backyard of a property. Backyard suites may be referred to as carriage homes or laneway housing whereas house suites are commonly known as secondary suites or basement suites. In most cases, either can only be developed on properties that allow for a single-family house to be built, and must be smaller in size than the primary residence. A maximum of one suite may be approved on the sites where they are allowed.

Overview of participants' comments:

- Backyard suites and house suites can provide an additional housing option in residential neighbourhoods.
- Backyard suites are a new option for most neighbourhoods and careful consideration should be given to where they would be appropriate and how neighbouring properties would be impacted.
- Neighbouring landowners should be consulted when a new backyard suite is proposed.

- The number of suites acceptable in a neighbourhood varied between respondents, some wanting more than what was proposed, and some not wanting any.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Location</p> <ul style="list-style-type: none"> • Suites should be a discretionary use. • Would like to see suites in more areas. • Suites shouldn't be allowed anywhere. • Suites should be restricted to sites with a house, not a duplex or townhouse. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • It is proposed that Suites remain a permitted use in residential zones, and backyard suites to be a discretionary use in residential zones. This will allow consideration on whether backyard suites are an appropriate use on the property, and allow for consultation with the public. • It is proposed that Suites are only allowed on sites with a house; they are not proposed to be allowed in conjunction with a duplex or townhouse.
<p>Density</p> <ul style="list-style-type: none"> • Support for increase densities. • Allow more density in other zones, don't change R1. • 15% density is too high. • Density should be added to neighbourhoods. 	<p>Recommendation:</p> <ul style="list-style-type: none"> • The proposed number of backyard and house suites allowed has been reduced from 25% of the number of single-family houses within a neighbourhood to 15% (which is what currently exists for secondary suites).
<p>Regulations</p> <ul style="list-style-type: none"> • Suite height should be reduced to two stories. • Support for proposed site and building regulations. • Parking needs to be considered; on-site parking needs to be adequate. • Regulations should remain as they currently are. • Need to consider impacts on adjacent landowners and the neighbourhood. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • The proposed maximum height for backyard suites has been reduced to two storeys, from three storeys, to reduce the impact on neighbouring properties. • It is proposed that all suite applications are reviewed with the lens of how neighbouring properties will be impacted.
<p>General comments</p> <ul style="list-style-type: none"> • Like having increased housing options. • Support for affordable suites. • Support if there is no objection from neighbours. 	<p>Comments:</p> <ul style="list-style-type: none"> • Circulation of applications are proposed to align with the existing administrative policy. No change is proposed. • Suites may be an affordable option for housing within Red Deer, however it is outside of the City's jurisdiction to regulate rental fees between tenants and landowners.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> • Only those that are owner occupied should be allowed. • Concerns on affect of property values for adjacent homes. 	<ul style="list-style-type: none"> • Who occupies a suite is not a planning consideration due to legal rights. • Property values reflect the current market demand and many factors determine assessed values.

b) Duplexes

A duplex is a building that contains two attached primary residences. They may be constructed on one lot, or may be subdivided so that each residence is on a separate lot, while still attached. A duplex is not the same as a house suite since each residence can be the same size.

Overview of participants' comments:

- Duplexes provide an opportunity for residents to have more space than a townhouse or apartment typically provides.
- The location of where duplexes are best suited did not receive a consensus.
- Some respondents believed duplexes should be clumped together in their own district, where others believed they should be allowed throughout more areas.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
Location <ul style="list-style-type: none"> • Duplexes should be integrated into low density as a discretionary use. • Duplexes should be allowed in more areas. • Duplexes should not be allowed in low density areas. • Duplexes should be clumped together. 	Recommendations: <ul style="list-style-type: none"> • Proposing to include duplexes as a discretionary use in the R-L zone, as opposed to a permitted use. • Proposing a new R-D zone (similar to existing R1A) where duplexes will be a permitted use.
Regulations <ul style="list-style-type: none"> • Parking and noise should be a consideration in where duplexes are allowed. • Duplexes should be allowed to have a basement suite or Backyard Suite. • Duplexes should be consistent with the look and feel of a neighbourhood. 	Comments: <ul style="list-style-type: none"> • Proposing to not allow Suites containing a duplex. • Other regulations have remained as previously proposed. • Proposing that all duplex applications are reviewed with the lens of how neighbouring properties will be impacted.
General comments <ul style="list-style-type: none"> • Duplexes change the streetscape. 	Comments: <ul style="list-style-type: none"> • Depending on the building design, duplexes may change the streetscape.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> • Duplexes should be constructed with privacy in mind. • Duplexes affect adjacent property values. • Increased criminal activity with multi-family developments. 	<ul style="list-style-type: none"> • Construction methods are regulated under the National Building Code and are not proposed to be duplicated in the bylaw. • Property values reflect the current market demand and many factors determine assessed values. • The bylaw does not regulate people. Criminal or nuisance activity can be addressed through the Community Standards Bylaw or the RCMP.

c) Developed Areas

Developed area regulations will replace the existing Mature Neighbourhood Overlay district. These regulations will apply to neighbourhoods where the majority of development has taken place. The regulations within developed areas help ensure that new development is appropriate in the already developed neighbourhood. In addition, some areas have Character Statement regulations; these regulations will continue to be in place for these neighbourhoods and will remain unchanged.

