



Gaetz Lakes

# WASKASOO

COMMUNITY PLAN

Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

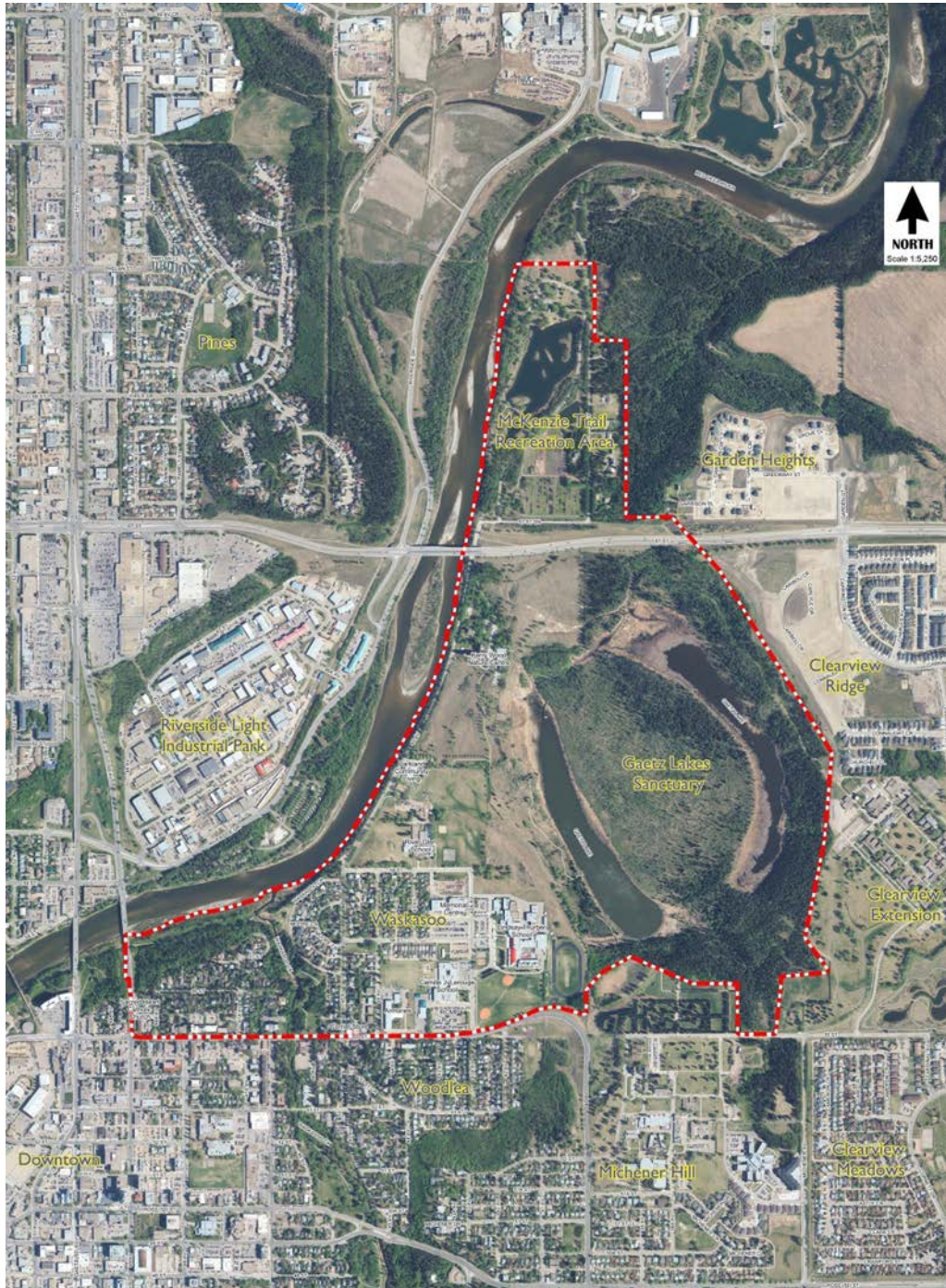
Adopted as a Planning Tool by City Council on: February 1, 2016



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# WASKASOO



AERIAL PHOTO OF THE WASKASOO PLAN AREA

## COMMUNITY PLAN (CP)





## Waskasoo Neighbourhood Plan Community Plan

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- Appendix 4 Issue and Solutions Workshop Results
- Appendix 5 Community Identity Workshop Results
- Appendix 6 Connectivity and Open House Results
- Appendix 7 CPTED Assessment

**“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”**

**Jane Jacobs**



## Waskasoo Neighbourhood Plan

### Community Plan

#### 1.0 Community Consultation

The Waskasoo Neighbourhood Plan has been prepared to guide the future development and redevelopment of the Waskasoo neighbourhood and is divided up into two parts based on their approval processes and implementation responsibility. Part 1 is the Area Redevelopment Plan (ARP) and part 2 is the Community Plan (CP), both approved by Council. A vital component to the creation of the Waskasoo Neighbourhood Plan was the community consultation process. Following is a list of the community consultation done to assist with the preparation of the Waskasoo Neighbourhood Plan.

##### 1.1 Issues and Solutions Public Workshop

This facilitated interactive workshop gathered the community's issues and concerns and sought to identify solutions to address the areas of concern. The workshop was held on Thursday, February 6, 2014, from 6:00 to 9:00 p.m. at Festival Hall with 68 participants. Notices were mailed to individual landowners, the Waskasoo Community Association, along with a public service announcement. The data related to the concerns and solutions from the workshop is included in Appendix 4. The meaningful learnings were:

- There is no clear "heart" of the neighbourhood
- Perceptions of lack of safety
- Concerns about the compatibility of redevelopment within the Waskasoo neighbourhood

##### 1.2 Community Identity Workshop

This interactive workshop was held Thursday, May 8, 2014, from 5:00 to 7:00 p.m. at Streams Christian Church with 38 participants. The workshop determined a long-term vision for the Waskasoo neighbourhood, which is reflected in the Area Redevelopment Plan objectives and policies. The focus was on ideas related to community identification and gathering places. The results from the workshop are included in Appendix 5.

##### 1.3 Connectivity and Land Use Open House

This open house was held on Thursday, September 18, 2014, at Festival Hall with 57 participants. The open house was divided into five stations each containing information and activities on the following subject areas:

Prior Learnings, Connectivity, Land Use, Design Criteria and Safety

The meaningful learnings related to: general land use preferences in the Waskasoo neighbourhood and, more specifically, preferences related to the known redevelopment parcel on 59<sup>th</sup> Street. The data from this open house is included in Appendix 6.

##### 1.4 Virtual Open House

The Draft Waskasoo Neighbourhood Plan was presented to the neighbourhood on June 8, 2015, through the use of an on-line Virtual Open House where the draft plan was made available with an opportunity to comment. The Waskasoo Community Association hosted an opportunity for questions and feedback on the plan in late June. There were approximately 38 participants. Digital and written comments were received. Opportunities for further in depth discussion with the Planning department were offered to those with outstanding concerns. An additional meeting with the Waskasoo Community Association was held September 24, 2015 to provide responses to external comments received. Approximately 15 people attended.

### COMMUNITY PLAN (CP)



# WASKASOO



## 2.0 Demographics

### A HISTORICAL GEM.

At time of plan adoption, Waskasoo had 19 heritage properties, representing 17% of total heritage properties listed in Red Deer.

There are potentially more but haven't been officially designated.

**17%** of total heritage properties listed in Red Deer

### HEALTHY AND ROBUST MATURE TREE COVER.

Recognizing the impact street trees have on the look and feel of a neighbourhood, The City is developing an Urban Forest Management Plan, which will include succession planning for the area. Concerns have been expressed mature trees are nearing the end of their life span. Residents should contact Parks if they notice any hazardous public trees.

### AN ABUNDANCE OF TRAILS.

There are 10.24 km of trails within the plan area, representing 8.1% of all park trails or 6.6% of all trails in the city.

**10.24km** of trails within the plan area

### LOW IN DENSITY.

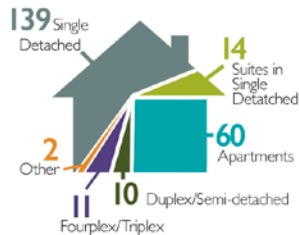
The neighbourhood has 525 residents – 0.53% of Red Deer's population (2014). It has a density of 5.65 dwelling units per net developable hectare. In comparison, the Neighbourhood Planning and Design Standards anticipate an across-the-city housing density of 17 dwelling units. The percentage of land developed is quite low, at 39.1% of the gross area of Waskasoo.

**525** residents  
0.53% of Red Deer's Population (2014)

### REINSTATEMENT OF LANDSCAPING IN GAETZ LAKES SANCTUARY.

Landscaping and installation of signage is being undertaken by The City and Waskasoo Environmental Education Society (WEEES) in consultation with Gaetz Lakes Sanctuary Committee. The need to reclaim a damaged area resulted from local dirt bike enthusiasts constructing a series of jumps in the area. This type of activity is discouraged due to the Sanctuary's ecological sensitivity.

### DWELLING TYPES IN WASKASOO

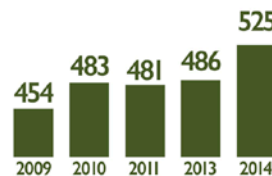


**Primary dwelling type is single detached.** They make up 60.26% of the total number of dwellings in the neighbourhood. (2014 Municipal Census)

**Many rental opportunities.** Of private dwellings, 38% are rented units. Of all dwellings, 3.62% contain secondary suites, and with multi-family units excluded, 8.58% of R1 or R2 dwellings include secondary suites.

### DEMOGRAPHICS

#### INCREASING POPULATION.



Waskasoo grew 7.43% from 2013 to 2014.

By comparison, the city overall increased by 1.5%.

#### POPULATION BY GENDER



There are more males than females. The neighbourhood's population is comprised of 47.59% females and 52.41% males. Red Deer's population is 48.3% female and 48.7% male.

### 2015 CONSTRUCTION UPGRADES

Upgrading 55 Street to address community concerns. Upgrades to this major thoroughfare will be complete by the end of 2015.



#### Upgrades completed include:

- Widening of 55 Street from 50 Avenue to 42A Avenue from 3.2 m to 3.5 m
- Installation of a 2.5 m asphalt path (multiuse trail) on the north side of 55 Street;
- Installation of a 1.5 m concrete sidewalk on the south side of 55 Street; and
- Sanitary sewer lines down 55 Street have been twinned including 3 vaults and upsizing of the water main.

