

Downtown Red Deer Residential Attraction Strategy

City of Red Deer

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Table of Contents

1. Introduction	1
2. Environmental Scan.....	2
3. Rental Market Statistics.....	2
4. Resident Survey and Developer Discussions	4
5. Modernized Municipal Government Act Changes.....	8
6. Financial Incentive Programs in Comparable Alberta Municipalities.....	9
7. Policy and Zoning Gap Analysis.....	13
8. Recommended Actions.....	16
Appendix A: Best Practice Information by Municipality.....	20
Appendix B: Survey Responses	26



1. Introduction

Downtown revitalization, as a component of city-building, is playing an increasingly important role in urban municipalities. Red Deer, with approximately 100,000 residents, has demonstrated their commitment to a strong urban core with the development of a series of integrated policy documents and action plans. These include:

- Greater Downtown Action Plan (GDAP), adopted 2008
- Economic Development Strategy (EDS), adopted 2013
- Downtown Red Deer's Investment Attraction Plan (DIAP), adopted 2016

The ongoing implementation of these plans presents an exciting future for Red Deer's downtown. Examples of the changes occurring within Red Deer's Greater Downtown Area include:

- Infrastructure redevelopment projects along Ross Street and Little Gaetz, which have created pedestrian-friendly streetscapes that residents and visitors are attracted to visit and linger, particularly in the summer
- The continued construction and development of Capstone at Riverlands neighbourhood, located to the southwest of the Historic Downtown

As part of the continued implementation of the DIAP, The City of Red Deer, in partnership with the Red Deer Downtown Business Association (DBA) retained MDB Insight to conduct research and prepare an action plan to encourage increased residential development within Red Deer's downtown area. The DIAP's Objective #4 (Recruiting Residential & Professional Services Investment) recommends the development of attraction strategies for increased residential development in the Historic Downtown.

The intent of this report is to augment the findings of the DIAP with updated research regarding key characteristics within the DIAP related to residential development. The report is structured in the following manner:

- An update to the DIAP's best practice review of similarly sized municipalities
- An update of rental market statistics quoted within the DIAP
- Examination of funding mechanisms currently being used elsewhere in Alberta to support residential development
- Recommended actions to better facilitate residential development in the Historic Downtown and surrounding neighbourhoods



2. Environmental Scan

The DIAP contains competitive benchmarking that compares Red Deer with Medicine Hat, Lethbridge, and Grande Prairie, in terms of demographic composition, planning framework, and development criteria found within their municipal Land Use Bylaws.

Three further communities were suggested to be studied to provide a further comparison to Red Deer. The municipalities researched are of similar population size to Red Deer, experiencing downtown revitalization, and are medium-sized service centres that attract regional investment. The three communities identified were Kelowna, British Columbia, and Burlington and Barrie, Ontario. Relevant funding incentives currently employed by the City of Lethbridge were also researched and are discussed in the report.

These municipalities serve as good examples for increased residential development opportunities within a downtown area as a component of continued infrastructure development and investment. Similar to Red Deer, the municipalities have been able to advance infrastructure projects with the involvement of all three levels of government. This has included the development of transportation hubs and parking facilities (similar to Sorenson Station in Red Deer) that reduce the burden of individual parking requirements on smaller residential properties.

The municipalities also illustrate the importance of a strong anchor to act as a catalyst for investment. One example of a downtown anchor project has been the development of Prospera Place (an arena and entertainment venue) as part of the Civic Block Program¹, which is part of the Downtown Kelowna Plan Area. Prospera Place serves as a focal point within the area, which is being redeveloped to include a number of cultural facilities for the central Okanagan. Residential development is planned with mixed-use apartments included within the plan.

Barrie's Meridian Place/ Memorial Square development is also a good example of a public space anchor. The project features the renovation of an existing public square and will provide greater opportunities for residents to access entertainment events and connect to Barrie's waterfront.

A summary of this research has been attached to this report as Appendix A.

3. Rental Market Statistics

As an update to the rental statistics reported in the DIAP, Canada Mortgage and Housing Corporation (CMHC) reports for Alberta² were reviewed to examine the state of Red Deer's residential rental market. Throughout the province, CMHC reported that provincial vacancy rates had increased to 8.1% in 2016, but declined slightly to 7.5%, an overall increase of 2.0% from 2015. This is due in large part to a decline in the Alberta economy more generally. In Red Deer, the change in vacancy rate was above the provincial number, with a higher overall Private Apartment Vacancy Rate of 13.1% in 2017, an increase of 7.5% from 2015.

¹ https://www.kelowna.ca/sites/files/1/docs/community/civic_precinct_land_use_plan.pdf

² CMHC, Alberta Market Report – Alberta Highlights, 2016 and 2017



Red Deer continues to experience higher vacancy rates in all apartment types above the provincial averages, with the largest 2017 vacancy rates seen in 2 bedroom apartments (13.1%) and 3+ bedroom apartments (18.0%). Part of the reason for this is an increase in the supply of rental units, including the addition of 150 new units in 2017.³

Private apartment average rents have also fallen from 2015 values within Alberta, with \$1090 being the average rent for an apartment in 2017, down from \$1149 in 2015. Within Red Deer, the overall average rent for an apartment was \$942 in 2017, down from \$967 in 2015.

Figure 1 shows the breakdown of average rental rates per apartment type between 2015 and 2017. As can be seen, rental rates have fallen slightly from 2015 but appear to be relatively stable.

Figure 1: Average Rental Rates in Privately Initiated Rental Apartment Structures, Red Deer Census Agglomeration

Unit Type	October 2015	October 2016	October 2017
Bachelor/Studio	\$755	\$738	\$725
1 Bedroom	\$870	\$848	\$841
2 Bedroom	\$1036	\$1016	\$1011
3+ Bedroom	\$1138	\$1069	\$1100

Source: CMHC, 2017

The consultant team undertook an informal survey of available rental properties either within or adjacent to the Greater Downtown area, as a comparator to the CMHC overall trends. The research shows that rent levels are generally lower than the CMHC figures for the entire municipality. Figure 2 shows a number of rental opportunities currently available (November 2017), and their current rental rates.

Figure 2: Current Rental Opportunities and Rental Rates in or adjacent to Downtown Red Deer (Nov. 2017)

Address	Bedrooms per apartment dwelling unit	Rental Rate
4819 – 55 Street	2	\$895
4714 – 55 Street	2	\$895
5516 – 47A Avenue	2	\$815
5301 – 46 Avenue	2	\$750
4746 – 55 Street	2	\$695
4415 – 48 Avenue	1	\$950
4758 – 53 Street	1	\$695
4707 – 50 Street	1	\$674
4746 – 55 Street	1	\$625

Source: websites of several property management companies that serve Red Deer (Hearthstone, Sunreal, Red Key, Magnum York)

³ Ibid, table 1.1.3



4. Resident Survey and Developer Discussions

To better understand the attitudes of existing downtown residents, a computer-assisted telephone interview survey was conducted by the project team, in September 2017. The project team was able to obtain a telephone number set related to addresses in and around the Historic Downtown, and residents using those telephone numbers were randomly contacted. Overall, 109 downtown-area residents were asked a series of questions to gain insight into demographics, level of household income.

This section contains an overview of key findings from the survey. Results of each survey question may be found available in Appendix B.

Discussions were also held with members of the local development community to gain insight on developing within or near the Historic Downtown.

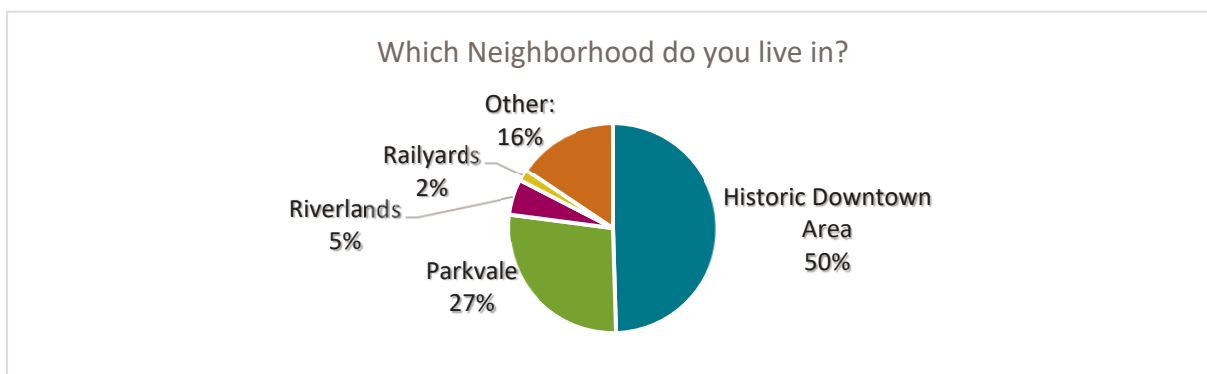
General Information on Respondents

The respondents to the survey were fairly homogenous with 78% answering their age of 65+. The majority of respondents 78.9% owned their home, and 89% had lived downtown for 5 years or more.

Respondents reported lower household incomes, with just under half (46%) of the respondents indicating \$50,000 or lower. On the other hand, 38% of residents reported household incomes greater than \$50,000.

Approximately half of the respondents live within the Historic Downtown area, and the other respondents reported living in neighbourhoods adjacent to the Historic Downtown.

Figure 3: Which Neighbourhood do the Respondents Live in?

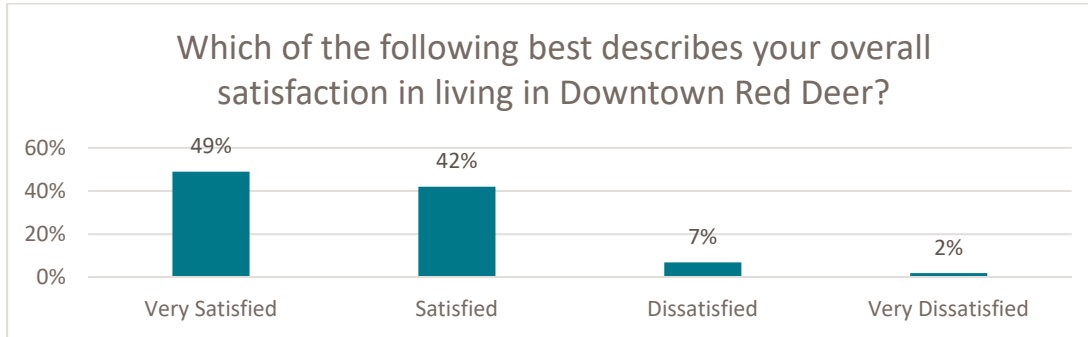




Resident Satisfaction

The overwhelming majority of respondents (90.8%) reported being satisfied or very satisfied with living in and around downtown Red Deer.

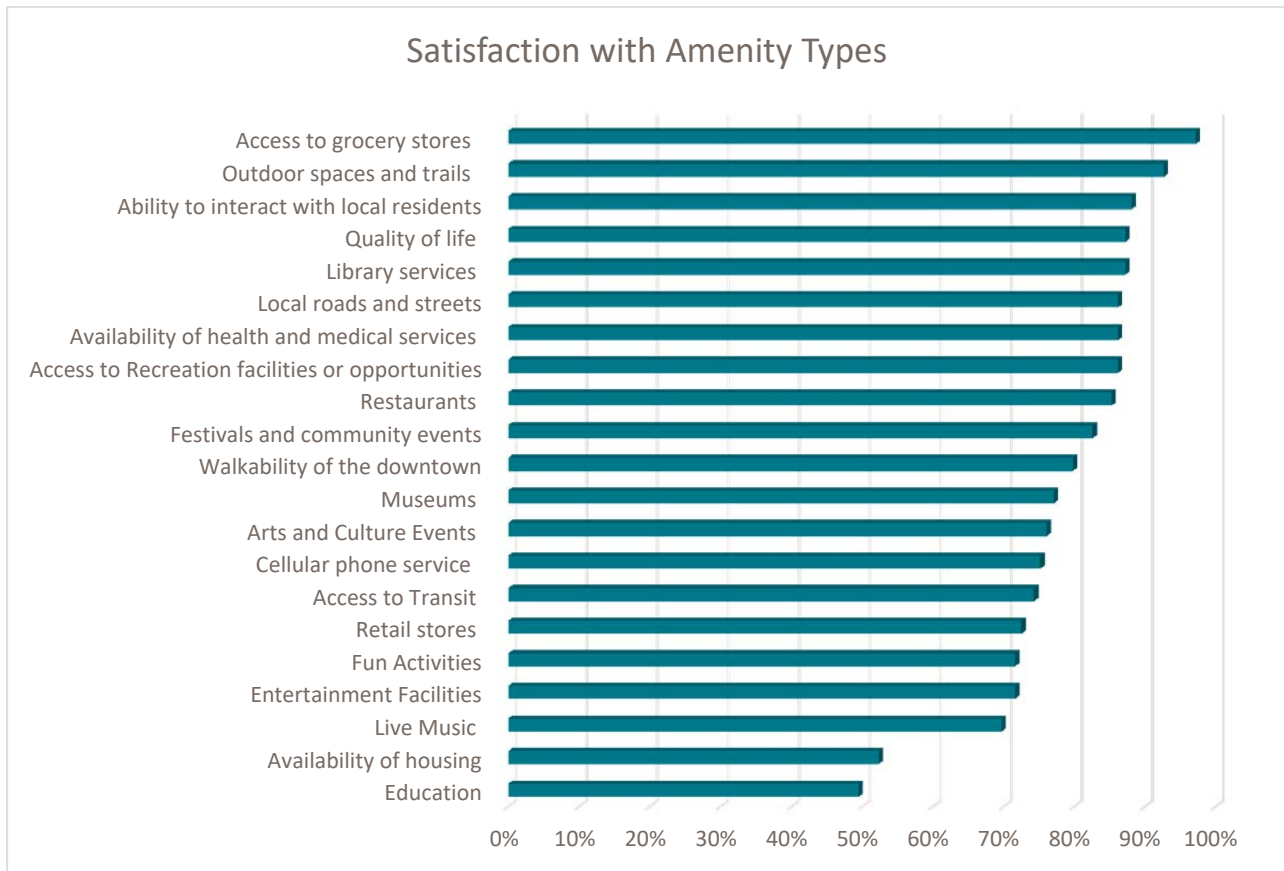
Figure 4: Resident Satisfaction in Downtown Red Deer



Building on the previous question, the survey asked for specific feedback concerning existing amenities within or near downtown Red Deer. The amenities selected were seen as those that would likely be attractive to a prospective resident regardless of age, and strengthen the case for living in or near downtown.