Overview of participants' comments:

- Landowners are passionate about their neighbourhoods.
- Landowners want to ensure that new development fits in and complements existing development.
- Some respondents wanted stricter regulations to maintain the look and feel of their neighbourhood while others wanted less to allow for more design flexibility.
- New development in existing neighbourhoods must consider the impacts on surrounding properties.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Definition of Developed Areas</p> <ul style="list-style-type: none"> • Definition of Developed Area should be clear and easily understood. • Regulations should not be applied to a young neighbourhood. • Regulations should be based on neighbourhood age. 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Proposing the definition of Developed Areas will include all developed neighbourhoods prior to the adoption of the new LUB. It will be a bridge between new development in a new neighbourhood under the new LUB and new development where the existing bylaw was previously used.
<p>Character Statements</p> <ul style="list-style-type: none"> • Want assurance that character statements will remain. 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Character statements will remain unchanged and are proposed to be attached to the new LUB.
<p>Regulations</p> <ul style="list-style-type: none"> • Redevelopment should remain discretionary, with circulation to neighbours. • Each neighbourhood is unique and should not be treated the same as every other neighbourhood. • Rules should be the same for new and existing neighbourhoods, restricting development is costly and hinders redevelopment. • Building height should be reflective of what is in neighbourhood. • Keep R1 as is in existing neighbourhoods. 	<p>Comments:</p> <ul style="list-style-type: none"> • While equal considerations will be placed on all developed areas, what is appropriate in one neighbourhood or street may be different from what is appropriate in another neighbourhood or street. • The existing districts have been reviewed with the project goals in mind. <p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing building heights to remain within one storey of existing development. • Proposing circulation of applications to align with existing administrative policy. No change is proposed. • Proposing that new development needs to be similar to things in the surrounding block.

Feedback	Comments and/or recommendations from City Planning and Growth
General comments <ul style="list-style-type: none"> Trees and green spaces must remain. 	Comment: <ul style="list-style-type: none"> No changes to green spaces or trees have been proposed as part of this phase of the project. Regulations regarding natural spaces will be reviewed in phase 2 that is expected to begin in 2024.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> Changes will only attract lower income people into established neighbourhoods. 	<ul style="list-style-type: none"> The bylaw regulates land, not people. “Who” will live somewhere is not a planning consideration.

d) Building Height

Building height refers to the maximum height that a building can be constructed. This does not include items that are not structurally essential to the building such as a chimney or skylight.

Overview of participants’ comments:

- Building height can have an impact on neighbouring properties.
- Respondents voiced their concerns on the impact of building height with regards to privacy, sunlight and shadowing, and neighbourhood character.
- Several respondents believed three storeys in a traditional one storey neighbourhood was too high.
- Others felt building heights should be increased to three storeys to allow for more housing options.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
Regulations <ul style="list-style-type: none"> Privacy concerns with 3 storeys. Recommend a lower maximum height in mature neighbourhoods. 15.0m is too high in mature neighbourhoods. Remove height maximums on R3 outside of downtown. 	Recommendations: <ul style="list-style-type: none"> Proposing development in developed areas to be within one storey of adjacent development. For example, if a house is proposed in between a bungalow and a two storey home, the new house can be a maximum of two storeys (within one storey of the bungalow). Proposing a three storey building next to a two storey building will have the same impact on neighbours as a two storey building next to a one storey building. Proposing the Residential High Density Zone (R-H) building height to be changed to allow a maximum of six storeys, or an overall height of 30.0m which may allow for more than six storeys, dependent on the height of each storey.

Feedback	Comments and/or recommendations from City Planning and Growth
<p>General comments</p> <ul style="list-style-type: none"> • Sun and shadow impact assessment should be a requirement where a building is one or more stories larger than the adjacent site. • Increased height reduces urban sprawl. 	<p>Comments:</p> <ul style="list-style-type: none"> • A sun or shadow impact assessment can be requested by the development authority if shadowing is expected to interfere with the use and enjoyment of neighbouring properties. • An increase in building height allows for more housing units to be created on one site. This may have an impact on urban sprawl.

e) Site Coverage, Site Area, and Setbacks

Site area refers to the size of a site, site coverage refers to how much space buildings can consume on a property, and setbacks refer to how far back development must be from a property line. Together they create a building envelope indicating where development may occur.