#### Work scheduled for completion in 2015 includes improvements to:

- Drainage, Lighting and Shallow utilities

## COMMUNITY PLAN (CP)





## 3.0 History

### 3.1 Early Years

Red Deer takes its name from the river that flows through the city but the Cree referred to the river as “Waskasoo Seepee” or “Elk River” because of the abundance of Elk found along the river’s bank. Early British fur traders often misidentified the Elk as a type of European Red Deer and mistranslated the Cree name as “Red Deer River. ” Later, settlers applied the name “Red Deer” to their growing community. Waskasoo Creek and the Waskasoo neighbourhood adopt the Cree name.

### 3.2 City Development

The Waskasoo neighbourhood is home to some of the first residences built in Red Deer by settlers in the late 1890s and early 1900s. Prior to development, the general area was used for pasture due to an uneven and seasonally marshy terrain. The City grew rapidly from the tremendous economic development and population growth that occurred in the first decade of the twentieth century. Several of the dwellings were built prior to the economic crash of 1913. Red Deer was successful in its efforts to establish a regional service center for Central Alberta.

### 3.3 The Garden City and City Beautiful Urban Planning Movements

Waskasoo has association with the Garden City and City Beautiful Urban Planning movements. The City Beautiful movement emphasized grandeur, order, symmetry, and harmony in the built environment believing that these qualities would consequently be inspired in the residents. The Garden City movement emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens. Other areas of the city designed according to these urban planning principles were the civic center, City Hall Park, and the gardens that originally fronted the C.P.R. station. These movements also stimulated the setting aside of natural areas along the Red Deer River and Waskasoo Creek as public parkland. By 1914 Red Deer’s motto was “The Garden City”.

Moore Crescent and Waskasoo Crescent were laid out along Waskasoo Creek and the Red Deer River following these principles. Now the century old area encompasses a unique charm and park-like quality. These qualities are visible throughout the Waskasoo area through the enhanced tree-lined boulevards, mature plantings, and wider-than-average side yards.

West of Waskasoo Creek, the central focus surrounds "Son-in-law Row" which is a picturesque, residential street near the downtown and a local landmark in the former subdivision known as River Park. This name, "Son-in-law Row", refers to the fact that some of the dwellings located in this area were originally constructed for the daughters and sons of the early founding father of Red Deer, Rev. Leonard Gaetz. This area reflects the philosophies of the Garden City and City Beautiful movements, although less rigidly and obvious as the Crescents.

Waskasoo includes historic dwellings built between 1903 and the 1930’s; there is an additional grouping of post war dwellings from the 1940’s and 1950’s; and there is a scattering of more modern dwellings within this area. East of Waskasoo Creek, the historic dwellings were built between 1905 and 1923, shortly after William Addison Moore subdivided the land by the river into suburban lots. William Moore was one of Red Deer’s founding fathers. He was the Manager of the Western Telephone Company and Western General Electric, and original owner of the historic Moore Residence located along 45<sup>th</sup> Avenue. Many of the dwellings within this area were built between 1900 and 1912 and began the establishment of the identity, character and aesthetics of the Waskasoo neighborhood. These buildings include two and one-half storey Edwardian dwellings such as The Moore, the Galbraith, Simpson, and the Weddell Residences along with one and one-half storey Craftsman style bungalows such as the Sharman and the Russell Residences.



## 3.4 Post War

After World War II, the majority of the Department of Defence land from the A-20 Army Camp was divided up for development. Red Deer was experiencing a huge population boom (42% in 1946) and housing was needed for returning Veterans. The Federal Government began the pragmatic construction of the Veteran Land Act (VLA) dwellings in 1945, lining these streets with modest dwellings. The Red Deer Public School District's Maintenance Shop, the Memorial Centre (58<sup>th</sup> Street and 42A Avenue) and the Red Deer Armoury are what remain of the original army base. The Army base was decommissioned prior to the construction of River Glen School in 1959.

There are also numerous single storey and one and one-half storey dwellings built from approximately 1946 to 1955. These dwellings reflect post-war/oil-boom residential development in Red Deer when many small dwellings were built on lots that had remained empty since the 1913 economic crash. The majority are in the Minimal Traditional and Ranch Styles. Some dwellings were moved from the A-20 Army Camp including the former base commander's dwelling.

Red Deer developed primarily as an agricultural service and distribution centre, enhanced by its location in the Edmonton-Calgary corridor. The discovery of significant oil and natural gas fields in Central Alberta helped The City of Red Deer become one of the fastest growing cities in Canada by the late 1950s. Later, world-scale petrochemical plants were constructed east of The City at Joffre and at Prentiss, which continued to bring more people to the Red Deer region.

Waskasoo contains heritage dwellings of varying levels of historic designation that definitely contribute to, and form part of, the neighbourhood character. Dwelling owners in the community were involved in the *Historic Site Inventory*. Opportunity continues for individual heritage property owners to undertake a Statement of Significance (SOS) to outline building elements that could aid in designation of a building as a Historical Site to ultimately protect the historic value.



Red Deer Archives. P2164

## COMMUNITY PLAN (CP)







## 4.0 Community Plan Recommendations

The following subsections will provide community-led recommendations, identifies who will be the lead for implementing the recommendations, and outlines the supporting players.

### 4.1 Movement

#### 4.1.1 Improvements to Traffic

CP Recommendation 1 Improvements to Traffic

**The Waskasoo Community Association is encouraged to liaise with The City of Red Deer Engineering Services Department who monitors traffic associated with the four schools in the plan area to discuss concerns related to traffic.**

Since the Gateway Christian School on 59<sup>th</sup> Street commenced operations in the fall of 2014, The City of Red Deer Traffic staff is monitoring the traffic situation. Based on the preliminary findings, City staff is considering:

- Possible adjustments to the school zone and playground zone locations;
- New sidewalks on 59<sup>th</sup> Street and 44<sup>th</sup> Avenue ;
- Improvements to pick up/drop off location functions;
- Traffic signal improvement at 55<sup>th</sup> Street and 45<sup>th</sup> Avenue; and
- Additional signage.

As a result of concerns expressed by the community, a study could be initiated to review the current traffic concerns and propose mitigation options. Community consultation could occur as part of the study to identify the preferred mitigation option and implementation timeline. The study may result in recommendations that include, but are not limited to, possible turn around and routing options, potentially limiting access into the residential streets and lanes in Waskasoo, road and pedestrian access improvements, and possible traffic calming mitigation measures both in the short and long term.

The Waskasoo community expressed concerns related to school traffic including congestion, speeding, illegal turning, stopping and parking, bus routes, unsafe pedestrian access and drop off functions. To address these concerns, a study could be initiated to review the current traffic flows, volumes, speeds and issues associated with the schools. The study should propose options for improvements and /or mitigation.

The Waskasoo community brought forward a long-term solution regarding relocating 45<sup>th</sup> Avenue north of 59<sup>th</sup> Street as an extension of 42A Avenue. The relocation of 45<sup>th</sup> Avenue would divert traffic from a residential street (45<sup>th</sup> Avenue) to a non-residential street (42A Avenue), would provide an opportunity to return a major portion of the riverbank to riparian vegetation, and create a gathering space adjacent to the Red Deer River at the existing lookout northwest of the 45<sup>th</sup> Avenue and 59<sup>th</sup> Street intersection. Constraints to the possible relation include, but are not limited to, securing funding sources for land acquisition and construction costs, disposal of Municipal Reserve (MR) land, tree removal and potential impacts to the wildlife corridor. Additional studies are required to determine the viability of relocating 45<sup>th</sup> Avenue north of 59<sup>th</sup> Street as extension of 42A Avenue on the east side of Gateway Christian School. The 42A Avenue extension would then connect to 45<sup>th</sup> Avenue near Kerry Wood Nature Centre/ Parkland CLASS and the remaining unused portion of 45<sup>th</sup> Avenue would be closed.



## 4.1.2 Neighbourhood Relationships

### CP Recommendation 2 Neighbourhood Relationships

**The Waskasoo Community Association is encouraged to meet with the schools and any other community stakeholders on a regular basis in order to exchange information and to reflect on neighbourhood observations and find possible solutions. The Waskasoo Community Association, residents, Waskasoo Environmental Education Society (WEES), and schools are encouraged to collaborate and share knowledge and opportunities to improve the area’s ecological sensitivity.**

Discussion should occur, at a minimum bi-annually, between the schools, interested community stakeholders such as the Cormack Armoury, RCMP Detachment, the (CAT) Memorial Centre, Festival Hall (RDCHS), Kerry Wood Nature Centre (WEES), and the Waskasoo Community Association. These discussions will serve to open up dialog between the schools, stakeholders, and the community to exchange information, express concerns, and provide updates on initiatives relevant to the wider community.

## 4.1.3 Improve Water Access

### CP Recommendation 3 Improve Canoe Launch and Water Access

**The Waskasoo Community Association, in collaboration with The City of Red Deer Recreation, Parks & Culture Department, Parks Section, should undertake a study to investigate whether there are viable locations available within the Waskasoo neighbourhood for safe water access for pedestrians and/or a boat stop with launching facilities for portable, manually propelled floatation devices such as, but not limited to, canoes, kayaks, rafts and tubes.**

The Red Deer River is a huge community asset and the residents of Red Deer want to enjoy it. Although McKenzie Trails Recreation Centre has a canoe launch, the *River Valley and Tributaries Park Concept Plan* identifies a boat stop along the south bank trail. A study is needed to investigate opportunities for pedestrian access to the river and locations where facilities for launching manually propelled floatation devices may be safely initiated. Challenges may be the slope of the escarpment and any legislative requirements for undertaking work within the river’s bed and shore.