Figure 5: Resident Satisfaction with Existing Downtown Amenity Types



All told, ten of the twenty-one amenity types had a satisfaction level of 80 percent or greater. The presence of two major grocery chain stores is particularly unique, and the comparator communities of Medicine Hat and Grande Prairie only have one major grocery chain within their downtown areas (Lethbridge has two grocery chain stores north of Highway 3).

The responses also suggest that the amenities that a resident would look for in an urban setting are already present in downtown Red Deer. Residents who chose to live in and around a downtown area are generally looking for attractions and amenities that are available within walking distance and are not automobile dependent.

The presence and satisfaction with the above amenities indicate opportunities for attracting of a more comprehensive demographic into the Greater Downtown neighbourhoods adjacent to the Historic Downtown, as these same amenities would likely be attractive to younger professionals and near-retirees (55+).



Issues reported from respondents

While the residents surveyed indicated general satisfaction with the amenities available in and around the downtown, a number of issues were also reported by the respondents. Despite the high level of satisfaction reported, a small number of respondents (9%) suggested they were less satisfied with the downtown area. The most mentioned topics were 'Improve Safety/Reduce Crime' (26.6%) and 'Remove Street People/Improve Safety' (16.5%) with residents providing comments of finding needles and trash in public areas.

A small proportion of respondents (9.1%) also highlighted a loss of amenities such as medical clinics and retail stores with an additional 15.5% reporting that better 'promotion of existing amenities' and 'adding more amenities' should also be priorities.

Perceptions of safety concerns are a particularly challenging issue when trying to attract residents and businesses to a downtown area. Continued involvement of the DBA's Downtown Community Development Committee in discussing and highlighting safety improvements can help to address this perception. Programs in other communities, such as Lethbridge's Clean Sweep Program⁴, may also warrant further investigation by the City and the DBA.

Discussions with local developers

Discussions with developers who have undertaken projects in and around Downtown Red Deer highlighted a number of issues that could hinder further downtown residential development. While some of the issues raised are beyond the control of the City (e.g., lender financing issues), two issues raised merit discussion within this report.

Uncertainty surrounding connection fees

Connections to water, wastewater, stormwater, and electrical infrastructure were cited by developers spoken with as a source of frustration. The relatively high cost of connecting to the upgraded downtown infrastructure was seen as a disadvantage, particularly in relation to a comparable development in greenfield (suburban) areas. This is due to infrastructure construction costs being recovered (through connection fees payable at the permitting stage) on a site-by-site basis. Development projects in the suburbs benefit from costs being paid through off-site levies that may not reflect the full cost of development. Construction methods within an established area (where old infrastructure would have to be removed) would also be more expensive than developing in greenfield areas.

Adding to developer frustration was the City's practice of not providing estimates to developers of what a prospective development would be charged for service connections. This adds uncertainty to a developer's financial calculations as the exact number would not be made available until the review of servicing drawings.

Minimum parking requirements

Developers cited parking requirements as a potential barrier to residential development. The City's Land Use Bylaw requires parking for residential uses within the C-1 District but permits the Development Authority to set the minimum parking spaces provided as part of the approval of a development permit.

⁴ <http://www.downtownlethbridge.com/news.asp?bnID=2084>



A low-rise apartment building would usually have surface parking developed, which would require a larger building lot to develop. Larger apartment buildings may contain below-grade parking; however, the development of a parking garage would add significant additional construction costs to a project.

One developer who has received approvals for second-storey residential conversions noted that the conversion posed a requirement of additional parking spaces for each residential unit, where the previous second-storey commercial use did not require any parking, in accordance with the City's Land Use Bylaw.

5. Modernized Municipal Government Act Changes

The DIAP and supporting reports note the importance of brownfield development within the Historic Downtown. A number of sites have been inventoried within the Historic Downtown. As part of community engagement undertaken to inform the DIAP, stakeholders discussed brownfield development and expressed concerns, including a lack of certainty in the approval process and fear of environmental liability on brownfield sites.

As an update to the previous research, new provisions concerning brownfield development have been written into the Province's Modernized Municipal Government Act. This update, which came into effect on January 1, 2018, will now allow municipalities to grant multi-year tax exemptions, deferrals or reductions as a means of incentivising cleanup and redevelopment of brownfields. Councils are permitted to pass bylaws encouraging remediation and redevelopment of brownfield properties by developers through full or partial tax exemptions or tax collection deferrals. A bylaw passed by a municipality must:

- identify the brownfield properties in respect of which an application may be made for a full or partial exemption from taxation, or for a deferral of the collection of tax;
- may set criteria appropriate to their local context to be met for a brownfield property to qualify for an exemption or deferral;
- must specify the taxation year or years for which the identified brownfield properties may qualify for an exemption or deferral; and
- must specify any conditions the breach of which cancels an exemption or deferral, and the taxation year or years to which the condition applies.

Municipalities are required to hold a public hearing when identifying and setting criteria for brownfield properties.

Although this change to the legislation would not alleviate all of the stakeholders' reported concerns with brownfield development, the passage of an enabling bylaw would represent an important step in the marketing of brownfield properties located within the Historic Downtown for future residential or mixed-use development. The process to investigate and redevelop would be clarified, along with the possibility of grant funding to remediate properties.



6. Financial Incentive Programs in Comparable Alberta Municipalities

The supporting report to the DIAP, 'Stimulating Development on Underutilized Sites in Downtown Red Deer' (RCI report) lists a number of best practices concerning financial incentive programs available to selected municipalities in both Alberta and Ontario. The report also lists a number of potential financial incentive programs that address downtown redevelopment. The report also lists a number of programs that could be applied to brownfield redevelopment, as a number of vacant brownfield sites were identified in the Historic Downtown.

Regarding Alberta municipalities, the RCI report specifically mentions larger scale projects in Edmonton and Calgary that employ Community Revitalization Levies. The report also cites Edmonton as an innovative municipality, which is also providing a number of smaller 'per residential-unit' grants for new residential, commercial, and mixed-use buildings. Grant programs in Medicine Hat, Crossfield, Fort Saskatchewan, and Sundre are also cited.

Medicine Hat – Downtown Development Incentive Program

The Medicine Hat programs described within the RCI report continue to be offered to developers, and similar programs could also apply to residential development within Downtown Red Deer. Relevant programs include:

- Multifamily Development – Property owners, can access up to \$25,000 towards redevelopment or new construction on a multi-family project consisting of 4 or more residential units with units a minimum size of 74 square metres (800 SF)
- Live/Work Residential Development – Property owners can access up to \$5,000 to develop a residential living space minimum unit size of 93 square metres (1000 SF) connected to their commercial building. Architectural/Visual Enhancements – Property owners can access up to \$5,000 for facade and exterior building improvements
- Environmental Site Assessment and Remedial/Risk Management – Property owners can access up to \$20,000 to assist in the costs of environmental site assessments and completion of a remedial or risk management plan

These grants are available to qualified properties located in the Downtown Area Redevelopment plan only. A cap of \$50,000 remains as the total that a civic address can qualify for. The 2017 DDIP grant program has annual funding of \$284,000 to be allocated on a first come first serve basis. Grant disbursement will end when the budgeted funds are fully subscribed.

Besides Medicine Hat, other Alberta municipalities currently offer programs that spur residential development in downtown areas or to encourage alternative housing within residential areas. A summary of these programs follows within this Section.



Lethbridge – Heart of Our City Master Plan

Heart of Our City Housing Incentive Program

The Heart of Our City Master Plan is a comprehensive plan that aims to revitalize Downtown Lethbridge through commercial, cultural, residential, and recreational programs. The Heart of Our City Housing Incentive Program (HOCHIP) is intended to incentivize the creation of new market-based housing units in Downtown Lethbridge which will, in turn, increase the downtown population and thereby increasing business, employment and entertainment opportunities. The program is intended to help offset the cost disadvantage between Downtown and sub-urban development sites. The approved operating budget allocation of \$1,600,000 for the initial multi-year phase was provided to fund for up to 53 new dwelling units.

The development community has responded strongly to the HOCHIP: 19 projects are completed/under construction, while 34 are in various stages of approval. All available funding was exhausted 2 years ahead of projections and applications for a further 20 units were received for which no funding was available. Inquiries continued to be made about the program and City Council, which recognized the importance of the program, was therefore requested and agreed to make further funding available. Thus \$900,000 was added to the Heart of the City Housing Incentive Program (N-4) in the 2015-2018 operating budget, increasing total program funding to \$2.5 million that will result in 83 new dwelling units in Downtown Lethbridge.

The additional \$900,000 for the HOCHIP will come equally from two sources: the Subdivision Surplus account (accruing from land development activity) and the Municipal Revenue Stabilization Reserve (MRSR).⁵

In order to qualify for funding, a project shall meet the following criteria:

- Qualified projects shall be located within the Downtown Core Area
- Projects shall consist of the construction of new self-contained residential dwelling units
- Self-contained dwelling units may be created in new buildings or existing buildings provided that the incentive is only for additional new dwelling units
- Renovations to dwelling units that were in existence prior to adoption of this policy are ineligible
- Projects, where rent or sale value is subsidized by any government entity, a non-profit organization or a cooperative are ineligible for this program
- Funding will not be granted for projects which have commenced prior to being approved by the Grant Administrator
- Self-contained dwelling units must be townhouse or apartment units with a minimum area of 600 ft² (55.7m²) and an average area of 800 ft² (74.3m²) within the project
- Project funding is limited to \$30,000 per new qualified dwelling unit

⁵ <http://www.lethbridge.ca/City-Government/Financial-Documents/Documents/Other/SummaryofFiscalPrinciples%2CPracticesandPolicies2017.pdf>



- Applications are to be placed in the queue upon receiving pre-approval of their initial and complete application by the Grant Administrator
- Applications will be rejected if they do not adhere to established funding criteria;
- Should there be inadequate funding to meet demand, applications will be held in a queue and processed in chronological order of their submission date if additional funding becomes available
- Self-contained residential dwelling units must be completed and in receipt of a City of Lethbridge Occupancy Permit
- Residential dwelling units must not be in arrears in taxes, municipal utilities or any other municipal charge
- If any Development or Safety Code-related Permit lapses, project eligibility for funding will cease and will lose its place in the program’s queue. A proponent may re-apply for the program but would have to re-qualify and re-queue

Targeted Redevelopment Incentive Policy (TRIP)

The Targeted Redevelopment Incentive Policy or TRIP was introduced and approved by Lethbridge City Council in 2015. The purpose of the policy was to establish tax exemptions for major commercial/office/retail projects & mixed-use projects that would hopefully lead to a significant increase in the assessment base generated in the downtown core. The initial response to the policy was muted, so a number of changes were made to the program in 2017 to provide better access to funding.

The baseline for investment is \$1 million, and eligible projects could see as much as a \$4 million municipal tax cancellation over a 10 year period. In order to qualify under this policy, a project (located in the Downtown Core Area) would be subject to the following criteria:

- Projects shall consist of either new building construction or significant renovation construction in accordance with the following table:

Verified Minimum Construction Value	Incentive Period	Maximum Municipal Tax Cancellation Rebate
\$1,000,000 - \$3,999,999	5 years	\$550,000
\$4,000,000 - \$5,999,999	6 years	\$1,000,000
\$6,000,000 - \$7,999,999	7 years	\$1,500,000
\$8,000,000 - \$9,999,999	8 years	\$2,500,000
\$10,000,000 - \$11,999,999	9 years	\$3,000,000
\$12,000,000+	10 years	\$4,000,000

- Eligibility for this tax cancellation policy will commence in the year construction begins
- Projects are required to provide a minimum floor area ratio (FAR) of 2.0
- Projects shall meet or exceed the requirements of the Heart of Our City Master Plan and the Downtown Area Redevelopment Plan (DARP)



- Construction must meet all applicable building safety codes, development requirements and comply with Land Use Bylaw requirements upon completion
- Project(s) will require land use approval through a development permit and construction approvals through the appropriate building, electrical and mechanical permits
- The maximum municipal tax cancellation rebate for each approved building construction project shall be in accordance with the Table over the 11-year period
- Tax rebates will be prorated to the date of project approval at which time the applicable incentive period shall commence
- Only the registered owner(s) of the property, at the time of commencement of the building construction project approval, is/are eligible for the municipal tax cancellation
- To be eligible, a property must not be in arrears in taxes, municipal utilities or any other municipal charge
- This policy applies only to the municipal portion of the tax levy, and all requisitions shall be payable by the person or entity liable for the property tax
- Projects that qualify under this program are ineligible for any other City of Lethbridge downtown incentive program

City of Grande Prairie Urban Residential Development Grant

The Urban Residential Development Grant was a short-term project that formed part of the City's 2016 Development Incentives Program for downtown redevelopment within Grande Prairie. The program accessed funds from the City's reserves, but has not presently been continued. The following components were part of the Urban Residential Development Grant:

- A grant of \$15,000 per new dwelling unit for any mixed-use apartment that creates new dwellings above eligible ground floor commercial use
- A grant of \$10,000 per new dwelling unit for any multi-unit residential project with a minimum of 24 units
- A grant matching 50% of the costs to up-size water and wastewater connections up to \$50,000, and is based on the utility provider's table of costs for size of service lines
- A grant matching 50% of costs up to \$50,000 to demolish an existing structure

For any project approved under the Development Incentives Program, the City of Grande Prairie will waive the City-imposed portions of Building Permit and Development Permit fees. Amounts remitted to other levels of government remain payable.

An owner of a new building receiving funding under the Urban Residential Development Grant, and located within the Downtown Incentives Program Boundary may apply annually to defer the General Municipal Tax portion of the Incremental Assessed Value of the property for a maximum period of three (3) years. All deferrals are subject to annual Council approval.



7. Policy and Zoning Gap Analysis

Municipal Development Plan

Red Deer's Municipal Development Plan (MDP) was approved in 2008 and guides and directs future growth and development for the city. The MDP provides the policy framework for the physical development of the city, which guides both public and private decision making with regards to investment. The MDP provides strong support for continued residential development within the Downtown.

Several of the policies in the MDP speak directly to downtown revitalization and support for increased residential development and are discussed below.

Section 5.0 outlines the framework for growth management and urban form in Red Deer over the longer term. A number of policies in this section support infill, redevelopment and intensification in the Greater Downtown:

- Policy 5.10 notes that the City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including, the Greater Downtown
- Policy 5.17 states that the City should promote intensification of urban areas by ensuring its design guidelines and specifications encourage the efficient use of land
- Policy 5.18 notes that the City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes

Section 7.0 outlines the goals, objectives, and policies aimed at creating a physical environment that is attractive, safe, functional, and vibrant, as well as a source of community pride in Red Deer. Policy 7.2 directs the promotion of Downtown Red Deer as a central focal point and notes that the "City shall support the ongoing redevelopment and revitalization of the Greater Downtown and encourage high-quality urban design that emphasizes and reinforces the importance of the downtown to the overall urban fabric of Red Deer."