Overview of participants’ comments:

- Most respondents agreed that a variety in lot sizes could accommodate different individual needs and desires.
- Some respondents indicated that lot coverage should have considerations beyond the boundaries of an individual property and should not be too high.
- Many comments were received that new houses are placed too close together and that more space between homes should be required.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Site area</p> <ul style="list-style-type: none"> • Remove minimum lot size requirements for affordability. • Allow sizes for all stages of life. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing the minimum site size be removed, however it has been decreased in several zones from what is currently existing. • Proposing other requirements, such as minimum building size and minimum site depth have been removed to allow for variety in site and building design.
<p>Site coverage</p> <ul style="list-style-type: none"> • Lot coverage should respect green space. • Lot coverage should consider storm water retention. • Lot coverage should be around 45%. 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Proposing that the site coverage is 45% for houses and duplexes and 60% for a house with a backyard suite. If the regulations for backyard suites are implemented, this will be a good indicator if site coverage should be increased or decreased in the future.

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Setbacks</p> <ul style="list-style-type: none"> • Reduce front yards in new neighbourhoods. • Less front yard, more back yard. • Front yards should be consistent in mature neighbourhoods. • Rear yard setbacks should be the same for a garage and a suite. • Homes should have a fair amount of space between each other. • Maintain privacy and safety between homes. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing front yard setbacks to be smaller for the non-garage portion of a house. • Proposing that in developed areas, front yard setbacks be within 1.2m of what is existing on the same block. • Proposing that rear yard requirements be the same for a garage and a backyard suite. • The proposed bylaw provides several residential zones for lot and housing variety. Some zones have smaller side yard setbacks (houses closer together) where others have larger side yard setbacks (houses farther apart).

f) Tiny Homes

“Tiny homes” is a generic term used to describe compact dwellings of a small or tiny size. There is no industry standard on the size or type of construction therefore leading to different interpretations between industry and municipalities on what they include.

Overview of participants’ comments:

- Overall, respondents were supportive of allowing housing of all sizes within the City, dependent on location and how they were constructed.
- Some felt they could be integrated into existing and new neighbourhoods, whereas others felt they could be designed as a community within a community.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>General comments</p> <ul style="list-style-type: none"> • Tiny homes are inefficient, apartments would be a better use of land. • Tiny homes should be on a foundation. • Allow in multiple zones. • Keep tiny homes clumped together. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing to remove the minimum floor area requirements in all zones. This will allow for smaller dwelling units to be constructed. <p>Comments:</p> <ul style="list-style-type: none"> • Tiny homes are not proposed to be listed as a use in the bylaw, however the following uses allow for small dwelling units to be developed. <ul style="list-style-type: none"> ◦ Houses – dwellings are built on a foundation. ◦ Manufactured homes – dwellings are built on a chassis and placed on a foundation. ◦ RVs – dwellings are built on a chassis and not suitable for year-round accommodations. • Planning is not proposing that small dwellings be grouped together, however a developer or builder may propose this at time of subdivision or development permit application.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> Tiny homes may be an affordable type of housing. 	<ul style="list-style-type: none"> Tiny homes may result in a smaller construction cost. Several factors contribute to the overall cost.

g) Mixed Use and Live-Work

Mixed use developments combine more than one use together, typically commercial and residential in Red Deer. They can be combined on the same property in different buildings or in the same building.

Overview of participants' comments:

- In general, participants were in favour of having commercial next to residential areas. However, the type of commercial business should be appropriate for the area.
- Some respondents felt that commercial areas could more easily be incorporated into new neighbourhoods whereas others felt they could be incorporated into developed areas with careful planning.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
Location <ul style="list-style-type: none"> Commercial spaces can be beneficial within residential areas. Keep commercial areas within neighborhood commercial zoning. Only appropriate in new areas. May be not appropriate in some developed neighbourhoods/locations. 	Recommendations: <ul style="list-style-type: none"> Proposing two mixed use commercial / residential zones. Proposing current live / work zones, are only proposed in Timberlands North.
Uses <ul style="list-style-type: none"> Commercial uses should be neighbourhood appropriate. Live-work units should be a discretionary use. 	Recommendations: <ul style="list-style-type: none"> Proposing commercial uses in each district be limited to those that are compatible with residential living, i.e., day care facility. Proposing live-work buildings be a permitted use in the R-SMU zone (Residential Small-Scale Mixed Use). The proposed commercial uses allowed within the building contain some permitted uses and some discretionary uses. The discretionary uses may have more impact on surrounding properties therefore have more considerations.
Regulations <ul style="list-style-type: none"> Commercial should be attractive and visually appealing. Live-work units should have rules like home businesses. 	Recommendations: <ul style="list-style-type: none"> Proposing C5 zone contain design criteria with the aim of providing for attractive development. Proposing each use within the R-SMU and C5 zones are proposed to be subject to development regulations.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> • Impacts property values. • Promotes walkability. • Mixed use makes neighbourhoods more vibrant and attractive. • Commercial should be easy to access. 	<ul style="list-style-type: none"> • Property values reflect the current market demand and many factors determine assessed values. • Having commercial spaces near residences allows residents the option of commuting by various modes of transportation. Encouraging people to be outside helps create vibrancy of an area. • Access to properties within the City must adhere to the Engineering Design Guidelines.

