

## David Girardin

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**From:** David Girardin  
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**To:** David Girardin  
**Subject:** Update #2 - City of Red Deer Land Use Bylaw Review  
**Attachments:** Survey Results April 2021- LUB Review Update.pdf

# City of Red Deer Land Use Bylaw Review

## Update #2

Good [Afternoon](#),

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our second update, is to share the feedback we have received from participants to date.

Attached you will find a list of the comments that have been received, grouped by general topic area. Responses that included multiple comments or themes have been formatted to separate out each of the individual items.

If you have any additional comments that you would like to share please sent them to [david.girardin@reddeer.ca](mailto:david.girardin@reddeer.ca). Further information and project updates can also be found on our [Land Use Bylaw Review webpage](#).

If you no longer want to receive these emails, please contact [david.girardin@reddeer.ca](mailto:david.girardin@reddeer.ca) to be removed from our email list.

Thank you for your interest in the City of Red Deer's Land Use Bylaw Review Project.

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Theme	Comment
Architectural Guidelines	Removal of common architectural themes as to allow for greater variations in appearance (less cookie-cutter)
Building Height Environment	I do not like to see agricultural land turned into urban areas. If the height restriction was removed at least in certain parts of the city, maybe we could reduce urban sprawl to a degree.
Building Heights	Raising the maximum height of dwellings in R1A, R1N, R1G, RLW, R2, R2T.
Building Heights	Remove height maximums on R3 outside of Downtown
Carriage Homes	With rising house prices and a lack of low income housing I think Red Deer needs to look at Accessory Dwelling Units (ADUs) as a solution. There is a huge demand for the various products that can be used as ADU's but potential customers are restricted by local zoning or land use bylaws. Some major municipalities across North America have already made huge changes to allow for these types of properties and it is inevitable that the trend will push into other markets over time.
Carriage Homes	More flexibility. I've seen news about carriage homes being rejected and these sorts of innovative ideas need to be more broadly accepted.
Carriage Homes	The current restriction of carriage homes/garden suites in Parkvale. I would like Parkvale and the City to actively review the present restrictions of carriage homes/garden suites and modernize the bylaw to accommodate carriage homes/garden suites
Carriage Homes	Incorporate cottage carriage house housing amendments.
Carriage Homes	There needs to be more flexibility for Carriage Homes, Garden Suites and affordable housing in general. There is a homelessness problem here, and part of the solution is having affordable housing that is available. People are bending or breaking the rules due to the inflexibility of the regulations and the demand for suites.
Carriage Homes Small/Tiny Homes	Relax restrictions on alternative housing such as carriage homes, garden suites and tiny homes, as long as a parking stall is also provided on the property for that dwelling.
Commercial Uses	Zoning is not flexible enough within Red Deer. Too many businesses are headed to gasoline alley to avoid Red Deer's inflexible zoning requirements
Community Gardens	Allow use of empty lots for garden spaces.
Definition	<p>We also have concerns surrounding the definition of Assisted Living in section 1.3 which is as follows:</p> <p>Assisted Living Facility means a building, or a portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions ...</p> <p>Our concern is with the vagueness of the term “a portion of a building,” and whether this can lead to developers adding six assisted living suites onto a different use building in order to be classified as assisted living. Perhaps instead this could be stated in a percentage of suites in a building that must be allotted to assisted living use.</p>
Dogs	Dog friendly spaces.

Downtown Low Income Housing	Low Income Housing - although this is much needed in the community, there are a number of sites in the downtown where the fallout from these locations include excessive loitering of non-residents wanting access to the space and general loitering by residents. If these spaces are to continue, we would like to see a restriction on the number of sites allowed to operate in the core and the requirement to include a closed off outdoor space for use by residents/guests.
Downtown Micro Breweries	Micro-Breweries - Currently restricted to operating in IC, we would like to suggest that downtown is included as a location for smaller breweries/distilleries that offer a pub like environment in addition to the brewing/distilling. There are examples in both Banff and Canmore where this has been integrated successfully in to their main street business community.
Downtown Social Agencies	Social Service agencies - we have a great many social agencies operating within a small space in the core. Although they are much needed services, because there are so many, it creates a walking pattern downtown that has a negative impact on the core in terms of reputation and personal (visitor) experiences. Although generally unharmed, the loitering that is associated can often be intimidating, especially when loitering around vehicles parking and parking meters which is common as the visitor is often asked for spare change/cigarettes etc. I would like to see a limit to the number of social services able to operate in the downtown core, I appreciate it is impossible to remove them all and they have a right to operate where zoning allows, but if we could introduce a maximum and monitor it, we could ensure the downtown does not become saturated, therefore protecting the business environment and visitor community.
Downtown Social Agencies	Soup Kitchens - We would like to see soup kitchens restricted from operating in the downtown core. The fallout from soup kitchens tends to be loitering and litter control which, despite many attempts to work with the soup kitchens to minimise the impact on immediately surrounding areas, has been unsuccessful.
Environment	LUB Amendments - Too much emphasis is put by the city on environmental condition of the property. The stakeholders involved, including owners, purchasers, tenants, and lenders, have a legitimate interest in ensuring a property meets certain thresholds and risk. To have the city go above and beyond that is unnecessary.
Environment	Either mandate or encourage green roofs/solar panels and other green building practices
Environment	I would like to see a much bigger push to produce solar power in the city. When you consider how many acres of rooftops there are in the city it seems silly to waste that space.
Environment	Lawns are not eco friendly enough, they cost too much water and hurt animal population. I would like to see restrictions on Height and appearance removed and eco lawns be encouraged.
Environment Neighbourhood Development	Since Red Deer is a northern city, more should be done to take advantage of the winter sun. Now homes are oriented in the direction of the street. North facing main living spaces are dark. Street oriented garages often occupy and steal from south-facing advantages Lack of south windows increases costs of heating.