Section 11.0 of the MDP outlines the goals, objectives, and policies guiding the development of the Greater Downtown area, with the overall goal of continued growth and intensification, to support its role as the business, administrative and cultural centre of Red Deer. Key objectives of Section 11.0 include: implementing the Greater Downtown Action Plan; reinforcing the Downtown core as the civic business, administrative, social services and cultural centre of the city; continuing to promote and encourage higher-density residential development in or near the downtown, and revitalizing and maintaining an active downtown.

The policies in Section 11.0 provide strong support for revitalization and intensification of the Downtown Core. Relevant policies in Section 11.0 include:

- Policy 11.1, to support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region



- Policy 11.2, to continue to implement The City of Red Deer Greater Downtown Action Plan
- Policy 11.4, to continue to promote opportunities for infill and intensification within the Greater Downtown in order to facilitate a mixed-use and compact urban form
- Policy 11.5, to support development of higher density housing in or near the Greater Downtown area, including conversion of commercial and industrial uses to residential uses where appropriate
- Policy 11.6, to promote a safe and inviting environment in Greater Downtown using a variety of techniques
- Policy 11.9, to encourage mixed-use development in the Greater Downtown area that includes complementary land uses. In acting on this policy, the City and residents shall recognize that residential uses in the Greater Downtown area may be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area and that this is one of the trade-offs associated with creating residential opportunities in the downtown area.

Land Use Bylaw

The City of Red Deer Land Use Bylaw (3357/2006) establishes regulations on how land may be developed in the municipality. Part 5 of the Land Use Bylaw regulates commercial land use districts, with the lands within the Historic Downtown generally classified as C1 - Commercial (City Centre).

The C1 District provides for a range of permitted and discretionary uses, including a wide range of commercial, institutional, cultural and residential land uses designed to serve the city and region as a whole. Residential Dwelling Units (above the ground floor) are listed as a permitted use. Multiple Family Buildings, excluding ground floor dwelling units within the downtown core, are listed as a discretionary use within the following area of the Historic Downtown (noted in Section 7.11, Figure 18):



Figure 6: Area of Downtown where Multiple Family Buildings are discretionary uses



Table 5.1 of the Land Use Bylaw establishes the minimum setbacks, minimum and maximum floor areas and maximum building height in the C1 District. While there is no formal building height specified in Table 5.1, the Development Authority shall have discretion in reviewing building height based on the impact of the proposed building on surrounding properties and the streetscape.

Section 3 of the Land Use Bylaw provides general development standards for all uses allowed within the Land Use Bylaw. According to Section 3.1(1) of the Land Use Bylaw, parking does not have to be provided for development in the C1 District, with the exception of residential development, which must provide parking as per the residential parking requirements in Table 3.1 of the Land Use Bylaw, which is listed as (for Multiple Family Buildings):



- 1.0 per one bedroom unit;
- 1.5 per two bedroom unit;
- 2.0 per three bedroom unit; plus
- 1.0 space for every 5.0 units, which must be clearly identified as guest parking

However, the Development Authority has the power to reduce the parking requirement where the applicant can demonstrate that there are complementary or overlapping uses of the parking facilities that would warrant a reduction in the parking requirements. Section 3.3 (b) also gives the Development Authority the power to designate off-site parking (within 100 m of the proposed building or use requiring the parking space).

Analysis

The review of Red Deer's planning policies and land use regulations shows that residential development within the Downtown is a desired component of overall redevelopment efforts. One area that should be reviewed for ease of development is the current parking regulations for residential uses within the C1 land use district. This issue is discussed in some detail in the 2016 Bunt and Associates Parking Study for the DIAP. Bunt's recommendation of requiring one parking space per dwelling unit, regardless of size should be considered within the framework of Red Deer's current Land Use Bylaw review.

Another issue that the LUB review team may wish to examine is Section 3.3 (b), where more flexibility could be given to the Development Authority to allocate a parking space that is greater than 100m from the proposed building or use. Another way of addressing this issue would be for the City to provide a reduced monthly lease of a parking space to a tenant who can prove that their main residence is within downtown Red Deer and has no other place to legally park a vehicle (i.e., not within the property of his residence).

8. Recommended Actions

The following actions are recommended for the City of Red Deer to pursue a more diverse residential housing mix, both in the Historic Downtown and in the surrounding residential neighbourhoods.

Develop targeted grant programs to encourage residential development in the Historic Downtown

Providing a suite of development incentives has been shown to be an important part of attracting new residential development in other comparable Alberta communities. Lethbridge's success in attracting new residential projects has been noted within this report, and a similar program for downtown Red Deer should be considered. The program should be tailored to encourage market housing, which typically has fewer forward-looking restrictions on rent levels than affordable housing programs. The program should include funding for new residential buildings, above-ground dwelling units in mixed-use buildings; and for adaptive re-use projects, where a portion of the building is being renovated for



residential use. As well, incorporation of tax abatement programs (similar to Lethbridge's TRIP program) should be considered as part of the incentives suite.

Elements of the grant funding program should include:

- Eligible projects shall consist of the construction of new self-contained residential dwelling units
- Self-contained dwelling units may be created in new buildings or existing buildings provided that the incentive is only for additional new dwelling units
- Renovations to dwelling units that were in existence prior to adoption of this policy are ineligible due to the program targeting new development or redevelopment within the Downtown
- Projects, where rent or sale value is subsidized by any government entity, a non-profit organization or a cooperative, are ineligible for this program
- Self-contained dwelling units shall have a minimum area according to Land Use Bylaw regulations
- Project funding is limited to a maximum amount per new qualified dwelling unit
- Should there be inadequate funding to meet demand, applications will be held in a queue and processed in chronological order of their submission date if additional funding becomes available
- Self-contained residential dwelling units must be completed and in receipt of an Occupancy Permit
- Residential dwelling units must not be in arrears in taxes, municipal utilities or any other municipal charge
- A schedule of how construction value correlates to the amount of tax reduction is available and for what length of time (the TRIP policy in Lethbridge provides a good example)
- If any Development or Building Safety Code Permit lapses, project eligibility for funding will cease and will lose its place in the program's queue. A proponent could re-apply for program approval but would have to re-qualify and re-queue

Make grant funding time-limited

Incentives given to developers should be tied to project commencement and the timelines set out in Part 2 of the City's Land Use Bylaw. The City expects development to commence within one year, and substantial development completion within two years of the issuing date of a development permit. The City's Land Use Bylaw allows for extensions to these time limits where warranted. As incentives are intended to spur development, there should be an allowance for the granting of an incentive to be reduced should a developer delay commencement of a project. This essentially rewards the developer who wishes to construct their project in a timely manner and penalizes delays (within reason).

Prepare an enabling bylaw to better promote brownfield development opportunities (including tax deferrals) within the Historic Downtown

The City of Red Deer should take advantage of the recent Municipal Government Act amendment which will now allow for multiple year tax exemptions on brownfield properties, and other criteria as set by Council. This is an opportunity for Council to send a message that they are eager to see the redevelopment of the identified brownfield properties in the Historic Downtown. The relevant bylaw



should contain the following information:

- The list of eligible properties within the Historic Downtown (already identified within the Investment Opportunities Inventory and Return on Investment Scenario report)
- A schedule of how construction value correlates to the amount of tax reduction is available and for what length of time (the TRIP policy in Lethbridge provides a good example)
- Provide grant funding opportunities to partially cover the cost of environmental investigations (similar to the City of Medicine Hat)
- Provide full or partial reductions in the cost of water and wastewater connections (similar to the program offered in Grande Prairie)
- Specify how a breach of a condition would cancel a tax exemption and the taxation year or years to which the condition applies.

Review alternative parking requirements for residential approvals in the Historic Downtown

With the requirement of parking to be provided for residential uses, but not commercial uses on a property in the C-1 District, the conversion of an above-ground commercial space to a residential apartment could be seen by the Development Authority as an intensification of use on the property.

As noted within Section 7 of the Land Use Bylaw, the Development Authority currently requires on-site parking based on the size of the dwelling unit, with the possibility of an off-site space identified within 100m of the proposed use. A better alternative would be to require one space per dwelling unit, regardless of size, and allow for the possibility of off-site parking to be identified within a distance greater than 100m.

Another way of addressing this issue would be for the City to provide a reduced monthly lease of a parking space to a tenant who can prove that their main residence is within downtown Red Deer and has no other place to legally park a vehicle (i.e., not within the property of his residence).

Provide greater certainty for developers with partially off-setting connection fees to water and sewer infrastructure

Similar to the City of Grande Prairie's Downtown Incentive Program, Red Deer should offer a reduction in the amount of fees collected to connect to or upgrade the water, sewer, and electrical infrastructure to permit the construction of new residences. Providing a method of cost-sharing the fees to be incurred for new or upgraded connections will help provide certainty to a prospective developer.



Market residential development opportunities, both to the development community in Alberta and local community partners

The City should look for opportunities to discuss residential development opportunities in the Historic Downtown, and network with the larger development community in Calgary and Edmonton. This should be viewed as a longer-term project, as it is unlikely that Calgary or Edmonton developers would immediately be looking to expand into Red Deer, but at some point in the future they may view Red Deer as an opportunity (e.g., when the right incentive package is in place). To assist, the City should join the Alberta Chapter of the Urban Land Institute, which conducts regular networking and education seminars in both Calgary and Edmonton.

A marketing and communications program should be developed to publicize changes and incentive programs that will help spur new residential growth in the Historic Downtown. Getting the word out and promoting the Historic Downtown as a new growth area for residential development, particularly to developers in Calgary and Edmonton will be crucial to the programs' success. While the City would take the lead on this initiative, there would be opportunities for the DBA and Chamber to contribute information/ retail success stories, and other information to better market the Historic Downtown for residential attraction.

The City should continue to look for opportunities to survey residents and downtown users/workers for opinions on what amenities or facilities should be available within Downtown Red Deer.

The City should also continue to seek new opportunities for the public sector or institutional development. A balanced mix of non-residential services and opportunities will help spur demand for residential development within a downtown. Discussions with Red Deer College as to the possibility of expanding their downtown campus (and providing residential space within the downtown) would be one example of seeking new opportunities.



Appendix A: Best Practice Information by Municipality

Lethbridge

Lethbridge is a commercial, financial, transportation and industrial centre in southern Alberta.

Population: 96,828 (2016), Urban density: 1,566.5/km², Metro density: 39.5/km².

Development Organizations

Economic Development Lethbridge: At Economic Development Lethbridge with a 25-member volunteer Board of Directors, serve as stewards of the economic strategy for the city and ambassadors of the Choose Lethbridge brand.

Downtown Lethbridge Business Revitalization Zone (BRZ), has through close co-operation on mutual interests promoted the downtown business community as a viable economic district. BRZ is funded by the 500+ businesses it represents through a tax levy. Membership in the Downtown BRZ is automatic; each business continues to be a member as long as it falls within the downtown commercial district boundaries.

Recent Developments

Project	Investment	Proponents	Funding Mechanisms
The Suites at 601: Old Store renovation to a 15-unit condo building in the core, condos on the second floor, and four commercial retail units on the main level.	\$1.7M	Stone Arbour Developments, Provincial Government, City of Lethbridge, Downtown Business Revitalization Zone (BRZ)	Alberta Main Street Program, Heart of the City program \$30K per unit City Grant for Developer



Project	Investment	Proponents	Funding Mechanisms
Regional Park 'n' Ride Transit Terminal The terminal will improve accessibility with ten drop-off/pick-up locations and one-way traffic flow in and out of the site. This project includes a three-level parking structure (293 stalls) above the parking terminal, providing weather protection.	\$17M	\$10.1M GreenTRIP, \$2M federal Public Transportation Infrastructure Fund, \$4.9M of Lethbridge	GreenTRIP, Federal Grant, City Funding
Lethbridge Main Street Project: BRZ Managed restoration and development project for downtown Lethbridge.	Multi-Phase Development Project	Provincial Government, City of Lethbridge, Downtown Business Revitalization Zone (BRZ), Alberta Historical Resources Foundation (AHRF)	Alberta Main Street Program Provincial Grants, City Contribution,
Park Place Renovations: Mall Upgrades	\$3.7M	Primaris Management Inc.	Private Developer Funded
Lethbridge Police Headquarters Facility Expansion (D-6) three-level addition, two-level parking structure	\$27.9M	City of Lethbridge, Municipal Sustainability Initiative (MSI) Grant	City funding with Provincial MSI Grant
Yates Renewal (D-14) upgrades and renovations of the Genevieve Yates Memorial Centre and the Sterndale Bennett Theatre	\$13.4M	City of Lethbridge, MSI Grant, Federal Government	Canada Cultural Spaces Fund

Barrie

Barrie is part of the Greater Golden Horseshoe, a densely populated and industrialized region of Ontario. Barrie has been designated an Urban Growth Centre by the Province of Ontario (Places to Grow, 2009). Its population growth, largely due to its emergence as a bedroom community for Toronto, has given rise to the development of numerous subdivisions on the southern side of the city.

Population 197,059 (2016), Urban density: 918.27/km², Metro density: 219.4/km².



Development Organizations

Downtown Barrie Business Association represents over 400 businesses within the Downtown core. The Association was created to help maintain and enhance the city’s downtown core.

Invest Barrie: This portfolio brings together several city departments to provide a more comprehensive and collaborative approach to investment in the city.

Recent Developments

Project	Investment	Proponents	Funding Mechanisms
Waterfront Masterplan: June 2013, City Council requested an additional public consultation through surveys to gauge public opinion, through these surveys and responses, the Waterfront and Marina Strategic Plan approved in 2015.	\$24M over 18 years	City of Barrie, Downtown Barrie Business Association	The Downtown Barrie Business Association has been leveraging private sector sponsorship funds over 10 years.
Meridian Place/ Memorial Square: The new Meridian Place, which involves enhancements to the existing Memorial Square as well as the creation of a brand new public venue to be known as Meridian Place. Complete spring 2018.	\$3.8M	City of Barrie, Downtown Barrie Business Association (BIA)	Public-Private Partnership: the BIA financially contributes two-thirds of the cost of the re-development combination of financing and fundraising.
Outdoor Patio Program: Downtown restaurant establishments can extend outdoor patios to the edge of the street; pedestrian traffic flow will be maintained through the provision of temporary sidewalks, designed for pedestrian safety and temporarily located on some on-street parking spaces.	N/A	City of Barrie, Downtown Barrie Business Association (BIA)	Zoning program

Kelowna

Kelowna is a city on Okanagan Lake in the Okanagan Valley, in the southern interior of British Columbia, Canada. It serves as the head office of the Regional District of Central Okanagan.



