THE CITY OF Red Deer

CITY COUNCIL

AGENDA

Monday, March 19, 2018 – Council Chambers, City Hall

Call to Order:	2:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. IN CAMERA

1.1. Motion to In Camera - Human Resource Matter FOIP 24(1)(a)

1.2. Motion to Revert to Open Meeting

2. MINUTES

2.1. Confirmation of the Minutes of the March 5, 2018 Council Meeting
(Agenda Pages 1 – 13)

3. POINTS OF INTEREST

4. REPORTS

4.1. 2017/2018 Citizen Representative Appointments to Committees
(Agenda Pages 14 – 15)

4.2. Dynamic Sign Exceptions
(Agenda Pages 16 – 17)

4.2.a. Motion to Lift from the Table

5. BYLAWS

5.1. Regional Assessment Review Board Bylaw Amendment
Bylaw 3474/A-2018

(Agenda Pages 18 – 33)

5.1.a. Consideration of First Reading of the Bylaw

6. PUBLIC HEARINGS

6.1. Woodlea Character Statements
Bylaw 3357/E-2018

(Agenda Pages 34 – 256)

6.1.a. Consideration of Second Reading of the Bylaw

6.1.b. Consideration of Third Reading of the Bylaw

7. ADJOURNMENT

THE CITY OF Red Deer

UNAPPROVED - M I N U T E S

of the Red Deer City Council Regular Meeting
held on, Monday, March 05, 2018
commenced at 2:33 P.M.

Present: Mayor Tara Veer
Councillor Buck Buchanan (arrived at 2:44 p.m.)
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Community Services, Sarah Cockerill
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Corporate Services, Lisa Perkins
Director of Development Services, Kelly Kloss
Director of Planning Services, Tara Lodewyk
Acting Director of Protective Services, Scott Tod
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Administrator, Amber Senuk
Electric Light & Power Manager, Jim Jorgensen
Inspections & Licensing Manager, Erin Stuart
Planning Manager, Emily Damberger
Senior Planner, Jolene Tejkl
Senior Planner, Orlando Toews
Planner, Kimberly Fils-Aime

1. MINUTES

1.1. Confirmation of the Minutes of the February 20, 2018 Council Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the February 20, 2018 Regular Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

2. MOTION TO ADD TO THE AGENDA

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby agrees to add consideration of Land Use Bylaw Amendments Related to Cannabis Retail Sales to the March 5, 2018 City Council Agenda.

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION TO ADD TO THE AGENDA CARRIED

3. REPORTS

3.1. Electric Light & Power - Code of Conduct Plan, Reporting Requirements and Compliance Report

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Electric Light & Power dated March 5, 2018 re: EL&P Code of Conduct Plan, Reporting Requirements and Compliance Report hereby approves the Electric Light & Power Department's Annual Code of Conduct Report.

Councillor Buchanan arrived at 2:44 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3.2. Smart Cities Challenge

Council accepted this report for information.

4. BYLAWS

4.1. Sign Section Update Bylaw 3357/B-2018

Moved by Councillor Michael Dawe, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Sign Section Update Bylaw 3357/B-2018.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

FIRST READING: That Bylaw 3357/B-2018 (an amendment to the Land Use Bylaw to update sign uses and development standards) be read a first time.

Prior to voting on first reading, the following amendment was then introduced:

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/B-2018 by making the Residential Overlay 100m with an exception for Gaetz Avenue which would be 60m and that dynamic signs be located the furthest distance from residential district.

Councillor Lee left Council Chambers at 3:36 p.m. and returned at 3:37 p.m.

Prior to voting on the amendment, the following amendment to the amendment was introduced:

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council hereby agrees to amend the amendment by adding "Taylor Drive South and 67 Street east and west"

IN FAVOUR: Councillor Tanya Handley, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee,

Councillor Frank Wong

MOTION TO AMEND DEFEATED

The original amendment was then back on the floor.

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/B-2018 by making the Residential Overlay 100m with an exception for Gaetz Avenue which would be 60m and that dynamic signs be located the furthest distance from residential district

IN FAVOUR: Councillor Tanya Handley, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

MOTION TO AMEND DEFEATED

A subsequent amendment was then introduced:

Moved by Councillor Frank Wong, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/B-2018 as per Appendix D: Option 3: 50 m minimum distance separation between portable signs

IN FAVOUR: Councillor Michael Dawe, Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston

MOTION TO AMEND CARRIED

Prior to voting on the bylaw as amended, the following motion to reconsider was introduced:

Moved by Councillor Dianne Wyntjes, seconded by Councillor Vesna Higham

Resolved that Council reconsider the amendement re: Appendix D Option 3

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Dianne Wyntjes

OPPOSED: Michael Dawe, Councillor Frank Wong

MOTION TO RECONSIDER CARRIED

The amendment was then back on the floor:

Moved by Councillor Frank Wong, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/B-2018 as per Appendix D: Option 3: 50 m minimum distance separation between portable signs

IN FAVOUR: Michael Dawe, Councillor Frank Wong

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION TO AMEND DEFEATED

The bylaw as originally introduced, was then on the floor:

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Dianne Wyntjes

OPPOSED: Councillor Michael Dawe, Councillor Frank Wong

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 4:22 p.m. and returned at 4:24 p.m.

4.2. Industrial Area Structure Plan Amendment
Bylaw 3399/A-2018
Land Use Bylaw Amendment - Redistricting
Bylaw 3357/J-2018

Moved by Councillor Michael Dawe, seconded by Councillor Frank Wong

FIRST READING:	That Bylaw 3399/A-2018 (an amendment to the Queens Business Park Industrial Area Structure Plan) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Tanya Handley

FIRST READING:	That Bylaw 3357/J-2018 (an amendment to the Land Use Bylaw to rezone 238 Queens Drive and part of 250 Queens Drive from I1 Industrial (Business Services) District to I2 Industrial (Heavy Industrial) District) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. ADDITION TO THE AGENDA

5.1. Land Use Bylaw Amendment Related to Cannabis Retail Sales

Councillor Tanya Handley left Council Chambers at 4:29 p.m. and returned at 4:30 p.m.

Council recessed at 5:11 p.m. and reconvened at 6:02 p.m.

6. PUBLIC HEARINGS

6.1. Bylaw 3357/D-2018 - Rezoning in Queens

Mayor Tara Veer declared open the Public Hearing for Bylaw 3357/D-2018, an amendment to the Land Use Bylaw to rezone three parcels located in the Queens industrial area from I1 – Industrial (Business Services) District to Direct Control District No. 24 DC(24). As no one was present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Michael Dawe, seconded by Councillor Frank Wong

SECOND READING: That Bylaw 3357/D-2018 (an amendment to the Land Use Bylaw to rezone three parcels located in the Queens industrial area from I1 – Industrial (Business Service) District to Direct Control District No. 24 DC(24)) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Michael Dawe, seconded by Councillor Frank Wong

THIRD READING: That Bylaw 3357/D-2018 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6.2. Land Use Bylaw 3357/G-2018- Omnibus

Mayor Tara Veer declared open the Public Hearing for Bylaw 3357/G-2018, an amendment to the Land Use Bylaw to provide City staff and the public with clearer interpretation and implementation of the Land Use Bylaw. As no one was present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Frank Wong, seconded by Councillor Tanya Handley

SECOND READING: That Bylaw 3357/G-2018 (an amendment to the Land Use Bylaw to provide City staff and the public with clearer interpretation and implementation of the Land Use Bylaw) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Tanya Handley

THIRD READING: That Bylaw 3357/G-2018 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham,

Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6.3. Road Closure Bylaw Amendment
Bylaw 3605/2018
Land Use Bylaw Amendment - Redistricting
Bylaw 3357/I-2018

Mayor Tara Veer invited anyone claiming to be adversely affected to speak to this item. As no one was in attendance second and third reading of the bylaw was passed.

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3605/2018 (a Road Closure bylaw for a city-owned area southwest of the intersection of 49 Street and 48 Avenue) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

THIRD READING: That Bylaw 3605/2018 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Mayor Tara Veer declared open the Public Hearing for Bylaw 3357/I-2018, an amendment to the Land Use Bylaw to rezone a 0.051 hecatre city-owned area southwest of the intersection of 49 Street and 48 Avenue from Road to C1 Commercial (City Centre) District. As no one was present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Ken Johnston, seconded by Councillor Vesna Higham

SECOND READING: That Bylaw 3357/I-2018 (an amendment to the Land Use Bylaw to rezone a 0.051 hectare city-owned area southwest of the intersection of 49 Street and 48 Avenue from Road to C1 Commercial (City Centre) District) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Vesna Higham

THIRD READING: That Bylaw 3357/I-2018 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7. ADDITION TO THE AGENDA - continued

7.1. Consideration of First Reading of Bylaw 3357/L-2018

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

FIRST READING:	That Bylaw 3357/L-2018 (an amendment to the Land Use Bylaw to add definitions related to Cannabis Retail Sales and exclude the use in all Districts) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.2. Consideration of First Reading of Bylaw 3357/P-2018

Moved by Councillor Ken Johnston, seconded by Councillor Vesna Higham

FIRST READING:	That Bylaw 3357/P-2018 (an amendment to the Land Use Bylaw to add the Discretionary Use of Cannabis Retails Sales to C1 and C4 Districts, the application requirements and regulations for Cannabis Retail Sales) be read a first time with the following amendments: - By deleting section 3. 12. (a) and replacing it with " Cannabis Retail Sales shall not be co-located with the retail sale of tobacco or pharmaceuticals, a Drinking Establishment (adult entertainment prohibited), a Drinking Establishment (adult entertainment permitted), Microbrewery or Liquor, Beer or Wine Sales use;" - By deleting section 3. 12. (b) and replacing it with "Cannabis Retail Sales shall not be located adjacent to or connected to a Microbrewery, Drinking Establishment or Liquor, Beer, or Wine Sales use;"

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

Councillor Dianne Wyntjes

MOTION CARRIED

7.3. Consideration of First Reading of Bylaw 3357/Q-2018

As there was no mover or seconder on this item it was not considered by Council.

8. ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, March 5, 2018 Regular Council Meeting of Red Deer City Council at 7:22 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK

March 12, 2018

2017/2018 – Citizen Representative Appointments to Committees

Legislative Services

Report Summary & Recommendation:

Council appoints citizens to the various committees, boards, commissions and societies. The names of the persons nominated are submitted to Council in confidence.

City Manager Comments:

Council's direction is requested.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from Legislative Services, dated March 12, 2018 re: 2017/2018 – Citizen Representative Appointments to Committees, hereby appoints the following to serve terms on the Red Deer Regional Airport Authority Board and Community Housing Advisory Board:

_____	Citizen Representative on the Red Deer Regional Airport Authority Board (to December 31, 2019 to fill an unexpired term)
_____	Citizen Representative on the Red Deer Regional Airport Authority Board (to December 31, 2021 to fill an unexpired term)
_____	Aboriginal Representative on the Community Housing Advisory Board (to the 2019 Organizational Meeting of Council)

THE CITY OF Red Deer

Report Details

Background:

Two resignations have been received from City of Red Deer representatives on the Red Deer Regional Airport Authority Board.

There has been one vacancy of an Aboriginal representative on the Community Housing Advisory Board.

Discussion:

The following summary indicates the appointments which are to be made to the Red Deer Regional Airport Authority Board, and the Community Housing Advisory Board.

Red Deer Regional Airport Authority Board

1 Citizen Representative (to December 31, 2019 to fill an unexpired term)

1 Citizen Representative (to December 31, 2021 to fill an unexpired term)

Community Housing Advisory Board

1 Aboriginal Representative (to the 2019 Organizational Meeting of Council)

FILE COPY

THE CITY OF Red Deer
Legislative Services

Council Decision – March 19, 2018

DATE: March 22, 2018

TO: Lynn Ivinev, Committees Coordinator

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: 2017/2018 Citizen Representative Appointments to Committees

Reference Report:
Legislative Services, dated March 12, 2018

Resolution:
At the Monday, March 19, 2018 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated February 28, 2018 re: 2017/2018 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and Community Housing Advisory Board for the term to expire as follows:

Cory Kaun	Citizen Representative on the Red Deer Regional Airport Authority Board (to December 31, 2019 to fill an unexpired term)
Peter Clow	Citizen Representative on the Red Deer Regional Airport Authority Board (to December 31, 2021 to fill an unexpired term)
Tim Tobias	Aboriginal Representative on the Community Housing Advisory Board (to the 2019 Organization Meeting of Council)

Report back to Council:
No.

Comments/Further Action:
None.

Frieda McDougall
Manager

THE CITY OF
Red Deer

FILE COPY

Legislative Services

March 22, 2018

Mr. Tim Tobias
#101, 5625-60 Avenue
Red Deer, AB T4N 4W2

Dear Mr. Tobias:

RE: Appointment to the Community Housing Advisory Board

Thank you for submitting your committee application. At The City of Red Deer's Regular Meeting of Council held on Monday, March 19, 2018 the following appointment to the *Community Housing Advisory Board* was made:

> Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated February 28, 2018 re: 2017/2018 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and Community Housing Advisory Board for the term to expire as follows:
>
> Tim Tobias — Aboriginal Representative on the Community Housing Advisory Board (to the 2019 Organization Meeting of Council)

We would like to congratulate you on your appointment to the Community Housing Advisory Board. Our Committees Coordinator will be in contact with you with respect to a committee orientation and the date and time of your first meeting. If you have any questions or require additional information, please do not hesitate to contact me at 403-342-8132.

Sincerely,

Frieda McDougall
Manager

c: Committee Liaison
Committees Coordinator

THE CITY OF
Red Deer

FILE COPY

Legislative Services

March 22, 2018

Mr. Cory Kaun
77 Larratt Close
Red Deer, AB T4R 0S6

Dear Mr. Kaun:

RE: Appointment to the Red Deer Regional Airport Authority Board

Thank you for submitting your committee application. At The City of Red Deer's Regular Meeting of Council held on Monday, March 19, 2018 the following appointment to the *Red Deer Regional Airport Authority Board* was made:

> Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated February 28, 2018 re: 2017/2018 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and Community Housing Advisory Board for the term to expire as follows:
>
> Cory Kaun — Citizen Representative on the Red Deer Regional Airport Authority Board (to December 31, 2019 to fill an unexpired term)

We would like to congratulate you on your appointment to the Red Deer Regional Airport Authority Board. Our Committees Coordinator will be in contact with you with respect to a committee orientation and the date and time of your first meeting. If you have any questions or require additional information, please do not hesitate to contact me at 403-342-8132.

Sincerely,

Frieda McDougall
Manager

c: Committee Liaison
Committees Coordinator

THE CITY OF
Red Deer

FILE COPY

Legislative Services

March 22, 2018

Mr. Peter Clow
69 Ainsworth Crescent
Red Deer, AB T4R 3A9

Dear Mr. Clow:

RE: Appointment to the Red Deer Regional Airport Authority Board

Thank you for submitting your committee application. At The City of Red Deer's Regular Meeting of Council held on Monday, March 19, 2018 the following appointment to the *Red Deer Regional Airport Authority Board* was made:

> Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated February 28, 2018 re: 2017/2018 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and Community Housing Advisory Board for the term to expire as follows:
>
> Peter Clow — Citizen Representative on the Red Deer Regional Airport Authority Board (to December 31, 2021 to fill an unexpired term)

We would like to congratulate you on your appointment to the Red Deer Regional Airport Authority Board. Our Committees Coordinator will be in contact with you with respect to a committee orientation and the date and time of your first meeting. If you have any questions or require additional information, please do not hesitate to contact me at 403-342-8132.

Sincerely,

Frieda McDougall
Manager

c: Committee Liaison
Committees Coordinator

March 1, 2018

Dynamic Sign Exceptions - Request to Table

Legislative Services

Report Summary & Recommendation:

At the Monday, December 11, 2017 Council Meeting, Council passed the following resolution:

> Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated August 23, 2017 re: Dynamic Sign Exceptions Bylaws 3357/E-2017, 3357/F-2017, 3357/G-2017 and 3357/H-2017 Request to Table hereby agrees to table consideration of Land Use Bylaw Amendments 3357/E-2017, 3357/F-2017, 3357/G-2017 and 3357/H-2017 until up to March 30, 2018 to allow Administration time to complete Land Use regulations in regards to signage.

Recommendation:

That Council consider tabling Dynamic Sign Exceptions up to April 16, 2018 to allow Administration time to complete Land Use regulations in regards to signage.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution:

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Dynamic Sign Exceptions Bylaws 3357/E-2017, 3357/F-2017, 3357/G-2017 and 3357/H-2017.

Resolved that Council of The City of Red Deer, having considered the report from Legislative Services dated March 1, 2018 re: Dynamic Sign Exceptions – Request to Table hereby agrees to table consideration of Land Use Bylaw Amendments 3357/E-2017, 3357/F-

2017, 3357/G-2017 and 3357/H-2017 up to April 16, 2018 to allow Administration time to complete Land Use regulations in regards to signage.

FILE COPY

THE CITY OF Red Deer
Legislative Services

Council Decision – March 19, 2018

DATE: March 22, 2018

TO: Jolene Tejkl, Senior Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Dynamic Sign Exceptions – Request to Table

Reference Report:
Legislative Services, dated March 1, 2018

Resolution:
At the Monday, March 19, 2018 Regular Council Meeting, Council passed the following Resolution:

> Resolved that Council of The City of Red Deer, having considered the report from Legislative Services dated March 1, 2018 re: Dynamic Sign Exceptions – Request to Table hereby agrees to table consideration of Land Use Bylaw Amendments 3357/E-2017, 3357/F-2017, 3357/G-2017 and 3357/H-2017 up to April 16, 2018 to allow Administration time to complete Land Use regulations in regards to signage.