Mixed Use Residential	Need to stop the sprawl and stop building so many shopping centre's. Increase the number of multi-residential buildings. Increase the number of multi-residential purpose building that have a mix of commercial and residential in them
Mobile Homes	Allowing for mobile tiny homes for living in be located on other Residential lot types.
Mobile Homes Smaller/Tiny Homes	I wish tiny homes and van homes to be allowed within the city to have a better eco footprint and attract younger individuals.
Neighbourhood Development	I would like to share this idea with you for an innovative development strategy that acknowledges: 1) Red Deer's connection to the agricultural community, 2) does more than just create walking areas at the old Deerhome site, and 3) addresses interest in smaller, more affordable homes. Although this "agrihood" is located in Austin Texas, in a much warmer zone, the homes could be adapted to our northern climate. Also, at one time, Alberta School Hospital, (Michener Centre) had a working farm and a huge winter storage area for vegetables. And... the old Farmhouse still sits on the area. Preservation of the wetlands, should be considered as an asset to this area. The video is about a half-hour long with several ad breaks, but well worth the tour of what an "agrihood" looks like. <a href="https://www.youtube.com/watch?v=wbzxC8MpSwU">https://www.youtube.com/watch?v=wbzxC8MpSwU</a>
Neighbourhood Development	Pocket Neighborhoods <a href="http://www.pocket-neighborhoods.net/whatisaPN.html">http://www.pocket-neighborhoods.net/whatisaPN.html</a>
Neighbourhood Development	Serenbe near Atlanta, Georgia <a href="http://www.serenbecommunity.com/serenbeoverview.html">http://www.serenbecommunity.com/serenbeoverview.html</a>
Neighbourhood Development	Ensure even distribution of Residential types across the city.
Neighbourhood Development Mixed Use	More common urban living spaces.
Office Use Downtown	Accountants and lawyers and other professionals should be allowed to operate in areas of the city other than downtown.
Parking	Allow joint garages for townhouses.
Parking	Look at implementing parking maximums instead of minimums as it is unfair to favour one mode of transportation over others.
Parking	Maximums on driveway coverage of front yards.
Process Improvements	I wish it were more streamlined and that development officers had greater flexibility to approve small variances.
Process Improvements	Changes to specific land use bylaws should be able to be changed by City staff or the MPC and not require going to council for 3 readings and approval.
Process Improvements	Not requiring applications, licenses, permits, etc. for projects that are smaller, low-risk, or have minimum/negligible impact to property value. Adopt a "say yes" attitude and work with project proponents in a way that demonstrates the city wants to help, not hinder. Instead of finding reasons an application does not work, find ways to make it work.
Process Improvements	Adopt and fully integrate the attitude that the municipality of Red Deer is in open free-market competition to attract investment dollars for development