h) Housing - General

Overview of participants’ comments:

- Housing affects all Red Deerians, as such, several general comments were made regarding housing.
- Many comments were made that support more housing options in new and existing neighbourhoods.
- Density, location, and the inclusion of more housing types were brought up by participants.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>General comments</p> <ul style="list-style-type: none"> • More options for all ages and income levels. • Considerations for aging in place. • More residential downtown. • Added neighbourhood density is not fair to those who are already living there. • All neighbourhoods should have housing that is affordable. • Housing types shouldn’t be mixed, should keep single family neighbourhoods. 	<p>Recommendation:</p> <ul style="list-style-type: none"> • The proposed bylaw provides different housing options in all residential zones while maintaining a certain look and feel for neighbourhood cohesiveness.

i) Design Elements

In this section design elements refer to how the exterior of a building looks.

Overview of participants’ comments:

- Comments differed when discussing how buildings should look.
- Some felt buildings should have a consistent look, where others felt variation created interest and appeal.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>General comments</p> <ul style="list-style-type: none"> • Buildings should not all look the same. • Neighbourhoods look cohesive when houses have a similar color scheme and style. • New buildings should not have to match existing development. 	<p>Comments:</p> <ul style="list-style-type: none"> • Proposing to not regulate the style or colour of development. • The proposed bylaw provides added flexibility which allows for more design options for developers and builders to consider.

2. COMMERCIAL

a) Commercial Development – Land Uses, Regulations and Costs

The Land Use Bylaw includes a variety of commercial zones which guide different types of commercial throughout the city. Commercial development within the downtown will look different than commercial development found along Gaetz Avenue or within a neighbourhood. Each commercial zone also accommodates a variety of land uses which differ between commercial areas.

Overview of participants’ comments:

- Identifying specific areas within the city where more commercial is needed.
- Commercial uses serving daily needs should be easily accessible.
- Expanding certain commercial uses to more areas.
- Relaxing certain regulations to be more business friendly.
- Efficient use of commercial land.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Land Uses</p> <ul style="list-style-type: none"> • Allow liquor and cannabis sales in neighbourhood commercial • Allow microbreweries in the downtown • Increase dining and entertainment options in the downtown • Consider providing space for “pop up” businesses or retail space for local entrepreneurs to “test the waters” in the downtown • Allow recreational uses in more commercial areas • Difficult to find space for place of worship • Loosing lawyer firms and accounting offices to Red Deer County 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing to add liquor sales as a discretionary use to the C3 Zone – Neighbourhood Commercial. • Proposing to add microbreweries to the C1 Zone – City Center Commercial. • Proposing to add temporary uses as a discretionary use to all zones, provided the use conforms to the general purpose of the zone. This will include “pop up” businesses. • Proposing to add indoor recreation facility to all commercial zones. • Proposing to allow public assembly (which includes places of worship) to all commercial zones. • Proposing to allow professional offices in all commercial zones. <p>Comments:</p> <ul style="list-style-type: none"> • Dining and entertainment are currently allowed in the downtown. • Cannabis retail sales is not proposed to be added to the C3 Zone. In reviewing other Alberta municipalities, it is not listed as a common land use in neighbourhood commercial.

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Regulations</p> <ul style="list-style-type: none"> • Relax nightclub regulations e.g. capacity restrictions and parking • Allow large scale commercial uses to fill vacant buildings • Include Crime Prevention Through Environmental Design (CPTED) reviews on development permit applications • Building size should be based on parking requirements instead of landscaping requirements • Eliminate 300m setback for cannabis retail sales • Create better pedestrian connections between commercial properties • Encourage underground parking • Rather than allowing spread out commercial malls, design 2-3 storey malls 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing to remove capacity restrictions for drinking establishments. Onsite parking regulations will still be effective (1 parking stall per 4 seats). • Proposing to reduce the cannabis retail setback to 150m. • Proposing to require pedestrian linkages to adjacent properties and sidewalks in commercial areas. • Proposing to increase the maximum building height in most commercial zones. Other factors, such as parking, landscaping, building setbacks, and site size influence the scale of commercial buildings. <p>Comments:</p> <ul style="list-style-type: none"> • Each commercial zone has a different min/max property size. This ensures that the commercial development is appropriately scaled and fits the context of its surroundings. • A CPTED review is preformed on certain applications. For example, on all applications within the Post Secondary Institution zone. However, it is not possible nor efficient to review each application using a CPTED lens. • Underground parking is an option but not required.
<p>Costs</p> <ul style="list-style-type: none"> • Pedestrian connections can increase costs to business • Generally, commercial properties cost more which encourages businesses to locate in industrial areas 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Proposing to increase the number commercial land uses throughout all commercial zones. <p>Comment:</p> <ul style="list-style-type: none"> • Although installing and maintaining pedestrian connections may have associated cost implications, it is important to provide amenities that serve all mobility options.