Kelowna is the third largest metropolitan area in the province and ranks as the 22nd largest in Canada.

Population: 194,882 (2016), Density: 553.8/km².

Development Organizations

Central Okanagan Economic Development Commission (COEDC) provides resources, information and connections to new, existing and expanding businesses.

Downtown Kelowna Association - The Downtown Kelowna Association (DKA) is responsible for assisting local property owners and business people in promoting their business and further trade and commerce in the Downtown area. The current boundary is 42-square blocks.

Recent Developments

Project	Investment	Proponents	Funding Mechanisms
Civic Block Plan: Multiple project plan overview with RCMP building - Mixed-use to include both public civic and residential use, Memorial Arena, Community Theatre, Civic Plaza.	Phased	City of Kelowna	A mixture of multi-level public and private funding. City-owned buildings and land.
Bernard Avenue Revitalization: A project to revitalize Downtown Kelowna's main street	\$14M	City of Kelowna, Property Owner Cost Sharing in the form of service levy	Utilities were being upgraded, and the option was given to businesses for revitalization if they would pay 25%
Okanagan Centre for Innovation: 6 storeys, 106,000 sq. ft. facility on a 21,800-sq. ft. lot in Downtown Kelowna's Cultural District. Grand Opening August 17 th , 2017. Federal, Provincial, City and private partnership. Public Space, Tech Incubator. BCEDA award-winning project.	\$35M	Kelowna Sustainable Innovation Group, City of Kelowna, Province of B.C., Government of Canada	Private, Federal, Local, Provincial Funding Agreements, City-owned development land.
BC Housing Project: 86 units. Non-profit affordable housing	\$11.5M	BC Housing, Ki-Low-Na Friendship Society	Provincial



Project	Investment	Proponents	Funding Mechanisms
Queensway Rapid Bus Terminal Redevelopment: New permanent structure for bus operator facilities and security office. Improved lighting for increased visibility and safety. Passenger information display on shelters. Added public space and pedestrian walkways.	\$4.8M	City of Kelowna, Province of BC, Government of Canada	Private, Federal, Local, Provincial Funding Agreements
Business Walks: The COEDC introduced the Business Walk Program to Canada in 2012. It is recognized as a Best Practice by the Province of British Columbia. Every October during Small Business Month, the COEDC teams up with partners from local municipalities and business support organizations to take the pulse of the region’s small business community.	Ongoing	Central Okanagan Economic Development Commission, City of Kelowna, Province of B.C.	Central Okanagan Economic Development Commission
Okanagan Young Professionals – The Umbrella program facilitates a hub to attract young professionals to the region.	Ongoing	Central Okanagan Economic Development Commission	Central Okanagan Economic Development Commission

Burlington

Burlington is a city in the Regional Municipality of Halton at the northwestern end of Lake Ontario. Along with Milton to the north, Burlington forms the west end of the Greater Toronto Area, while its metropolitan census area is part of the neighbouring city of Hamilton.

Population: 183,314 (2016), Density 946.8/km².



Development Organizations

Burlington Economic Development Corporation (BEDC) has the mandate to enhance the growth prospects of existing companies and bring new high-value firms to the community. BEDC is the first point of contact for companies seeking to invest or expand in Burlington.

Burlington Downtown Business Association (BDDBA) The BDDBA represents property owners and businesses within the downtown. Mandated under the Municipal Act, its primary functions are marketing and beautification of the downtown, as well as advocacy.

Recent Developments

Project	Investment	Proponents	Funding Mechanisms
Downtown Burlington Mobility Hub: provincially recognized. Comprised of a combination of the Urban Growth Centre and Official Plan precinct boundaries.	Phased	City of Burlington	Provincial Infrastructure Funding
Core Commitment: Community groups can apply for matching funds from the city on downtown development projects.	Phased	City of Burlington, Private Businesses, Community Groups	Neighbourhood Community Matching Fund: Projects receive up to 50% of the funding from the city.
New Public Pathway: The new connection will cut across the heart of downtown Burlington. The new pathway will accommodate both pedestrians and cyclists safely and provide access to other walkways, shops and restaurants along its length.	Phased	City of Burlington, Province, Federal Government	Canada 150, Public Transit Infrastructure Fund (PTIF)
Downtown Waterfront: Made of 4 primary areas: The Brant Street Pier, Spencer Smith Park, Discovery Landing and Beach Way Park.	\$17.4M	City of Burlington, Canada Ontario Infrastructure Program, Halton Region, Federal Government	Canada 150 Grant,
Molinaro Group: five condo towers on five acres of land Near Burlington GO Station. The buildings, ranging from 18 to 24 storeys, will contain 929 condos.	\$350M	Molinaro Group	Deferred Development Fees from City

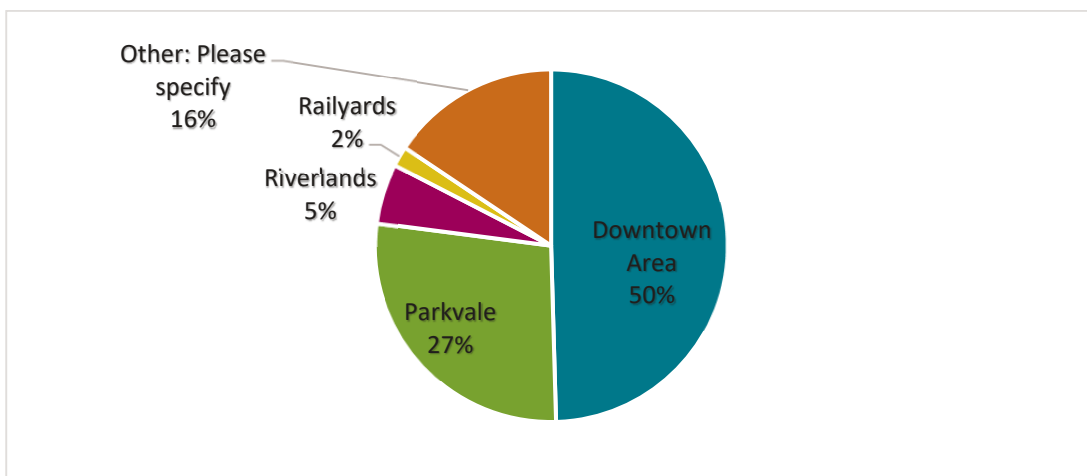


Appendix B: Survey Responses

Q3 Which Neighborhood do you live in?

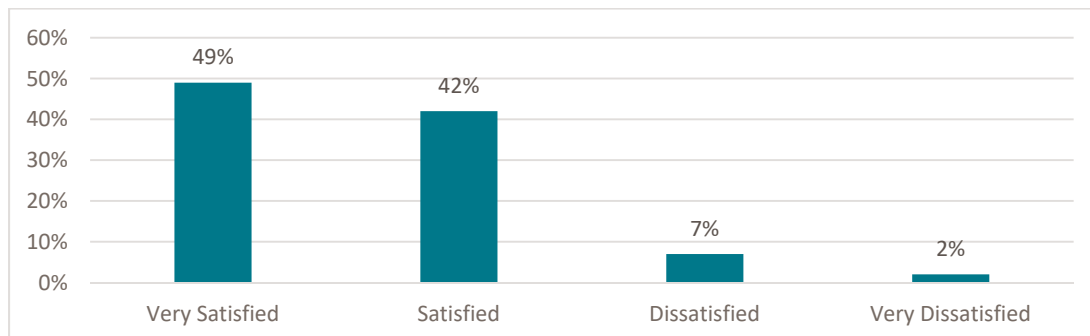
The top three areas respondents reported living were

- Downtown area 50%
- Parkvale 27%
- Riverlands 5%



Q4 Which of the following best describes your overall satisfaction in living in Downtown Red Deer?

The overwhelming majority of respondents 91% reported being Satisfied or Very Satisfied with living in Downtown Red Deer.



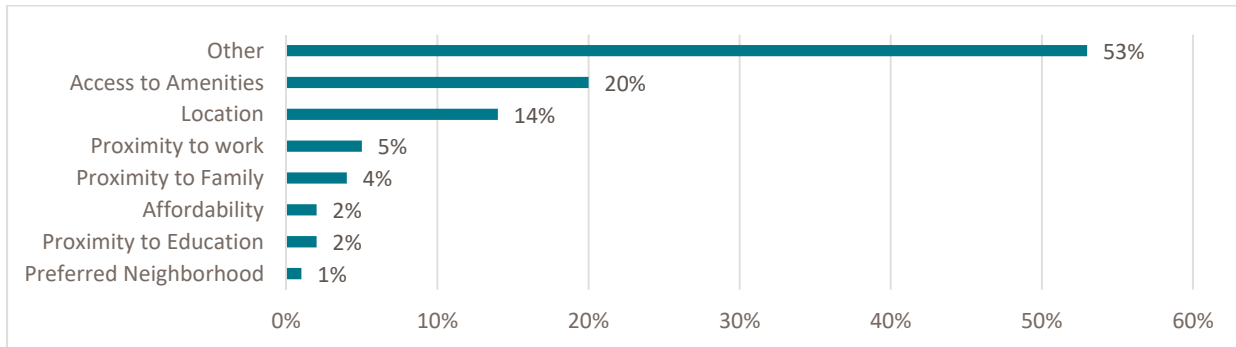
Q4.1 What influenced your decision the most to live downtown?

The top responses were:



- Access to Amenities 20%
- Location 14%
- Proximity to work 5%

Although the majority of respondents chose ‘Other’ the many of the responses were related to “Access to Amenities.”



The following table includes the recorded “Other Responses”.

Open Responses
AM BY A PARK.
APARTMENT THAT WAS FOUND FOR HER DOWNTOWN BY HER SISTER AND BROTHER-IN-LAW.
AT THE TIME THERE WERE NO MALLS, THE PROXIMITY TO MALLS.
AVAILABILITY OF A PLACE.
BECAUSE I WANTED TO MOVE OUT OF THE HOUSE INTO A CONDO.
BECAUSE WHEN I CAME HERE AS A YOUNG BOY I JUST LIKED IT ACTUALLY PARKVALE.
BEING CLOSE TO EVERYTHING; BANKS, STORES, DOCTORS OFFICES, PLACES THAT I VISIT, I.E. ANTIQUES SHOPS ON YATES AVE.
CLOSE TO HOSPITALS, STORES AND ALL AMENITIES
CLOSE TO THE PARK SYSTEM AND CLOSE TO DT, I.E. DOWNTOWN REGION.
CONVENIENCE TO OUR BUSINESS.
CONVENIENCE; GROCERY STORES, LIBRARY, RECREATION, GOLDEN CIRCLE, PARKS, TRAIL SYSTEM, PROXIMITY OF BANKS.
DUE TO ALL BEING SENIORS HERE IN PARKVALE, IT IS AN ALL AGREEABLE PLACE!
DUE TO THE HOUSE BEING AVAILABLE AND MYSELF BEING AVAILABLE UPON THE DEATH OF MY MOTHER.
ECONOMY; THAT'S WHERE THE CHEAPER APARTMENTS ARE... (GIGGLES)
EVERYTHING ABOUT LIVING DOWNTOWN AND PROXIMITY TO SHOPPING.
FAMILY HISTORY
FOUND A CONDO WE LIKED
FOUND CONDO ON THE RIVER
FOUND THE BEST CONDO THAT WE LIKED IN DOWNTOWN RED DEER.



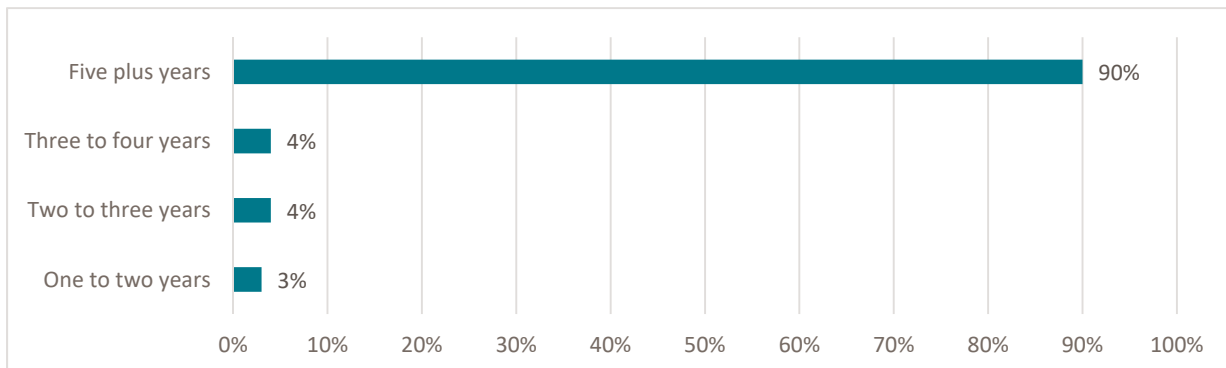
Open Responses
HUSBAND BEING ILL AND MOVING TO A CONDO. (I KNEW HE WOULD NOT LIVE LONG AND WANTED A CONDO IN THE DOWNTOWN AREA WHERE THERE WERE MORE ACTIVITIES, EX. RESTAURANTS, MOVIES, CULTURE.) I WANTED AN ACTIVE LIFE.
HUSBAND LIKED CONDOMINIUM COMPLEX
I BOUGHT A BUILDING THERE.
I BOUGHT A CONDO CLOSE TO A GOOD FRIEND OF MINE.
I LIVED HERE MY WHOLE LIFE, I WAS BORN HERE I DIDN'T DECIDE TO COME HERE.
IT WAS THE ONLY PLACE AVAILABLE, I.E. IN 1997. I HAD LOOKED AT 4 OTHER PLACES... THEY BOOKED FAST... SO I TOOK IT (THIS ONE)... BUT IS NOT AS HAPPY NOW AS THEN... THE NEIGHBOURHOOD HAS GOTTEN WORSE.
IT'S A NICE AND POPULAR AREA AND IT'S CONVENIENT.
IT'S A QUIET AREA WHERE I LIVE; IT'S A SENIOR'S AREA.
IT'S CLOSE TO FRIENDS
IT'S VERY ACCESSIBLE, FOR ALL, EVERYTHING, FOR THE HOSPITAL, THE SUPER MARKET & THE BUS TERMINAL (WORKS OUTSIDE OF THE DT AREA).
I'VE BEEN HERE FOR A LONG TIME, THIS IS MY HOME. I LIKE DOWNTOWN RED DEER. COMING FROM OVERSEAS (ITALY). OPPORTUNITY FOR WORK.
LACK OF MOBILITY; I.E. CANNOT DRIVE, HENCE DESIRE TO GET CLOSER TO AMENITIES & RETAIL STORES.
LIKED THE CONDO.
LIVE RIGHT NEAR TO THE RIVER BANK AND ONLY HAVE ONE NEIGHBOUR. (ITS LIKE) LIVING IN THE COUNTRY.
MOVE INTO A SMALLER LIVING QUARTERS
MOVED HERE TO BE CLOSE TO A FRIEND.
MY AGE; HAD TO GIVE MY CAR UP, SO I HAD TO BE DOWNTOWN.
MY DAUGHTER WANTED ME TO MOVE THERE.
MY HUSBAND WAS GETTING OLDER AND WE NEEDED TO GET INTO A PLACE WITHOUT STAIRS. CONVENIENCE.
MY HUSBAND WAS SICK AND THIS AREA IS VERY CLOSE TO THE HOSPITAL.
NICE CONDO FOUND IN DOWNTOWN AREA. WANTED SAME TYPE OF CONDO THAT WE HAD IN MEDICINE HAT. WAS VERY IMPRESSED WITH THE BUILDING THERE AND FOUND THE SAME IN DOWNTOWN RED DEER.
PROBABLY AGE. I LIVE IN A RESIDENCE FOR PEOPLE OVER 40.
PROXIMITY TO MEDICAL AND SHOPPING
PROXIMITY TO WORK AND PARKS/TRAILS
RETIRED AND LOOKED FOR CONDO. (THE ONE WE FOUND/LIKED JUST HAPPENED TO BE LOCATED IN THE DOWNTOWN AREA)
THE APARTMENT WAS ON THE GROUND FLOOR (1ST FLOOR)
THE BEST CONDO LIVING I COULD FIND; NOTHING TO DO WITH THE DOWNTOWN ITSELF.
THE CHOICE OF REAL ESTATE AT THE TIME