Report back to Council:
Yes.

Comments/Further Action:
This item will come back to Council by April 16, 2018.

Frieda McDougall
Manager

c. Director of Planning Services
Manager of Planning
Corporate Meeting Administrator

March 02, 2018

Bylaw 3474/A-2018

Legislative Services

Report Summary & Recommendation:

Councils in Alberta are required to establish assessment review boards. The existing Regional Assessment Review Board Bylaw was adopted in 2011 (Bylaw #3474/2011) and requires amending in order to comply with the modernized *Municipal Government Act.*

City Manager Comments:

This is one of a series of amendments to bring bylaws in compliance with the Municipal Government Act. I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Bylaw 3474/A-2018.

THE CITY OF Red Deer

Report Details

Background:

In 2011 The City of Red Deer established the Regional Assessment Review Board (RARB) by passing Bylaw no. 3474/2011. The bylaw allowed for joint operations and authorized Administration to enter into an Agreement for same with Central Alberta municipalities. Today, there are 21 Partner Municipalities that have joined and comprise the Central Alberta RARB.

As a result of the January 2018 amendments to the *Municipal Government Act,* changes are required to The City of Red Deer Regional Assessment Review Board Bylaw #3474/2011.

Discussion:

Most of the proposed changes to the Regional Assessment Review Board Bylaw stemming from the MGA are nominal (i.e. updating legislative references). Administration has also included a number of amendments that have been identified over the years as being in need of clarification.

Analysis:

The most significant amendments driven by the changes to the MGA are:

MGA	CHANGE	BYLAW SECTION
s. 454.1(2) & 454.2(2)	Council must designate a Chair of the local assessment review board and the composite assessment review board who will make panel assignments for hearings	Removal of s. 11(9) & 13(4) All 21 Partner Municipalities are being asked (in s. 19(d)) to delegate this authority to to the Designated Officer
s. 456	Clarity has been given to who may be appointed as a Clerk	s. 11 has been amended for clarity

The most significant amendments identified as needed by administration are:

CHANGE	BYLAW SECTION
Regional Board Review Committee: these amendments will provide guidance to board administration and those Partner Municipalities who choose to be involved in the appointment of Board Members	s. 4
Appointment of Members: this section gives guidance to the Regional Board Review Committee on the number of Board Members to be appointed.	s. 5(2)

The proposed Bylaw amendments are necessary in order for the Central Alberta Regional Assessment Review Board to fully comply with the MGA. Further, passing the amendments are necessary to fulfill the obligations that The City of Red Deer has by way of Agreement with 21 Partner Municipalities.

BYLAW NO. 3474/A-2018

Being a Bylaw to amend Bylaw No. 3474/2011 the Regional Assessment Review Board Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3474/2011 is hereby amended as follows:

1. By removing "456" from the background and replacing it with "455".

2. By removing "460(11)" from section 2(2)(b) and replacing it with "460.1(2)".

3. By removing the words "(linear property or an equalized assessment set by the Minister)" from section 2(2)(b).

4. By deleting section 2(2)(c) in its entirety.

5. By removing "456" from section 2(2)(d) and replacing it with "456".

6. By adding the words "business tax notice or improvement tax notice" to the end of section 2(2)(e).

7. By addition the words "The City of Red Deer and" to the beginning of section 3.

8. By removing section 4 in its entirety and replacing it with the following:
   "4 (1) The Regional Board Review Committee will consist of 5 Administrators who are volunteers from the Partner Municipalities.
   (2) The term for volunteer Regional Board Review Committee members is one year.
   (3) The Regional Board Review Committee may establish their own procedures to carry out their function, but in doing so, they shall have due regard for procedural fairness."

9. By removing section 5 in its entirety and replacing it with the following:
   "5 (1) The Regional Board Review Committee shall appoint not more than 20 citizens-at-large to be Members of the Regional Assessment Review Board.
   (2) The total number of Members to be appointed shall be determined by the Designated Officer."

10. By removing the words 'at any time' from section 7(5) and inserting the words "for cause or misconduct"

11. By removing section 10(2)(e) in its entirety.

12. By removing section 11(1) in its entirety and replacing it with the following:

"11(1) The Chief Administrative Officer of the City of Red Deer (CAO) shall appoint the Legislative Services Manager as the Designated Officer of the Board, and shall prescribe any remuneration associated with the position. The Designated Officer has the duties as set out in this Bylaw and any other duties assigned by the CAO of the City of Red Deer."

13. By removing the words "Acting Clerk" from section 11(4) and replacing them with "Acting Clerks".

14. By removing section 11(9) in its entirety.

15. By adding the words "and section 464.1 of the MGA" at the end of section 12(2).

16. By removing section 13(4) in its entirety.

17. By removing section 14(1) in its entirety and replacing it with the following:

"14(1) Where a Member is of the opinion that he or she has a conflict of interest in respect of a matter before the Board, the Member may absent himself or herself from the hearing, provided that prior to leaving the hearing, the Member:"

18. By removing "310/2009" from section 16(a) and replacing them with "201/2017".

19. By removing the word "prepare" from section 18(1)(a) and replacing it with "assist with the preparation of".

20. By adding the words "'and the *Matters Relating to Assessment Complaints Regulation*', Alberta Regulation 201/2017" to the end of section 18(1)(b) and section 18(2).

21. By adding section 19(d) as follows:

"19(d) to the Designated Officer, its authority under MGA s. 454.1(2), s. 454.2(2) & s. 455(2)(a) to appoint a Member as the Chair of the LARB and the CARB and prescribe the term of office and the remuneration and expenses, if any, payable to the Chair".

READ A FIRST TIME IN COUNCIL this day of 2018.

READ A SECOND TIME IN COUNCIL this day of 2018.

READ A THIRD TIME IN COUNCIL this day of 2018.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2018.

_____ _____

MAYOR CITY CLERK

BYLAW NO. 3474/2011

Being a bylaw of The City of Red Deer, Alberta to establish a Regional Assessment Review Board.

Purpose
The purpose of this bylaw is to enable municipalities to provide a mechanism for citizens to appeal their property assessment and tax notices.

Background
Section ~~456~~ 455 of the *Municipal Government Act*, permits two or more Councils to jointly establish assessment review boards to have jurisdiction in their respective municipalities;

The City of Red Deer and the Partner Municipalities jointly wish to establish a Regional Assessment Review Board to exercise the functions of a Local Assessment Review Board (LARB) and the functions of a Composite Assessment Review Board (CARB) under the provisions of the *Municipal Government Act* in respect of assessment complaints made by their respective taxpayers of a Partner Municipality;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Short Title
1 The short title of this Bylaw shall be the “Regional Assessment Review Board Bylaw”.

Definitions
2 (1) Except as otherwise provided herein, words in this Bylaw shall have the meanings prescribed in section 453 of the *Municipal Government Act.*

(2) In this bylaw the following terms shall have the meanings shown:

(a) “Board” means the Regional Assessment Review Board;

(b) "CARB” means the Composite Assessment Review Board established in accordance with the *Municipal Government Act* that hears complaints on assessment notices for property other than the property described in section 2(2)(e) of this bylaw and section ~~460(11)~~460.1(2) of the *Municipal Government Act* ~~(linear property or an equalized assessment set by the Minister)~~;

(c) ~~“Citizen Representative" means a person who does not represent a specific organization;~~

(d) "Designated Officer" means the person appointed to carry out the duties and functions of the clerk of the assessment review boards in accordance with section ~~455~~ 456 of the *Municipal Government Act;*

(e) "LARB" means the Local Assessment Review Board established in accordance with the *Municipal Government Act* who hears complaints about assessment notices for:

i. residential property with 3 or fewer dwelling units, or
ii. farm land, or

about a tax notice other than a property tax notice, business tax notice or improvement tax notice*;*

(f) "Member" means a member of the Regional Assessment Review Board;

(g) "Minister" means the Minister determined by the Province to be responsible for the *Municipal Government Act*;

(h) "Partner Municipality" means all those municipalities who enter into an agreement with the City to jointly establish a Regional Assessment Review Board and who enact a bylaw substantially in the form of this bylaw, as well as the City of Red Deer;

(i) "Provincial Member" means a person appointed as a provincial member to a CARB by the Minister.

Partner Municipalities

3 The City of Red Deer and t~~T~~he Partner Municipalities hereby jointly establish a Regional Assessment Review Board to exercise the functions of a Local Assessment Review Board and the functions of a Composite Assessment Review Board to have jurisdiction in their municipalities.

Regional Board Review Committee

4 ~~The Regional Board Review Committee will consist of 5 people appointed jointly by the Partner Municipalities~~(1) The Regional Board Review Committee will consist of 5 Administrators who are volunteers from the Partner Municipalities.

(2) The term for volunteer Regional Board Review Committee Members is one year.

(3) The Regional Board Review Committee may establish their own procedures to carry out their function, but in doing so, they shall have due regard for procedural fairness.

Appointment of Board Members

5 ~~The Regional Board Review Committee shall appoint not more than 20 citizens-at-large to be Members of the Regional Assessment Review Board~~(1) The Regional Board Review Committee shall appoint not more than 20 citizens-at-large to be Members of the Regional Assessment Review Board.

(2) The total number of Members shall be determined by the Designated Officer.

Establishment of Boards

6 The following Central Alberta Regional Assessment Review Boards are established:

(a) one or more LARB's that consist of one (1) Member;

(b) one or more LARB's that consist of three (3) Members;

(c) one or more CARB's that consist of one (1) Provincial Member

(d) one or more CARB's that consist of one (1) Provincial Member and two (2) Members.

Terms of Appointment

7 (1) Unless otherwise stated, all Members are appointed for three year terms except in the initial year where one-third is appointed for three year term; one-third is appointed for a two year term and the remaining one-third are appointed for a one year term.

(2) If a vacancy on the Board occurs at any time the Regional Board Review Committee may appoint a new person to fill the vacancy for the remainder of that term.

(3) A Member may be re-appointed to the Board at the expiration of his/her term.

(4) A Member may resign from the Board at any time on written notice to the Designated Officer to that effect.

(5) The Regional Board Review Committee may remove a Member ~~at any time~~for cause or misconduct on the recommendation of the Designated Officer.

(6) Upon being appointed, the Member must successfully complete the training as prescribed by the Minister prior to participating in a hearing.

Presiding Officer

8 The Members of every Board established under section 6(b) of this bylaw will select a Presiding Officer from among themselves who will:

(a) preside over and be responsible for the conduct of hearings;

(b) vote on matters submitted to the Board unless otherwise disqualified;

(c) sign orders, decisions and documents issued by the Board.

Jurisdiction of the Board

9 The Board shall have jurisdiction to exercise the functions of a Local Assessment Review Board (LARB) and the functions of a Composite Assessment Review Board (CARB) under the provisions of the *Municipal Government Act* in respect of assessment complaints made by taxpayers of a Partner Municipality.

Regional Advisory Group

10 (1) Board Members will elect from among themselves a Regional Advisory Group consisting of up to 4 members, and comprised of one Chair and up to 3 Vice Chairs.

(2) The Regional Advisory Group will report to the Designated Officer on all matters affecting the Board and will:

(a) assist the Designated Officer in developing policies governing hearings, conduct of Members, and other Board matters;

(b) evaluate Member performance to identify areas where additional training may be required and prepare reports regarding performance and re-appointment of Members;

(c) ensure other Members are provided mentoring;

(d) act as a liaison between the Members, board administration and the Designated Officer;

(e) ~~review draft decisions to ensure that they comply with legislation, policies and procedures;~~

(3) The duties of the Chair of the Regional Advisory Group include:

(a) chairing meetings of the Regional Assessment Review Board and the Regional Advisory Group;

(b) establishing agendas for the Regional Advisory Group and the Regional Assessment Review Board meetings in consultation with the Designated Officer;

(c) liaising with the Designated Officer, Councils, and Partner Municipalities on behalf of the Regional Assessment Review Board;

(d) appointing an Acting Chair from the Regional Advisory Group;

(e) signing correspondence on behalf of the Regional Advisory Group.

(4) If the Chair ceases to be a Member or is unable or unwilling to fulfil the Chair's duties, the Clerk may appoint one of the Vice Chairs to serve as Acting Chair until the Chair resumes the Chair's duties or the Members elect a new Chair.

Designated Officer of the Board

11 (1) The Chief Administrative Officer of the City of Red Deer (CAO) shall appoint the Legislative Services Manager as the~~a~~ Designated Officer of the Board, and shall prescribe any remuneration associated with the position. The Designated Officer has the duties as set out in this Bylaw and any other duties assigned by the CAO of the City of Red Deer.

(2) The Designated Officer is authorized to enter into agreements on behalf of the Board with other non-partner municipalities to provide Assessment Review Board Services.

(3) The Designated Officer shall assist the Board in fulfilling its mandate.

(4) The Designated Officer may appoint ~~an Acting Clerk~~Acting Clerks to perform the Designated Officer duties and functions provided they have successfully completed the training as prescribed by the Minister.

(5) The Designated Officer shall consult with the Regional Advisory Group to set policies, procedures and directives governing hearing processes, Member conduct and other Board matters.

(6) The Designated Officer will consult with the Regional Advisory Group and Members on matters affecting the Boards.

(7) The Designated Officer will make arrangements for issuing refunds of filing fees in accordance with the MGA and related regulations.

(8) The Designated Officer will issue instructions to independent legal counsel for the Boards when required.

(9) ~~The Designated Officer has the authority to assign duly appointed Members to the established LARB's and CARB's as required.~~

(10) The Designated Officer may, at the request of a Presiding Officer of a Board sign orders, decisions and documents issued by the Board.

(11) The Designated Officer may, at the request of the Chair of the Regional Advisory Group, sign documents issued by the Regional Advisory Group.

(12) The Designated Officer may set fees payable for persons to obtain copies of the Board's decisions and documents.

Hearings

12 (1) Hearings will be held at such time and place as determined by the Designated Officer.

(2) The proceedings of the Board must be conducted in public except where the Board deals with information protected from disclosure

under the provisions of the *Freedom of Information and Protection of Privacy Act* *and section 464.1 of the MGA*.

Quorum and Voting at Hearings

13 (1) In accordance with section 458 of the MGA, quorum for the Boards shall be as follows:

(a) two Members, for LARB's established under section 6(1)(b) of this bylaw; and

(b) one Provincial Member and one other Member, for CARB's established under section 6(1)(d) of this bylaw.

(2) All Members must vote on all matters before the Board unless a pecuniary interest or a conflict of interest is declared.

(3) The majority vote of those Members present and voting constitutes the decision of the Board.

~~(4)Where a member of a Board absents himself or herself from the proceedings due to a conflict of interest or a pecuniary interest, the Designated Officer shall appoint a replacement member to the Board.~~

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Conflict of Interest

14 (1) Where a Member is of the opinion that he or she has a conflict of interest in respect of a matter before the Board, the Member may absent himself or herself from ~~board proceedings while that matter is being discussed~~the hearing, provided that prior to leaving the ~~meeting~~hearing, the Member:

(a) declares that he or she has a conflict of interest; and

(b) describes in general terms the nature of the conflict of interest.

(2) The Designated Officer shall cause a record to be made in the Record of Hearing of the Members' absence and the reasons for it.

(3) For the purposes of this provision, a Member has a conflict of interest in a respect of a matter before the Board when he or she is of the opinion that:

(a) he or she has a personal interest in the matter which would conflict with his or her obligation as a Member to fairly consider the issue; or

(b) substantial doubt as to the ethical integrity of the Member would be raised in the minds of a reasonable observer, if that Member were to participate in the consideration of that matter.

Pecuniary Interest

15 (1) The pecuniary interest provisions of the MGA apply to hearings and meetings of the Board, as though Members were councillors attending meetings of council.

(2) A Member who fails to declare a pecuniary interest in a matter before the Board, or fails to absent himself or herself from proceedings dealing with such a matter, ceases to be a Member of the Board.

Commencement of Complaints

16 In accordance with section 460 of the MGA, a taxpayer may commence an assessment complaint by:

(a) mailing or delivering to the address specified on the assessment or tax notice a complaint in the form set out in the *'Matters Relating to Assessment Complaints Regulation'*, Alberta Regulation ~~310/2009~~201/2017 and within the time limits specified in the MGA; and

(b) paying the applicable fee.

Rules of Order

17 The Board will conduct hearings in accordance with:

(1) the express provisions of the MGA and related regulations;

(2) principles of natural justice and procedural fairness; and

(3) policies and procedures approved by the Board.

Notice of Decisions & Record of Hearing

18 (1) After the hearing of a complaint, the Designated Officer shall:

(a) under direction of the Presiding Officer, ~~prepare~~ assist with the preparation of the decision or order of the Board and the reasons for the decision in compliance with the MGA; and

(b) arrange for the order or decision of the Board to be signed; and distributed in accordance with the requirements under the MGA and the '*Matters Relating to Assessment Complaints Regulation'* Alberta Regulation 201/2017.

(2) The Designated Officer will maintain a Record of Hearing in accordance with the MGA and the '*Matters Relating to Assessment Complaints Regulation'* Alberta Regulation 201/2017 .

Delegation of Authority

19 In accordance with its authority under MGA section 203(1) to delegate power, Council hereby delegates:

(a) to the Regional Board Review Committee, its authority under MGA s. 454.1(1)(a) & s. 454.2(1)(a) to appoint members of the Assessment Review Boards;

(b) to the Designated Officer, its authority under MGA s.454.1(1)(c) & 454.2(1)(c) to prescribe the remuneration and expenses payable to each Member of the assessment review board; and

(c) to the Designated Officer, its authority under MGA s. 481(1) to set fees payable by Complainants.