## 4.1.4 Making It Happen

Recommendations	Lead	Support
CP Recommendation 1 Improvements to Traffic	<ul style="list-style-type: none"> <li>Engineering Department, Traffic Section</li> </ul>	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> <li>Stakeholders</li> </ul>
CP Recommendation 2 Neighbourhood Relationships	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>Schools</li> <li>Stakeholders</li> </ul>
CP Recommendation 3 Improve Canoe Launch and Water Access	<ul style="list-style-type: none"> <li>The City of Red Deer Recreation, Parks &amp; Culture Department, Parks Section</li> </ul>	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>



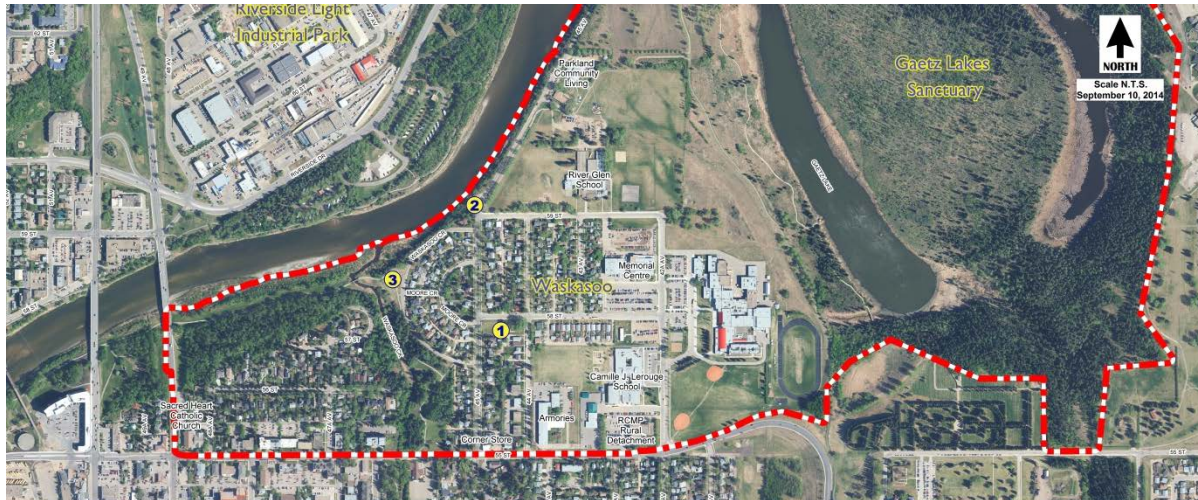
## 4.2 Identity

### 4.2.1 Gathering Places

#### CP Recommendation 4 Gathering Places and Other Identity Options

The Waskasoo Community Association, local residents, and The City of Red Deer are encouraged to investigate, prioritize, design, and develop, over time, three gathering places. Specifically, at the playground, the lookout north-west of the 45<sup>th</sup> Avenue and 59<sup>th</sup> Street intersection, and where the Waskasoo Creek and the Red Deer River meet. These stakeholders should also investigate, prioritize, design and develop the other community identity options that were created by the Community Identity Workshop participants outlined in Appendix 5.

Community Identity Workshop participants felt the need for additional places designed for social interaction, community gathering and casual contact while adding to the amenities and sense of place for the Waskasoo neighbourhood. Three key locations were identified and workshop participants brainstormed ideas for each location. One group also brainstormed other ideas for identifying the community. Figure 1, below, identifies the three gathering places that were identified during this exercise. The data collected from that brainstorming session provided for in Appendix 5, should be used by the Waskasoo Community Association, in conjunction with relevant City departments, as a basis to further develop concept plans and implementation strategies for the future development of these gathering places. The Waskasoo Community Association is currently working with The City to plan and develop a Community Garden within the Waskasoo Playground gathering place. The scale of the project may determine the amount of City involvement.



## COMMUNITY GATHERING PLACE

- Legend**
- Area 1 Waskasoo Playground
  - Area 2 The Lookout
  - Area 3 Where the Creek & River Meet

FIGURE 1 – THE THREE COMMUNITY GATHERING PLACES





## CP Recommendation 5 Waskasoo Logo

**The Waskasoo Community Association may wish to develop a logo to represent the neighbourhood. If pursued, the logo could be developed by local residents, a professional designer, or through a competition format.**

A well designed and representative logo is often the basis for promoting and marketing a brand. In this case, the brand would be the Waskasoo neighbourhood. The logo represents all of the activities and amenities within the neighbourhood including recreational, educational and other amenities. All stakeholders are encouraged to be engaged in the development of their community identity.

## CP Recommendation 6 Marketing Program

**The Waskasoo Community Association and area stakeholders may wish to develop a marketing program to jointly promote all the amenities available within the Waskasoo neighbourhood.**

Benefit will be gained by all stakeholders jointly pooling resources to develop information for visitors and the public about all of the places to go and things to do and see in the Waskasoo neighbourhood.

## CP Recommendation 7 Entry Signage

**The Waskasoo Community Association is encouraged to identify areas for future neighbourhood entry signs. The Waskasoo Community Association may explore joint opportunities for neighbourhood identification with The City of Red Deer and stakeholders such as the Kerry Wood Nature Centre (WEES).**

Neighbourhood entry signs are a great way to identify the Waskasoo neighbourhood. The Waskasoo Community Association and stakeholders are best suited to identify the prime entry locations for entry signage.

### 4.2.2 Making It Happen

Recommendations	Lead	Support
CP Recommendation 4 Gathering Places & Other Identity Options	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>The City of Red Deer Recreation, Parks &amp; Culture Department, Parks Section</li> <li>The City of Red Deer Planning Department</li> </ul>
CP Recommendation 5 Waskasoo Logo	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholders</li> </ul>
CP Recommendation 6 Marketing Program	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholders</li> </ul>
CP Recommendation 7 Entry Signage	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholders</li> <li>The City of Red Deer Planning Department</li> <li>The City of Red Deer Inspections and Licensing Department</li> </ul>



## 4.3 Environment

### 4.3.1 Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, McKenzie Trails

#### CP Recommendation 8 Vegetation Preservation and Invasive Species Control

**Existing mature healthy native plantings (trees, shrubs, forbs and grasses) should be preserved and efforts should be made to remove or prevent invasive species from spreading into the natural areas. Residents are encouraged to improve the urban forest by planting native trees and shrubs. Consideration should also be given to native trees and shrubs that are a food source for humans and local wildlife. Chemical controls are discouraged.**

All residents are encouraged to maintain and enhance native plant materials that function as a food source and habitat for wildlife. Invasive species are a challenge to natural areas so careful choices need to be made about the type of material planted in this neighbourhood. Any type of invasive plant material or noxious weeds should be dealt with as identified by the *Alberta Weed Control Act*. City lands are required to follow best practices for invasive and noxious weed control and are moving toward reduced use of chemical controls. The placement of new plant material, preferably plant material that is a food source for people, birds and animals, serves as a way to encourage small wildlife into the community.

### 4.3.3 Making It Happen

Recommendations	Lead	Support
CP Recommendation 8 Vegetation Preservation and Invasive Species Control	<ul style="list-style-type: none"> <li>Landowners</li> </ul>	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>



## 4.4 Safety

### CP Recommendation 9 Crime Prevention through Environmental Design

**The Waskasoo Community Association and interested residents are encouraged to initiate the implementation of the recommendations contained in the *CPTED Assessment Waskasoo Neighbourhood Plan* included in Appendix 7.**

Community concerns related to safety in Waskasoo Park prompted a Crime Prevention Through Environmental Design (CPTED) Assessment, included as Appendix 7, for consideration and possible implementation. SeCure Consulting Solutions Inc. was engaged by The City of Red Deer to work with the Planning Department to conduct a CPTED Assessment of the portion of the south park trail within the Waskasoo neighbourhood during the summer of 2014. The City of Red Deer has already begun to implement some of the recommendations related to park maintenance and will continue to work with the Waskasoo Community Association to address any outstanding recommendations. The Waskasoo Community Association should initiate discussions with The City of Red Deer Recreation, Parks & Culture Department, Parks Section prior to initiating implementation of the recommendations specific to park, street tree and trail upgrades and maintenance. The City of Red Deer Public Works Department should be contacted for street related issues.

### CP Recommendation 10 Policing Relationships

**The Waskasoo Community Association should liaise with the Crime Prevention Centre to pursue crime prevention concerns and should discuss / request the use of speed displays and traffic cameras with the RCMP to monitor speeding and remind road users of the area speed limits.**

The Community Association should liaise directly with the Crime Prevention Centre and the RCMP to address specific concerns related to crime prevention and inappropriate use of public streets.

#### 4.4.1 Making It Happen

Recommendation	Lead	Support
CP Recommendation 9 Crime Prevention Through Environmental Design	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>Landowners</li> <li>The City of Red Deer Recreation, Parks &amp; Culture Department, Parks Section</li> </ul>
CP Recommendation 10 Policing Relationships	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> </ul>	<ul style="list-style-type: none"> <li>Waskasoo Community Association</li> <li>The Crime Prevention Centre</li> <li>RCMP</li> </ul>



## 5.0 Implementation

The success of any plan depends on the degree to which efforts are made from both The City and the Community to implement and integrate the plan's direction into decision making. The Waskasoo Neighbourhood Plan, composed of both the Area Redevelopment Plan and the Community Plan, provides the means whereby Council, the Development Authority, Administration, and citizens can evaluate situations or proposals. Where a matter is not addressed in this Waskasoo Community Plan, guidance shall be sought from the Waskasoo Area Redevelopment Plan and other applicable planning tools such as the *Land Use Bylaw*.

The ten (10) Recommendations of the Community Plan enhance the experience for the people who live and work in the Waskasoo neighbourhood; therefore they are the primary beneficiaries. It is ultimately the responsibility of community members to generate momentum, raise funds, and supply labour where possible to implement the Community Plan Recommendations.

The City, as a secondary beneficiary, will assist with studies, detailed design and guidance with obtaining approvals as well as generally supporting the initiatives as required and when resources are available.

It should be noted that any public improvement proposed or recommended in this community plan is subject to The City's capital and operating budgets and approval process. The Waskasoo Community Association as the lead will need to put together a project proposal, for consideration by The City, to implement policies where City staff time or funding is being requested. A proposal would include a budget and identification of funding sources. Some funding sources for the Waskasoo Community Association may include community fund raising events, grant applications to Corporations, Provincial Community Facility Enhancement Program or Community Initiative grants, donations from businesses and individuals, event sponsorships, volunteer participation and donations in kind. The City evaluates each proposal in relation to the needs of other neighbourhoods and in relation to city-wide spending priorities.

The Waskasoo Community Association is identified in the "Making it Happen" section as the lead to implement the majority of the Recommendations unless they are first initiated by the applicable City Department(s).

### 5.1 Key Actions

The success of the Community Plan is dependent on the following being achieved:

1. Identification of a person or persons to champion the plan implementation on behalf of the wider Waskasoo community including the Waskasoo Community Association. Depending on the extent of the community's ambition, an individual or firm could be hired to manage some of the projects contemplated.
2. Implementation of the items associated with identity including developing a logo, marketing strategy, and the design and placement of entry signage.
3. Implementation of the CPTED Assessment recommendations.

The Waskasoo Community is responsible to lead:

1. The prioritization, organization and hosting of design workshops to develop plans for each of the gathering places.
2. Educate and inform residents on ecologically appropriate activities that they can undertake within their own properties to reduce impacts such as the preservation of existing plant material, and planting of edible plant materials for humans and wildlife.
3. Promote Waskasoo's strengths through the implementation of the recommendations for community identity.

## COMMUNITY PLAN (CP)





The City of Red Deer is responsible to lead:

1. The monitoring of traffic associated with the schools and implement mitigation methods to improve safety for students and residents.
2. In association with the Waskasoo Environmental Education Society (WEES), the rehabilitation of Gaetz Lakes Sanctuary including mitigation measures and education.
3. Provide support to the Waskasoo Community Association and residents in their efforts to implement the Community Plan recommendations as required.