Open Responses
THE HOUSE ITSELF. IT JUST HAS A NICE FEEL TO IT.
THE R1A ZONING WHEN I PURCHASED THE BUILDING; THAT WAS VERY, VERY IMPORTANT.
THE WINTER
THIS IS WHERE THE HOUSE WE WANTED HAPPENED TO BE.
THIS SENIOR RESIDENCE (TOWN HOUSES) WHERE I LIVE IS A QUIET AREA FOR PEOPLE AGED 55 AND UP.
TO MOVE INTO THE BUILDING I WANTED TO LIVE IN.
WANTED THIS PLACE AND WE BOUGHT IT. I DID NOT MAKE A CASE OF IT BEING "DOWNTOWN". WE WANTED TO MOVE BECAUSE WE WERE GETTING OLDER. WANTED TO BE GETTING INTO A SENIOR PLACE.
WAS LOOKING FOR A SENIOR HOME. MOVED FROM ORIAL PARK.
WAS PARENTS DECISION, I WAS 12 YRS OLD WHEN MOVE OCCURRED. /P I LIKE LIVING DOWNTOWN, HAVING BEEN THERE FOR 50+ YRS.
WE FOUND A REPOSSESSED HOUSE WHICH WAS VERY CHEAP SO WE DECIDED TO STAY. IT WAS ON A HUGE LOT.
WE SOLD OUR HOUSE AND WE PURCHASED A CONDO IN THE DOWNTOWN AREA.

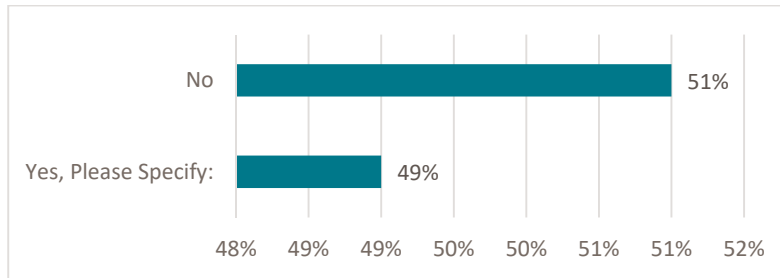
Q5 How long have you lived downtown?

The vast majority of respondents have lived downtown 5+ Years indicating a more entrenched community.



Q6 Thinking of your neighborhood, are there things that you believe that could attract more residents to live in your neighbourhood?]

A small majority 51% of respondents had no suggestions but 49% opted to provide open responses, the most cited issue was crime and homelessness.



Open Response
BETTER RESTAURANTS. THERE ARE INTER-CITY ISSUES WITH HOMELESSNESS AND DRUG ABUSE, AND, CRIME AS A RESULT.
BETTER STREET LIGHTING, IT GETS PRETTY DARK IN THIS AREA AT NIGHTTIME.
CLEAN UP SOME THINGS DOWNTOWN, BASICALLY WE HAVE A LOT OF STREET PEOPLE DOWNTOWN.
CLOSE TO GROCERY SHOPPING, CLOSE TO OUTDOOR MARKETS. CLOSE TO TRAILS, SENIOR CENTER AND ACTIVITY CLOSE TO SWIMMING IN RECREATION CENTER.
CRIME, BUT THAT'S IN ALL THE NEIGHBOURHOODS. WE'VE HAD STREET PEOPLE COMING INTO OUR ENTRANCE; IT'S NOT A HUGE DEAL, BUT IT'S MADDENING.
DISBANDING THE PARKVALE COMMUNITY. THE SOCIETY THAT GOVERNS THAT AREA.
DOING MAJOR DEVELOPMENT OF CITY YARDS, MIXED COMMERCIAL AND RESIDENTIAL.
FEELING SAFER IN THE PARK SYSTEM (NEEDLES AND HOMELESS PEOPLE LIVING IN THE TREES)
GET RID OF THE BUMS. /P LIVING DOWNTOWN YOU SEE ALL THESE HOMELESS PEOPLE; THEY GOT THE WADING POOL SHUT DOWN.
HERITAGE HOMES, PROXIMITY TO DOWNTOWN, CLOSE TO THE RIVER, A SAFER ENVIRONMENT.
I KINDA LIVE IN A BUSINESS AREA, I... CAN'T REALLY THINK OF ANYTHING...
I THINK IF WE GOT RID OF SOME OF THE STREET PEOPLE WHO LIVE IN OUR NEIGHBOURHOOD. /P IT WOULD REQUIRE THE DEMOLITION OF OLD HOUSES IN PARKVALE.
IT'S FAIRLY QUIET, NEIGHBOURS GET ALONG, IT'S EASY ACCESS TO EVERYWHERE IN TOWN. /P IF PEOPLE WERE MADE MORE AWARE OF OUR MUSEUM AND COMMUNITY CENTRE, PARK, SENIOR CENTRE AND CURLING RINK, MORE RESIDENTS WOULD BE ATTRACTED TO OUR NEIGHBOURHOOD.
IDEAL SPOT; CLOSE TO SUPERSTORE, SAFEWAY, VALLEY & THEATRE. I HAVEN'T HEARD OF ANYTHING NEGATIVE ABOUT LIVING HERE (THE BUILDING & THE AREA). LOCAL WAS PRIME, AMENITIES.
IT'S PRETTY FILLED UP NOW, THERE ARE NO EMPTY SPACES AT ALL.
LA BAIE AND EATONS MOVING BACK DOWNTOWN. THOUGH EATON'S NO LONGER EXISTS ALL WE HAVE DOWNTOWN ARE BOUTIQUES.
LESS CRIME, LESS HOMELESS PEOPLE AND LESS DRUGS.
LESS TRAFFIC NOISE AND HOMELESS SITUATION
LESS TRANSITIONAL HOUSING IN THE DOWNTOWN CORE, LESS SOCIAL PROGRAMS FOR DRUG ADDICTS IN THE DOWNTOWN CORE.
LESS UNWANTED BUSINESS I.E. DIVE BARS; POLICE STATION IS CLOSE BY...
LOTS OF RECREATION AND PARKS AND WALKWAYS.
LOWER THE PROPERTY PRICES.
MAKE THE DOWNTOWN AREA SAFER.



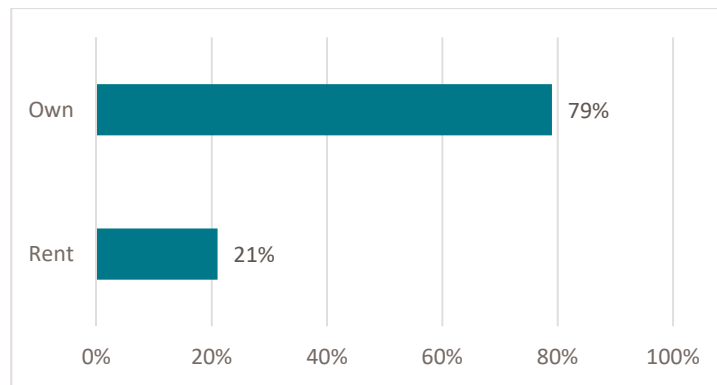
Open Response
MORE PARKING. MORE SHOPS. (CLOSER TO WHERE I LIVE).
MORE POLICING DUE TO BREAK-INS, STEALING. CARS IN GARAGES.
MORE POLICING WOULD ATTRACT MORE PEOPLE TO MOVE HERE! THEY RE-DID THE SIDE OF OUR BUILDING... ALREADY THERE IS ATTEMPTS, BRAKE-IN. HOMELESS SLEEP IN OUR HALL ENTRY. OUTSIDE, SURROUNDING, THERE ARE NEEDLES ALL OVER THE PLACE.
MORE SHOPPING DOWNTOWN, MAYBE?
NO IT'S PRETTY ATTRACTIVE THE WAY IT IS.
NO; (ALOT OF DRUG USERS AROUND HERE)
PARKING IS TROUBLESOME DOWNTOWN; THE METERS DISCOURAGE PEOPLE FROM GOING DOWNTOWN; THEY'LL GO TO THE MALLS ON EITHER SIDE OF THE DOWNTOWN AREA WHERE THEY CAN PARK FOR FREE.
PEOPLE VIVE TO GET UP INTO THIS NEIGHBOURHOOD - AN AVAILABILITY OF HOUSING DOES NOT LAST LONG. THE FRIENDLINESS OF THE ARE, EVERYTHI
PRETTY FILLED WITH BUSINESS RIGHT NOW.
PRETTY WELL DEVELOPED. SMALL LITTLE POOL THING AND HAS NOT BEEN USED FOR THE LAST YEAR. (ACROSS FROM OUR CONDO) IT HAS BEEN A DISAPPOINTMENT. NO CHILDREN LIVING IN OUR AREA. IT WAS A WADING POOL FOR KIDS. ATTRACTED MANY HOMELESS PEOPLE.
PROBABLY MORE POLICE PRESENCE; THAT WOULD CUT DOWN ON THE TRAFFIC FROM THE RIVER TO DOWNTOWN, AND VICE VERSA. IN THE LAST FEW YEARS, THERE SEEM TO BE MORE HOMELESS PEOPLE; IT DOESN'T BOTHER US ANY, BUT THE GENERAL POPULATION SEEMS TO VIEW IT A
SAFER STREETS, THAT'S THE BIGGEST PROBLEM HERE.
THE ARENA, THE MUSEUM & "THE RECREATION".
THE COST... (PROBE); W/O SOUNDING SNOBBISH, THEY WERE MOVING ALOT OF THE HO
THE HOMELESS ISSUE, I GUESS, WOULD BE THE MOST DISTRACTING ONE. I TOOK IT THE OTHER WAY. /P WE LIKED IT HERE BECAUSE IT WAS CONVENIENT FOR US TO WALK TO WHERE WE NEEDED TO GO, BUT WITH THE HOMELESS SITUATION, AND AT OUR AGE, IT'S MORE DIFFICULT. /P
THE WATER FOUNTAIN IN THE SUMMER FOR THE CHILDREN, THEY CLOSED IT BECAUSE THE HOMELESS PEOPLE WERE BATHING THERE AND LEAVING THEIR NEEDLES ON THE GROUND AND IT WAS UNSAFE FOR THE CHILDREN, I MISS THAT FOR THE CHILDREN AND HEARING THEM ENJOYING THAT.
THERE ARE SHOPS AND GROCERY STORES CLOSE BY. THE CONVENIENCE OF LIVING DOWNTOWN.
THERE'S LOTS OF NATURE AROUND, MATURE TREES. WE GET TO SEE LOTS OF WILDLIFE. OTHER NEIGHBOURHOODS DON'T HAVE AS MUCH.
THEY NEED TO DEAL WITH THE HOMELESS ISSUES, DIRTY NEEDLES BEING DISCARDED AT RANDOM, AND THE CRIME THAT'S ASSOCIATED WITH THOSE ISSUES.
THEY WOULD HAVE TO BUILD HIGHRISES.
THEY'RE BUILDING A NEW CONDO RIGHT NEXT TO US.
THIS IS ONE OF THE OLDER AREAS OF RED DEER; CLOSE TO DT, CLOSE TO THE ARENA. THERE IS A SENIORS HOME.
UPGRADING THE STREETS.



Open Response
WE ARE ALL VERY HAPPY HERE. THE DEER LODGE IS CLOSE TO DO ACTIVITIES. LOTS OF THINGS GOING ON DOWN THERE.
WE USED TO HAVE A FAMILY DOCTOR JUST AROUND THE CORNER.
WE'RE VERY CLOSE TO SHOPPING, WALKING HILLS, AND WE HAVE LOTS OF AREA FOR DEVELOPMENT FOR THE FUTURE.
WHEN I GO OUTSIDE, I'M HAPPY FOR MY NEIGHBOURHOOD, (PROBE) ITS VERY QUIET.
YEAH; LESS NOISE. BY THE NOISE, I'M TALKING ABOUT TRAFFIC NOISE.

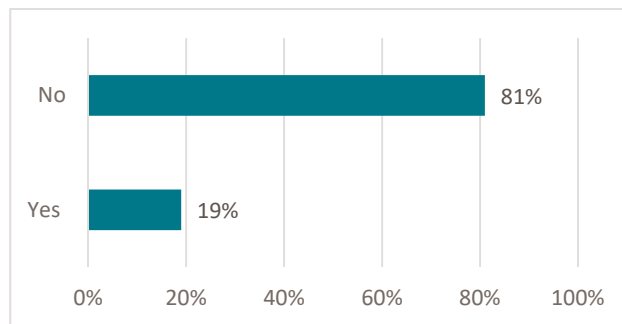
Q7 you rent or own?

