

July 21, 2025

BACKGROUNDER:

City Council decides not to proceed with Four Units As-of-Right, commits to advancing other housing initiatives and advocating for program changes

The following resolution was passed by Red Deer City Council on Monday, July 21, 2025:

WHEREAS the City of Red Deer faces a severe shortage of affordable housing options for a wide range of populations, and

WHEREAS the City is committed to remove barriers, support housing enablers and accelerate housing supply, and

WHEREAS the City is building community and industry support for diverse housing stock across our community, and

WHEREAS the City has engaged and received community perspectives on housing options and density, and

WHEREAS, like communities across Canada, citizens value and take pride in their neighborhoods resulting in concerns on how increased density and development standards will impact their community, and

WHEREAS 'Four/Six/Eight Units As Of Right' criteria have not been clearly or consistently applied and the concept has become a significant issue in dividing communities across Canada, and

WHEREAS housing is a shared responsibility of all orders of government,

NOW THEREFORE:

Be it resolved that having considered community input through the Housing Accelerator Fund 2 (HAF2) Project and Engagement Update from Community & Public Relations and City Planning & Growth, that the City advise Canada Mortgage and Housing Corporation (CMHC) that the Council of the City of Red Deer:

- will not proceed with Initiative 1 (Zoning Bylaw & Statutory Plan Amendments allowing Four Units As Of Right for all lots with residential uses), based upon significant community consultation showing a strong consensus for support of increasing housing options, coupled with clear rejection of city-wide as-of-right model for Four

Units As Of Right, as per the HOUSING ACCELERATOR FUND CONTRIBUTION AGREEMENT, signed on February 25, 2025;

- AND Furthermore, the City is committed to moving forward on the other initiatives within the Agreement;
- AND Furthermore that Council of the City of Red Deer will achieve the expected results of 67 units that the Four Units As Of Right was expected to incent through other initiatives within the approved Action Plan;
- AND Furthermore that Mayor and Council advocate to Minister Gregor Robertson and MP Burton Bailey to remove the obligation to require Four Units As Of Right; and administration to advocate to CMHC administration to the same end.