## 5.2 Plan Update

By formal request of the Waskasoo Community Association this Community Plan should be updated in ten (10) year intervals based on the progress and completion of the recommendations.

Waskasoo residents or organizations may apply to amend the Community Plan at any time. Amendments to this plan require payment of the applicable fees, and, depending on the nature of the amendment, applicants may be required to fund a public consultation component prior to having Council decide on the proposed amendment(s).





## 6.0 Land Use Tables

**Figure 1 – Net Developable Area**

Land Use Category	Area (ha)	Notes
<i>Gross Plan Area</i>	249.45	
Environmental Reserve	127.49	Includes hydrology
Major Streets (arterials)	3.60	ROW
Commercial sites	0.06	
High Schools & Sports fields additional to MR	16.36	
Constructed Wetlands	4.23	McKenzie Trail
<i>Net Developable Plan Area</i>	<i>97.71</i>	

**Figure 2 – Residential Land Use**

Residential Land Use	Area (Ha)	% of Net Developable Area	Number of Dwelling Units
Conventional Detached Dwellings (R1)	15.99	16.36	207
Detached Dwellings (R1/R2) with Secondary Suites (SS)	1.32	1.35	20
Semi-detached Dwellings (R1A)	0.18	0.18	6
Multi-family Dwelling Units (R2/R3)	61.31	62.75	319
Total Residential:	78.80	80.64	552

**Figure 3 – Other Land Uses**

	Area (Ha)	% of Net Developable Area
Community Amenity Sites		

### COMMUNITY PLAN (CP)



# WASKASOO



Place of Worship (Sacred Heart)	0.56	0.57
Open Space		
Municipal Reserve (MR)	6.20	6.35
Public Utility Lot (PUL)	0.50	0.51
Recreational Trails	10.24 Km.	
Transportation		
Collector Streets	2.64	2.70
Local Streets	12.26	12.55
Lanes	1.60	1.64
Other Uses		
Institutional Service Facility (PS) (Rural RCMP)	0.90	0.92

## COMMUNITY PLAN (CP)



IDENTITY



MOVEMENT



ENVIRONMENT



SAFETY



IMPLEMENTATION





## CP Appendix 4

### Waskasoo Neighbourhood Plan

## Issues and Solutions Public Workshop

Held February 6, 2014 at Festival Hall

The objective of this community workshop was to explain the process for the creation of the Waskasoo Neighbourhood Plan, explain the existing policy framework, share opinions on the strengths and opportunities in the neighbourhood, identify neighbourhood issues and strengths, and discuss how to capitalize on opportunities and brainstorm possible solutions. This was completed by the participants through an individual mapping exercise with associated questions, as well as a group exercise. There were 68 persons in attendance. Participants divided into eleven groups who identified their concerns and potential solutions.

Below is the prioritized list of the top 3 issues identified at the workshop. Each of the eleven tables identified similar concerns. The main areas of concern were traffic, redevelopment, preservation, safety, and upgrades to existing conditions.

#### 2.2.1 Primary Issues

1. 45 Ave. increased traffic after handover to Red Deer Public from Chinook's Edge
2. "River Glen School" redevelopment and "Character" retention
3. Preservation of River Glen School site as a natural area
4. No 67<sup>th</sup> St. bridge access to Waskasoo by vehicles
5. Population Density
6. Waskasoo Park – If this is the core, needs major re-development!
  - a. Equipment is sized for 5 years plus but need is also for 2 to 5 yr. olds.
  - b. Field is under-used.
  - c. Park equipment and picnic tables are frequently vandalized.
  - d. Used only by High School students so small children are intimidated.
7. Proposed River Glen redevelopment
8. Traffic congestion to High Schools 42A Ave.
9. 55<sup>th</sup> St. - streetscape, noise, congestion, overburdened & inadequate
10. Keeping views along River public
11. Traffic when school lets out on 45<sup>th</sup> Ave. and then 55<sup>th</sup> St. and road maintenance to Kerry Wood NC
12. Traffic
  - a. High volume – especially at beginning & end of school day
  - b. Access to 55<sup>th</sup> St. from 45<sup>th</sup> Ave., 47A Ave. & 48A Ave.
  - c. Noise from 49<sup>th</sup> St. bridge

#### 2.2.2 Secondary Issues

1. Removing green space and rezoning for residential



2. Car and Garage break-ins, theft and personal safety
3. Buffer Zone to avoid river erosion/protect wildlife corridor
4. Traffic – school - safety
5. Overall safety concerns in parks & on trails due to misuse particularly in the dark & in isolated areas & poor access from sidewalks to trails
6. Traffic speed/volume – 45<sup>th</sup> Ave. playground zone/future development
7. Pedestrian safety
8. Aging Infrastructure – streets, sidewalks, water & sewer – tree succession
9. Keeping green spaces & streetscape setbacks
10. Maintain green space – protect Kerry Wood NC
11. Maintain low density housing & existing park & trail systems

### 2.2.3 Tertiary Issues

1. Area Structure Plan needed – structural controls (architectural controls) and density limits
2. Marginalized Demographic – homelessness
3. Traffic congestion at school times on 44<sup>th</sup> Ave., 45<sup>th</sup> Ave. & 58 St.
4. Oversized garages
5. Protect and preserve wilderness
6. Improving the pedestrian & bike connection of our neighbourhood to downtown (e.g. Riverlands and Railyards)
7. Decreasing traffic from schools
8. Maintain character
  - a. Historical
  - b. Appropriate infill
  - c. Size (not overbuild)
9. Don't want greater density (traffic issues)

The following information presents the raw data collected at the workshop ranked as to level of importance by each of the eleven tables.

### Table 1:

#### Issues and Concerns

1. (tied) No 67<sup>th</sup> St. bridge access to Waskasoo by vehicles
1. (tied) 45 Ave. increased traffic after handover to Red Deer Public from Chinook's Edge
2. Removing green space and rezoning for residential
3. Area Structure Plan needed – structural controls (architectural controls) and density limits
  - Apartments on 55<sup>th</sup> St., traffic, drugs, transient population – apartments are joined – fire hazard
  - Smell on 45<sup>th</sup> Ave. – manholes
  - Crime coming from trails and river access
  - Better trail connection from Waskasoo Crescent to Parkland Community Living and Supports Society (Parkland CLASS)



- Tree succession plan
- Traffic lights at Corner Store should be longer during school lunch hour and at closing hours
- 55<sup>th</sup> St. sidewalk north side unsafe
- 45<sup>th</sup> Ave. – slower traffic

### Solutions

1. Traffic – promote River Glen School traffic toward 42A Ave. by closing a portion of 59<sup>th</sup> St. so River Glen School traffic no longer uses 45<sup>th</sup> Ave.
2. Removing green space and rezoning - Retain existing zoning and no new development
3. Area Structure Plan needed – Retain existing zoning

### **Table 2:**

#### Issues and Concerns

1. “River Glen School” redevelopment and “Character” retention
2. Car and Garage break-ins, theft and personal safety
3. Marginalized Demographic - homelessness
  - Accessing 55<sup>th</sup> St. at certain times of the day
  - Improved pedestrian experience on 55<sup>th</sup> St.
  - Garbage/Litter
  - Snow removal
  - Retain trees (56<sup>th</sup> St.) - infrastructure
  - Few playgrounds/spaces for young kids

#### Solutions

1. River Glen redevelopment – natural, educational, public use and architectural standards for infills
2. Theft - Lighting or cameras, patrols & citizens
  - Widen sidewalks on 55<sup>th</sup> St.
  - Redevelop lots east of Church for playgrounds/spaces for young kids

### **Table 3:**

#### Issues and Concerns

1. Preservation of River Glen School site as a natural area
2. Buffer Zone to avoid river erosion/protect wildlife corridor
3. Don’t want greater density (traffic issues)
  - Contingency plan for flooding
  - Protection of biodiversity in natural park areas and invasive plant species pressures
  - No commercial development
  - Playground on 45<sup>th</sup> St. – better equipment
  - Outdoor gym equipment?
  - Greater number of students – avoid school traffic going down 45<sup>th</sup> Ave. – keep traffic to 42A Ave. – dead end 45<sup>th</sup> St.
  - Policing of drug/alcohol use on 48A path and around Memorial Centre



- Garbage from schools
- Speeding, traffic from schools
- Infrastructure capabilities of existing utilities
- Maintaining the character of the neighbourhood
- If development, infill – preserving trees, setbacks between houses, lot sizes
- Turning light on 55<sup>th</sup> St. & 45 Ave. and by schools on 55<sup>th</sup> St. during peak times

### Solutions

1. Preservation of River Glen School site as a natural area - Don't allow new construction on 45<sup>th</sup> Ave./River Glen
2. Buffer Zone - Zoning/Environmental Reserve – setbacks from the river edge, berm
  - Redirect traffic/reroute road access via 42A Ave. to Kerry Wood – move access
  - Proper study of carrying capacity of utilities/flood plains
  - Established buffer zones and education programs on cosmetic and non-essential pesticides to protect native park areas and waterways
  - Expand park trail to Kerry Wood: add trees to enhance trail
  - Recommended Species List for all existing and new owners – working with Kerry Wood Nature Centre and Naturalist

### **Table 4:**

#### Issues and Concerns

1. Population Density
2. Traffic – school - safety
  - Howling Dogs
  - Money (Taxes)

#### Solutions

1. Population Density - Lot sizes consistency, no multi dwellings
2. Traffic – school – safety - Better visibility of Law Enforcement

### **Table 5:**

#### Issues and Concerns

1. Waskasoo Park – If this is the core, needs major re-development!
  - a. Equipment is sized for 5 years plus but need is also for 2 to 5 yr. olds.
  - b. Field is under-used.
  - c. Park equipment and picnic tables are frequently vandalized.
  - d. Used only by High School students so small children are intimidated.
2. Overall safety concerns in parks & on trails due to misuse particularly in the dark & in isolated areas & poor access from sidewalks to trails
3. Traffic congestion at school times on 44<sup>th</sup> Ave., 45<sup>th</sup> Ave. & 58 St.
  - Only 3 access points from east Waskasoo to 55<sup>th</sup> St. makes us vulnerable to congestion & reduces access for emergency vehicles
  - Sidewalk on the north side of 55<sup>th</sup> St. is narrow & in poor repair – unsafe! No separation between vehicles & pedestrians
  - Need more light commercial with option for wine bar, coffee shop