The majority of respondents 79% own their homes.



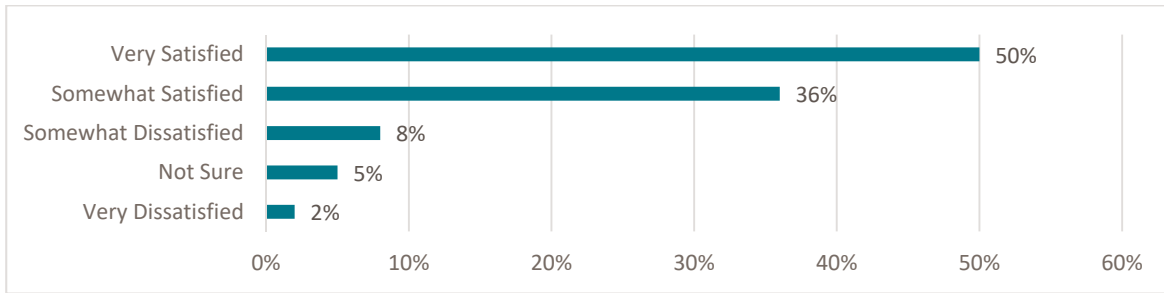
Q8 As owner of the residence, are you considering any improvements to your property such as landscaping, internal renovations, expansions, or improvements to the exterior?

Only 19% of respondents are considering improvements to their property while 81% are not.



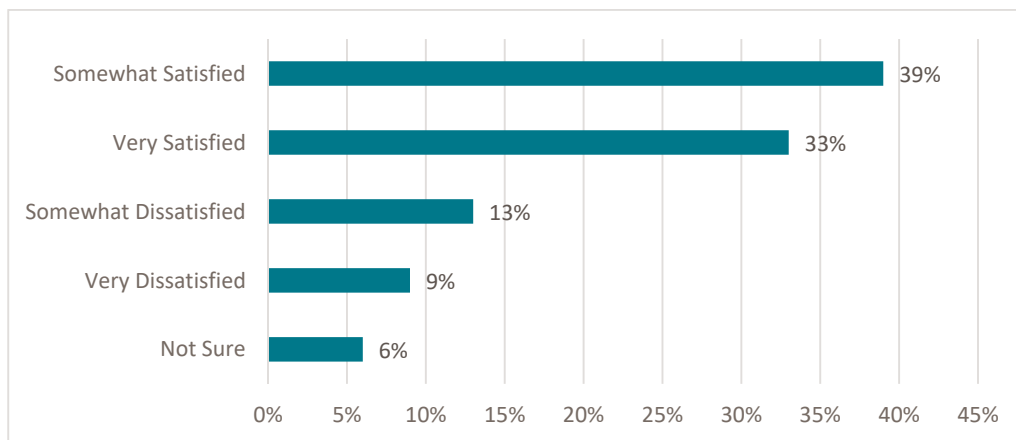
QAA1 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? – Restaurants:

The majority of respondents 86% reported being “Very Satisfied” or “Somewhat Satisfied” with the restaurants in the Downtown with only 10% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



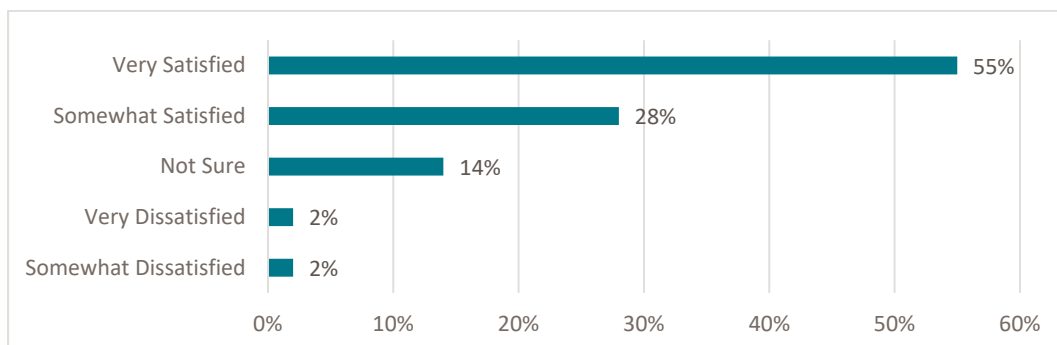
QAA2 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Retail stores

The majority of respondents 72% reported being “Very Satisfied” or “Somewhat Satisfied” with the retail stores in the Downtown with only 21% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



QAA3 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Festivals and community events

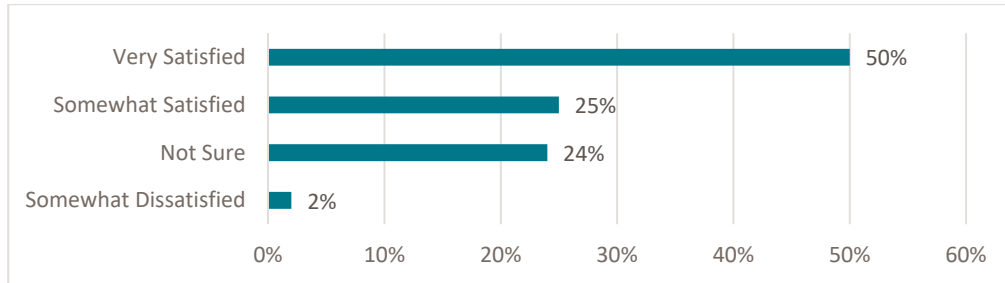
The majority of respondents 83% reported being “Very Satisfied” or “Somewhat Satisfied” with the festivals and community events in the Downtown with only 4% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



QAA4 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Access to Transit

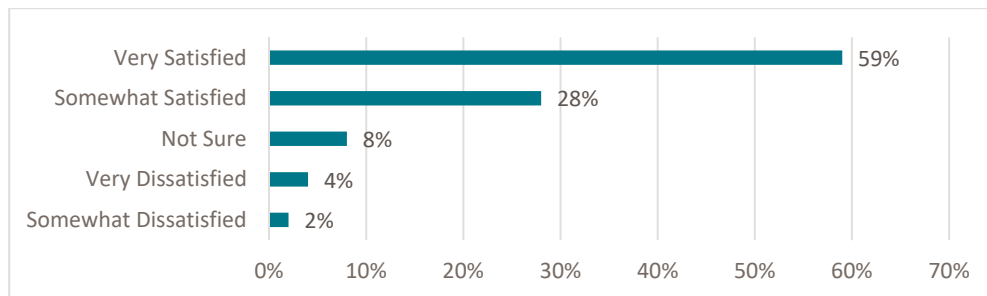


The majority of respondents 75% reported being “Very Satisfied” or “Somewhat Satisfied” with access to transit in the Downtown with only 2% reporting being “Somewhat Dissatisfied”.



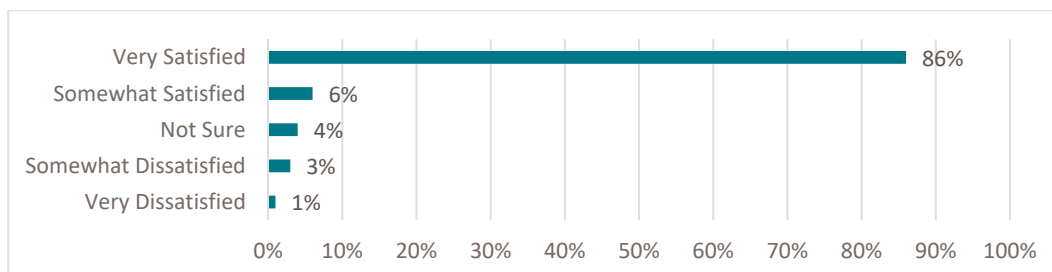
QAA5 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Access to Recreation facilities or opportunities

The majority of respondents 87% reported being “Very Satisfied” or “Somewhat Satisfied” with the Access to Recreation facilities or opportunities in the Downtown with only 6% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



QAA6 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Outdoor spaces and trails

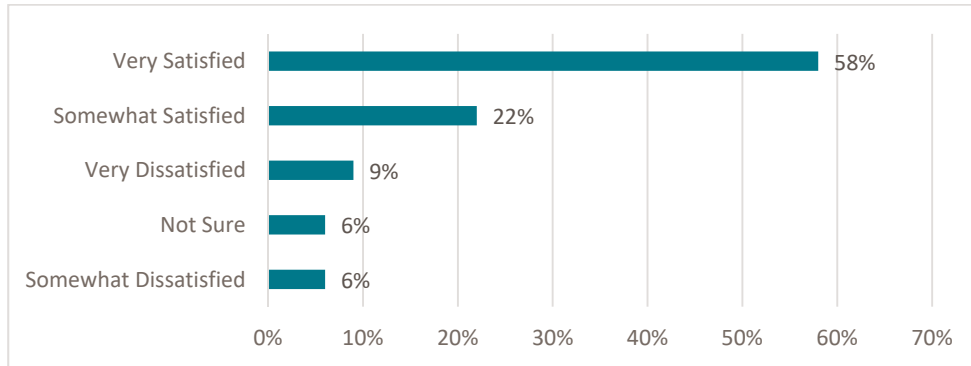
The majority of respondents 92% reported being “Very Satisfied” or “Somewhat Satisfied” with the outdoor spaces and trails in the Downtown with only 4% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



QAA7 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Walkability of the downtown

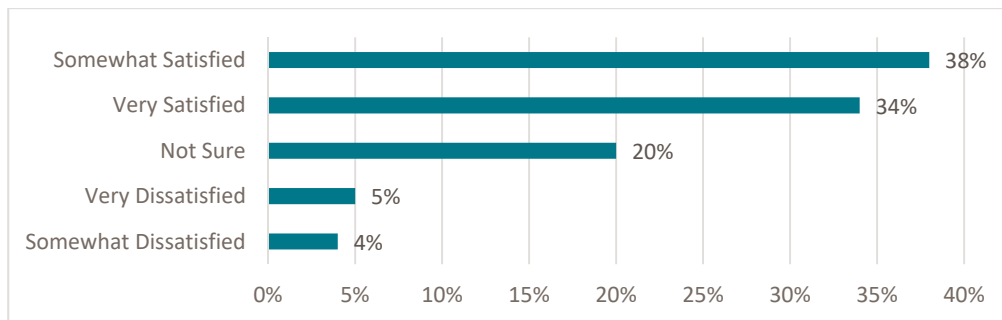


The majority of respondents 80% reported being “Very Satisfied” or “Somewhat Satisfied” with the walkability of the Downtown with only 15% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



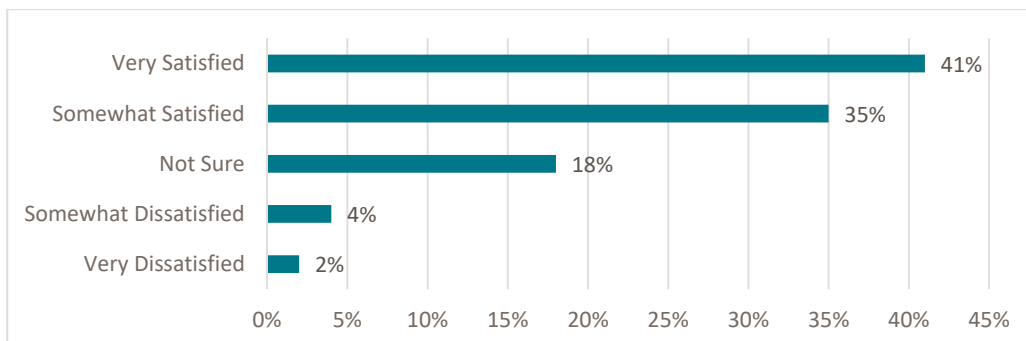
QAA8 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? – Fun Activities

The majority of respondents 72% reported being “Very Satisfied” or “Somewhat Satisfied” with the fun activities in the Downtown with only 9% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



QAA9 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following? - Arts and Culture Events

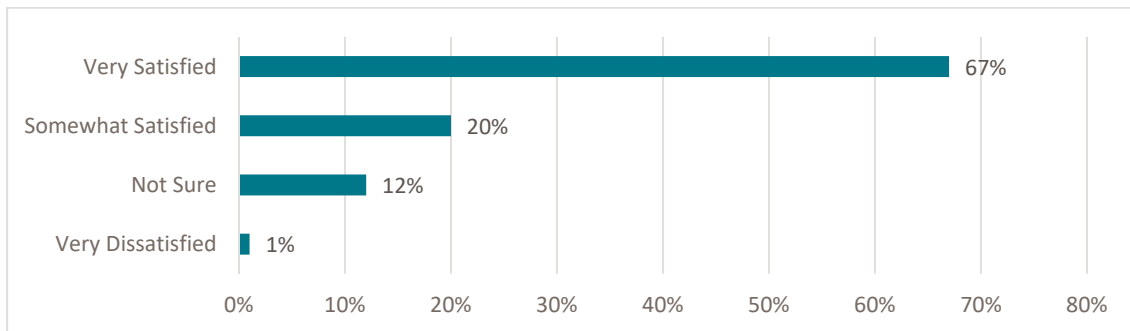
The majority of respondents 76% reported being “Very Satisfied” or “Somewhat Satisfied” with the Arts and Culture Events in the Downtown with only 6% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.





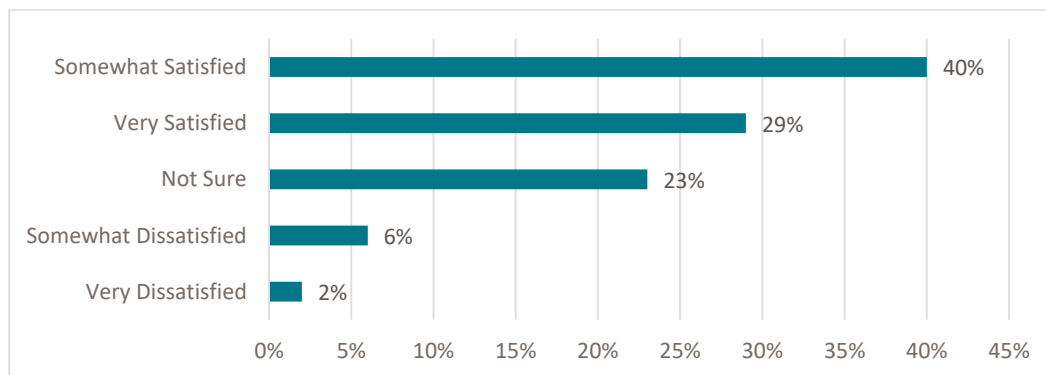
QAA10 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
– Library services

The majority of respondents 87% reported being “Very Satisfied” or “Somewhat Satisfied” with the Library services in the Downtown with only 1% reporting being “Very Dissatisfied”.