3. INDUSTRIAL

a) Industrial Development – Land Uses, Regulations, Cost

Industrial areas accommodate businesses which require large parcels of land and buildings which facilitate manufacturing, processing, servicing and repair, distribution, and warehousing of items. Some of these businesses require convenient access to transportation networks and may produce nuisance factors. There are three proposed classifications of industrial development – light industrial, heavy industrial, and mixed use industrial commercial.

Overview of participants’ comments:

- Expand the uses allowed in industrial areas but be mindful of potential conflicts.
- Use industrial land efficiently.
- Mitigate conflicts between industrial and non-industrial areas.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Land Uses</p> <ul style="list-style-type: none"> • Explore adding recreation, security suites, call centres, computer services and support/monitoring stations, non-profit offices, accounting services, real estate and property management, warehousing with distribution, and bitcoin harvesters to industrial areas • Consider more commercial uses in industrial areas on a discretionary basis • Consider allowing churches in light industrial areas • Intermixed light and heavy industrial can create conflicts 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing to expand the IC – Industrial Commercial Mixed Use Zone to accommodate indoor recreation and professional office • Proposing to expand the I1 – Light Industrial Zone to accommodate data processing centres and security suites • In general, proposing to expand the land uses within the various industrial areas based on best practices and local municipal research <p>Comments:</p> <ul style="list-style-type: none"> • Any industrial use that produces a nuisance would be restricted to the I2 Heavy Industrial Zone. A light industrial business has the option to locate in the mixed use industrial commercial zone or the light industrial zone to avoid conflicts. • Public assembly (which include churches) is not proposed for light industrial areas; however, it is being proposed to expand into commercial zones.
<p>Regulations</p> <ul style="list-style-type: none"> • No need for amenity spaces (e.g. benches) in industrial areas • Include a buffer zone between light and heavy industrial 	<p>Comments:</p> <ul style="list-style-type: none"> • Amenity spaces within industrial areas is not required. • Currently not proposing a buffer between light and heavy industrial areas as these areas are consider industrial in nature.

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Costs</p> <ul style="list-style-type: none"> • Cost of services to develop commercial in industrial areas is a barrier 	<p>Comments:</p> <ul style="list-style-type: none"> • Commercial developments require certain amenities that industrial areas may not. For example, pedestrian connections, increased landscaping, adequate parking, etc. These amenities serve the nature of the commercial use and may be required even if developing in an industrial area.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> • Industrial uses should be kept outside of the main city areas • Be mindful of industrial areas in proximity to residential areas 	<ul style="list-style-type: none"> • The location of industrial areas is planned at the Municipal Development Plan level and through subsequent area structure plans. Considerations are made to reduce conflicts between industrial and non-industrial areas. Planning is not proposing to alter the existing industrial locations.

4. IMPACTS TO ALL ZONES (INDUSTRIAL, COMMERCIAL AND RESIDENTIAL)

a) Vehicle Infrastructure and Parking – Residential, Commercial, and Industrial

This section primarily deals with parking within the city. How much parking, the size of stalls, and where to place parking are all considerations of the bylaw.

Overview of participants’ comments:

- Several comments were received on parking and roads.
- Road design is not a consideration of the bylaw, however the comments have been noted.
- Regarding parking requirements, there was a mix of opinions.
- Many respondents thought there was not enough off-street parking in Red Deer, whereas others believed there was too much, providing administration with a relatively even split of public sentiment on how to proceed.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>General comments</p> <ul style="list-style-type: none"> • Front driveways provide opportunity for social interaction, play, and parking. • Driveways and parking pads should be hard surfaced. • Front garages should be limited. • Underground parking should be encouraged for commercial areas. • Electric vehicle chargers should be considered in parking lots. • Parking requirements should be at developer’s discretion. • Parking should not be reduced. • Parking requirements should be eliminated. • Relaxations for suite parking should be reconsidered. • Multi-family, duplex, and suite parking requirements should be reconsidered. • Parking stall size should be reviewed. • Commercial and industrial parking requirements should be reconsidered. • Trailer parking in residential areas should be reviewed. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing front driveways and garages in developed areas be allowed where they exist on most properties along the same block. No change is proposed for new areas. • Proposing more flexibility via Development Officer discretion to vary total site area requirements for apartments when parking was to be provided underground, as a means of encouragement <p>Comments:</p> <ul style="list-style-type: none"> • Comments regarding parking requirements were noted, and a more comprehensive review of parking standards for all uses and zones is planned for the next phase of this project. • Trailer and RV parking will be reviewed under phase 2 of the bylaw review in 2024.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> • Keep back alleys in neighbourhoods. • Back alley lighting should be considered. • Back alleys are not needed. 	<ul style="list-style-type: none"> • Road design and utility placement are considerations in neighbourhood and street design. They are included in the Neighbourhood Planning and Design Standards and the Engineering Design Guidelines.

b) Landscaping

Landscaping is a requirement for most, if not all, properties within the city. The amount and placement of landscaping varies depending on the land use and the zone.