- Playground zones are poorly signed & leave some playground entrances at 50 km
- Poor lighting at south Waskasoo Cres. & 45<sup>th</sup> Ave. intersection
- Limited walking connection from sidewalks to trail system – example at 59<sup>th</sup> St. & 45<sup>th</sup> Ave.
- Need pedestrian crossing signs
- Smoking students detract from community feel and safety
- Need to prohibit smoking in parks
- Vehicles speed through 45<sup>th</sup> Ave. playground zone (including many City vehicles)
- Drug use in isolated and many heavily treed areas (creek, river valley, McKenzie Trail area, etc.)
- 42A Ave. is inadequate to accommodate school traffic. Needs widening ++, especially with increased student population coming to River Glen

## Solutions

1. Waskasoo Park - Community garden or natural 'playscapes' in park/field at 58 St. & 45<sup>th</sup> Ave. to promote environmental initiatives
  2. Safety - Lighting (solar/motion censored) on trails& at trail/sidewalk intersections
    - a. Improve sidewalk/trail connections
    - b. Develop alpha-numeric grid for identification of location throughout park/trail system
  3. Traffic - Widen 42A Ave. & extend to provide access from 55<sup>th</sup> St. to Camille, Thurber, River Glen & potentially to Kerry Wood, Parkland CLASS, McKenzie Trail, etc. thereby limiting traffic on 44<sup>th</sup> Ave., 45<sup>th</sup> Ave. & 58 St. to local/residential
    - a. Unobtrusive traffic calming measures
- Review of signage (playground, pedestrian crossings, etc.)
  - Prohibit smoking in parks – add signs
  - More street lights at 45<sup>th</sup> Ave and south end of Waskasoo Crescent

## **Table 6:**

### Issues and Concerns

1. Proposed River Glen redevelopment
2. Traffic speed/volume – 45<sup>th</sup> Ave. playground zone/future development
3. Oversized garages
  - Traffic on 45<sup>th</sup> Ave – Gateway/River Glen School switchover
  - Ensure character/identity of housing
  - Encourage home ownership with small lot housing
  - Lack of local amenities
  - Many potential redevelopment areas with no clear direction

### Solutions

1. Proposed future River Glen development:
  - a. City to buy to become parkland
  - b. Limit number of houses
  - c. Architectural controls
2. Traffic speed/volume:
  - a. Narrow/traffic calming for street



- b. Introduce barrier on 58<sup>th</sup> St. & 59<sup>th</sup> St.
- c. Eliminate student driving & parking (give bus passes away, increase transit, free bikes)
- d. Posting/enforce lower speeds
3. Oversized garages
  - a. Height restriction
  - b. Place off alleys

## Table 7:

### Issues and Concerns

1. Traffic congestion to High Schools 42A Ave.
2. Pedestrian safety
3. Protect and preserve wilderness
  - More walkable 55<sup>th</sup> St. & 49<sup>th</sup> Ave. & intersection
  - Lack of or better entrance at 45<sup>th</sup> Ave. and 55<sup>th</sup> St.
  - Dark trails along creek and river
  - Traffic (congestion, noise, pollution)
  - Speeders
  - Suspicious vehicles
  - Distracted drivers
  - Homeless people
  - Litter (drug gear & condoms)
  - Lack of shower water pressure recently

### Solutions

1. Traffic - 42A Ave. – 4 lanes from 55<sup>th</sup> St. all the way to 59<sup>th</sup> St.
2. Pedestrian Safety - Traffic calming & better sidewalks on 55<sup>th</sup> St., 49<sup>th</sup> Ave. & 45<sup>th</sup> Ave. (River Glen to Kerry Wood)
  - Left turn signal at 45<sup>th</sup> Ave. & 55<sup>th</sup> St.

## Table 8:

### Issues and Concerns

1. 55<sup>th</sup> St. - streetscape, noise, congestion, overburdened & inadequate
2. Aging Infrastructure – streets, sidewalks, water & sewer – tree succession
3. Improving the pedestrian & bike connection of our neighbourhood to downtown (e.g. Riverlands & Railyards)
  - Managing the flood plain
    - a. Escarpment protection
    - b. Vegetation on escarpment
    - c. Wildlife habitat
  - Protecting parks to ensure their use as originally developed – including infrastructure
  - Preserving the historical significance of the neighbourhood
  - 45<sup>th</sup> Ave. – traffic, noise, congestion





- Ensuring the safety and security of the neighbourhood

## Solutions

1. 55<sup>th</sup> St.
  - a. Improve sidewalks & develop bike lanes along roadway
  - b. More & better visibility of cross walks
  - c. Improve street to make it more pedestrian friendly
2. Infrastructure and tree replacement
  - a. Invest in tree replacement
  - b. Develop a plan to replace aging infrastructure
3. Connection to Downtown
  - a. Wider sidewalks on 48<sup>th</sup> Ave.
  - b. Better education & awareness of bike lanes
  - c. Lights on River bike paths from Kerry Wood NC to Riverlands

## **Table 9:**

### Issues and Concerns

1. Keeping views along River public
2. Keeping green spaces & streetscape setbacks
3. Decreasing traffic from schools
  - Tree succession
  - Playground improvements
  - Maintaining hub to trails
  - Sidewalks on 55<sup>th</sup> St.
  - Better utilization of River Glen property for parks – not housing
  - Crime prevention

### Solutions

1. Public views to river
  - a. Keeping zoning as PS (Public Service) or make park
  - b. Cutting 45<sup>th</sup> Ave. at 59<sup>th</sup> St. & building 42A Ave. out to Kerry Wood NC and returning existing roadway into natural state to enhance connected park system
2. Keeping green spaces & streetscape setbacks
  - a. house to lot ratio
  - b. green spaces
3. School traffic
  - a. Turning loop behind Festival Hall for school traffic
  - b. Block 59<sup>th</sup> St. so traffic from school takes 42A Ave.
  - c. Better turning lanes into Camille J. Lerouge School
  - d. Carpooling
- Playground improvements – spray park
- River Glen
  - Expand on use of sports facilities ex. Soccer fields, baseball diamonds & cross country skiing
  - City outdoor exercise facility



- Kerry Wood NC – promotions
- Armoury - ? Memorial
- RCMP - ? mini-mall

## Table 10:

### Issues and Concerns

1. Traffic when school lets out on 45<sup>th</sup> Ave. and then 55<sup>th</sup> St. and road maintenance to Kerry Wood NC
2. Maintain green space – protect Kerry Wood NC
3. Maintain character
  - a. Historical
  - b. Appropriate infill
  - c. Size (not overbuild)
4. Safety at night on 55<sup>th</sup> St.

### Solutions

1. Traffic – Traffic calming
  - a. Bump outs like KWD
  - b. Pedestrian crossing buttons
  - c. Fix pot holes
  - d. Landscaped boulevards on 55<sup>th</sup> St.
  - e. People gathering by corner store – change entrance
2. Maintain green space
  - a. Funding for Kerry Wood Nature Centre to update displays
3. Maintain character
  - a. Design criteria
    - i. Height
    - ii. Width
    - iii. Side setbacks

## Table 11:

### Issues and Concerns

1. Traffic
  - a. High volume – especially at beginning & end of school day
  - b. Access to 55<sup>th</sup> St. from 45<sup>th</sup> Ave., 47A Ave. & 48A Ave.
  - c. Noise from 49<sup>th</sup> St. bridge
2. Maintain low density housing & existing park & trail systems

### Solutions

1. Traffic
  - a. Volume – staggered school hours
  - b. Access to 55<sup>th</sup> St. – lights?



## CP Appendix 5

# Waskasoo Neighbourhood Plan Community Identity Public Workshop

Held May 8, 2014, at Streams Christian Church

### WASKASOO VISION

There were 38 participants. The results from the 1<sup>st</sup> Workshop narrowed the Vision Statements that had previously been identified by the Waskasoo Community Association from six down to two. The top two were:

- Known for connection to trails and water, tree-lined streets and for historical homes
- Focus on sustainability, history, green belts, walkability, bringing together leisure, work & home life

Participants at each table worked as a group to wordsmith their Vision Statement based on the knowledge that these two had risen to the top. The Statements created by the tables are as follows:

- Known for its walkable tree-lined streets and historic homes, connection to trails and the river; and the home of Kerry Wood Nature Centre and Gaetz Lakes Sanctuary, Waskasoo is Red Deer's urban oasis.
- We, in Waskasoo, value history, nature (water & trees), trails and walking, the connection to Downtown and our location.
- Connection to the river, natural areas, characterized by trails, water, tree-lined streets, historical homes and greenbelt. A community that values nature, history and sustainability.
- Waskasoo, the original city neighbourhood, is known as and strives to be a residential, environmental, historical, safe, family oriented community linked in a walkable/ride able way to the rest of Red Deer via the trail system, Waskasoo Park, Red Deer River and Waskasoo Creek.
- Waskasoo is Red Deer's connection to the heart of the city, branching out with beautiful trails, a riverscape lined with tree and wildlife aplenty. Bringing together leisure, work and home life.
- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community shares a wealth of natural, artistic and historical riches.



Participants were then asked to individually choose their preferred Vision Statement by placing a sticky dot on their choice. The Vision Statement with the most dots was:

- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community shares a wealth of natural, artistic and historical riches.

Participants also suggested the word 'value' be added. Below is the Statement with value added in red.

- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community **values and** shares a wealth of natural, artistic and historical riches.

## **Community Heart/Identity – Gathering Places**

Participants were asked to choose one of 4 tables and brainstorm ideas related to Community Heart/Identity as a group. The 4 opportunities were; Waskasoo Playground (Table 1), The Look Out (Table 2), Where the Creek and River Meet (Table 3) or Other Community Identity Options (Table 4)

### **Waskasoo Playground - Table 1:**

- Create berms for a natural Amphitheatre
- Natural landscape park – more trees and landscape material
- Perimeter berms
- Meeting place – some type of structure
- Open-faced shelter
- Portable fire pit or Pizza oven
- Picnic tables, seating
- Outside gym
- Extra lighting but no light pollution
- New or modified playground equipment
  - Need something for younger children
  - Natural play area – like St. George's School in Calgary (20<sup>th</sup> Ave. & 10<sup>th</sup> St. NW)
  - Modify playground to incorporate easy steps
  - Structure not playable/useable – feel exposed
- Kiva – non-profit micro lending organization as a funding source

### **The Look Out - Table 2:**

- Close road (45 Ave) and direct traffic by or around school
- Green space, outdoor gym, ecofriendly lighting (LED, solar, wind), bike rack, water fountain, updated children's playground
- Watering station for dogs, dog obstacle course, doggie bag dispensers
- Connect the sidewalk from the corner of 45 Ave. & 59 St.
- We need RCMP Patrols really, really bad for our safety
- Create parking area, pave area by look out



- More garbage cans, update benches
- Hub for trail system
- Signage to promote Kerry Wood and the Sanctuary
- Distance markers for trail users
- New road, lots of trees along road

### Where the Creek and River Meet - Table 3:

- Link to the Look Out
- Only low impact, low visibility development
- Power for concerts/events (must be low impact) and use for portable lights / portable PA System
- Place art on concrete pad in place – some vertical element – or move slab out of the open space
- Picnic tables and a few more benches
- Boulders to keep vehicles out
- Exercise equipment near concrete slab (ugly, needs screening) or west of creek footbridge - affects
- Trail on riverbank – creek to confluence
- Boat Launch in creek
- Parking opposite street with no name – more traffic?
- Picnic shelter/fire pit
- Planned berm alongside river with trail on top
- Fishing dock
- 42A Ave. extension north to Kerry Wood Nature Centre
- Erosion control
- Aesthetic fencing adjacent steep bank Creekside
- Neighbourhood logo/identity sign
- Street lighting but no light pollution
- Art space?