(d) to the Designated Officer, its authority under MGA s. 454.1(2), s. 454.2(2) & s. 455(2)(a) to appoint a Member as the Chair of the LARB and the CARB and prescribe the term of office and the remuneration and expenses, if any, payable to the Chair.

Reimbursement of Costs

20 The City of Red Deer shall pay for the administrative costs associated with the operation of the Regional Assessment Review Board. Recovery of costs from Partner Municipalities will be as set out in the agreement ~~s established~~with the City of Red Deer.

Transitional

21 (1) This Bylaw comes into effect January 01, 2012.

(2) Bylaw 3441/2009 and 3433/2009 are repealed effective January 01, 2012.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of November 2011.

READ A SECOND TIME IN OPEN COUNCIL this 14th day of November 2011.

READ A THIRD TIME IN OPEN COUNCIL this 14th day of November 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this 14th day of November 2011.

"Councillor Chris Stephan" "Frieda McDougall"

_____ _____

DEPUTY MAYOR DEPUTY CITY CLERK

FILE COPY

THE CITY OF Red Deer
Legislative Services

Council Decision – March 19, 2018

DATE: March 22, 2018

TO: Jackie Kurylo, Appeals Coordinator

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Regional Assessment Review Board Bylaw Amendment
Bylaw 3474/A-2018

Reference Report:
Legislative Services, dated March 5, 2018

Bylaw Reading:
At the Monday, March 19, 2018 Regular Council Meeting, Council gave first reading to Bylaw 3474/A-2018, an amendment to the Regional Assessment Review Board Bylaw to comply with the modernized Municipal Government Act.

Report back to Council:
Yes. This bylaw will come back for consideration of second and third reading at the Tuesday, April 3, 2018 Regular Council Meeting.

Comments/Further Action:
None.

Frieda McDougall
Manager

c. Deputy City Clerk
Corporate Meeting Administrator

March 1, 2018

Woodlea Character Statements
Bylaw 3357/E-2018

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Tuesday, February 20, 2018 City Council meeting.

Recommendation:

That Council considers second and third readings to Land Use Bylaw Amendment 3357/E-2018.

Background:

Council gave first reading to Bylaw 3357/E-2018 (an amendment to the Land Use Bylaw to add the Woodlea Character Statements as an appendix).

In accordance with Section 606 of the Municipal Government Act, this Land Use Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on February 23 and March 2, 2018. A Public Hearing will be held on Monday, March 19, 2018 at 6:00 p.m. during Council's regular meeting.

Proposed Resolution:

That Bylaw 3357/E-2018 be read a second and third time.

THE CITY OF Red Deer

MUNICIPAL PLANNING COMMISSION

Date: **March 7, 2018**

To: **Red Deer City Council**

From: **Municipal Planning Commission**

Subject: **Proposed Land Use Bylaw Amendment – 3357/E-2018**

At the March 7, 2018 meeting of the Municipal Planning Commission, the Commission discussed the proposed Land Use Bylaw Amendment – 3357/E-2018.

The following motion was introduced and passed:

> Resolved that the Municipal Planning Commission, having considered the report dated February 26, 2018 presented by Administration, re Land Use Bylaw Amendment 3357/E-2018 – Woodlea Character Statements, hereby endorses Land Use Bylaw Amendment 3357/E-2018 - Woodlea Character Statements, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,

Mayor Tara Veer
Chair, Municipal Planning Commission

c: Tara Lodewyk, Director of Planning Services
Emily Damberger, Manager of Planning
Christi Fidek, Senior Planner

Woodlea Character Statements Bylaw 3357/E-2018

Comments Received after First Reading

March 9, 2018

Dear Mayor Veer and Councillors:

Re: Land Use Bylaw Amendment 3357/E-2018

As residents of Woodlea, we would like to comment briefly on the proposed Land Use Bylaw amendment to add Woodlea Character Statements as an appendix.

We appreciate the time and energy that the Planning Department has invested in working with our community to develop the Character Statements. The final document aims to balance the variety of perspectives that emerged during the consultation process, and we believe that it is potentially useful in helping guide redevelopment in our neighbourhood.

However, we agree with the Woodlea Community Association's concerns, expressed in a letter dated July 14, 2017, that if the Character Statements are interpreted narrowly as relating only to "street view," as was suggested by the Planning Department at the June 26, 2017 Public Hearing in relation to an application for a Carriage Home in this neighbourhood, then they may provide little or no guidance on some contentious issues related to intensification, such as Carriage Homes. Furthermore, we support the Association's request, made in a letter dated November 7, for the development of an appropriate planning tool setting out guidelines for intensification, and we are encouraged by the note in Appendix 2 of the Planning Department's Report on the proposed amendment to the Land Use Bylaw: "The impacts of granny suites (carriage homes) will be considered for review as a separate study for all mature neighbourhoods in the City."

Yours sincerely,

Peggy Johnson and Peter Slade

Originally submitted to the February 20, 2018 Council Meeting.

January 30, 2018

Supplementary Report – Administration Follow Up from the January 8, 2018 Regular Council Meeting re: Woodlea Character Statements

Clarification of "shall" and "should" statements; Clerical change to street address

Planning Department Report

Report Summary and Recommendation

On January 8, 2018, City Council received the Woodlea Character Statements as information. During the meeting, City Council requested a review of the section 1.4 Interpretation within the Character Statements to clarify what design standards are required and which ones are recommended and allow flexibility in compliance. At the meeting it was also noted that one of the addresses noted in the Character Statements was incorrectly referenced. This report considers these topics and follows up with an administrative response.

The question and administrative responses is as follows:

1. What level of compliance is required for the Design Standards?

   The wording of "shall", "should", and "may" has been reviewed in conjunction with each of the Design Standards.

   "Shall" means compliance is required.
   "Should" means compliance is recommended but acknowledges that the Development Authority may provide variances based on the circumstances of the case.
   "May" means the Development Authority determines the level of compliance that is required.

   The Design Standards throughout the document have been reviewed and revised where necessary to add clarity.

2. What civic address should section 5.5.5 of the Character Statements reference?

   The referenced civic address should be 5125 44 Avenue not 5125 44 Street.

City Manager Comments

I support the recommendation of Administration. If first reading of Bylaw 3357/E-2018 is given, a Public Hearing would then be advertised for two consecutive weeks and would be held on March 19, 2018 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3357/E-2018 be read a first time.

Originally submitted to the January 8, 2018 Council Meeting

November 27, 2017

Woodlea Character Statements

Land Use Bylaw Amendment 3357/E-2018

Planning Department Report

Report Summary and Recommendation

The intent of the Woodlea Character Statements is to define design parameters for redevelopment proposals within the Woodlea neighbourhood. Land Use Bylaw amendment 3357/E-2018 proposes to add the Woodlea Character Statements as an appendix to the Land Use Bylaw.

Administration recommends Council support First Reading of Land Use Bylaw amendment 3357/E-2018.

The recommendation is based on the following merits:

- The Woodlea Character Statements are consistent and complies with direction set out in the City's policies regarding redevelopment.
- The Woodlea Character Statements are relevant for small-scale single detached dwelling units being redeveloped in Woodlea.
- The Woodlea Character Statements are a balanced approach between the topics raised by the community regarding future redevelopment.

City Manager Comments

That City Council receives the report for information. Bylaw 3357/E-2018 will come back for first reading at a later date.

Craig Curtis
City Manager

Proposed Resolution

That the report be received as information.

Analysis

1. Defines Character

The Character Statements define the existing character of the neighbourhood which will provide clarity for the community and administration when reviewing development permit applications.

2. Incorporates balanced community feedback

Throughout the process the City has met and consulted with the Woodlea Community Association and the Woodlea community-at-large to consider redevelopment comments raised within the neighbourhood. Based on the type of redevelopment occurring in the neighbourhood, single detached dwelling units, the Woodlea Character Statements are pertinent to the small-scale redevelopment occurring and are a balanced approach based on feedback received by landowners.

3. The amendment complies with City of Red Deer policies:

The City has several policies aimed at creating great spaces and places within Red Deer. The Character Statements are consistent and comply with the Strategic Direction, Design Charter, Municipal Development Plan, Neighbourhood Planning and Design Standards, and the Land Use Bylaw.

Discussion

Defining Character

Currently when a development permit application for redevelopment is submitted the *Land Use Bylaw* states that the City may request increased development standards to ensure that the proposal will be compatible with the existing character of the area; however there is nothing in place to define what the character is or what the increased standards may be. The Character Statements are a regulatory tool to define each of these. Defining character provides clarity for the community and administration when reviewing development permit applications.

Character Statements define the "character" of a specific geographic area by capturing design elements that make one geographic area unique. The intent of the Character Statements is to define design parameters for redevelopment proposals within Woodlea.

These Character Statements will be used when redevelopment occurs in order to provide guidance on how to design compatible new development. As part of the Character Statements there are design standards applicable to the entire neighbourhood, and there are three Character Areas in Woodlea, each with its own unique set of design standards to guide redevelopment.

Character Statements will be applied through the Land Use Bylaw to evaluate if an application maintains the character of the area.

If the proposed bylaw is approved, the Character Statements will be included as an appendix to the Land Use Bylaw, the recommendations within the Character Statements will require conformance as with other regulations in the Land Use Bylaw.

Dialogue

Throughout the process the City has engaged and consulted with the Woodlea Community Association and the community-at-large. A neighbourhood walk-about, meetings with the community association, letters to landowners, and open houses/community meetings were all part of the process.

Key comments throughout the process are summarized in Appendix 2: Summary of Key Comments and Administration's Response. Details of the community consultation process are found in Appendix 3: Community Consultation.

Similarly to the Waskasoo Character Statements, the Woodlea Character Statements have also been circulated for comment to several builders that typically are involved in redevelopment in Red Deer, see Appendix 4: Letter to Building Community. No comments or concerns were received.

Several City departments have been consulted with during the planning process. The Character Statements have considered feedback received from all referred departments.

Consistency with City of Red Deer Policies

The Character Statements are consistent and comply with the direction set out in the following City documents:

Strategic Direction & the *Design Charter*

The Character Statements are consistent with The City's *Strategic Plan 2015 to 2018* direction regarding Community Amenities in that it provides planning guidance for the development of great spaces and places within Red Deer. The Character Statements are also consistent with the *Design Charter* objectives to increase civic pride, to create neighbourhoods that are reflective of character, and to create neighbourhoods that are distinctive.

Municipal Development Plan

The Character Statements are consistent with the *Municipal Development Plan* as follows:

- The Character Statements fulfill a requirement for Design Guidelines (7.1) in that "The City should prepare guidelines for areas with special characteristics, opportunities and problems to exercise greater design controls. Areas where design guidelines may be needed could include older neighbourhoods experiencing development pressures, the Gaetz Avenue Corridor, QE II Highway, and major entries and gateways to the city and Downtown."
- The Character Statements also support the Infill Planning Guidelines and Standards policy (10.10) as "The City shall prepare and maintain planning guidelines and standards for infill development with the intent of ensuring that infill development and intensification of established areas occurs in an appropriate manner."

Neighbourhood Planning and Design Standards

The Character Statements are consistent with the *Neighbourhood Planning and Design Standards* redevelopment standards as attached in Appendix 5: Redevelopment - Density and Building Design Standards within Neighourhood Planning and Design Standards.

Land Use Bylaw
The Mature Neighbourhood Overlay District found within the *Land Use Bylaw* will be applied to Woodlea. The Character Statements are consistent with the policies of the overlay district.

List of Appendices

1. LUB Amendment 3357/E-2018
2. Summary of Key Comments and Administration's Response
3. Community Consultation
4. Letter to Building Community
5. Redevelopment - Density and Building Design Standards within Neighourhood Planning and Design Standards

Group Consultation Feedback Form (provided to groups who wish to provide comments on behalf of their group) submitted by the Woodlea Community Association and copies of their correspondence to the association members since the project was initiated.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Interested Party/Group Consultation Feedback Form

(Includes groups such as Community Associations, Advocacy Groups, Interest Groups, and Applicants of development)

As an Interested Party/Group we invite you to provide feedback regarding the enclosed application. By providing feedback you are providing your group's perspective as the "voice of the community." This helps City staff to better understand what is important to your community as we work with the applicant, and it assists City Council to make an informed decision when reviewing the proposal.

File Number: Woodlea Character Statements

Name of Interested Party/Group: Woodlea Community Association

1) Was the application discussed at a Interested Party/Group board meeting prior to submitting comments? If yes, please include a copy of the minutes of the Interested Party/Group meeting.

Yes. The application (and letters) have been discussed and approved prior to submitting.

All communications from the Woodlea Community Association are reviewed and approved by Board members prior to being delivered or submitted. The letters, dated November 7 and July 14, were circulated to Board members for review and approved via email prior to being submitted to The City of Red Deer. Those letters were also reviewed and discussed by residents at the Woodlea Community Association's Annual Meeting, held November 16, 2017. The *draft* minutes of the 2017 Annual Meeting include the following:

Character Statements Update & Future Direction

Peter Slade provided an update on the history and status of the Woodlea Character Statements, including the content of the November 7, 2017 letter from the Board to the Planning Department (a copy of which was provided to all attendees). Discussion followed.

Several residents indicated that they were aware of the many opportunities for input, but were generally unaware of and surprised to learn about the 'street view only' interpretation taken by the Planning Department. They expressed concern that the Character Statements may have no affect on density, green space, site exceptions and other issues that are likely to arise. They wondered if there were other 'planning tools' that could or should be pursued.

One member expressed concern that the November 7 letter was sent without having been circulated in advance to all members. Another, who works in a professional capacity extensively throughout the province, advised that many municipalities have Character Statements and that, in his experience, they lack 'teeth', seem only to be used to appease neighbourhoods like ours, their guidelines can be easily bypassed and they have minimal impact on controlling new developments. A new resident warned of the dangers of setting precedents, describing how, once approved, carriage homes 'ruined' her former neighbourhood which was very similar to Woodlea. Others said they regretted not being more vocal, that in hindsight they would have provided more feedback to Planning.

Although no formal motion was made, the majority of comments indicated there was general support for the position taken by the Board in the letter of November 7 to the Planning Department, particularly with respect to the request to the City to work with the community to develop more comprehensive guidelines to help ensure that redevelopment in Woodlea is orderly, rational and respectful, and serves to maintain or enhance the quality of our neighbourhood; without such a plan, piecemeal, incoherent development will continue to have future implications for Woodlea.

2) Has the Interested Party/Group consulted with the community prior to submitting comments?

If yes, who was consulted? (ie: Community Association members only, residents on the same block or street, the entire neighbourhood, etc.)

If yes, what method of consultation was used? (ie: community meeting, fliers in mailboxes, knocking door-to-door, etc.) If applicable, please attach consultation documentation.

Yes. Public consultation with all residents has been encouraged throughout the process.

Planning Tools and/or Character Statements were on the agenda of the 2015, 2016 and 2017 Woodlea Community Association Annual Meetings. All residents received a hand-delivered invitation/notice to the three events.

An association newsletter, hand-delivered to all residents in March 2016, included information about the Woodlea Walk-about event and an update on the Character Statements presentation at the 2015 Annual Meeting.

A letter hand-delivered to all residents in June of 2017 provided an update and notification of the Public Hearing and encouraged community input either by attending the hearing, submitting comment to the City directly or to the Community Association.

In addition to the Annual General Meetings, the association's annual community events – Winter Wind-up, Spring Clean-up, Summer Send-off – and this year's Canada 150 Celebration and Coffee in the Park provide opportunity for consultation with the community. We also have many ad hoc discussions with our neighbours about our community. Other opportunities, such as the Woodlea Character Statement Open House, also allow for consultation with our neighbours.

If yes, do the comments being submitted by the Interested Party/Group reflect the comments received through the consultation?

Yes. Comments being submitted reflect the comments received through consultation.

Feedback submitted by letter(s) from the Board on behalf of the Woodlea Community Association reflect comments received through community consultation and, in some instances, following meetings with Planning staff, Board feedback was requested to supplement comments received from the community.

Attached documents:

1. Letter from the Woodlea community (November 7, 2017)
2. Letter from the Woodlea community (July 14, 2017)
3. Woodlea Character Statements (November 15, 2017)
4. Letter to community re Public Hearing c/w comments received by WCA (June 16, 2017)
5. Letter from the WCA Board as per meeting/request with Planning staff (February 21, 2017)
6. Woodlea Community Association newsletter (March 2016)

Contact Information:

Woodlea Community Association
c/o 4641 49 Street
Red Deer, AB T4N 1T4

Email: planning@woodlea.ca

Your comments may be written on the enclosed Comment Sheet or attached as a separate letter.

Comments may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to **planning@reddeer.ca**

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Thank you for your input!

Woodlea COMMUNITY ASSOCIATION

DUPLICATE LETTER

November 7, 2017

Ms. Christi Fidek,
City of Red Deer Planning Department,
Box 5008,
Red Deer AB, T4N 3T4

Dear Ms. Fidek:

Re: Woodlea Character Statements

On behalf of our association, the Woodlea Community Association Board would like to offer some comments on the proposed Woodlea Character Statements prior to those being presented to Council for approval.