Overview of participants' comments:

- Mixed feedback regarding whether there is too much or not enough landscaping; however, support for increased or maintained amount of landscaping appears more prevalent.
- Emphasis on quality landscaping that is sustainable and environmentally friendly.
- Preference for more trees and the protection and replacement of existing landscaping.
- Allow flexibility to plant gardens and fruit trees in replacement of lawns.

Highlights of what we heard include:

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Commercial</p> <ul style="list-style-type: none"> • Landscaping requirements should be site specific in commercial areas 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Each commercial zone is proposed to require a minimum 15% of the site area to be landscaped, with the exception of the C1 Zone – City Center Commercial which has specific requirements. The developer has the flexibility to decide the placement and design of the landscaping subject to the approval of the Development Authority.
<p>Industrial</p> <ul style="list-style-type: none"> • Is landscaping in industrial areas necessary? • Increase number of trees in industrial areas • Require less landscaping in industrial 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Each industrial area is proposed to require a minimum 15% of the site area to be landscaped. This is a decrease from 40% and 20%.
<p>Residential</p> <ul style="list-style-type: none"> • Encourage environmentally friendly green spaces and lots of trees • Edible fruit trees and bushes in the front yards • Duplexes lots shouldn't have 25% landscaped space in the front yard to allow for more parking • Allow for front yard and boulevard gardens • Like to see green space and big front yards in neighbourhoods • There are too many restrictions on areas where people can garden. A lot of cities are allowing the grass area in front of boulevards to be turned into growing space, cutting down on the grass area 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Proposing landscaping requirement for the RD Zone - Residential Duplex is 30% of the site area from 40% currently. <p>Comments:</p> <ul style="list-style-type: none"> • The landscaping specification list includes only plant species which are considered sustainable landscape materials. • One tree is required for every 60m² of landscaped area. • Edible fruit trees are allowed on a property; however it is recommended to select species suited for Red Deer's soil and climate conditions. • The front yard setbacks in residential areas vary depending on the zone but minimum setbacks are required in each residential zone.

	<p>Comments continued:</p> <ul style="list-style-type: none"> • Gardens are considered similar to planting beds. Therefore, if the site proposed fruit bearing trees or gardens, both would qualify as landscaping, provided that the proposal meets the minimum landscaping requirements. • Currently, there are no formal provisions to allow gardens in the boulevard. If there is a demand for this, it could be something the City reviews further to establish the proper parameters. • There are separate onsite parking requirements in addition to landscaping.
<p>Feedback</p>	<p>Comments and/or recommendations from City Planning and Growth</p>
<p>Support More Landscaping</p> <ul style="list-style-type: none"> • Want more trees in new areas • Do not lower landscaping requirements (3x) • Landscaping requirements should be increased, not decreased. If you want to live in a “concrete jungle”, you live downtown. The rest of the neighbourhoods should offer lots of green space • If you want a beautiful city don't decrease the landscaping regulations. Increase them and provide rebates for environmentally friendly landscaping. Less landscaping will just end in a horrible concrete heat box of a downtown that will decrease the chances of anyone ever wanting to be in those spaces. • We are in a climate crisis. Everyone says the NUMBER ONE thing they enjoy about Red Deer is THE GREEN SPACE. 	<p>Recommendations:</p> <ul style="list-style-type: none"> • Proposing to maintain the number of trees required. One tree is required for every 60m² of landscaped area. • Proposing to maintain the landscaping requirements in commercial zones, reduce them in industrial zones, and generally maintain them in residential zones.
<p>Support Less Landscaping</p> <ul style="list-style-type: none"> • Reduce the required amount of landscaping • Landscaping requirements are costly and turn away developers 	<p>Recommendation:</p> <ul style="list-style-type: none"> • Proposing to maintain the landscaping requirements in commercial zones, reduce them in industrial zones, and generally maintain them in residential zones.
<p>General</p> <ul style="list-style-type: none"> • Consider landscape maintenance periods • Ensure quality landscaping, not just any type of landscaping • Ensure landscaping is maintained and regulated • Promote natural landscaping and eco lawns 	<p>Comments:</p> <ul style="list-style-type: none"> • There are timeline requirements for when landscaping must be completed or replaced. • Unmaintained or overgrown landscaping is dealt with through the Community Standards Bylaw on a complaint basis. Landscaping requirements must be satisfied as approved in the development permit.