	and redevelopment of properties. Hire or re-train Development Officers that can work productively with project proponents.
PS Zoning	I am most concerned about PS zoning. The lack of regulations, while adaptable, also means things such as razor wire(!) Are allowed because they are not specifically banned. The school board uses razor wire on compounds which creates a war zone feel in residential neighborhoods.
PS Zoning	Also regarding PS zoning, it would be great to limit the amount and type of fencing in new developments. I live in Waskasoo where PS land is being sold and redeveloped and proposals brought forward have included a tremendous amount of chain link fencing that would block the public and close off PS greenspaces.
PS Zoning	Our neighbourhood is seeing the transition of a large piece of PS land from the Riverglen School yard into various other PS uses. We have found that the openness of the PS Zoning has led to some difficulties and would like to recommend that the zoning be refined to include: 1. Guidelines regarding fencing types. A few years ago the Red Deer School Board erected a compound behind their shop building and topped it with both barbed and razor wire. We approached the bylaws department about the legality of razor wire in a residential neighbourhood. They looked into having it removed, but because the bylaw does not specifically state any rules around fencing, they were unable act. Thankfully, the school board agreed to remove it; however, there is still razor wire on school board compounds in residential neighbourhoods throughout the city, which is both dangerous and unsightly. It is also possible that other builders on PS land could decide to install razor wire and there is no legal recourse. 2. Guidelines regarding fencing amounts: We have also found that as the former Riverglen school yard is changing hands, what was a rare section of wide-open urban greenspace is being carved up with multiple chain link fences. We would like to see a guideline that states that fencing is allowed only when necessary for safety reasons and limits the amount of fencing allowed on PS properties.
PS Zoning Assisted Living	Assisted living should be allowed on PS land, but for-profit should not. These facilities tend to want to be as large as possible and over-intensify green spaces. And I don't think for profit industry should be able to capitalize off PS land.
PS Zoning Assisted Living	3. Guidelines surrounding Assisted Living as a discretionary use: While we have no concerns regarding assisted living facilities being a discretionary use on PS land, we do believe that this should be limited to government or non-profit facilities. For-profit assisted living facilities tend to be larger and to have more part-time work shifts, increasing traffic and reducing the amount of open green space. We also have concerns that for-profit assisted living investors are able to purchase low-cost PS land for a commercial industry.
Recreation	Hazlett Lake should be used as an outdoor recreation space. Our citizens leave our city to travel to other towns to sit in some sand. Other cities in Alberta like Calgary/Sikome Lake have established what a successful development could look like. Red Deer's outdoor facilities like Discovery Canyon have been at capacity prior to COVID and doesn't serve the whole community.

Redevelopment	Old neighborhood reclamation <a href="http://switchboard.nrdc.org/blogs/kbenfield/an_affordable_housing_enclave.html">http://switchboard.nrdc.org/blogs/kbenfield/an_affordable_housing_enclave.html</a>
Residential Districts	Change R1G to detached rear garages.
Residential Districts	Favour R2T not in condominiums
Residential Regulations Secondary Suites (Garbage)	<p>I own a house with a secondary suite. The neighbours have a suite as well but their development did not accommodate a place to put garbage. With the new garbage carts, we are finding that the residents there are trying to store carts or leave garbage on our property. I would recommend that the secondary suite bylaw include a requirement for all secondary suites to have a section of the yard set aside for cart storage and pick up.</p> <p>During the blitz to legalize secondary suites across the city, there was effort to ensure the developments had a location for garbage cans. With the size of the new garbage carts, the need is even greater and should be a requirement in the bylaws. Personally, I would like to see it applied to all suites retroactively as this issue creates the potential for confrontation between neighbours.</p>
Rezoning	Rezoning and amendment in residential and PS should still go through MPC for input. Subdivision of residential properties should as well. Sometimes reducing red tape can result in citizens feeling a loss of control and connection to their neighborhoods, unraveling the social fabric.
Rezoning / LUB Amendments	Simplify land use bylaw amendments.
Rezoning / LUB Amendments	Land Use Bylaw Amendments - I haven't done this personally, but my understanding is that it is time consuming and complex.
Safety	I would also like to see a CPTED ordinance added. This would require that any development or re-development be reviewed by a CPTED (Crime Prevention Through Environmental Design) practitioner at the planning stages so properties are built for people and safety. Trying to implement CPTED solutions "after the fact" is much more costly and some building designs are so flawed (alcoves, deeply set in doorways, etc.) that retrofitting is too expensive and crime issues will ensue.
Smaller/Tiny Homes	Smaller homes should be allowed. As a senior, I would prefer.
Smaller/Tiny Homes	Tiny houses/Small houses <a href="http://www.youtube.com/watch?v=qg-9_Id4uhY">http://www.youtube.com/watch?v=qg-9_Id4uhY</a>
Smaller/Tiny Homes	Thank you for this opportunity. I'm a senior who wishes to downsize. I think a Tiny House would be perfect but where could I put it? My research says my best option would be an RV site but I really don't want that. It would please me to share a lot such as the large one I currently own. My Tiny House could be entirely self-sufficient and tucked in for my comfort and security with friends and family. Is it possible that Red Deer could lead in allowing Tiny Houses to be allowed as an accepted domicile within our neighbourhoods? Of course, certain requirements would be needed. Could/would the City of Red Deer lead with this? Thank you!
Smaller/Tiny Homes	Introduction of Tiny Home lots - lots smaller than R4

Trailers	Not being able to park RV trailers in winter on front driveway
Uses / Definitions	Stop focusing on use so heavily. Buildings will outlast the use they were originally built for and the LUB needs to be flexible enough to adapt to changing conditions. Example: Old Brew Plaza used to be a brewery and is now a retail/residential building. Bower Business Centre: was industrial warehouse and is now retail. Edgar Industrial Park: buildings built in late 90's had higher office requirements, internet has gutted that type of requirement.
Walkability/Trails	Increase walkability, and our path systems.
Website Improvement	I see that there is no mention of the ARP on either the interactive webmap in the bylaws. To find the information, people seem to have to already know about the ARP and search for it on the City site. Is there a way to make the plan more transparent by referencing it in the new bylaws and/or linking to it on the interactive map?
	Favour subdivision of R1E lots into further lots for greater density.