As you know, concerns about redevelopment in Woodlea were one significant reason for people in our neighbourhood coming together to form an association three years ago, and from our inception we were eager to work with the Planning Department to develop guidelines that would ensure rational and orderly redevelopment and preserve or enhance the essential qualities of Woodlea that residents value so much. Of the various tools available, the Planning Department recommended that Character Statements would provide an effective way of addressing the kinds of challenges we were facing, and so our Board and members have worked with Planning over the past two years to develop the current version of the Character Statements.

There have been numerous drafts and opportunities for input, and so the current document represents a compromise among a variety of perspectives, reflecting input from our Board, our members, other residents of the neighbourhood, others from whom the Planning Department has sought input, and the Planning Department itself. On balance we believe that the Character Statements in their current form constitute a potentially useful set of guidelines, and we support their adoption by Council.

However, events in the summer of this year relating to an application for a Carriage Home in Woodlea have underscored for us some limitations of the Character Statements. In our view, the proposal to add a second, two-story residential building on a single R1 lot represents a very significant departure from the existing character of our neighbourhood, as we expressed in a written submission to the City and at the Public Forum on the application. However, in supporting the Carriage Home application, the Planning Department took the position that the Character Statements would provide no guidance whatsoever on such a proposal—and that in fact they relate only to "street view."

We disagree with this interpretation of the Statements; however, if in fact Planning takes that view, then we believe that there is a need for additional guiding policies relating to redevelopment in Woodlea that take into account much more than streetscape. This is particularly true given that the Municipal Development Plan states as a goal the intensification of established residential neighbourhoods, and given that this goal was cited by the Planning Department in supporting the Carriage Home application. We detailed our concerns in a letter to the Planning Department, copied to members of City Council, on July x, 2017, and we attach that letter to this submission for further clarification.

In brief our concern is that in the absence of clear guidelines, redevelopment may be piecemeal and incoherent; that requests for site exceptions may be the occasion for strenuous disagreements among neighbours, with no clear direction to City Council on how to resolve such situations; and that ultimately the unique character of our neighbourhood may be eroded and even destroyed.

At this point it is not evident to us what the appropriate tool is to achieve the desired objective—an Area Redevelopment Plan, or an established neighbourhoods overlay setting out guidelines for intensification, or some other tool—but we respectfully request that the City address this issue and develop comprehensive policy in consultation with the Association and all residents of Woodlea.

Yours sincerely,

Peter Slade, Vice-Chair
Woodlea Community Association Board

Woodlea Community Association c/o 4641 49 Street, Red Deer, AB T4N 1T4 info@woodlea.ca | woodlea.ca

DUPLICATE LETTER

Woodlea COMMUNITY ASSOCIATION

July 14, 2017

Christi Fidek
Senior Planner
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Christi:

RE: Resuming the Planning Process

The Woodlea Community Association would like to continue our discussion with the Planning Department about which tools, such as an area redevelopment plan, would enable us to deal with the redevelopment questions that continue to arise within our neighbourhood.

We have been surprised to learn—particularly in relation to the carriage home application—that in the view of the Planning Department, the Character Statements are not meant to address issues of density in our neighbourhood or to provide any guidance on such things as adding carriage homes (which are prohibited under our R1 zoning) or subdividing lots. As you stated at the Public Hearing on June 26, 2017, in the view of the Planning Department, Character Statements deal solely with street view.

That was certainly not our impression as we worked with Planning to develop these statements over the past year or so. Some of the issues that gave rise to the establishment of the Woodlea Community Association were a proposed subdivision of a lot in our neighbourhood and a series of requests for relaxations with respect to oversized garages. Our initial consultation with members, which you facilitated, also identified density as a significant concern. We did discuss with the Planning Department the various tools available for addressing our issues, and in our understanding of those discussions, we were directed toward Character Statements as an appropriate tool. As we have worked on the Statements, that view has been reinforced by the numerous references in the document to large lot sizes, large home setbacks, and low density. We were also assured that these Statements represented a higher development standard than is currently in the R1 zoning, and our understanding was that the R1 zoning was, in essence, being reinforced by the Character Statements.

The Woodlea Community Association Board expressed these concerns about our seemingly different understandings of the Character Statements when we met with you on May 2nd although, unfortunately, those concerns were not reflected in your notes of that meeting (and regrettably we did not catch that omission earlier when you asked us to review the notes). In that meeting and in the subsequent Public Hearing, we also indicated that a main reason for our objecting to the proposed carriage home in Woodlea had to do with the doubling of density on that lot (so that if approved, there would be two separate residential buildings on a lot currently zone R1), and also with the potential loss of privacy not only for immediate neighbours, but also for neighbours across the alley and even for neighbours several lots away. We stressed the need to make decisions such as allowing a site exception of a particular lot within the context of a broader plan, arrived at based on sound research and evidence, rather than a generalized impetus toward densification.

To ensure that we have been fairly representing what we have heard through previous public consultation with residents, we also elicited feedback from community residents through a neighbourhood mailout prior to the Public Hearing. The responses were almost unanimously against this type of redevelopment without further consultation.

It was made clear at the June 26th hearing that if the Character Statements do not provide guidance on such things as subdivision, carriage homes, and various applications for bylaw relaxations, then they will not address some of the fundamental concerns raised by our community over the past several years, or provide good guidance for MPC or Council when faced with requests such as the recent carriage home application.

Please email me at pcamp@telusplanet.net to arrange a meeting where we can discuss these issues and continue to move forward with the planning process.

Yours sincerely,

Trish Campbell, President
The Woodlea Community Association

Cc: Emily Damberger
Red Deer City Council

Woodlea COMMUNITY ASSOCIATION

WOODLEA CHARACTER STATEMENTS

November 15, 2017 Update

In May of 2014, more than forty residents resolved to work together to preserve, protect and celebrate their community. Neighbours wanted to host community get-togethers, keep the area safe, and preserve Woodlea's historical and natural integrity. There was much discussion around planning and development. An organized group could plan events, serve as a communication 'hub' and be the 'voice' of the community.

At the 2015 Annual Meeting, given residents' interest and the potential for the City to create an Area Redevelopment Plan for Woodlea, Emily Damberger and Jolene Tejkl from Planning spoke about ARPs in established neighbourhoods with a focus on Waskasoo. Following the presentation and discussion, it was agreed that a 'Woodlea Walk-about with planning staff' would be a good way for residents to begin to assist in development of Character Statements as a planning tool for Woodlea.

The Walk-about was held in April 2016 and formed the basis of the first draft of Woodlea's Character Statements, which were presented to the community for consultation and comment at the WCA Annual Meeting on October 27, 2016. Following the meeting, all residents were sent a letter inviting comment on the proposed Character Statements by November 14. The Statements were revised based on comments received and a letter detailing proposed updates was sent to residents for comment by January 18, 2017. The Board met with Planning staff to review those comments and determine next steps – the Board's comments would be added and another update would be sent to the community for feedback. The Board's letter was sent on February 21 and on March 15 notice to residents regarding proposed updates, particularly regarding front access and side-yard setbacks, was sent with comments due by April 5.

On March 22, the association was notified of an application for a site exception (to zoning) to allow for a carriage house on a new development. An April 12 letter to Planning outlined concerns that consideration of this application was contrary to the community's intent and their input in creating Character Statements, that it would set a precedent that could have future impact and undermines the process the community has undertaken to avoid further pilot projects, piece-meal development and increased density. Planning staff met with the Board on May 2, 2017. Though carriage houses are not evaluated in the Character Statements, the City will be undertaking a study/review of carriage homes in mature neighbourhoods and are in the process of expanding the existing Mature Neighbourhood Overlay District to include all neighbourhoods older than 15 years. Redevelopment in these areas would then become a discretionary use. As such, the Board felt the Character Statements did not require further update or revision.

The Planning Department recommended approval of the site exception, the application passed 'first reading' at the May 29 City Council Meeting and a Public Hearing was scheduled for June 26. At his request, the Board met with the applicant on June 7. The Board resolved to deliver a letter to residents regarding the Public Hearing. A number of residents attended the hearing, others submitted comments directly to the City and eleven of twelve responses received by the Board were opposed to the site exception and included comments regarding the Character Statements, and planning and development in general. Council's vote did not result in approval of the application.

One of the outcomes of the Public Hearing was discovering that, despite having worked closely with the community to draft a 'planning tool' that would guide redevelopment and preserve the integrity of their neighbourhood, Planning did not consider the guidelines or intent of the Woodlea Character Statements in assessing and recommending approval of the site exception, citing that Character Statements relate 'only to street view'.

On July 14, the Board sent a letter to the Planning Department expressing a desire to resume the planning process, suggesting a meeting to discuss next steps and options. In response, the Board was notified that a community meeting would be scheduled for the fall. Planning hosted the Woodlea Character Statements Open House on October 25.

The Character Statements are expected to be presented to City Council in the near future. Community input from the Open House and subsequent comments are to be included with City Administration's recommendations to Council. If 'first reading' is granted, a Public Hearing will be scheduled to allow City Council to hear from you.

Woodlea COMMUNITY ASSOCIATION

June 16, 2017

Hello neighbours!!

The Woodlea Community Association Board needs to know what you think about a development proposal that could significantly alter the character of our neighbourhood.

It has been about three years since the first meet and greet where nearly fifty Woodlea residents gathered to meet our neighbours and share thoughts, interests and ideas. You said you valued the historical character, large lots, abundant green space and sense of community and wanted to do more for Woodlea. You acknowledged that redevelopment is necessary and desirable, but felt that there were too many relaxations to existing bylaws, a lack of guidelines, and you had concerns about increased density, size of developments and losing the large lots and trees. You said you wanted "a say" and to work with the City to preserve the integrity of our neighbourhood.

About a year ago, the Woodlea Community Association began working with the City's Planning Department to develop a planning document, a set of neighbourhood "Character Statements" to help guide redevelopment in our area. Drafts of those Character Statements have been shared with Woodlea residents, and there have been opportunities for you to give feedback. Later in the summer that document will go to City Council for approval.

In the meantime, the City continues to receive redevelopment applications, and we believe that one of those in particular will interest you. It is a proposal for a site exception to permit a carriage home, which appears to amount to a rezoning of a lot in Woodlea from R1 (low-density residential) to R1-C (carriage home). This proposed development includes the demolition of an existing home and garage to construct a new home and a second residential building on the same lot.

This second building would be a "carriage home", a second dwelling above a rear-attached garage that could be used for rental income or potentially a home-based business. This proposed carriage home application would accommodate a two-car garage with a second-storey suite of approximately 850 square feet; with its conventional roof, it would be about the height of a typical two-storey house. R1-C zoning also allows for an increase in the maximum site coverage of buildings (from 40% of the lot to 60%), an increase in the maximum height of the home (from 2.0 to 2.5 storeys), an increase in the accessory building height (from 1 to 2 storeys), a decrease in the minimum front yard setback (from approximately 20 to 10 feet), less landscaped area, etc.

Your Association Board has expressed concerns to the City Planning Department that are based in part on the possibility that if approved, this redevelopment project could set a precedent for the development of other carriage homes in Woodlea. Specific concerns about such development have to do with the increase in density, the loss of residential green space to development, and the potential loss of privacy and light for neighbouring properties because of the overlook from an additional second-storey residence.

We believe that before taking such a serious step as rezoning this individual lot, the City has an obligation to develop clear guidelines for any variances away from single-residential buildings in R1-zoned neighbourhoods, and we have urged the City to consult with our residents and those of other mature neighbourhoods to develop a clear set of guidelines for such rezoning. It is our understanding that, as a pilot project, the City has designated Timberlands North as a carriage home land use district, but there has been no analysis or feedback yet on how the carriage homes are working this new neighbourhood.

Despite the concerns raised by the Association, the Planning Department has recommended to the City that the application for rezoning to permit a carriage home in Woodlea be approved, and City Council, with some questions and concerns, has passed that application at first reading. This is not final approval, but it does trigger further discussion, including a public hearing on June 26. Public hearings are City Council's opportunity to hear from you about matters that affect you. Your "voice" can help ensure that regulations that affect your community, the value and saleability of your property, and the unique character and quality of life you desire in your neighbourhood are respected.

The Board would like to ensure that we represent the opinions and perspectives of Woodlea residents as accurately as we can. To make sure that your voice is heard, you have several options:

1. Contact us with your views no later than Friday, June 23. You can email planning@woodlea.ca or send a letter to the Woodlea Community Association, c/o Buckley Law Offices, 4641 49 Street, Red Deer, AB T4N 1T4. To protect individuals' anonymity, we will share only comments and not the names of individuals.
2. Submit a letter at the public hearing or send a letter to Manager, Legislative Services, City of Red Deer, Box 5008, Red Deer, AB T4N 3T4. In this case, your letter will be public information.
3. Attend the public hearing that will be held on Monday, June 26, beginning at 6 p.m., in the Council Chambers on the second floor of City Hall.

Regardless of whether you intend to write directly to the City and/or attend the Public Hearing, the Association would appreciate hearing from you so that we can represent your views effectively. If we hear from you, we will ensure that your perspective is reflected in the comments that we, as an Association, make to Council.

At the end of this letter are some links that you may find useful.

Yours sincerely,

Trish Campbell, Chair
Woodlea Community Association Board

Links of interest:

Woodlea Character Statements
http://www.reddeer.ca/business/planning/working-projects/woodlea-character-statements/

Area Redevelopment Plans (including link to Waskasoo Plan)
http://www.reddeer.ca/business/planning/area-redevelopment-plans/

Carriage Homes
http://www.reddeer.ca/media/reddeerca/business-in-red-deer/land-sales/Carriage-Home-Sale-Sheet-Updated.pdf

PUBLIC HEARING – JUNE 26, 2017

RE: LAND USE BYLAW 3357/U-2017 AMENDMENT
SITE EXCEPTION – 5334 43 AVENUE

WOODLEA RESIDENTS' FEEDBACK

Subject: Application to Develop a Carriage Home at 5334 43 Ave.
June 25, 2017

We would like to express our objection to the application for a site exception to allow the development of a carriage home in Woodlea at the above address.

We agree with the points already made by the Community Association to the City with respect to this application. In brief:

- We object to piecemeal exceptions to major provisions of the R1 bylaw. If the City wishes to see greater density in mature neighbourhoods, then there should be broad consultation in advance, and the development of clear and transparent guidelines.
- We are concerned that the proposed site exception and development of a carriage house could very quickly become a precedent for additional developments of this type in Woodlea.
- We value the low-density characteristics of our neighbourhood, and we would like to see Woodlea preserved as one of the very few areas in Red Deer where homeowners have the option of choosing low density.
- The proposed carriage home would be a second residential building on an R1 lot; in effect, there would be two houses on a single lot currently zoned for one single-family residence. This means an addition to the built environment, and loss of the large, mature trees that area residents value.
- The proposed carriage home is a full two-storey height, with all of the living space on the upper floor. This would create an "overlook" situation with respect to yards that are immediately adjacent and opposite—and potentially further down the block as well, meaning that those neighbours would lose privacy.
- Given its height, the carriage house would also potentially affect neighbours' sightlines and sunlight to their backyards.
- Carriage houses raise issues of security for those whose only access to their living space is from an alley. Will the city be adding "street lighting" to alleys with carriage homes?
- Carriage houses also raise issues of visitor parking; alleyways are not designed to accommodate parking.

Thank you for the opportunity to provide input.

[redacted]

Subject: Woodlea Land Use Bylaw Amendment 3357/U-2017
June 25, 2017

My thoughts regarding the above amendment:

1. Woodlea is a 'mature neighbourhood'. (Unique and valuable because of the history, character, abundance of green space, sense of community, etc.) The 'uniqueness' of mature neighbourhoods should be respected and preserved. (Once the big trees and large landscaped lots are gone, they cannot be restored.)
2. Making site exceptions while the community is in the process of developing character statements and an area redevelopment plan is unacceptable. What is the point of the community working with the City to create regulations to preserve and enhance our neighbourhood if, in the meantime, anything goes? All proposed development that does not reflect the intent of the character statements should not be allowed.
3. Density should not be the top priority in all neighbourhoods. All communities need not have the same goals, regulations and standards. Difference is desirable.
4. This particular proposal does not fit in with the existing streetscape. It is not the type of new development that we encourage and will set a precedent for Woodlea and the other mature neighbourhoods.
5. We need to do more work - to look before we leap. There should be consultation with residents of Woodlea and communities like ours, research of the experience in other cities (Edmonton, for example) and time to learn from the pilot project in Timberlands before changes that can drastically change our neighbourhoods and jeopardize planning work that is ongoing is permitted.

Thank you for the opportunity to speak to this matter.
Once again I struggle with the reasoning behind rezoning in our neighbourhood when it has been made very clear by the newly developed community association members (facilitated by the City) that this is not the type of development we are looking for.
Please reconsider the wishes of one individual over the wishes of the community.

[redacted]

Subject: feedback
June 25, 2017

Hi Trish,
Sorry this is late reply. Hopefully we can get an extension on this due to the storm. With having no power since Tuesday, responding was off our radar.

I appreciate being asked about our feedback. A few thoughts we had were:
- concerned with increase density that adding a carriage home brings to our streets and our community, as well as how this addition above a garage can decrease privacy to home around the new build.
- concerned with the 2nd story feature on a garage as well as a 2nd dwelling
- concerned with the size of homes that are being built on our large lots. Can size of homes/garages be limited?

Thanks for the opportunity to give feedback.

[redacted]

Subject: Carriage home application
June 25, 2017

One of the reasons the Woodlea community formed an association was to collaborate with the City to ensure there is dialogue on matters that affect us.

Residents, the community association and the City are in the process of creating a planning document that will control development so that it preserves and enhances the character of Woodlea. That this site exception for a carriage home is even being considered at this time goes against all the work that has been done and shows a lack of respect for the process and residents.