Feedback	Comments and/or recommendations from City Planning and Growth
<p>General</p> <ul style="list-style-type: none"> • Encourage gardens for food production over lawns or even permaculture. This would cut down on water use and noise pollution • Consider credits for sustainable landscaping instead of reductions which could be recouped in energy and water savings • As long as the landscaping reductions benefit the residents as much or more than the developers, I like the idea of being able to decide what my yard should look like. I don't want a situation where the developer can just leave me with a lot full of clay. • Protecting established vegetation whenever possible and requiring quality re-landscaping • In favour of the proposed landscaping requirements • Protect the trees and keep planting more • More preservation and creation of natural green space • Trees! We NEED MORE TREES and a vision for how to preserve the ones we have. This is CRUCIAL to making the City livable • Allow use of empty lots for garden spaces 	<p>Comments:</p> <p>The landscaping specification list includes only plant species which are considered sustainable landscape materials.</p> <ul style="list-style-type: none"> • Gardens are considered similar to planting beds. Therefore, if the site proposed fruit bearing trees or gardens, both would qualify as landscaping, provided that the proposal meets the minimum landscaping requirements. • Currently, credits are not proposed. • Landscaping that is removed to accommodate renovations must be replaced and landscaping within boulevards will be replaced or repaired if damaged. • Community gardens are allowed through the city; however, if the property is privately owned, permission is required from the landowner.

Comments outside of bylaw scope	Comments from City Planning and Growth
<ul style="list-style-type: none"> • The green spaces in crescents are highly underutilized and those spaces need to be re-thought • More trees around parks and playgrounds specifically in newer areas 	<ul style="list-style-type: none"> • The placement of greenspaces within a neighbourhood is determined at the Neighbourhood Area Structure Plan level and are guided by the policies in the Neighbourhood Planning and Design Standards. • The landscaping design around park spaces is guided by the Engineering Design Guidelines.

5. OTHER FEEDBACK

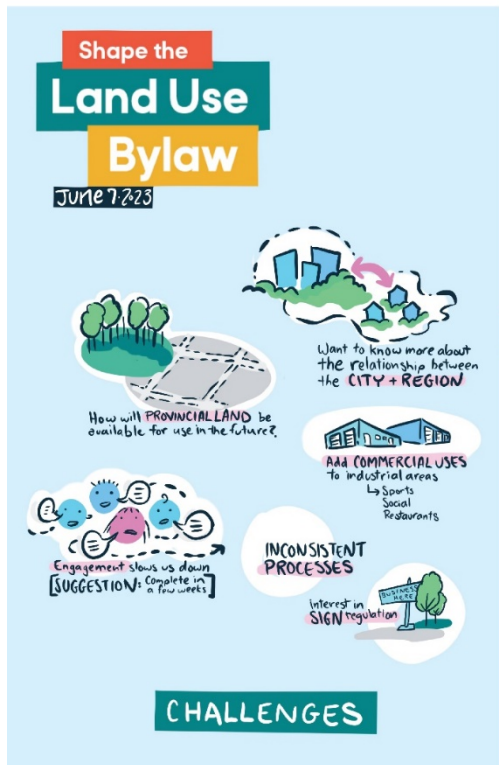
We received additional feedback from participants which fell outside of scope. In some cases, the feedback is related to other city initiatives, or is pre-liminary for phase 2, which will include another public engagement strategy.

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Location of Social Services:</p> <ul style="list-style-type: none"> • There were some comments about the concentration of social service agencies in a small downtown space. Participants believe this creates a pattern of loitering that affects the area’s reputation and visitor experience. • Some comments received against locating services like Supervised Consumption Sites, shelters, and medical facilities near residential areas. 	<p>Comments:</p> <ul style="list-style-type: none"> • Zoning and location for social services will be reviewed in Phase 2 in 2024. There are no recommendations for any changes as part of Phase 1. • For information on the shelter project, visit www.reddeer.ca/shelter.
<p>Heritage:</p> <ul style="list-style-type: none"> • Participants commented on the need for early, proactive measures to preserve historical buildings, including a continued commitment to heritage preservation. • Prevent decay of the few remaining heritage homes under the pretext of restoration challenges. • Utilize historical structures, participants citing the example of the Mitchell and Jewel building as a successfully preserved and used heritage site. • Restore and protect downtown heritage buildings, with a focus on revitalizing the downtown core. 	<p>Comments:</p> <ul style="list-style-type: none"> • Heritage considerations will be reviewed in Phase 2 in 2024.
<p>Economic Development and Downtown:</p> <ul style="list-style-type: none"> • Need more affordable places for recreation facilities to be built, C4 is too costly. • Downtown should be zoned to attract art and culture community. Perception of Red Deer focusing on development of sport and not so much art and culture. 	<p>Comments:</p> <ul style="list-style-type: none"> • The City works on numerous strategies to help with business competitiveness. For more information, visit: https://www.reddeer.ca/city-government/city-departments/land-economic-development/ • In 2022, City Council adopted the Downtown Activation Playbook as a community planning tool. Read the strategy here: https://www.reddeer.ca/city-government/plans-and-projects/downtown-identity-project/