### Other Community Identity Options - Table 4:

- 55<sup>th</sup> Street Park underutilized - use as Gathering Place – maybe add exercise equipment
- Neighbourhood Signage – maybe an arch over 45<sup>th</sup> Ave. at Corner Store
- Name signs on parks
- More human scale, historic lighting – perhaps lighting up the tree canopy
- Nicer garbage cans (with lids) and maybe more of them
- Recycling bins
- Flowers & streetscaping/planters at entry corners
- Signage for dog etiquette
- Bike racks, fountains (for people and pets) in parks
- Identification signs around neighbourhood landmarks



## Appendix 6

### Waskasoo Neighborhood Plan

# Connectivity and Land Use Public Open House

Held September 18, 2014 at Festival Hall

A total of 57 people attended the Open House.

## STATION 1 – Prior Learnings

### Community Vision - Board Comments

1. Suggest blocking 59<sup>th</sup> off at the alley east of 43<sup>rd</sup> Ave. and creating a student drop off loop through the parking lot behind the Memorial Center. – 1 Checkmark - Good idea
2. Speed bumps on 58<sup>th</sup> St. from 42 A Ave. The high school students and parents dropping off kids/picking them up drive way too fast. It's too dangerous for elementary students to walk. Police need to set up speed traps regularly to calm the traffic. Right now there is no police presence, so no incentive to slow down and stop texting and driving.
3. Connect with all schools to encourage children to use the bus. There is no need for so many parent and high school drivers to drive.
4. There needs to be a crosswalk, preferably with a bright signal along 45 Ave. where the trail joins the road. Right now it's very dangerous to cross as drivers speed and are not paying attention.
5. The parking on 48A Ave and 56 St. needs to be reconsidered and monitored, now with the church vehicles (4 masses plus weddings & funerals), parishioners park even in the no parking zones. It would be impossible for a fire truck and possibly even an ambulance to make it around that corner in an emergency situation. Members of our neighborhood have been bringing up this issue to police for years, but nothing has been done. We had a meeting with the neighborhood police a few years ago and it had already been brought up for years before. We were told by bylaw officers don't walk on Sundays. Try Ash Wednesday.
6. No connection from the trails east of the running track to the new 55<sup>th</sup> St. Sidewalk.
7. Any option that reduces traffic through residential streets would be fine. My son has had 2 near misses already at 44 Ave and 58 St. during the morning rush.



8. Both Gateway and Camille need more parking/drop off options if traffic is to be encouraged to use 42A. There is simply nowhere to go.

## Community Identity & Gathering Places- Board Comments

1. Community garden and nursery.
2. New street lights would be lovely.
3. How about making use of the concrete public art pads by placing a post and Basketball hoop at one end for kids to practice their shots.

## STATION 2 – Connectivity

### Movement – Board Comments

#### Option 1

1. I don't believe lighting on trails is needed- I walk day and night and wear a head lamp if necessary. Safety is not an issue for us.
2. Consider- Community Parking Pass- over 100 cars before & after school on streets plus student /parent parking.
3. Prefer option 1- for now especially if traffic calming can be implemented- Begin studies well in advance to determine imports of Options 2 +develop mitigation plans.
4. Consider traffic- calming on 45st. rather than enhancing traffic flow. Example- raised intersections at playground.
5. Sidewalk or path connecting trail to Waskasoo beside Michener Hill Street connectivity Board
6. Consider physical barriers to help down traffic particularly on 45 Ave., gentle speed bumps or a few narrow sections that force people to yield to oncoming traffic.
7. Work out traffic flow solution for schools to limit or eliminate traffic in residential areas.
8. Lighting along 45 Ave. from 59 St. to McKenzie trails would give this area more security.
9. The neighborhood has "monitored" the traffic for years. No further monitoring is necessary. It is time to IMPLEMENT traffic slowing/re-directing! It is a problem! Volume/Speeding noise
10. Serious traffic is reckless during lunch hour. I don't let my toddler outside during this time.
11. Enforce photo radar in play- ground zone!

#### Option 2

1. Great idea to close 45st as a trail/wildlife corridor. Like option 2 very much.
2. Add a loop drop off & turn around behind Memorial Center for LTHS + Gateway schools, I prefer option 2 because it would enhance the trail system & the wildlife corridor along the river. Especially if the land beside the River Glen school is developed into homes.



3. Great idea! Have all school traffic to enter here. A bus loop would be a great way to manage flow/volume.
4. Relocation of the road is a great idea! –Project riverbank/appropriate set back/wildlife corridor-Increased traffic with school change.
5. Closing 45<sup>th</sup> @ 59<sup>th</sup> is an awesome plan to help the park and trail system intact. Does not mean that there is no requirement for traffic calming.
6. Excellent option, Speed bumps? Gateway Christian needs a drop off loop.
7. Option 2- but with drop off loop @ Gateway.
8. Excellent idea to calm traffic on 45 Ave, and reduce “party” traffic at night.
9. I like this idea especially if it means the current 45 Ave. & could be made into a more appealing walking trail. It is a sore spot on the trail right now.
10. Great Idea!

## STATION 3 – Safety

### Safety - Board Comments

1. I like the “art” friendly wall idea.
2. The Communities Association is already a part of the Adopt A Park for the Bob Johnstone Trail & Waskasoo Playground.
3. However, want to preserve natural areas vs mowed lawns.
4. Develop informal trails.
5. Apartments on 55<sup>th</sup> street between 47<sup>th</sup> and 48<sup>th</sup>-clean up found needles & condoms.
6. Excellent engagement activity “chalk walk”.
7. Observation #5- Fear of Crime- I agree as the neighborhood becomes more people friendly fear will diminish, spreading to much, mood a design appropriate lighting would be lovely, turns on in the dark and off in the day.
8. The high density apartments on 55 St. between 47<sup>th</sup> & 48<sup>th</sup> Ave. generate enormous amount of waste. Some apartments should have pickup twice a week. The lane is littered with house hold garbage.
9. I lived on 43<sup>rd</sup> Ave. & 58 St. for 10 years, after finding hypodermic needles behind my garage, along with numerous break ins I moved out. Better lighting and community encouraged surveillance should be considered. Like community control groups.
10. Last week we found needles, lighters in the lower part of our backyard (56st. between Gaetz and the creek). We have our neighborhood clean- up but it’s not enough.
11. More lighting on Waskasoo Crescent. If cars are not locked, always people going through them and stealing stuff.





## STATION 4 – Land Use

### Land Use – Board Comments

<u>Uses Suggested At Prior Workshops By Residents And The Public</u>	<u>Votes</u>
• Single family housing R1 - 17 checkmarks	4
• Single family housing R2 - 2 checkmarks	12
• Seniors housing - 11 checkmarks	6
• Assisted living facility – 7 checkmarks	8 – 3 way tie
• Preservation of a riparian setback from the River - 24 checkmarks	1
• Stopping/sitting/eating places - 23 checkmarks	2
<b>Light commercial:</b>	
• Pub -7 checkmarks	8 – 3 way tie
• Wine Bar - 7 checkmarks	8 – 3 way tie
• Pharmacy – no checkmarks	0
• Bank - no checkmarks	0
• Café/Restaurant - 19 checkmarks	3
• Eating places - 5 checkmarks	9
• Bicycle Rental - 8 checkmarks	7
<b>Other Potential Districts/Uses- No specific location</b>	
• Carriage home R1C - 4 checkmarks	10 – 2 way tie
• Wide shallow (Single family) R1WS - 4 checkmarks	10 – 2 way tie
• Semi-Detached R1A - 1 checkmark	13 – 3 way tie
• Narrow lot R1A - 1 checkmark	13 – 3 way tie
• Small lot R1G - no checkmark	0
• Live-Work Residential RLW - 3 checkmarks	11 – 2 way tie
• Multiple family R3 – no checkmarks	0
• Manufactured Home R4 - No checkmarks	0
• Neighborhood Convenience Commercial C3 - 3 checkmarks	11 – 2 way tie
• Mixed Use Commercial C5 - 1 checkmark	13 – 3 way tie
• Parks and Recreation P1 - 12 checkmarks	5

### Land Uses in Ranked Order

1. Preservation of a riparian setback from the River
2. Stopping/sitting/eating places
3. Café/Restaurant
4. Single family housing R1
5. Parks and Recreation P1
6. Seniors housing



7. Bicycle Rental
8. Assisted living facility/Pub/Wine Bar
9. Eating places
10. Carriage home R1C /Wide shallow (Single family) R1WS
11. Live-Work Residential RLW/Neighborhood Convenience Commercial C3
12. Single family housing R2
13. Mixed Use Commercial C5/Semi-Detached R1A /Narrow lot R1A

## Former River Glen School Site - Board-Comments

### Ranking

#### Current Public Service (Institutional or Government) District (PS)

##### Permitted Uses

1. Any use for National Defense purposes which does not prejudice the character or value of the surrounding property – 1 checkmark
2. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large – 20 checkmarks

8 – 3 way tie

1

#### Current Public Service (Institutional or Government) District (PS)

##### Discretionary Use

1. Retail sales of goods required in connection with a use approve - no checkmarks
2. Offices for community oriented groups which have recreation as part of their programs -5 checkmarks
3. Parking ancillary to any permitted or discretionary use - 1 checkmark
4. Temporary Care Facility - no checkmarks
5. Assisted living facility - 8 checkmarks
6. Day Care facilities- 2 checkmarks
7. Campground - no checkmarks
8. Identified service facility – no checkmarks
9. Private Signs – 3 checkmarks
10. Private clubs and organizations – 4 checkmarks
11. Utilities – no checkmarks