I am not opposed to increased density as a goal for cities in general. But there seems to be a push for increasing density in all neighbourhoods. Why? Neighbourhoods can and should be different. Planning for increased density in new neighbourhoods makes sense. Changing an existing neighbourhood whose large lots and trees and green space and character homes and so on that make it unique and special does not make sense. In a new development, there is no real cost to planning for increased density. In a mature character neighbourhood, the price includes the loss of many elements that once destroyed and/or removed cannot be replaced.

Instead of focussing on increased density and experimenting with development in Woodlea, continue to work with the community (and other neighbourhoods like ours). Let's have a plan for infill development before permitting one-off developments that could dramatically, drastically and forever affect our established homes and neighbourhoods.

Subject: Development Proposal – Hearing June 26
June 22, 2017

To whom it may concern,

I am emailing regarding the rezoning permit for a carriage home in the Woodlea area. I think bringing a carriage home into the neighbourhood would greatly affect the neighbourhood negatively. The home would stand out like s soar thumb compared to the other houses in the neighbourhood. The smaller lawns, large home and larger garage are not fitting with the rest of the neighbourhood. It would ruin the old character and history of the neighbourhood.

I also believe it would greatly affect the direct neighbours. A larger home would block natural light to the neighbours and any views of the neighbourhood. Also, the idea of having a suite over the garage could cause lots of issues. With a older neighbourhood the roadways are smaller than usual and parking is already at a premium. Additional residents than the residents of the home could cause issues with parking with the neighbours on the street and with people accessing the park. The Woodlea area is quiet and friendly and tenants could cause disturbances, if not screened properly.

I believe a house of this style should be reserved for new construction areas. We need to preserve the history and character of homes in this area of the city. As a resident of the Woodlea area I strongly disprove the approval of this permit.

Sincerely,

[redacted]

Subject: Carriage homes
June 22, 2017

In response to your letter regarding rezoning of Woodlea to include carriage homes, I am opposed to the rezoning. We have lived in Woodlea for three years. The main reason for purchasing in Woodlea was because of the age and beauty of the area. The residential greenspace of a neighbourhood is very important to us. Woodlea is one of the few older, treed neighbourhoods left in Red Deer and I think we need to preserve it.

I understand people wanting to have rental opportunities however, a carriage home would greatly change what a neighbor's view would be. Our neighbourhood was mostly owned and had no home businesses when we purchased and would prefer it stay that way.

We live at [redacted] and I cannot imagine having a two storey garage next door. We purchased our home, and paid the value due to having the benefit of the treed view, privacy and all around feel of Woodlea.

I will certainly try to attend the public hearing on Monday.

[redacted]

Subject: Woodlea subdivision
June 22, 2017

To whom it may concern;
Woodlea Community Assoc held meetings & consulted with residents & is in the midst of preparing a Woodlea character statement to present to city council in the near future. We have learned that council is to consider an application to rezone a lot in Woodlea to allow for a carriage home and for council to do so at this time could significantly jeopardize the efforts of the board and possibly the views & opinions of the residents.
We certainly don't object to development & progress in Woodlea but we feel that it's vital to keep the character & charm of this unique neighbourhood and to maintain the spacious lots and the mature trees. Due to permitting increase in site coverage of buildings and the height allowed for carriage homes we feel that it would obstruct/limit views and privacy and could leave neighbors with a feeling that they live in a "fish bowl". Also in areas with garages not having street access the residents could be subject to increased traffic and dust from unpaved alleys. Subdivisions that are zoned for carriage homes were planned for & prepared to accommodate those type of dwellings. We are long time residents of Woodlea that is zoned for R1 and we strongly object to the proposal of a carriage home as this could basically open "a can of worms" for future rezoning & relaxations.
Woodlea is a beautiful, mature neighbourhood with many birds and wildlife and so much greenery and because of its proximity to downtown city centre it enhances our great city of Red Deer. Please let's preserve the quality and beauty of Woodlea by keeping the residential low density R1.
Thank you,

Sincerely,
[redacted]

Subject: Bigger Buildings
June 19, 2017

Anyone who wants to re-build in Woodlea should be allowed to re-build a structure the same size as the one they are replacing, or smaller. This includes the structure's height.

Businesses operating out of the home? Go ahead, as long as this does not mean more traffic.

Rental property? Same thing: no extra traffic or parking, go ahead.

BUT NO BIGGER BUILDINGS! NONE! Not houses, not garages, not sheds, not anything.

If someone needs a temporary home for a relative or friend, a small temporary structure might be acceptable but this should be considered on an individual basis. This would also apply to temporarily storing a vehicle (such as a parade float) for a few days. Not for months!

Woodlea's green spaces include private property. Keep Woodlea green!

Subject: Rezoning Woodlea neighourhood to R1-C status letter
June 19, 2017

With regard to a letter put in my mail box this past weekend for rezoning Woodlea from R1 low density residential home neighbourhood to R1-C carriage home. I am strongly opposed to this.

I purchased my home in this neighbourhood for its single family dwelling status in a quiet neighbourhood. Already the house 2 doors down from me was sold to Management Company or something and is now used for outreach people without notify any neighbours.

My property has been broken into twice. And the amount of traffic has increased considerably in the last year.

With rezoning comes new set of obstacles for the existing neighbours. It may bring in more revenue for the city and for the landholder(s) but adds new stressors to the surrounding neighbours. As well, this may greatly affect the resale value of my home.

I'm not sure the value of updating Woodlea character statements if the city is planning on rezoning the avenue around the corner from me. Rezoning doesn't affect the immediate neighbours but the neighbourhood as a whole.

I do not wish the Woodlea neighbourhood to be rezone and to stay as is," low density residential homes" only please.

Concern neighbour

Subject: Woodlea residence zoning
June 19, 2017

I do not support the rezoning / redevelopment of the Woodlea area lot to support to R1- C (carriage home). I reside @ [redacted]

Regards
[redacted]

Subject: Woodlea mailout
June 19, 2017

I have lived in Woodlea for over 65 years and so I feel I have earned he right to make a comment on this situation, which is: considering some of the "crap" that exists in Woodlea we should be glad that someone is trying to develop the property into something better. From what I understand, the garage is at the back of the property and the rental unit will be above. I don't understand why everyone is up in arms about no garages in the front. Let this person build their house and garage and let's stop meddling in other people's lives just because someone thinks it doesn't meet their aesthetic or their idea of what the "old neighbourhood" should look like.

Mayor Veer and City Councillors,

As a landowner within 100 m of the proposed site exception for a carriage home in Woodlea, I would like to voice my opposition to this proposal. I do not believe that carriage homes are suitable in R1 neighbourhoods, and specifically in Woodlea.

Over the past couple of years, the Woodlea neighbourhood has come together to form a community association and to work on a set of character statements for the neighbourhood. The association was formed in response to ongoing redevelopment issues – specifically three that kept coming up: increased density (through an attempt to subdivide), oversize buildings being proposed and permitted, and the neighbourhood's desire to keep as much green space and as many mature trees as possible.

After discussing the options available to address our concerns, we were directed by the Planning Department to focus on developing a set of Character Statements, which we did. However, after spending more than a year working on these documents, it is frustrating to learn that character statements only address "the street view" and do not in fact address the issues of density, privacy, oversize buildings - either primary or secondary – or, as is the case in this proposal, carriage houses. The proposal in front of you is the very type of proposal that we had envisioned the character statements would address!

This parcel of land is currently designated as R1 – Residential (low density) and as such, a carriage home is not listed as a permitted or discretionary use. The previous home - about 900 sq ft - has been demolished and a new home of about twice the size (and height) is currently being built. The second building (the carriage house) is proposed to be about 900 sq ft. and will be situated above a double garage. This "second house" will be the same size as the majority of the homes on 43rd Avenue and will be a full two stories in height. Essentially this is two houses on one lot. With two buildings of this size and height, the privacy of the neighbours to the north and especially those to the south will be compromised. All of the trees on the site have been removed and it will take several years before any replacement trees can be expected to give any sense of privacy.

In an R1 district, accessory buildings are permitted. However, the height of the proposed carriage house would exceed the height permitted for accessory buildings in R1. In the report summary and recommendations dated May 16, 2017, it was noted that "several properties in Woodlea have oversized accessory buildings that have received height variances". It was these very buildings that created the need for the community association to be formed! I would hope that these buildings are now not viewed as a baseline or precedent for future development in the neighbourhood.

As the size of both of the buildings proposed for this site is significant, much of the land on this site will now be covered with very little left for landscaped areas. If every site was given permission to build in this manner, the look of Woodlea would quickly become very different and not at all in keeping with the desire of the community to keep as much green space as possible.

Many homeowners choose this area specifically for the small footprint of the houses, the increased green space around the houses, and the mature trees.

I understand that council has permitted a pilot project of carriage homes in the Timberlands neighbourhood but to date, there has been no feedback collected as to how they are working and whether this type of development should be expanded to other areas. Neither has there been consultation with the Woodlea neighbourhood to determine if this type of housing is desired in this area.

I am concerned that this proposal, if approved, could set a precedent for future developments of this type in Woodlea. I ask that council defeat this amendment on the basis that Carriage Homes are not suitable for R1 neighbourhoods.

Thank you for the opportunity to provide input into this proposed development. I am not able to attend the council meeting, but I have copied this letter to members of the Woodlea Association who are planning to attend.

Sincerely,

[redacted]

Woodlea COMMUNITY ASSOCIATION

DUPLICATE LETTER

February 21, 2017

Christi Fidek
Senior Planner
The City of Red Deer
Box 5008
Red Deer AB T4N 3T4

Dear Christi,

Thank you for the invitation to respond to the proposed character statement change to allow for front garages and access where alley access is available. Below are the key points that the Woodlea Community Association Board made in regard to this change, many of which were summarized in your meeting minutes.

1. Maintaining the prevalent historic look of the particular streets (and the neighbourhood in general) is a goal acknowledged in the character statements. To the extent that front garages and access are added, this historic look and feel is undermined. Unfortunately, this erosion to the dominant pattern has already started with the building of several houses with attached garages in the absence of character statements. The comment was made that double attached garages are now the design standard in Red Deer. This is precisely our point: the City should seek to preserve a character that is distinctive, not transform the street into a copy of a suburban street. People who want houses with double attached garages have ample choice of where to build or buy; people who want to avoid that kind of neighbourhood have very limited choices—and Woodlea should be one of them. Furthermore, hard-surface driveways with parked cars and curb cuts will erode the character of the street, of which a dominant feature is the greenspace of front yards and treed boulevards. Instead of framing the lack of front access as a restriction, we should be framed as a benefit for homeowners and an opportunity for developers. We should emphasize and reinforce these qualities to maintain the desirability and uniqueness of the neighbourhood.

2. In the meeting, you suggested that one possible proposal would be to insure that, if a garage is allowed, it should not dominate the facade. A point made in the meeting is that at 20 x 20 to 24 x 24 (seemingly typical range of double garages) it will be impossible for the garage not to have an overwhelming presence on a 50-foot lot (which most of the lots on our street are). Allowing for side-yard setbacks, one would be left with 40 feet for the building, of which half or more could be the garage. Even if such a garage were flush with the house or even slightly recessed, it would be a very significant part of the look of the home, a dominant element. With alley access, rear yard garages would allow homeowners to meet their needs for storage, giving them a wider range of building options.

3. Finally, we have some safety concerns around allowing front access. The streets in question accommodate high pedestrian traffic, which would be endangered by cars reversing to enter the street. Vehicle safety would also be affected as cars enter the street through the front access, particularly with sightlines reduced due to the curvature of 45th Avenue. Curb cuts will result in a loss of on-street parking, potentially leading to further congestion.

While we appreciate your desire to take a balanced approach,. The City is attempting to hear and respect "both sides" of the issue, regardless of specific numbers on each side; however, in this case, it seems unavoidable that one side will necessarily "win." One either has front access or one does not. As such, it may be necessary to consider not only the cogency of the arguments on each side (which you have noted cannot necessary evaluated based on evidence), but also the wishes of the majority (which could be evaluated in some manner through a poll or individual submissions).

We appreciate that the City attempts to hear and respect all viewpoints on issues such as this without regard to specific numbers. We are certain that you will appreciate that we are attempting to discern the wishes of our members (or at least a majority of them) in putting forth a position on behalf of our Community Association. With that in mind, we feel that our membership is much more opposed to front garages, notwithstanding the garages that already exist. Because allowing front garages, even with restrictions, is making a choice that privileges the desires of certain community members over others, we would prefer that a "default position" be that front garage access would not be allowed anywhere where there is rear lane access. In considering the above three concerns, we feel that it is much more consistent in preserving the look and "feel" of our neighbourhood to do so.

We look forward to continuing the consultation process with you and sincerely appreciate the thought and time that you have devoted to preserving the unique character of the Woodlea neighbourhood.

Yours truly,

Trish Campbell
Board Chair, Woodlea Community Association

Woodlea

Annual General Meeting

As a result of a 'first in a long time' community get-together, the Woodlea Community Association was established at its inaugural general meeting on October 24, 2014. Much of the work done since has involved the business of setting up the association – registering as a society, opening a bank account and successfully applying for grants, building a website (woodlea.ca), establishing committees, attending meetings that are relevant to the community, strategizing, and hosting community get-togethers.

On February 9th, about forty residents attended the Annual General meeting to meet their neighbours, conduct required business, learn about the activities and potential of their community association and to share ideas. Minutes of the meeting, including the Financial Statements are available at woodlea.ca.

Six of seven board members are returning to serve a second term and following the AGM, another has joined the Board. The 2016 Board members are: Sheila Bannerman, Bruce Buckley, Trish Campbell, Chris McLeod, Jane Proudlove, Peter Slade and Laura Turner.

Arising from past community get-togethers, three committees have been formed – Community Events, Planning & Development and Safety & Crime Prevention. Sheila chairs Community Events, Laura chairs Planning & Development and currently there is no chair for Safety & Crime Prevention. If you have an interest in any of these areas, consider coming to a meeting or joining a committee.

There is so much that can be done, but it takes volunteers (like you) to make it happen. This is your community association. The Board sees itself merely as the 'organizing committee' that set up the structure and basic needs for residents to mobilize their community pride.

Thanks to everyone who attended the Annual General Meeting, to Streams Christian Church for hosting us and to all who are helping make Woodlea better.

BE A WOODLEA WASTE WARRIOR

Woodlea Spring Clean-up

Sunday, May 29

Let's make Woodlea the GREENEST, CLEANEST neighbourhood in Red Deer.

9:30am at Woodlea Park

Come for coffee and donuts before we start the clean-up and stay for a wiener roast in Woodlea Park afterwards.

The City of Red Deer will supply bags for waste, gloves and other supplies for safety and hygiene.

The Woodlea Community Association will provide neighbourhood maps with designated clean-up areas, food, coffee and water, campfires and (yay!) prizes.

Get involved!

- visit woodlea.ca
- send your ideas or questions to the association at info@woodlea.ca
- join the Woodlea Facebook group
- become a Woodlea Community Association member
- share your photos
- attend an event / come to a meeting

woodlea.ca

Planning & Development

At our community get-togethers, residents have shown an interest in planning and development and have had ideas and suggestions around preserving the integrity of our neighbourhood. Hence, the forming of the Planning & Development committee.

Like you, the committee acknowledges that new development can be good for older neighbourhoods like ours.

In Red Deer, Neighbourhood Area Structure Plans (for new communities) and Area Redevelopment Plans (for established neighbourhoods) supplement regulations in the Land Use Bylaw, but no such planning tool exists for Woodlea.

As you likely know, the City has been working with residents to develop the Waskasoo Neighbourhood Plan which was adopted by City Council on February 1st.

The plan is essentially a set of Character Statements that describe and detail the elements that make areas in Waskasoo unique and it includes recommendations for preserving Waskasoo's desired character. By providing neighbourhood-specific guidelines for development, the Waskasoo Neighbourhood Plan will assist the City and property-owners.

Given the many similarities between our neighbourhoods – and conversations with the Waskasoo Community Association and the Planning Department – the Waskasoo experience is relevant to Woodlea.

We invited Emily Damberger, City Planning Manager to the Annual General Meeting to give an overview of Character Statements. Using Waskasoo as an example, she spoke about the intent and benefit of Character Statements and how a similar process could be undertaken by Woodlea.

At the meeting, it was suggested that having residents join a City Planner on a neighbourhood walk-about to identify and detail Woodlea's character would be an ideal way to begin. Please join us.

More info — www.reddeer.ca/business/planning/area-redevelopment-plans/

Woodlea Gardens

Gardening is another hot topic at our get-togethers. Some residents have an interest in establishing a Woodlea Community Garden. Others have a garden area that they no longer use and would consider sharing. Some would like to plant and grow, but don't have a garden space. And others may have "extra" produce – such as zucchini or raspberries – to share.

If you are interested in...

- community gardens
- sharing your garden space
- gardening, but don't have a plot
- helping to harvest
- sharing produce or perennials

...please contact Jane Proudlove
jane358@telus.net
or 403-340-0624.

Woodlea Walk-about

Saturday, April 16

We're walking around Woodlea with a City Planner to determine what makes our area unique and gives it character. After the walk, we'll meet at Streams Christian Church. Join us!

Walk-about
Meet at 12:30pm at Streams Christian Church

Talk-about
If you prefer not to do the walk-about, join us for refreshments and lively discussion at 2:00pm at Streams Christian Church

Safety & Crime Prevention

The committee encourages you to report crime and safety concerns. Here's a list:

403-343-5575 RCMP & Bylaws
This is for all non-emergency complaints. Your information is reported to the proper Bylaw officers or RCMP members for follow-up. Call 9-1-1 only when there is an emergency - if lives are in danger, immediate action is required or you witness a crime in progress.