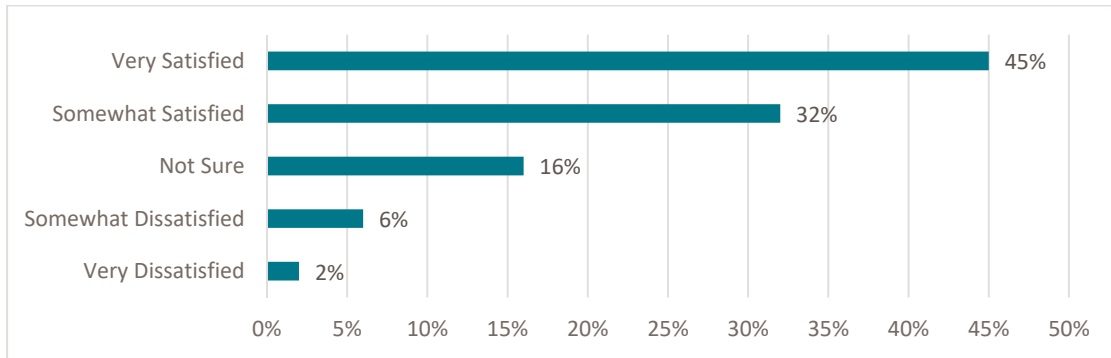
QAA11 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Live Music

The majority of respondents 76% reported being “Very Satisfied” or “Somewhat Satisfied” with the live music in the Downtown with only 6% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



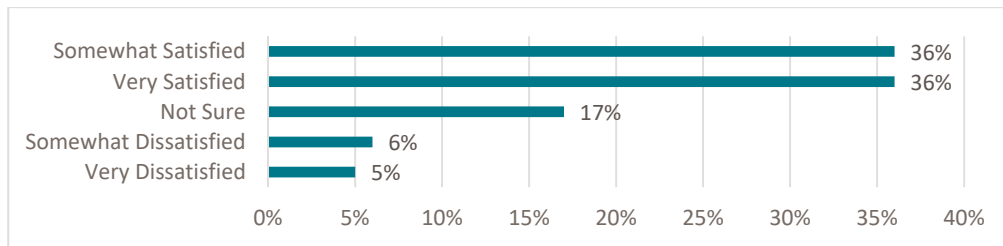
QAA12 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Museums

The majority of respondents 75% reported being “Very Satisfied” or “Somewhat Satisfied” with museums in the Downtown with only 8% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



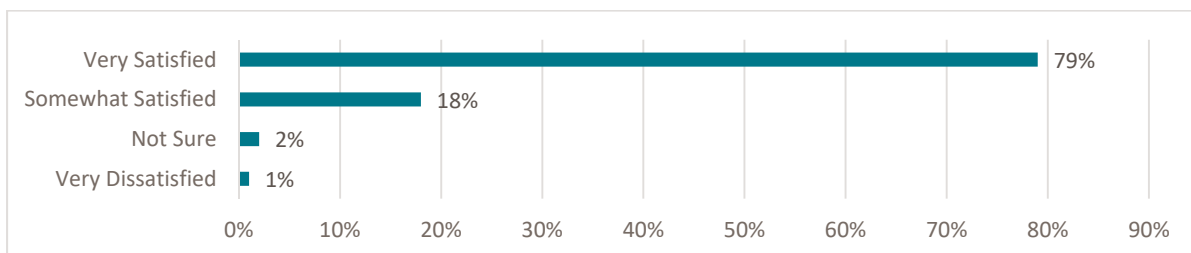
**QAA13 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Entertainment Facilities**

The majority of respondents 72% reported being “Very Satisfied” or “Somewhat Satisfied” with Entertainment Facilities in the Downtown with only 11% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



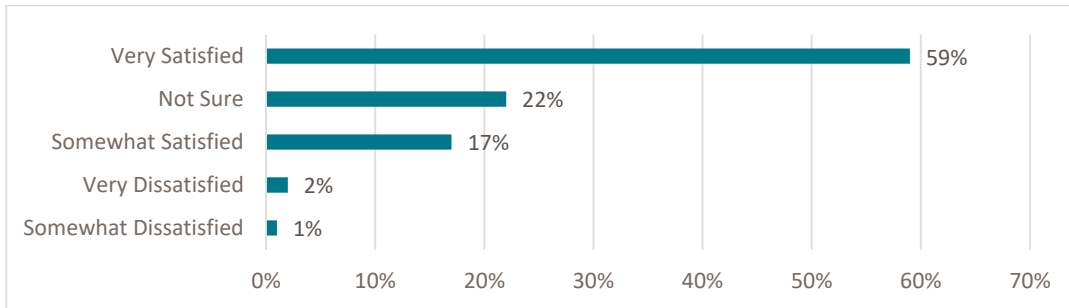
**QAA14 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Access to grocery stores**

The majority of respondents 97% reported being “Very Satisfied” or “Somewhat Satisfied” with grocery stores in the Downtown with only 11% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



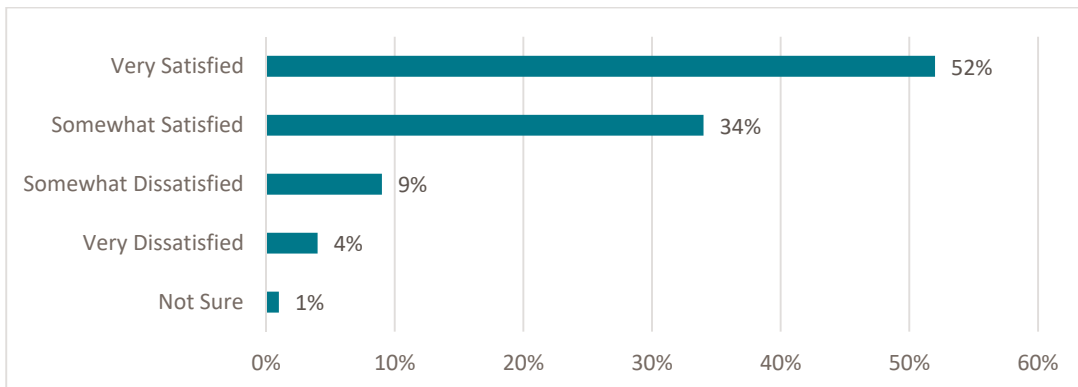
**QAA15 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Cellular phone service**

The majority of respondents 86% reported being “Very Satisfied” or “Somewhat Satisfied” with cellular phone service in the Downtown with only 3% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



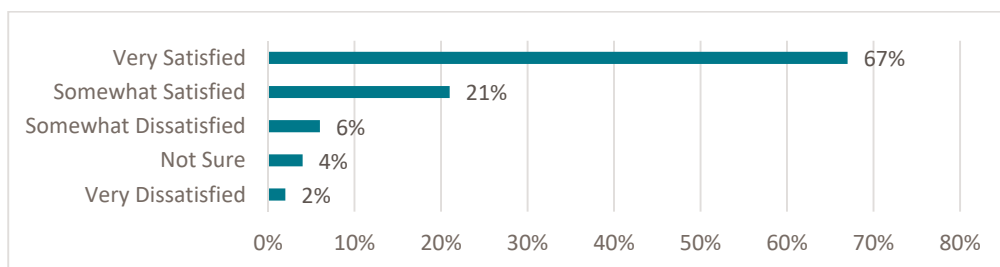
**QAA16 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Local roads and streets**

The majority of respondents 86% reported being “Very Satisfied” or “Somewhat Satisfied” with the local roads and streets in the Downtown with only 13% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



**QAA17 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Ability to interact with local residents**

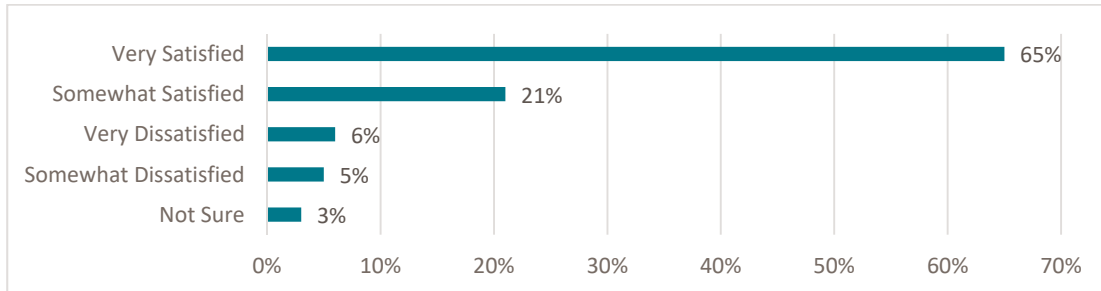
The majority of respondents 88% reported being “Very Satisfied” or “Somewhat Satisfied” with their ability to interact with local residents in the Downtown with only 8% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



**QAA18 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Availability of health and medical services**

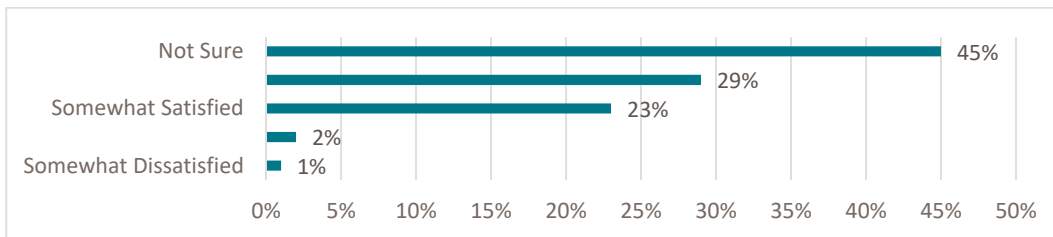


The majority of respondents 86% reported being “Very Satisfied” or “Somewhat Satisfied” with availability of health and medical services in the Downtown with only 11% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



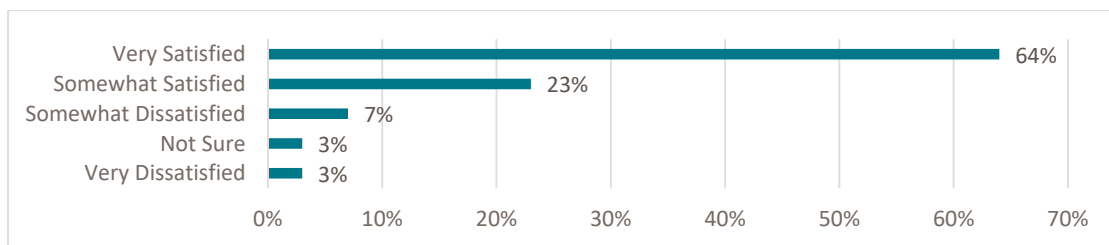
QAA19 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Availability of housing

The majority of respondents 51% reported being “Very Satisfied” or “Somewhat Satisfied” with availability of housing in the Downtown with only 3% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied” and 45% reporting as “Unsure”.



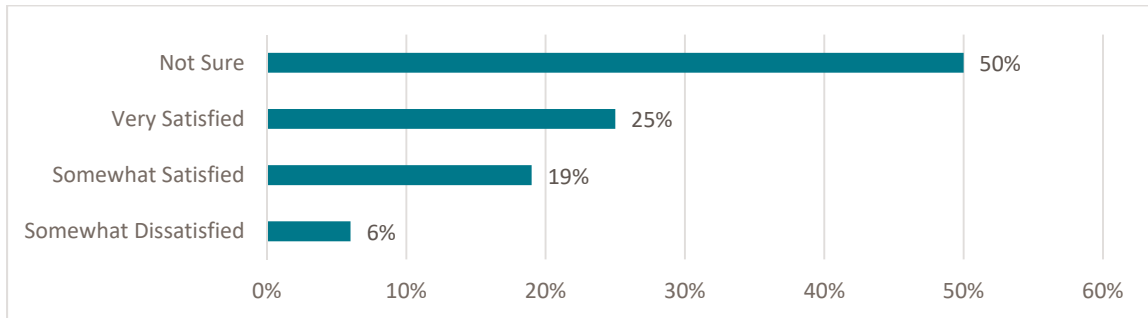
QAA20 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
- Quality of life

The majority of respondents 87% reported being “Very Satisfied” or “Somewhat Satisfied” Quality of life in the Downtown with only 10% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



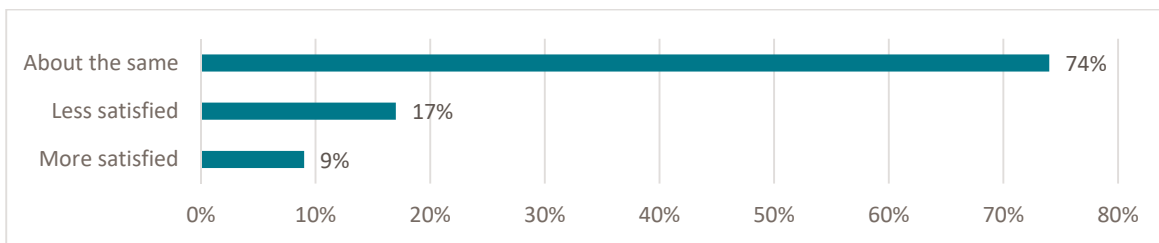
QAA21 Thinking of Downtown Red Deer, how satisfied are you as a resident with each of the following?
Education

The majority of respondents 87% reported being “Very Satisfied” or “Somewhat Satisfied” with education in the Downtown with only 10% reporting being “Somewhat Dissatisfied” or “Very Dissatisfied”.



Q9 How would you say your level of satisfaction with living in downtown Red Deer has changed in the last 12 months? Would you say you are?

The majority of respondents 83% indicated they are at “about the same” or “more satisfied” regarding living in downtown Red Deer with 17% indicating they are “Less Satisfied”.



Q10 Is there any feedback that we haven't asked you about in relation to living downtown that you would like to share?