0

4

8 – 3 way tie

0

3

7

0

0

6 – 3 way tie

5 – 2 way tie

0

#### Additional Uses added by the Participants

1. Hospice – 4 checkmarks
2. Canoe/Kayak Club - 3 checkmarks
3. Keep as is - 13 checkmarks
4. Low density single family complete with rigorous design guidelines/controls – 1 checkmark
5. 4 storey + R3 Densify please! - 3 checkmarks

5 – 2 way tie

6 – 3 way tie

2

8 – 3 way tie

6 – 3 way tie



## Uses for Former River Glen School Site in Ranked Order from Most Votes to Least Votes

1. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large
2. Keep as is
3. Assisted living facility
4. Offices for community oriented groups which have recreation as part of their programs
5. Hospice  
Private clubs and organizations
6. 4 storey + R3 Densify please!  
Canoe/Kayak Club  
Private Signs
7. Day Care facilities
8. Low density single family complete with rigorous design guidelines/controls
9. Any use for National Defense purposes which does not prejudice the character or value of the surrounding property
10. Parking ancillary to any permitted or discretionary use

## **STATION 5 – Design Guidelines**

### **Design Criteria for Infill – Board Comments**

1. I think the idea of character statements for street or pockets of Waskasoo is an excellent idea.
2. No front drive garages!
3. Lots 2/3&4 – Adult outdoor gym –community center skate rink.
4. Develop a park or reserve on Lot 2 Development parcel - No housing
5. Please don't be too conservative with design guidelines. There are some wonderful modern ideas too.
6. A café like the one at Ellis Bird Farm, bike and rollerblade rental.
7. Setbacks that preserve the garden/green character of this neighborhood.
8. Keep architectural control for style on residential development.
9. Thanks for the public session. It's great that the municipal government is in the hands of such skilled and dedicated employees.
10. I think carriage houses could be a great opportunity to increase density without changing the streetscape. Design ideas & criteria would be helpful.
11. Keep as currently is. No residential development, keep playground.
12. Relaxations to guidelines/controls ONLY when development meets excellent design standards that enhance - not detract from neighborhoods design. X2
13. Any housing built in lot 2 would greatly devalue our home. Leave as is!
14. Complement design

# CPTED ASSESSMENT

## Waskasoo Neighbourhood Plan



Red Deer, AB

Summer 2014



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Special thanks to Steve Woolrich, SeCure Consulting Solutions Inc. for walking the trails, providing his knowledge and experience, assisting with recommendations and reviewing the draft report. Thanks to David Girardin, City of Red Deer Parks Planning Coordinator, to Craig Douglas, RCMP Park Bylaw Officer and Brenda Garrett, Resident and Secretary of the Waskasoo Community Association for data gathering, consultation and general project assistance.

### **1.0 Executive Summary**

SeCure Consulting Solutions Inc. was engaged by The City of Red Deer to work with the Planning Department to conduct a Crime Prevention Through Environmental Design (CPTED) study of the Waskasoo Neighbourhood during the summer of 2014.

For the purposes of this study, Waskasoo was defined as extending north from 55 Street, west from the eastern boundary of Gaetz Lakes Sanctuary, east from 49 Avenue and north of 67 Street to include the residential acreages and McKenzie Trail Recreation area. This is predominantly a residential district which includes three schools.

The study was conducted using on-site observation, interviews and public workshops. The study found a number of opportunities for improving the built and social environment of the area. Key concerns identified in the interviews and workshops included hiding places and informal trails (poor visibility), inappropriate activities (including loitering, partying, pan handling, harassing, threatening, fighting, littering, drugs including excessive alcohol consumption and creating semi-permanent shelters) and property damage/lack of maintenance (including Graffiti).

Additional concerns of fear of crime, speeding/traffic and a lack of lighting were identified. The on-site observations identified a number of locations where CPTED principles could be applied to help prevent crime. A number of recommendations have been presented.

## **2.0 Background and Overview**

### **2.1 About CPTED**

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted), is part of a comprehensive approach to crime prevention. The basic premise of CPTED is that by emphasizing modifications to the physical environment we can reduce the potential for criminal activity.

The application of CPTED tactics can make it more difficult and risky to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another. It can be effectively used in most environments, including commercial businesses and residential homes.

While CPTED is not a cure-all for criminal activity, it has been proven effective in many situations and environments. CPTED can be used to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime. As part of a comprehensive approach, CPTED complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

CPTED is applied through several key and overlapping strategies; Natural Surveillance, Territorial Reinforcement, Natural Access Control, Maintenance and Activity Support.

**Natural Surveillance** – This involves placing physical features, activities and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

**Territorial Reinforcement** – Physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using

landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

**Natural Access Control** – This design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

**Maintenance** – Care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance for disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

**Activity Support** – Encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.

## 2.2 Study Area

The Waskasoo Neighbourhood is predominately residential with walkable tree-lined streets and historic homes, connection to trails and the river; and the home of McKenzie Trail Recreation Area, Kerry Wood Nature Centre and Gaetz Lakes Sanctuary. There are 3 schools within the community; Lindsay Thurber Comprehensive High School, Ecole Camille J. Lerouge School and Christian Gateway School. There is also an RCMP Rural Detachment Office, Cormack Armory, Memorial Centre and Festival Hall, Sacred Heart Catholic Church, Parkland Community Living and Supports Society as well as some rental apartments and a convenience commercial store. The area also holds historical significance and has about 14 heritage buildings or heritage trees located within the boundary.

The Waskasoo project area (outlined in red on the following map image) was defined as extending north from 55 Street, west from the eastern boundary of Gaetz Lakes Sanctuary, east from 49 Avenue and north of 67 Street to include the residential acreages and McKenzie Trail Recreation area.

**CPTED Assessment Scope** – As the safety concerns expressed by the Residents focused mainly on the open space areas along the river and the creek the efforts of the CPTED Assessment focused on those areas specifically. The scoped area



Waskasoo Neighbourhood Plan

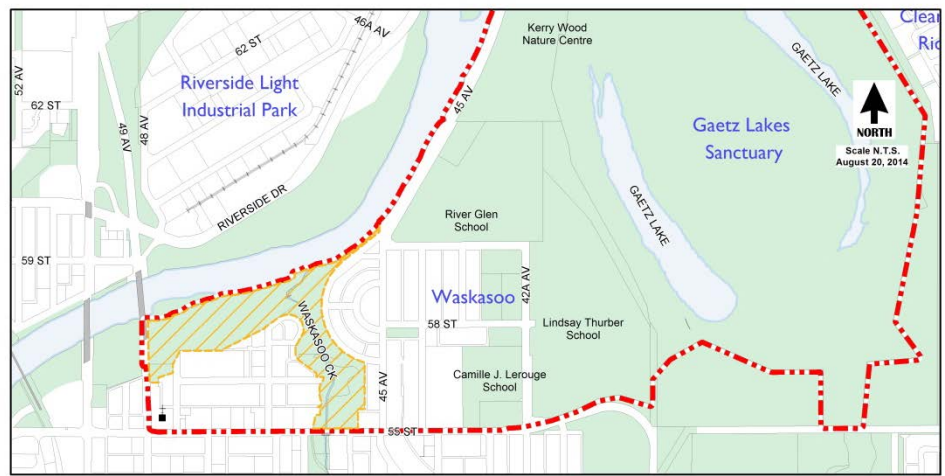
where the CPTED Recommendations apply is identified on the following map entitled CPTED Assessment.

**2.3 Methodology**

This study integrates the use of on-site observations, public consultation and interviews. On-site observations were conducted during regular business hours on different days of the week. Both overt (visible, interactive) observations and covert (not visible or interactive) observations were conducted. The consulting team also did a number of walk-throughs of the area looking at its built and open space environment and captured key elements of this on the photos shown in this report. No criminal activities were witnessed during the site visits.



**THE CITY OF Red Deer WASKASOO PLAN AREA MAP**  
 Legend:   
 - Red dashed line: Neighbourhood Plan Area  
 - Black square: Place of Worship



**THE CITY OF Red Deer CPTED ASSESSMENT**  
 Legend:   
 - Yellow shaded area: Scope of CPTED Assessment  
 - Red dashed line: Neighbourhood Plan Area



### **3.0 Stakeholder Input**

Two Public Open houses were held with the Community on February 6 and May 8, 2014, at which input was received from attendees, related to areas that they did not feel safe in their communities and why they felt unsafe. The following are examples of the kind of safety concerns expressed in the comment sheets from the residents:

- No control of traffic /drug dealers haven
- Unsightly, cleanup found needles, condoms, garbage
- Drug dealers, narrow street, parking on both sides - especially funerals/ Sunday church services
- Site of homeless people
- Drug use by students
- Apartments that have been poorly maintained
- Wouldn't take trail along river after dark - love them though!
- Unsafe for pedestrians due to noise, vehicle speed & pollution
- Its dark (poorly lit). There are a lot of homeless people and drug deals that happen there
- Dangerous! Monowalk & too close to busy traffic
- Open trees in in green spaces along creek and river for visibility
- Trail with camp litter parallel to paved trail. Don't know what you will find in there
- Sidewalk doesn't connect to the path & you either have to walk on the road or trudge through the swampy field
- Add benches, landscaping. Thin bushes to discourage tenting and drinking
- The trail is concealed from external view & could be dangerous
- Do not feel safe walking due to traffic, noise, water (in spring)

- I have concerns with the illegal use of the park along the river. It should be patrolled more often with Neighbourhood Patrol assisting enforcement
- Sketchy people coming & going
- Unsafe to cross road & no sidewalk on one side
- Really dark at the beginning of Crescent for the first 4 houses, very dark into the path there really needs a couple street lights
- Homeless people harass walkers on the trail by the river west of creek
- Speedy vehicles
- Trail and bridge / homeless people
- Unsightly apartments - poor access & congestion - regular visits from RCMP - tenants - 1/2 way house - transient population - fire trap
- By the small bridge over creek - harassed & almost robbed there
- Apartments & corner store. Especially at night there can be some unsavory activity
- Lights always out somewhere. Playground itself - not lit, glass & assorted paraphenalia
- There are party/drug use issues in the river valley. Often semi-permanent dwellings in trees
- Unsafe traffic - No man's land with no 'eyes on the street'; Parking lot - More No man's land; Corner Store - bad traffic + bad apartments

There were few concerns relating to violent crime but rather drugs, homelessness, vandalism, transportation, graffiti and general social disorder. A fear of crime in the study area was voiced on occasion with a perception that some areas are unsafe and could be improved. Policing of this area was perceived as being very good for the most part, with a strong visible presence, emphasizing a significant improvement from years ago. From the items identified by the residents there are the following concerns:

#### Primary Concerns:

- Hiding places and informal trails (poor visibility)
- Inappropriate activities
  - Loitering, partying and pan handling
  - Harassing, threatening and fighting
  - Creating semi-permanent shelters
  - Littering from inappropriate activities
  - Drugs (including excessive alcohol consumption)
- Property damage/lack of maintenance (including Graffiti)

#### Additional Concerns:

- Fear of crime

- Speeding/traffic
- Lack of lighting

The CPTED Assessment was undertaken with these issues in mind and with an eye to understanding the problem and providing recommendations for improving the situation in order to address the concerns expressed.