Feedback	Comments and/or recommendations from City Planning and Growth
<p>Active Communities:</p> <ul style="list-style-type: none"> • Many participants suggest increasing community sentiment through Home Owner's Associations and by offering diverse community programs. • Enhancing public spaces is highlighted as a way to foster community well-being. 	<p>Comments:</p> <ul style="list-style-type: none"> • The City supports a coordinated approach to strengthening neighbourhoods and is involved in several initiatives that promote neighbours connecting with neighbours, as well as working together with The City and the many local agencies, associations and groups who also care about neighbourhood life. More details: https://www.reddeer.ca/about-red-deer/living-in-red-deer/neighbourhood-life/
<p>Environmental Sustainability:</p> <ul style="list-style-type: none"> • Some participants expressed interest in promoting sustainability, including urban agriculture and utilizing underutilized spaces for green initiatives like solar panels and green roofs. • Electric vehicle charging locations were raised. 	<p>Comments:</p> <ul style="list-style-type: none"> • These types of environmental considerations will occur during Phase 2 of the project in 2024.
<p>Specific Development Requests:</p> <ul style="list-style-type: none"> • Some participants offer specific suggestions, such as permitting taller fences and allowing certain professions to operate outside the downtown area. • Encouraging residential and commercial development along riverfronts is also discussed. • Change R1G to detached rear garages. 	<p>Comments:</p> <ul style="list-style-type: none"> • Specific development requests will be considered in Phase 2 of the project in 2024.

APPENDIX A:

Graphic Recordings of Workshops



Graphic by: Kristin Ellwood
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ELK
 COMMUNITY PLANNING + DESIGN

Land Use Bylaw Review - Business/Developer Focus
 June 7, 2023, 3:00-4:30pm

THE CITY OF
 Red Deer

Shape the
**Land Use
Bylaw**
June 8 2:23

And so are
our
Neighbourhoods

Red Deer
is
Unique



ELK
COMMUNITY PLANNING + DESIGN

Land Use Bylaw Review - Resident/Community Focus
June 8, 2023, 3:00-4:30pm



Shape the Land Use Bylaw

June 8 2023





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 Gateway Christian School
 COMMUNITY PLANNING + DESIGN

Land Use Bylaw Review - Highschool Engagement
 Gateway Christian School - Class 2 - June 8, 2023

THE CITY OF
Red Deer

Shape the Land Use Bylaw

June 8-23

Red Deer is....

WHAT WE LOVE

QUIET and has beautiful PARKS + TRAILS + FORESTS

WE WISH there was....

Easier to get around

Better Cell reception

That it was quieter outside my window

OUR IDEAS

We like GREEN

Lot of trees

Different Styles of homes + roads

It's good to have houses close together

Tiny homes + Carriage homes could be near colleges or businesses

Not a lot of parking - need some

Sidewalks separate from the road

Looks tight

Apartment's would be more efficient

TINY HOMES

Claustrophobic

Like the different colors

It's colors should match

Walkable

Needs to be more Trees + grass

LIVE above where you WORK

ADD a POOL!

Compact + efficient

Green roof + garden

ADD green on the ground also

APARTMENTS

Green roof + garden

Why is it missing?

Needs to be more Trees + grass

ADD green on the ground also

APARTMENTS

OUR VISION

TRANSIT

MIX OF HOMES

ACCESSIBLE

PLACE FOR KIDS

STORES

APPENDIX B

Survey Questions (both online and in-person)



1. What do you love about the houses or residential design of your neighbourhood? What could be improved?
2. In your opinion, what makes a city or neighbourhood liveable for all stages and ages of people? In which ways does our zoning and our regulations on land use accomplish this and in what ways can we improve?
3. One way to increase housing options for all stages and ages is to allow more suites in residential zones. This could include backyard suites, or basement suites. What percentage of residences in any neighbourhood should be allowed to develop a suite? What should be considered when permitting suites?
4. Duplexes are another way to increase housing options in neighbourhoods. What considerations should be made to allow for a duplex to be developed beside or in between houses on a street?
5. In recognition of increased costs for building supplies, The City is considering providing a cost savings through a 2% reduction of parking and landscaping regulations that directly impact costs of a development project. Would this be a valuable reduction in regulations? Are there other things that we should consider?
6. **Defining Developed Areas:** To create consistency and equity between neighbourhoods for housing design standards, The City is proposing removing the Mature Neighbourhood Overlay, which currently applies to neighbourhoods older than 15 years. Instead, most developed neighbourhoods would be considered a Developed Area under the new Land Use Bylaw. Regulations would be the same as the Mature Neighbourhood Overlay, with privacy and front yard set-backs being some of the considerations for new housing in a Developed Area. How should The City define a Developed Area? Should it be based on age, percentage of a neighbourhood built, or another factor?
7. The City is considering making one consistent set of rules for design in all neighbourhoods. What kinds of neighbourhood standards should be applied to all residential areas? What specific standards? And why?
8. Thinking of all land use zoning (industrial, residential and commercial), what land uses in Red Deer do you want updated? What would you want changed? What should not be changed? Why?
9. Do you have any other suggestions or input that you'd like to add as we revise our land use planning bylaws?

APPENDIX C: ONLINE MAPPING SNAPSHOT

We asked Red Deerians what makes their city livable for all stages and ages.

Thinking of the Land Use Bylaw, participants used this tool to identify:

- What they like (thumbs up)
- Ideas (light bulb) or comment (speech bubble).