Typical calls to the Complaint Line might include reporting suspicious activity, a found bicycle, a homeless camp, or a seemingly abandoned vehicle.

If you find a needle or drug paraphernalia, call 403-342-8238 immediately.

403-356-8908 Graffiti Hotline
Report graffiti on pubic or private property. If you witness graffiti in progress, call 9-1-1.

1-800-222-8477 Crime Stoppers Hotline
Call this number to report tips and information anonymously.

Report a Problem at www.reddeer.ca
This is an on-line tool that can be accessed from the City's homepage (via On-Line Tools at top tab menu). It can be used to report a variety of concerns and is a good one-stop resource for contact information.

Neighbourhood Watch
Another program we strongly encourage residents to consider is Neighbourhood Watch. All that is required is that you agree to be a "block captain". This can be anyone. As a block captain, you collect and share contact information for 8 of your neighbours (2 houses on either side of your own, 3 behind and 3 in front). Keep it updated and you and your neighbours have a great resource for contacting each other if there is an emergency or safety concern. Go to nwatch.ca for more information.

Woodlea Community Association
c/o 4641 49 Street, Red Deer, AB T4N 1T4
info@woodlea.ca
This newsletter and Membership forms are available at woodlea.ca

Landowner feedback to the community association involvement in the planning process.

Christi Fidek

From: ken
Sent: January 24, 2018 8:45 PM
To: Christi Fidek
Subject: More Woodlea
Attachments: 003.jpg; Assoc meeting comments.docx; Osst return.pdf; Keith Mosier.pdf; Assoc 1st emails.pdf; Assoc 2nd emails.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Christi. I have put together a short letter regarding what has been submitted by the Community Association Board (without my approval) and included some items that have been left out of the Community Group Comment Form. I have had some people who are part of the Association and who were present at the last Association meeting confirm that these comments have been missed. I have attached emails from these people and/or the letter which they have signed off on. I have also included a series of emails from the board showing the conversation among board members...or lack of responds to the submission. I think the city's legal department should have a look. As far as I can tell, the Association Board does not act or operate as a Board at all, and everything they submit as a Board should be retracted
Take a look, and maybe give me a call.

Talk soon,

Ken

To Whom It May Concern:

On the evening of November 16 2017, we attended the Woodlea Community Association annual meeting. During the meeting, there were several comments made that were not included in the Consultation Feedback Form submitted by the Association to the City of Red Deer. Ken Duhamel was nominated to be on the board by Carly Enright, and quickly seconded by a Woodlea resident. After the meeting, the minutes were sent out to board members to be looked over before being sent into the City. After multiple comments from Ken Duhamel (emails attached) on issues and comments that were not accurately represented in the minutes, the Chair of the Woodlea Association called. She said that Ken's comments were not valid because he is not currently residing in his property, should not have been placed on the board, nor have voting rights. Due to this, we are submitting the comments that the Association neglected to put in their minutes:

"If a carriage house is being used as a revenue property, and would encourage more young families to move into the neighborhood, they should be considered."

"We will never know the effect of infills and secondary suites in these developed neighborhoods unless we try it, which we should!"

"I don't appreciate the Association going to the public hearing and acting like they are representing the whole of Woodlea, when in fact my opinion on carriage houses is very different than the opinion you presented."

"I am very much in favor of the proposed carriage house."

"Carriage homes are a great way for a family to grow with a house. They can be used for families to have their parents close by, for university students to use, and for aging parents to move into from the primary residence when the time comes."

"If a carriage house is poorly planned, it won't work. If there is a plan, which I am sure there is for this proposal, I think they can be good."

"Let me say again, not all board members are against this development."

The letter sent into the city only shared one opinion. There was never a board meeting, nor a discussion regarding the information to be submitted to the City.

Due to the nature of these comments, and the Associations decision to leave these comments out of their submitted form, we felt it necessary to inform the City of an accurate depiction of the meeting. It is also noteworthy that there no motion, seconder, discussion or vote on a motion in regards to what was sent forward to the city.

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I AGREE WITH THIS LETTER

BOB GIBBENS

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24 JAN 2018

ken Wed, Jan 17, 2018 at 7:39 AM
To: "

Sorry, not sure I attached the draft done up by Carly.
talk soon
Ken
[Quoted text hidden]

Assoc meeting comments.docx
14K

Garyoosterhoff Wed, Jan 17, 2018 at 10:40 PM
To: ken

Hi Ken. Alas the ongoing saga of Woodlea in its redevelopment stage. A beautiful neighbourhood with so much potential and yet often filled with so much opposition and negativity toward change. I get that ! Change in many people's minds conjures up images of the negative unknown because by nature we favor the status quo, the predictability the comfort. Any thing that threatens that could not possibly be good or let alone an improvement.
So how do we overcome that? Well for starters more more yea sayers and less nay sayers are needed.
Secondly, one development at a time. Developments that above all should have appealing architectural interest that perhaps is the beginning of a new character. I'm not sure that Woodlea really has a character right now. It has probably one of the most varied characters of any neighbourhood in the city. That's why I think the community association had a difficult time with this character statement issue. The best they could come up with was big lots and setbacks. They really don't quite know how to describe Woodlea's character and don't quite know what it should look like going forward. What is apparent though as you discovered is that whatever you bring forward they are a voice and will likely have some opposition to it.
In regards to carriage homes as part of a redevelopment feature I am fully in favor. Carriage homes (with character) are ideally suited for the Woodlea neighbourhood and certainly the depth of some of the lots make these a very viable option.

Sent from my iPad
[Quoted text hidden]

<WCA - Nov 28, 2017 - Community Group Comment Form (Nov 2017).pdf>

Garyoosterhoff Wed, Jan 17, 2018 at 10:49 PM
To: ken

Ken. It's me again. I agree the comments from the meeting and those submitted to the city of Red Deer are not fully representative of the community at large. Many I believe would welcome change. Others are ambivalent and others still are undecided.
Gary

Sent from my iPad

On Jan 16, 2018, at 8:08 PM, ken wrote:

[Quoted text hidden]

<WCA - Nov 28, 2017 - Community Group Comment Form (Nov 2017).pdf>

APPENDIX I

LUB Amendment 3357/E-2018

BYLAW NO. 3357/E-2018

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3357/2006 is hereby amended as follows:

1. Section 7.14 (3)(a) is amended as follows to include the Woodlea neighbourhood:

   The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraint Maps M15, N15, M16, N16, N17, N18, O18).

2. The Woodlea Character Statements, as attached, are added and form part of the bylaw as Appendix A: Woodlea Character Statements

3. Land Use District Maps M16, N16, N17, N18, and O18 contained in Schedule A of the Land Use Bylaw is hereby amended in accordance with the Schedule A "Map 4-2018" attached hereto and forming part of the bylaw.

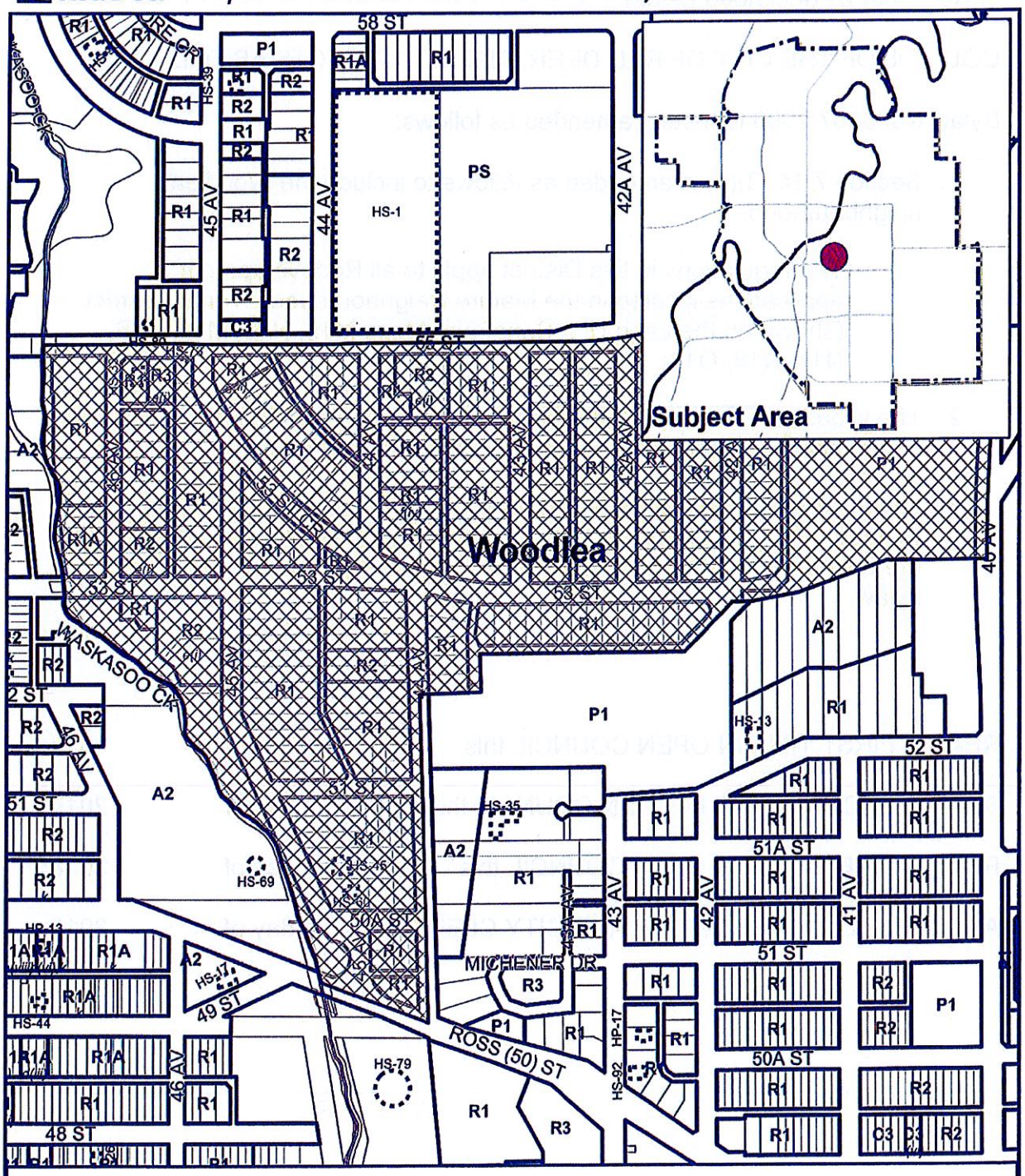
READ A FIRST TIME IN OPEN COUNCIL this	day of	2018.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2018.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2018.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2018.

_____ _____

MAYOR CITY CLERK

Schedule "A"

THE CITY OF Red Deer *Proposed Amendment to Land Use Bylaw 3357/2006*



Add Overlay Constraint:

Mature Neighbourhood Overlay District

Proposed Amendment
Map: *4 / 2018*
Bylaw: *3357 / E-2018*
Date: *Dec. 6, 2017*

Woodlea Character Statements

City of Red Deer Planning Department

The following Character Statements will form part of The City of Red Deer Land Use Bylaw 3357/2006 Appendix A under Land Use Bylaw amendment 3357/E-2018

Adopted: _____, 2018

Woodlea Character Statements

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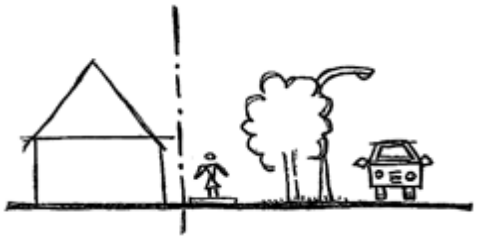
1. Introduction

All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When Redevelopment of private property or public infrastructure occurs, concerns over losing the "character" of a neighbourhood are often raised. The following Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.



Individual Private Property | Public Streetscape: Sidewalk, Trees, Lighting, and Roads

Character Statements are not necessary for every neighbourhood in The City of Red Deer. They are useful for specific geographic areas that contain a combination of elements that together make an area unique or special. The 'Character' of the neighbourhood is specifically identified and design standards are created to assist in redeveloping an area intentionally.

Each Character Statement Area contains the following information which serves to define the overall characteristics:

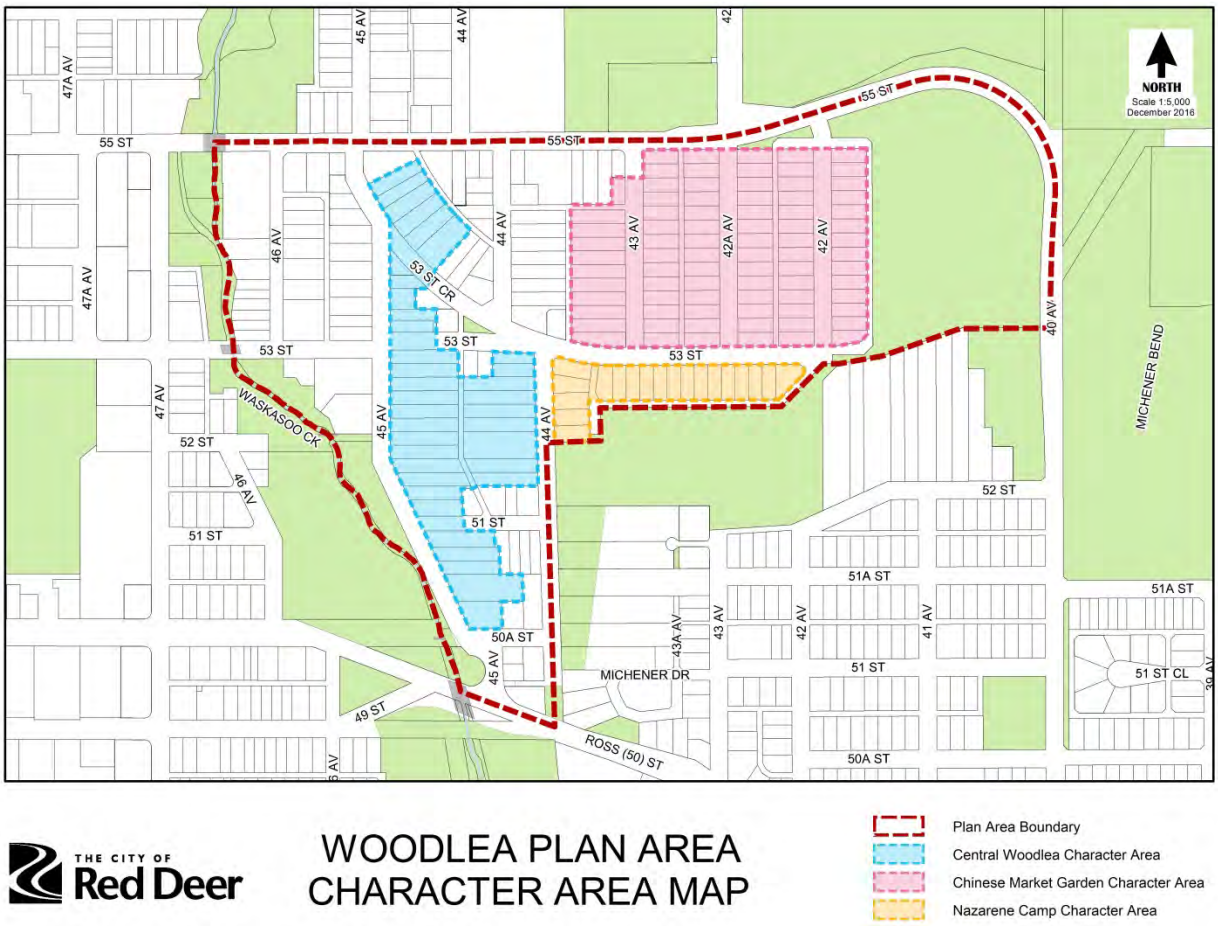
- Character Statement Area Map;
- Context and History;
- Common Forms and Scale of Buildings;
- Common Building Materials;
- Other Common Elements; and
- Design Standards.

1.1 Woodlea Character Statements

The intent of the Character Statements is to define some design parameters to which a new proposal for Redevelopment within a defined area should adhere.

The Character Statements specific to the Woodlea neighbourhood were developed with assistance from community members and the Woodlea Community Association. Their assistance made it possible to create these Character Statements and their sincere efforts are greatly appreciated.

The Woodlea neighbourhood is divided into three distinct Character Areas, highlighted in the map below. Character Statements have been created for each of the three Character Areas. In addition to the three Character Areas, separate Character Statements have been created for the entire Woodlea area.



All of the photographic images used in the following Character Statements, unless otherwise noted, were taken by The City of Red Deer Planning Department in 2016. Assistance from the community, by the Woodlea Community Association, and their individual members are greatly appreciated and recognized.

1.2 How Character Statements are Applied

When an application for a development permit to redevelop a lot, or a subdivision application is received, the appropriate approving authority will evaluate the application based on conformity with:

- The City of Red Deer statutory plans (including but not limited to the *Municipal Development Plan*, *Area Structure Plans*, *Area Redevelopment Plan*);
- The *Land Use Bylaw*;
- Consultation with internal City departments and landowners within 100 m of the subject lot in accordance with section 2.7(d) of the Land Use Bylaw;
- The *Neighbourhood Planning and Design Standards* planning document;
- The applicable Character Statements;

- *Engineering Services Design Guidelines*; and
- The contents of the Letter of Intention submitted by the Applicant with development permit applications for Redevelopment within a Character Statement area.