Open Responses
WE USED TO HAVE 2 MEDICAL CLINICS HERE AND THEY BOTH CLOSED DOWN, THERE IS A LOT OF OLD PEOPLE THAT LIVE HERE AND THERE IS NO ACCESS TO A MEDICAL CLINIC, THAT IS ONE OF THE MAIN REASONS I MOVED HERE AND THEN THEY CLOSED THE CLINICS, THEY NEED TO BRING THEM BACK.
A COUPLE OF YEARS AGO, THERE WAS A LOT OF LOITERING AND VAGRANCIES AROUND ROSS AND GATES, DOWN BY THE BANKS, THAT FOUR BLOCK SQUARE AREA. AND, IT GOT WORSE; I USED TO WALK MY DOGS DOWN THERE; I WON'T GO DOWN THERE ANYMORE, ON THE CHANCE OF TROU
ALEXANDER WAY SHOULD HAVE A PEDESTRIAN BRIDGE BUILT OVER TAYLOR DRIVE TO CONNECT TO DOWNTOWN.
A LOT OF TRANSIENTS LIVING IN THE BUSH WHICH IS WORRISOME.
AT TIMES THERE ARE QUESTIONABLE PEOPLE WANDERING IN THE STREETS. WOULD NOT REALLY WANT TO GO OUT AFTER DARK AS THAT WOULD MAKE ME FEEL UNCOMFORTABLE.
BASICALLY I DON'T CARE FOR ALL THE HOMELESS, WE HAVE A LOT OF PEOPLE DRIVING UP AND DOWN SWEARING THE THINGS THAT GO ON IN THE MIDDLE OF IT ALL.
BECAUSE I LIVE IN AN APARTMENT CONDO BUILDING, I GET MY MAIL DELIVERED TO MY BUILDING AND I'M VERY GRATEFUL FOR THAT.



Open Responses
CRIME IS TERRIBLE IN DOWNTOWN RED DEER. HOMELESS PEOPLE. THE HOSPITAL IS BAD BECAUSE IT IS OVERCROWDED. NEEDS MORE SURGERY ROOM AND CLOSE TO CAP
CRIME; NOT ENOUGH POLICE PATROLS; THERE IS A FAIRLY LARGE AMOUNT OF CRIMES IN THE AREA. I.E. BRAKE-INS, GRAFFITI (PUTTING THINGS ON WALLS THAT SHOULD NOT BE THERE: SYMBOLS, CLUB AFFINITIES), LITTERING.
DT PARKVALE I REALLY LIKE IT AND WILL BE VERY SATISFIED... VERY QUIET, CLEAN & CLOSE TO THE PARK, CLOSE TO WALKING PLACES.
EASY ACCESS TO DT. A BIG NICE ARENA OPENING UP SHORTLY (NEXT MONTH = OCT).
EVERYTHING IS POSITIVE, POSITIVE, POSITIVE!
GENERALLY DOWNTOWN IS NOT SUITABLE FOR A RESIDENTIAL AREA, THE LIVING QUARTERS ARE SMALL AND NOT WELL MAINTAINED AND RESTRICTED TO LOW INCOME WHICH GENERATES IT'S OWN PROBLEMS, SOCIAL ISSUES THAT COME WITH LOW INCOME HOUSING.
HOMELESS IS A BIG ISSUE IN MY AREA.
HOMELESS PEOPLE LIVING IN THE PARK, GARBAGE FROM HOMELESS PEOPLE IN THE PARK, DRUG SALES AND NEEDLES, INCREASED CRIME. I WOULDN'T GO INTO THE DOWNTOWN BUSINESS DISTRICT AFTER DARK TO DUE CRIME.
I CAN'T THINK OF ANYTHING.
I FIND THE PEOPLE VERY FRIENDLY AND THAT INCLUDES THE HOMELESS. WHENEVER THEY (THE HOMELESS) ASK ME FOR MONEY, THEY ARE VERY POLITE AND VERY NICE. I HAVEN'T RAN INTO ANYONE THAT I FIND SCARY.
I GUESS, A CONCERN THAT THERE BE SOMEHOW A NEED FOR CHANGE INSTEAD OF RETENTION, AND EXPANDING ON WHAT'S ALREADY WORKING.
I GUESS, THE CITY IS TRYING TO PROMOTE 'LIVE, WORK AND PLAY DOWNTOWN', AND, WHEN YOU CONSIDER THE ISSUES I MENTIONED, THE HOMELESS, THE DISCARDING OF DIRTY NEEDLES, AND THE ASSOCIATED CRIME, TOGETHER WITH THE LACK OF POLICING AND ENFORCEMENT, T
I REALLY THINK THE CITY NEEDS TO DO SOMETHING ABOUT THE HOMELESS ISSUE. DEALING WITH OFF-LEASH DOGS SEEMS MORE IMPORTANT THAN DEALING WITH THE HOMELESSNESS ISSUE.
I THINK IT'S SAFER THAN IT'S PERCEIVED. /P I'M GLAD THAT THE PARKVALE COMMUNITY ASSOCIATION HAS PROTECTED THE COMMUNITY SO WELL (NO SLUMLORDS).
I THINK THE BIGGEST THING IS THE SHAPE OF THE SIDEWALK
I THINK THE TAXES IN THIS CONDO ARE WAY TOO HIGH; WE'RE PAYING WHAT WE DID IN A HOUSE.
I WANT MY ZONING BACK - THE ARBITRARY ZONING. THE IMPACT OF THAT NEGATIVE INFLUENCE ON THE COMMUNITY (PROBE). PARKVALE SHOULD BE UNDER THE SAME RULES AND REGULATIONS AS EVERY OTHER BOROUGH IN THE CITY.
I WOULD LIKE TO SEE MORE HIGH DENSITY RESIDENTIAL AREAS DOWNTOWN. PLACES/ACTIVITIES END EARLY AND DOWNTOWN NEEDS MORE NIGHTLIFE.
INADEQUATE POLICING, IT'S UNSAFE AT NIGHT, WE WOULD NEVER GO FOR A WALK AT NIGHT.
INSECURITY-DUE TO THE CRIME RATES
ITS BECAUSE EVERYTHING IS ACCESSIBLE & THE LAW ENFORCEMENT IS VERY ACCOMMODATING.
IT'S BEEN VERY GOOD HERE; I'VE BEEN QUITE HAPPY, AND, VERY ACCESSIBLE FOR SENIOR SERVICES.



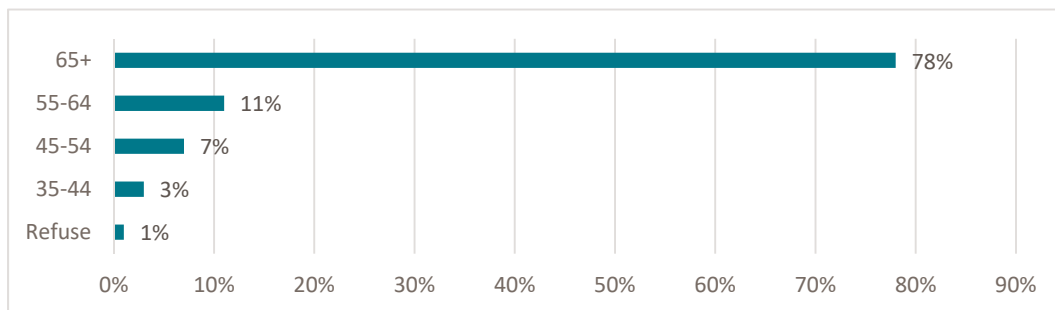
Open Responses
I'VE WRITTEN TO THE CITY, FILLED OUT QUESTIONNAIRES, AND ATTENDED RIVER DEVELOPMENT MEETINGS ABOUT THE 48TH STREET AND ALEXANDER WAY DEVELOPMENT.
LET'S TALK ABOUT CRIME; THAT'S WERE THE REAL NEEDS OF THE PROBLEM OF DT ARE... IS CONCERNED ABOUT THE AMOUNT OF DRUG USE, WE SEE IT EVERYWHERE! PEOPLE ARE COMMITTING BREAK-INS... THE CASINO IS CLOSE BY...
MOVE THE ROSS STREET PATIO TO LITTLE GATEZ AVENUE.
NEED TO DO SOMETHING ABOUT THE HOMELESS. ABOUT THE "SHOOTING GALLERIES" (DRUGS). A LOT OF GARBAGE... TO HAVE SOMEWHERE SAFE TO SHOOT-UP... CONTROLLED AREAS.
PROBABLY THE SIRENS FROM THE FIRE TRUCKS & AMBULANCES - VERY UNSATISFYING. NOT MAKING THEM GO THROUGH THE RESIDENTIAL AREA, TO GO THE HOSPITAL. I.E. SHOULD BE TAKING TAYLOR DR. DETOURING TO GATES AVE. OR ANOTHER AREA. THE SHORTEST ROUTE.
RED DEER IS A BIG AREA AND WE HAVE PEOPLE COMING FROM SMALL AND BIG TOWNS AND WHAT WE NEED MOST IS A BIGGER HOSPITAL AND MORE DOCTORS.
REDUCE CRIME; WE WOULD LIKE TO HAVE AN EMPHASIS ON CRIME PREVENTION IN THE DT AREA.
RIPPING UP THE STREETS AND NOW THEY'RE ALL GRAVEL. 20 YEARS AGO IT WAS ALL PAVED AND NOW THEY DON'T CARE ANYMORE.
ROADS ARE USUALLY CLEAR IN THE DOWNTOWN AREA DURING THE WINTER (CLEANED MORE FREQUENTLY THEN OUTSIDE DOWNTOWN AREA).
SOME DAYS WHEN WE SEE SOME OF THE PROBLEMS THAT THE POLICE OFFICERS HAVE, IT'S FRUSTRATING, BUT I GUESS IT'S MORE OF THE SIGN OF TIMES THAN IT IS ABOUT RED DEER
SOME OF THE PLANNING (CITY) SHOULD BE REVIEWED. ACROSS THE STREET FROM THEIR CONDO THERE ARE OUTDOOR EXERCISE EQUIPMENT AND PEOPLE ARE NOT USING THEM.12 OR 14 PIECES OF EQUIPMENT IN DIFFERENT LOCATIONS. WASTE OF SPACE.
SUCH TIGHT SECURITY IN THE LODGE AFTER 5PM, WE HAVE STREET PEOPLE SNEAKING IN FROM TIME TO TIME. THE FOUNDATION THAT OWNS THIS IS TRYING TO DEAL WITH I'M GLAD FOR THAT.
THE BIKE PATHS & TRAILS; THEY ARE OF THE MOST AMAZING BIKE TRAILS (I'VE HEARD) IN THE WORLD.
THE HOBOS, THE BUMS THAT HANG AROUND, THEY'RE BREAKING INTO PLACES, AND, YOU DON'T FEEL AS SAFE AS YOU SHOULD WALKING THE STREETS BECAUSE OF THEM.
THE HOMELESSNESS IS A PROBLEM; COME EVENING TIME, WHEN DARK HITS, IT MAKES YOU THINK TWICE ABOUT WHETHER YOU'LL GO OUT WALKING. /P
THE NOISE IS BAD. ESPECIALLY AFTER THE BARS CLOSE IN THE SUMMERTIME. PEOPLE ARE REVVING THEIR MOTORCYCLES, CARS HAVE BOOMBOXES GOING FULL BLAST. OTHER THAN THAT, THINGS SEEM TO BE FAIRLY COPACETIC.
THE ONLY DRAWBACK I CAN THINK OF LIVING DOWNTOWN IS THE CLOSE PROXIMITY TO THE WALKING TRAILS OF HOMELESS SHELTERS AND LIQUOR STORES, NEAR WHERE SOME OF THE TROUBLEMAKERS STAY. THE POLICE HAVE DONE AN EXCELLENT JOB OF TRYING TO KEEP IT UNDER CONTROL.
THE ONLY PROBLEM I HAVE, WAS THAT A GUY HELD ME UP BY ASKING FOR MONEY (ROBBERY).
THE ONLY THING IS THE DRUG PEOPLE & THE HOMELESS PEOPLE THAT HANG AROUND; I.E. HANGING OUTSIDE (MY) APARTMENT & IN ALL THE ALLEYS.



Open Responses
THE RETAIL PEOPLE HAVE ALL BEEN MOVED OUT OF DOWNTOWN, SO PEOPLE LIKE ME WHO CANNOT DRIVE CANNOT ATTAIN THE RETAIL STORES. THE RETAIL STORES THAT ARE DOWNTOWN ARE NOT SATISFACTORY.
THEIRS TOO MANY VACANT BUILDINGS, TOO MANY VACANT HOUSES, THEIRS PEOPLE JUST SITTING ON LAND FOR WHATEVER REASON THEY CREATE EYESORES AND THEY CREATE OPPORTUNITIES FOR HOMELESS PEOPLE AND CRIMINAL ELEMENTS.
THERE IS A CRIMINAL ELEMENT IN THE DT AREA & A PROBLEM WITH HOMELESS PEOPLE; I.E. APPROACHING HOMELESS PEOPLE REQUESTING FOR MONEY...
THERE IS A LOT MORE CRIME NOW IN THE DOWNTOWN AREA, I DON'T CARRY MY WALLET WITH ME, THERE ARE PICKPOCKETS,SHOOTINGS,STABBINGS,AND ALSO THE PARKING NEEDS TO IMPROVE, IT'S HARD TO FIND PARKING.
THERE IS A LOT OF CRIME HERE, THE PEOPLE WHO LIVE NEXT TO ME LEFT THEIR GARAGE DOOR OPENED AND ALL THEIR TOOLS WERE STOLEN, PEOPLE ARE STEALING STUFF AND THERE IS A LOT OF DRUGS, I ALWAYS KEEP MY GATE LOCKED BECAUSE THERE IS A LOT OF CRIME HERE.
THERE IS A LOT OF CRIMINAL ACTIVITY IN THE DOWNTOWN AREA LIKE DRUGS, AFTER 9 PM IT'S VERY DANGEROUS.
THERE IS A VERY BAD DRUG AND VIOLENCE PROBLEM DOWNTOWN.
WALKING VERSUS DRIVING TO GROCERY STORES; I COULD; IT WOULD BE GOOD EXERCISE FOR ME TO WALK.
WE NEED TO BRING BACK PROFESSIONAL OFFICES IN THE DOWNTOWN CORE, BUT TO DO THAT WE HAVE TO MAKE IT SAFER FOR WALKING, IT'S NOT SAFE AFTER 4:30 PM, THERE IS TOO MANY TRANSIENT OR HOMELESS PEOPLE.
WELL, I'M NOT HAPPY WITH DOWNTOWN PARKING; THEY CLOSED THE PUBLIC PARKING LOT WEST OF TD BANK, THE CITY CLOSED IT LAST FEBRUARY. IT HAD OVER ONE HUNDRED SPOTS.

Q11 What is your age?

The age majority of respondents 78% were over the age of 65 indicating a fairly elderly sample from the survey with the youngest cohort being 35-44 and only 3% of respondents.



Q12 What is your household income?

The household income ranges for the respondents were:



- Under \$25,000 18%
- \$25,000 to \$50,000 28%
- \$50,000 to \$90,000 19%
- Over \$90,000 19%