### 3.1 Options for Positive Change

Crime Prevention Through Environmental Design (CPTED) identified a number of positive principles and practices that can be applied to the types of concerns that were expressed. These include:

- Increased Education and Awareness around addictions, harm reduction, homelessness, mental health and other social issues
- Increased government funding for social agencies and programs
- Continued police presence
- Discretionary enforcement of various City bylaws
- More commissioned public art throughout the area
- Allow for organized community events

In a broad perspective, strengthened health and education systems around social issues such as addictions, homelessness and mental health would obviously contribute significantly to crime prevention.

## 4.0 Observations and Recommendations

A number of site visits were completed during the months of June and July, 2014. These visits were carried out during regular business hours to gather the necessary information for this project. The consultants were able to review both the everyday experience of the built environment and to watch how people interact with that environment.

### 4.1 Observation #1: Informal Trails and Hiding Places

In order to address the issues related to the creation of informal trails and hiding places where inappropriate activities may occur we need to look toward the implementation of the CPTED Principles of Natural Access Control, Natural Surveillance and Territorial Reinforcement.

**Recommendations:**

- Report suspicious people and groups that may be congregating in these areas to the police. Our Citizens on Patrol (COP) initiative is available and regular inspections by Bylaw Officers could be focused on areas of concern.
- The Community Association and volunteers could undertake, with assistance from The City, to identify and map the location of all informal trails and congregation areas within the Waskasoo area. The information gathered could look at the potential for creation within the wooded area of one or more formal, accessible, shaded seating locations with amenities, such as benches/picnic tables/garbage containers. These seating areas must have high visibility into/out of them to provide chances for Natural Surveillance by allowing legitimate users into a space thereby discouraging criminal behavior. This approach is most likely feasible toward the western end of the wooded area in the photographs to the right.
- Informal open areas not deemed applicable for formal use should be reinstated with compatible native trees and understory shrubs to discourage its reuse. To the right is an example of a location that is not likely large enough to warrant



formalizing and could benefit from supplemental tree and shrub planting.

- At locations where there are informal trails deemed acceptable for formalizing, the locations should be opened up to ensure greater visibility into and out of them as well as the placement of a hard surface. Clearly defined travel surfaces will discourage wandering from the new trail. Supplemental planting may be required to assist in this effort.
- Informal trails, particularly their entry points, deemed unacceptable for formalizing should be developed to reinstate a denser, more impenetrable condition in the wooded areas and the entry areas. This strategy should combine tree planting, substantial understory planting, natural physical barriers such as boulders and, in strategic locations the use of 'hostile vegetation' which may be thorny or densely planted in order to prevent penetration and control access. Informal paths leading to these entry points should be reinstated.
- The photo to the right shows an informal entry to the wooded area from the northern end of 47A Avenue which may be a location for a formal access into the trail



system. Formalizing a trail connection should be pursued.

- This image is of a staircase that leads from the 55 Street Bridge over the Waskasoo Creek down into the wooded area of the park. It can be seen that this staircase has provided access to a graffiti location. In consultation with the City of Red Deer Public Works department it has been determined that in Phase 2



of the Improvements to 55<sup>th</sup> Street will include the blocking or removal of this staircase. Graffiti removal and reinstatement of this area should occur.

- There are 2 wetland areas within the scoped area and these are to be retained and protected as they serve an important ecological function.
- The movement of wildlife through the area should be a consideration to ensure that any modifications will not negatively impact their movement.
- Generally keep foliage trimmed to allow for natural surveillance in locations where people may be inclined to use it for shelter and/or illegal activity.

#### 4.2 Observation #2: Lack of Maintenance/Facilities

A criminological theory - 'broken windows theory' - states that maintaining and monitoring urban environments in a well-ordered condition may stop further vandalism and escalation into more serious crime. The simple act of regular maintenance can discourage unwanted activity because there is no perception of neglect but one of constant attention thereby discouraging the undesired uses. Maintenance is a key principle of CPTED. Maintenance has a price and there is an environmental tradeoff between natural preservation and higher maintenance - grass cutting/pruning.

**Recommendations:**

- Areas of high use and community importance should be kept well maintained in order to engender a sense of pride in the community. The image on the right below, a boulder with a cast metal memorial plaque attached which should be relocated to a more visible and easily maintained location. These sites within the park should receive consideration when it comes to ensuring the visibility of these hidden gems.
- Garbage containers as well as recycle bins should be provided in high use areas and emptied on a regular basis. The image to the right, near the intersection of 45<sup>th</sup> Avenue and 59<sup>th</sup> Street, shows a seating area with a garbage container but the weeds have taken control. There were recyclable containers piled here showing a wish to recycle. The placement of recycling bins is part of a larger citywide initiative.
- Unintended consequences can result from lack of observation as seen in the photo to the right as the grass mowing follows the trail edge slightly off set but just down the trail within view is a seating area. This seating area is somewhat secluded but





becomes much less visible when the long grass beside the trail is not cut. Greater visibility into the seating area may remove the sense of safety that allowed the tagging to occur on the wooden railings visible in the photo and seen in the next section.

- Community clean up events should continue to be organized as both a social event and a community building event. The City's Adopt a Park program should be participated in by the community. Trail users should actively assist with litter pickup and even obvious weed removal in an effort to show concern for their community.

### 4.3 Observation #3: Property Damage/Graffiti

Graffiti and tagging, both forms of property damage, were found in this area but not abundantly.

#### Recommendations:

- Quick removal and on-going diligence through various measures needs to continue in an effort to reduce and control this type of vandalism. The image to the right shows the concrete bridge abutment where the Waskasoo Creek goes underneath 55<sup>th</sup> Street. This shows the existing graffiti and tags in this location as this site is well hidden.
- Some consideration should be given to creating a broader approach to graffiti prevention and enforcement. This could be done by the creation of a 'graffiti safe zone' which provides usually a wall surface that is whitewashed once or more a year and provides a blank canvas for artists to use. Graffiti has been the initial style of art for many main stream artists working today and we should encourage this form of artistic expression in appropriate or sanctioned locations.



- More commissioned public art throughout the area. Allow for organized street events such as chalk mural painting.
- The image to the right is of a small tag on a railing in a fairly private seating area. Generally there was very little graffiti to be found in the area and mainly isolated to areas where there were reduced chances for interruption.
- Continue to encourage residents to report graffiti by calling the hotline or/ or appropriate City department to report property damage.



#### 4.4 Observation #4: Inappropriate Activities

The CPTED principle of Activity Support is a most useful tool in addressing inappropriate activity occurrence. Natural Surveillance and Territorial Reinforcement are also important principles utilized here. The goal is to activate in some manner the spaces that seem as neglected or isolated and bring activity into them that discourage inappropriate use. This neighbourhood is challenged by a lack of density and the large areas of open space reducing the opportunities for natural surveillance. This portion of park suffers from a lack of destinations to draw users into and through.

#### Recommendations:

- Locate appropriate uses in locations where inappropriate activities are being seen. The images to the right and below are existing examples of the use of bird houses, a human interactive element, adjacent the trail thereby placing an appropriate activity adjacent a location that may be the site of inappropriate activities.



This type of action uses the principles of Activity Support by placing an activity adjacent the trail, Natural Surveillance and Territorial Reinforcement to show the trail users, on the left, that the home owners, on the right, are watching the trail and their birdhouses as well as indicating their property line.

- Residents abutting the trail system are encouraged to open views toward the trails by the trimming of privately owned trees/shrubs to create view corridors to deter any activities seeking privacy.
- The seating area shown on the right is a location perceived to be secluded as shown by the tag on the railing seen earlier and the obscuring unmown grass. This could be a location for an activity such as checker/chess tables or even picnic tables to offer another activity here.
- Continue to raise awareness about the reporting of crime. Natural surveillance works only if the crime witnessed is reported.



#### 4.5 Observation #5: Additional Concerns

**Fear of Crime:** As the community becomes more involved in creating the place that they feel some ownership of, the fear of crime will decrease. Fear of Crime is a perception not always based on fact but often just a personal tolerance level of disorder. As actions implementing improvements to safety are undertaken this

should assist in reducing the perception of crime in the area. This is a universal human problem. Crime statistics comparing communities is not considered positive.

**Speeding/Traffic:** This is a city wide issue that we all deal with but through the development of the Waskasoo Neighbourhood Plan some recommendations to address this issue will be presented.

**Lack of Lighting:** Any street lighting is under the jurisdiction of the City of Red Deer's Electric Light and Power and they should be contacted with concerns about street lighting. There were also suggestions from the community about placing lighting on the trails. The general direction from CPTED is that a lit path gives the perception of safety but it in fact may just be providing light for inappropriate activities consequently the tradition has been to not light park trails. There are the additional concerns with the impact of night lighting on nocturnal wildlife movement and the unnecessary contribution to light pollution.

## **5.0 Conclusions**

The use of Crime Prevention through Environmental Design (CPTED) is becoming widespread in The City of Red Deer and is well supported by local police. Its holistic methodology is a very effective problem-solving tool.

Complex problems involving multiple groups are challenging and require a unique approach. The City of Red Deer has been a leader in our province in using both traditional and 2nd Generation CPTED to provide optimal results using strategies that help build community and foster a "culture of caring."

This Assessment has brought forward a number of recommendations that, should they be implemented, may assist in reducing not only the perception of crime but the actual incidents of crime because the community shows that it cares.

Creating new and unique partnerships is essential for all communities. Once these relationships are established they typically solve many of their own problems with a little help from their municipality, police and other like-minded groups. As citizens of Red Deer our ultimate goal should be to Care, Connect and Co-operate with one another. This helps build capacity in any community where various agencies such as the police do not have the resources and/or the expertise to nurture this process. It's this collaborative process that creates safe communities like Red Deer.

## APPENDIX A: City of Red Deer CPTED Information Sheet

# Crime Prevention Through Environmental Design (CPTED)

A comprehensive approach to crime prevention

CPTED is part of a comprehensive approach to crime prevention. By emphasizing modifications to the physical environment, it complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

The application of CPTED tactics can make it more difficult to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another.

CPTED can be applied to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime.

Key principles of CPTED

**Natural Surveillance** – this involves placing physical features, activities, and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

**Territorial Reinforcement** – physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

**Natural Access Control** – this design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

**Maintenance** – care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance of disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

**Activity Support** – encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.