Character Statements are a planning tool that will be applied in conjunction with *The City of Red Deer's Land Use Bylaw* and the generally applicable *Neighbourhood Planning and Design Standards* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *Neighbourhood Planning and Design Standards* conflict with the Character Statements, the Character Statements shall prevail.

The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.

A Letter of Intention shall be submitted by the Applicant with development permit applications for Redevelopment within a Character Statement area addressing how the proposal is sensitive to the Immediate Street Context as identified in the relevant Character Statements.

1.3 Historical Properties

As of June 2017 there are four properties in the Woodlea area listed as having historical significance. Each is listed below.

- McKenzie/Ellis Residence HS-33 (5345 46 Avenue)
- Frank Pettepher Residence HS-45 (5045 45 Avenue)
- Walter Trump Residence HS-60 (5035 45 Avenue)
- Chestnut Tree HS-73 (4501 55 Street)

McKenzie/Ellis Residence HS-33

The City has surveyed several additional historic properties over the years. Additional information can be found within the City's *Historic Site Survey Project (2008)*, the *Historic Site Inventory Project (2009)*, the *Heritage Site Survey (2015)*, and the *Places of Interest List* (currently being compiled). The information gathered in these documents can assist landowners to explore a designation on a voluntary basis.

Applications for properties that are identified as HS (Historical Significance) in the *Land Use Bylaw* are to be reviewed applying the *Standards and Guidelines for the Conservation of Historical Places in Canada* as well as *Creating a Future for Alberta's Historic Places.* The Federal and Provincial requirements take precedence over Character Statements.

1.4 Interpretation

Wording contained in the following Character Statements are intentional and contain “shall”, “should” and “may” statements. Character Statements that contain “shall” are those which must be followed. “Should” statements mean compliance is recommended and generally expected but acknowledge that the Development Authority may vary these statements based on the extraordinary circumstances of the specific case. “May” statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by a capitalized first letter are found in the Definitions section of this document or in the *Land Use Bylaw*.

2. Design Standards applicable to the entire Woodlea neighbourhood

The following Character Statements will be applicable to the entire Woodlea Plan Area outlined on the Woodlea Plan Area Character Area Map.

2.1 Vehicular Access

1. Where a property does not have Rear Yard or Side Yard vehicular access, Front Yard vehicular access is allowed.
2. Notwithstanding Sections 4.6.9 and 5.6.9 of the Woodlea Character Statements, Front Yard vehicular access is discouraged in areas with Rear Yard or Side Yard access.
3. Notwithstanding Section 2.2 of these Character Statements and Section 4.7.7 Vehicular Access to Lots from Public Roadways of the *Land Use Bylaw*, Front Yard vehicular access is allowed where it is a dominant feature of the existing streetscape. Existing Front Yard vehicular access in areas where it is not a dominant feature of the existing streetscape may remain until the property is Redeveloped. Redevelopment of properties may require existing Front Yard vehicular access in areas where it is not a dominant feature to be removed. As shown in the map below, Front Yard vehicular access is considered a dominant feature of the streetscape in the following areas:
    - Properties on the west side of 45 Avenue between 5302 45 Avenue and 5344 45 Avenue;
    - 5335 45 Avenue, 5337 45 Avenue, 5339 45 Avenue, and properties along the north side of 53 Street Crescent between 4408 53 Street Crescent and 4434 53 Street Crescent
    - Properties on the west side of 44 Avenue between 5110 44 Avenue and 5138 44 Avenue.

Map 2.1.3(a) Front Yard Vehicular Access in Dominant Areas of Streetscape

4. Where Rear Yard or Side Yard vehicular access exist and Front Yard vehicular access is not a dominant feature of the streetscape, consideration for Front Yard vehicular access may only be granted in unique circumstances on the property such as retaining mature trees in the Rear Yard or Side Yard or an irregular parcel shape which limits development design options. In these circumstances the applicant is required to provide their reasons in writing for consideration by the Development Authority.
5. Front parking pads shall not be considered where there is vehicular access available from the Rear Yard or Side Yard, unless currently existing.

2.2 Boulevard Trees

1. Boulevard trees shall not be removed or harmed to accommodate development on private property. Protection of existing boulevard trees shall conform to the City's Contract Specifications.
2. Existing tree-lined boulevards within the plan area shall remain indefinitely; however, trees may be replaced over time with different species and caliper as determined by the City's Recreation, Parks, and Culture department.

2.3 Building and Site Design

1. For corner lots where the primary entrance of the Dwelling Unit is not at the front of the property, the design of the Dwelling Unit should create a strong sense of entry from the Front Façade (such as thoughtful design of pathways, Landscaping, or porch features). All other properties shall have the primary entrance of the Dwelling Unit at the front of the property.
2. Side windows and balconies on Dwelling Units are to respect the privacy of neighbouring properties. They should be located to minimize direct views into existing neighbouring windows and views overlooking neighbouring yards. A sketch showing the window locations of existing adjacent Buildings shall be accompanied with any development application for a new Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street. Additional design elements to respect privacy of neighbouring properties may be required by the Development Authority.
3. Excessive loss of sunlight on adjacent properties due to Redevelopment may be considered by the Development Authority.
4. If a new Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street is larger in Scale than the existing adjacent Dwelling Units, a transition in building widths should be created by visually dividing the building into smaller sections that approximate the width of adjacent Dwelling Units, and by scaling down the height as it approaches the adjacent Dwelling Units.
5. For the purpose of assessing the Scale of a Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street, photos of the adjacent properties on each side yard shall be accompanied with

any development application. Supplementary information may be required by the Development Authority to further assess the impact of the proposed Dwelling Unit Scale on adjacent properties.

6. Lots shall be compatible in the width, depth and area with properties existing within the Immediate Street Context as the proposed Redevelopment.
7. Where front Attached Garages are allowed, the dominance of the garage shall be reduced by having the façade of the garage flush with the Front Façade of the Dwelling Unit or recessed behind the Front Façade of the Dwelling Unit. In addition, in areas where there is Rear Yard or Side Yard vehicular access, the Front Façade of a front Attached Garage shall only be developed to less than or equal to 50% of the Front Façade of the Dwelling Unit.
8. The height and total floor area of all Accessory Buildings shall not exceed the footprint area or height of the principal Building.

3. Central Woodlea Character Statement

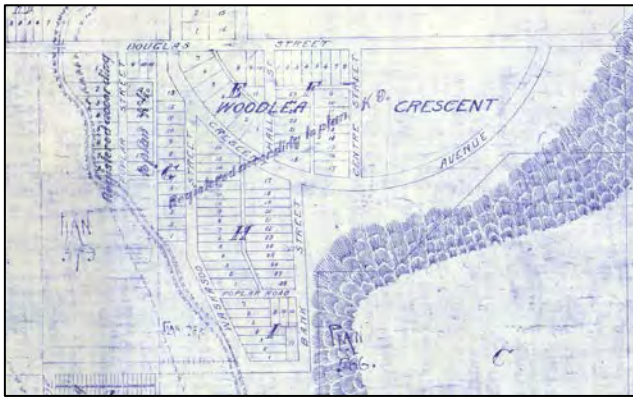
3.1 Character Statement Area Map

THE CITY OF Red Deer

WOODLEA PLAN AREA
CENTRAL WOODLEA PLAN AREA

3.2 Context and History

The Central Woodlea character area contains the earliest subdivisions and some of the most historic residences in Red Deer along 45 Avenue. In 1905 the land along 45 Avenue was subdivided by one of Red Deer's first settlers, Leonard Gaetz and his son Halley. The layout of parcels were atypical to what was already existing in Red Deer; the parcels were much larger and longer in size, and varied from the standard



Red Deer & District Archives: K32 cropped

rectangular pattern (53 Street Crescent) emphasizing the Garden City and the City Beautiful movements. As a result, the subdivision proved to be well accepted with parcels selling promptly.[1]

Walter Trump Residence (5035 45 Avenue)
HS-60 – Craftsman influences

This Character Area includes two historically significant properties within Woodlea (see map 2.1 Character Statement Area Map) as well as several other unique character homes. Design of homes had both Queen Anne and Craftsman influences and were associated with early residential development in Red Deer. The first homes consisted of: wood construction, Gable roofs, brick chimneys, front porches, and patterned wood windows.

After the economic crash of 1913 and into the Second World War very few homes were built. During the Second World War Red Deer saw a large increase in city residents; by 1943 Red Deer's population had doubled prior to that of pre-war times creating a huge housing shortage.[2] Attempts to manage the housing shortage involved renovations and creating multiple suites in existing homes and buildings, etc. Of the homes built during the Second World War, most consisted of 1 – 1 ½ storey bungalows with varied design influences. At the end of the Second World War Red Deer, along with much of Alberta, was in an economic boom influenced by the oil industry. During that time several simple, modest-sized homes were constructed of Minimal Traditional style.

Since the 1970's the area has seen several properties redeveloped – properties either having significant renovations or older buildings being torn down and replaced with newer larger homes. Design and style of Redevelopment has varied influences including Ranch, Modern, and Craftsman.

3.3 Common Forms and Scale of Buildings

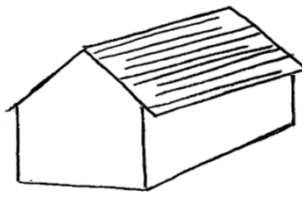
- Single detached dwellings constructed prior to the First World War ranging in size from 1 ½ storey dwellings to 2 storey dwellings influenced by Queen Anne and Craftsman architectural styles.
- Second World War homes ranging from 1 – 1 ½ storey Bungalows influenced by Tudor Revival, Ranch and Minimal Traditional styles.
- 1 and 1 ½ storey post-war dwellings built in the 1940's and

Single Detached Dwelling

[1] *Homesteads That Nurtured a City* by E.L. Meeres, Fletcher Printing, Red Deer, 1977 (p.282).
[2] Population – City of Red Deer population history statistics on the City of Red Deer website (http://www.reddeer.ca/media/reddeerca/about-red-deer/statistics-and-demographics/population-history.pdf)

1950's, in the Minimal Traditional style.

- Gable roofs, often with Dormer windows, creating living space within the roof and some type of porch entry feature are common.
- Detailing from other architectural styles and eras, such as Victorian Architecture, is often found as scaled down elements.
- Consistent relationship between sidewalk location, finished floor elevations, Building Front Yard Setbacks, street tree locations, and road widths.
- Larger lots with generous Front and Side Yard Setbacks that are well treed and Landscaped adding to the aesthetic appeal of the streetscape.
- Scale is related to architectural style and is reflected in the Building design. For instance, 1 to 1 ½ storey dwellings have a Minimal Traditional architectural style and a small square footage.



Gable Roof

Dormer Window

- Front yard Setbacks along 45 Avenue facing Coronation Park follow the angle of the street offering privacy to adjoining neighbours.
- Front yard Setbacks along 53 Street Crescent follow the curvature of the street.

5045 45 Avenue (Frank Pettepher Residence HS-45) – Craftsman Style

5109 45 Avenue – Queen Anne influences

4434 53 Street Crescent – Bungalow with Queen Anne influences

3.4 Common Building Materials

- Wood cladding (wood shingle cladding and clapboard siding) or wood-replica siding;
- Vinyl or aluminum siding;
- Stone, river rock, sandstone detailing;
- Stucco;
- Asphalt shingles; and
- Cement, or cement block foundations.

Minimal Traditional Style – renovated with vinyl siding

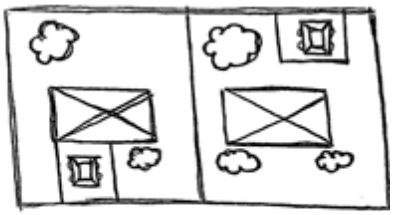
3.5 Other Common Elements

- Mature tree lined streets with wide boulevard and separated sidewalks along 45 Avenue and 53 Street Crescent.
- Large well Landscaped, maintained yards complete with mature vegetation.
- Minimal front garages and driveways along 45 Avenue where the parcels can be accessed by a rear lane. Several properties along 44 Avenue and 53 Street Crescent are accessed from the front despite the rear lane access.
- Very walkable streets. The streets becoming informal meeting places.

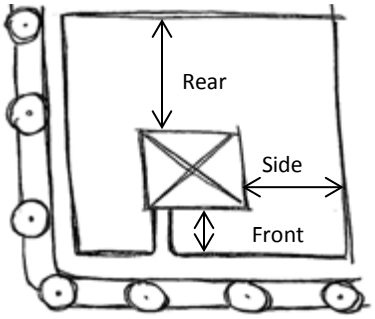
Separated sidewalks with tree lined streets

3.6 Design Standards

1. Existing trees, natural features, Boundary Hedges, fences, gates and Landscaped boulevards shall be identified on a site plan for Redevelopment. The plan shall identify what is to be removed/relocated/preserved on site as well as any proposed tree replacements required as a result of tree removal.
2. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks, prevalent in the Immediate Street Context.
3. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
4. Slight variances to the Front Yard Setback may be allowed to maintain existing natural features/trees to better align with the Immediate Street Context.
5. Dwelling Units shall have a primary Prominent Entrance facing the front of the property and are encouraged to incorporate a permitted projection (such as a porch).
6. Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
7. Upper storey living spaces, wholly or partially, may be



Front Yard Parking Rear Yard Parking



Setbacks

Prominent Entrance

incorporated within the roof structure for increased floor area. Dormer/end Gable windows are encouraged to provide adequate light to these spaces.

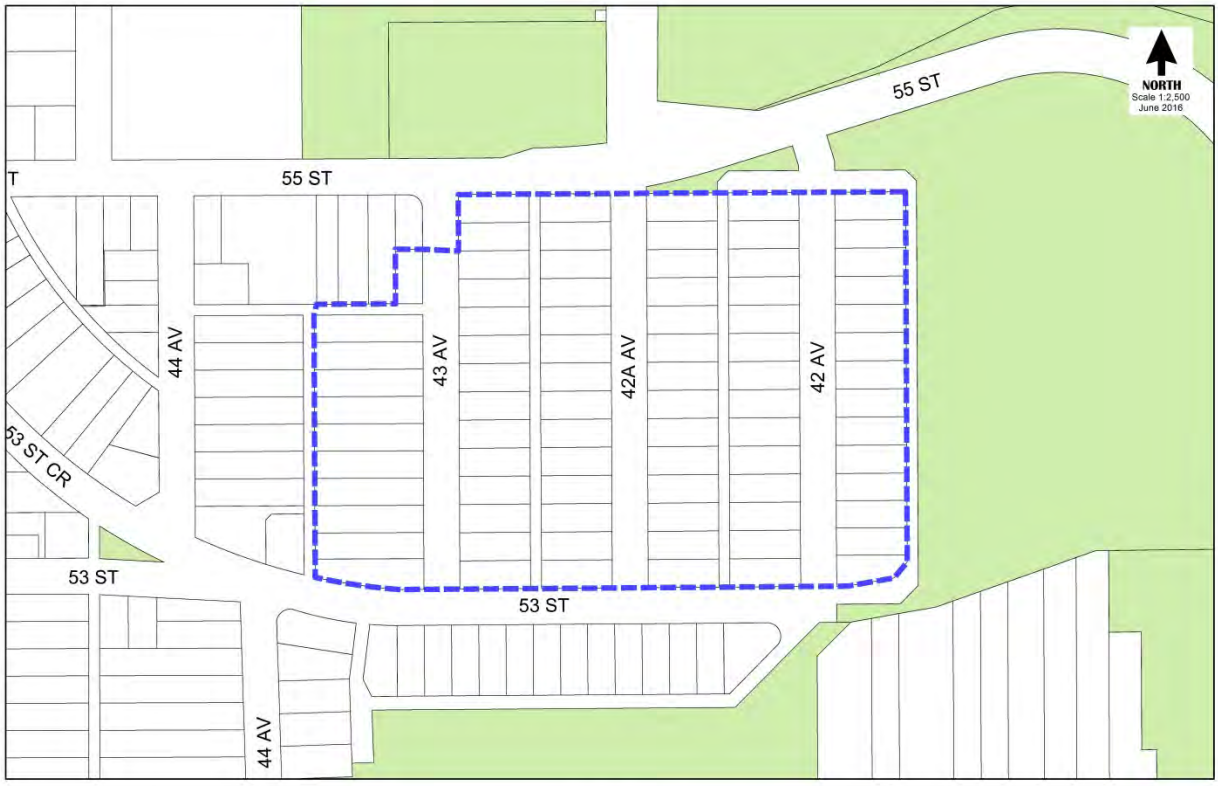
8. Additions to the Front Façade shall not be allowed unless the proposed Front Yard Setback, Building design, siting, and materials utilized are compatible with the Immediate Street Context.
9. Dwelling Units shall incorporate a range of architectural features and design details along the front façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.

2010 Craftsman Style Redevelopment

1974 Ranch Style Redevelopment

4. Chinese Market Garden Character Statement

4.1 Character Statement Area Map



4.2 Context and History

Prior to the development seen today, lands east of 43 Avenue were used as a large commercial garden. In 1924 the area was acquired by Chinese partners, who then transferred the land to new landowners who operated the Sam Wo Market Gardens. The gardens continued in this location until 1948 when it was relocated to the Mountview neighbourhood.[3]

Red Deer & District Archives: N7 crop, c. 1943 shows the Chinese Market Garden on the right.

In 1949, the land west of 42A Avenue was subdivided into residential parcels; in 1951 lands on the east and west side of 42 Avenue were

[3] *Mingling Memories*, Red Deer East Historical Society, Red Deer, 1979 (p 718 -719) and RG 2 City Commissioner fonds (Accession 2016-759, Box 1, File 2: 1917-1929)(p. 178-179).

subdivided thereby completing the design of the Character Area as it now remains. The majority of homes in this area were constructed between 1950 and 1955. Homes developed at this time were simple and modest in design. Typical homes consisted of 1 storey bungalows with a Hipped Roof or a Ranch architectural influence.

Ranch Style

Redevelopment in the area has been steady. As demand to be closer to the city centre grows it is expected that further Redevelopment will continue.

4.3 Common Forms and Scale of Buildings

- 1 storey Bungalows and Ranch style dwellings with flat and simple Front Facades, with a front entry flush or slightly recessed to the remainder of the dwelling. Landings or front porches are typical on all dwellings.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Consistent large Front Yard Setbacks typically ranging from 8.4m to 11.2m.
- Large Side Yard Setbacks
- Lot widths are consistently between 15.24 m and 15.75 m.
- Additions by way of adding a second floor are common, however additions have also been constructed to the side and rear of existing dwellings.
- Only replacement and renovated dwellings exceed 1 ½ storeys in height.
- Front walkways leading from the public sidewalk to the Prominent Entrance of the dwelling.

4.4 Common Building Materials

- Wood;
- Vinyl or aluminum siding;
- Stucco;
- Concrete or stone faced foundation; and
- Brick or stone detailing.

Tree lined street with separated sidewalks

4.5 Other Common Elements

- Well connected sidewalks and pathways with streets laid out in a grid pattern.
- Mature tree lined streets with separated sidewalks.
- No vehicular access from the street. Detached Garages are accessed from the rear lane, are out of

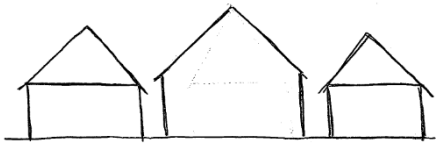
Detached Garage

sight, and don't affect the Character when viewed from the street.

4.6 Design Standards

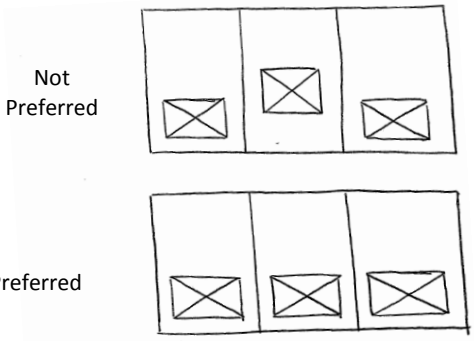
1. Roof styles and slopes should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, building articulation and stepping back of the upper floor to break up the larger building form and reduce the impact to adjacent properties.
2. Dormers or similar design elements may be encouraged provide some additional living space in the roof.
3. Building additions, greater than 30% of the total square footage of the existing Building, shall be developed by the addition of a second storey, or in the Rear Yard. Only additions of less than 30%, will be considered in the Front or Side Yard.
4. Additions proposed to the Front Façade shall not be allowed unless there is no impact to the typical Front Yard Setback within the Immediate Street Context. Front additions shall be sensitive and compatible in Building design and Building Materials utilized with the Immediate Street Context.
5. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks prevalent in the Immediate Street Context.
6. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
7. Dwelling Units are encouraged to incorporate a permitted projection (such as a porch). Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
8. Dwelling Units shall incorporate a range of architectural features and design details along the Front Façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.

Preferred Roof Design

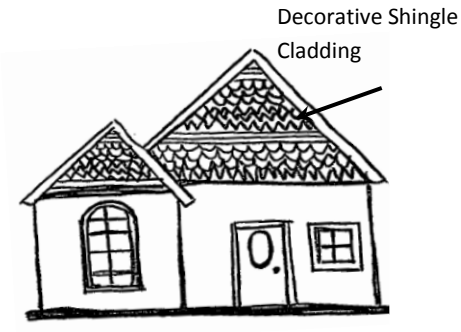


Not Preferred Roof Design

Existing Sensitive Addition



Consistent Setback



Detailed Architectural Features

9. Front Yard vehicular access shall not be considered on parcels where there is vehicular access available from a Rear Yard or Side Yard. This includes the following Front Yard examples:
    - driveways;
    - front Attached Garages; and
    - parking pads.

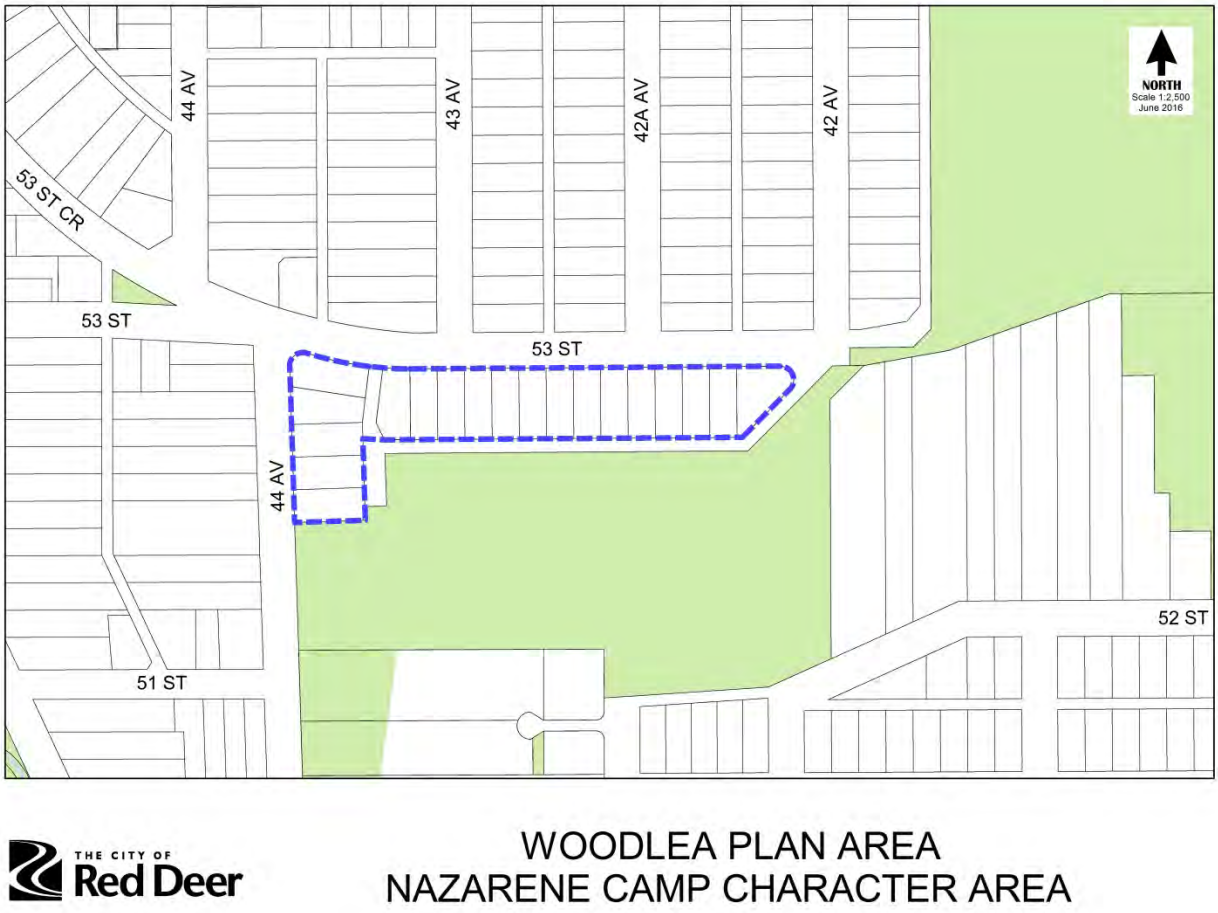
Typical Bungalow with Gable Roof

Typical Bungalow with Hipped Roof

Bungalow with porch addition

5. Nazarene Camp Character Statement

5.1 Character Statement Area Map



5.2 Context and History

In 1912 the first church in Woodlea, the Pentecostal Church of the Nazarene, was built along Ross Street at the foot of Michener Hill. During the First World War the church started using the neighbouring open areas for large evangelical revival camp meetings. In 1920 the church moved to a more central location in downtown Red Deer but continued to use the land in Woodlea for revival camp meetings. In 1923 and 1925 the Church of the Nazarene expanded their Woodlea property to include a church camp for revival meetings and summer holidays, and a large wooden summer

Red Deer & District Archives: P4431 cropped, 1948
Nazarene Camp (circled)

tabernacle. During this time the Nazarene Camp became one of the largest summer evangelical revival centres in Alberta. In the early 1950's the property was sold to support other Nazarene projects in Red Deer and subdivided into the residential lots existing today.[4]

In 1955 the subdivision of land was registered with Land Titles with the area fully developed by 1957. Today the area is developed with original one storey Bungalows with Hipped Roofs and Ranch style dwellings.

5.3 Common Forms and Scale of Buildings

- 1 storey Bungalows and Ranch style dwellings with simple Front Facades, with a front entry flush or slightly recessed to the remainder of the dwelling. Landings or front porches are typical on all dwellings.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Consistent Front Yard Setbacks typically ranging from 4.5m to 6.0m along 53 Street and 8.0m to 9.5m along 44 Avenue. However, the perceived Front Yard is much larger as the road right of way along 53 Street extends south approximately 3.0 m. This 3.0 m is adjacent to the front property lines and is grassed.
- Lot widths are 15.24 m along 53 Street, with the exception of the triangular parcel at 4201 53 Street, and are generally 18.29 m along 44 Avenue with the exception of those parcels near the corner of 53 Street. Side Yard Setbacks in this area are much smaller than the other Character Areas in Woodlea, and typically only meet the 1.5m minimum R1 Residential (Low Density) District standard outlined in the City's Land Use Bylaw.
- Redevelopment within the area is uncommon.
- All dwellings are one storey in height with the exception of one redeveloped dwelling with a second storey addition.
- Front walkways leading from the public sidewalk to the Prominent Entrance of the dwelling.

Consistent Front Yard Setbacks along street

Square and compact shape

5.4 Common Building Materials

- Wood;

[4] *Vine of His Planting* by Dorothy J. Thomson (1961) (p 11-12, and 28-29).

- Vinyl or aluminum siding;
- Stucco;
- Concrete or stone faced foundation; and
- Brick or stone detailing.

5.5 Other Common Elements

- Well connected sidewalks and pathways along the streets.
- Well-kept grassed Front Yards with separated sidewalks.
- With the exception of 5125 44 Avenue there is no vehicular access from the street. Detached Garages are accessed from the rear lane, are out of sight, and do not affect the Character when viewed from the street.

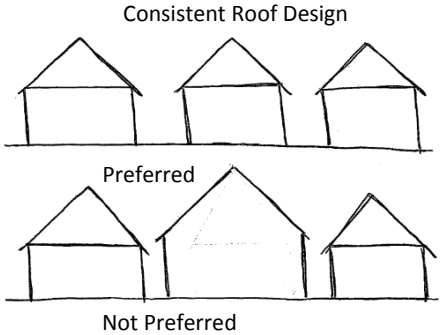
Detached Garage

Typical Bungalow with Hipped Roof

Typical Ranch style dwelling with Gable Roof

5.6 Design Standards

1. Roof styles and slopes should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, building articulation and stepping back of the upper floor to break up the larger building form and reduce the impact to adjacent properties.
2. Dormers or similar design elements may be encouraged to provide some additional living space in the roof.
3. Building additions, greater than 30% of the total square footage of the existing Building, shall be developed by the addition of a second storey, or in the Rear Yard. Only additions less than 30% will be considered in the Front or Side Yard.
4. Additions proposed to the Front Façade shall



Redevelopment – second storey addition

not be allowed unless there is no impact to the typical Front Yard Setback within the Immediate Street Context. Front additions shall be sensitive and compatible in Building design, siting and materials utilized with the Immediate Street Context.

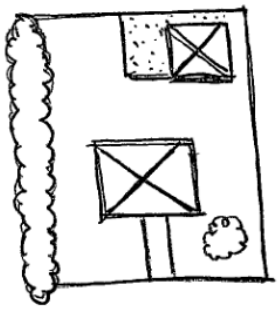
5. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks prevalent in the Immediate Street Context.
6. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
7. Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
8. Dwelling Units shall incorporate a range of architectural features and design details along the Front Façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.
9. Front Yard vehicular access shall not be considered on parcels where there is vehicular access available from a Rear Yard or Side Yard. This includes the following Front Yard examples:
    - driveways;
    - front Attached Garages; and
    - parking pads.

6. Definitions

Attached Garage

Attached Garages are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or rear lane.

Boundary Hedge is vegetation in the form of hedges or shrubs located on or adjacent to the registered property line of a site.



Boundary Hedge

Building Materials are materials used for construction. For the purpose of this document, Building Materials predominantly refer to exterior cladding materials, such as brick, stone, and wood.

Bungalow means a single storey detached Dwelling Unit which may include a second storey built into a sloping roof.

City Beautiful is an urban planning movement from the 1890's and 1900's which emphasized grandeur, order, symmetry, and harmony in the built environment. It was believed that these qualities would consequently be inspired in the landowners.

Common Building Materials is a similarity in the substance, or a mixture of substances that constitute a building.

Common Form is a similarity in the shape, outline or configuration of a structure as apart from colour, materials, etc.

Common Scale is a similarity in size based on an informal system of general size categorizations useful for comparison purposes.

Craftsman Style is based on a reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class. Common architectural elements include:

- Low-pitched roof lines, Gabled or Hipped Roof
- Deeply overhanging Eaves,
- Exposed rafters or decorative brackets under Eaves
- Front porch beneath extension of main roof

Craftsman Style

- Tapered, square columns supporting roof
- 4-over-1 or 6-over-1 double-hung windows
- Frank Lloyd Wright design motifs
- Hand-crafted stone or woodwork
- Mixed materials throughout structure

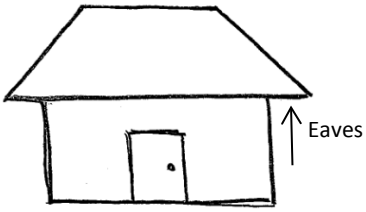
Detached Garage

Detached Garages are free-standing buildings that are not connected to the main dwelling, and are typically accessed from a driveway connecting to a municipal street or rear lane, but which contribute to the overall site function and layout.

Dormer Window

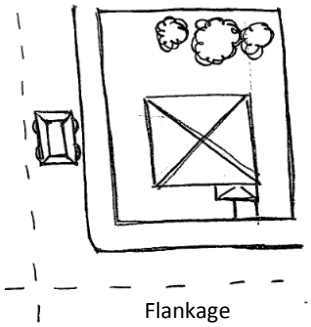
Dormer is framing which projects from a sloping roof, providing an internal recess in the roof space.

Dormer Window is a window in a Dormer for lighting a room adjoining a sloping roof.



Eaves are defined as the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a Building. The Eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style.

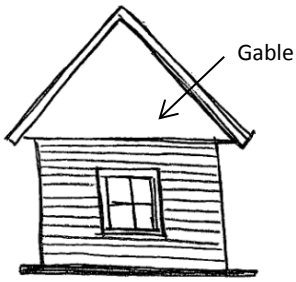
Flankage is the Side Yard abutting a street on a corner lot.



Flankage

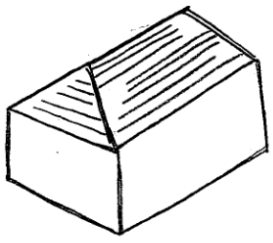
Front Façade refers to the front elevation of the dwelling which faces the street and contains the main entrance.

Gable is the upper triangular-shaped portion of the end wall of a Building.



Gable Roof means a roof with two sloping sides and a Gable at each end.

Garden City is an urban planning movement which emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens.



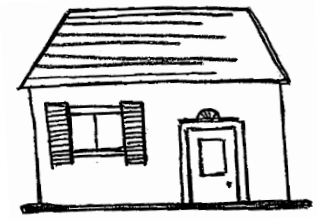
Hip Roof

Hip Roof or **Hipped Roof** is a type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope. Thus it is a house with no Gables or other vertical sides to the roof. A square Hip Roof is shaped like a pyramid. Hip Roofs on houses could have two

triangular sides and two trapezoidal ones. A Hip Roof on a rectangular plan has four faces. They are almost always at the same pitch or slope, which makes them symmetrical about the centerlines. Hip Roofs have a consistent level fascia, meaning that a gutter can be fitted all around. Hip Roofs often have Dormer slanted sides.

Landscaping refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).

Minimal Traditional Style is housing of simple design appropriate for a country recovering from a Great Depression and anticipating World War II. Minimal Traditional houses may have these features:


Minimal Traditional Style

- small with minimal decorations
- low or moderately pitched roof
- minimal Eaves and roof overhang
- side Gable, often with one front-facing cross Gable
- front door entrance under the front cross Gable
- one story, with an attic story
- shutters are common
- exterior siding of wood, brick, or a mix of sidings
- small fireplace and chimney

Modern architecture refers to the Building style of the early to mid-20th century. Common themes of Modern architecture include:

- emphasis on function, meaning that the result of design should derive directly from its purpose
- simplicity and clarity of forms and elimination of "unnecessary detail"
- materials at 90 degrees to each other
- visual expression of structure (as opposed to the hiding of structural elements)
- the related concept of "Truth to materials", meaning that the true nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else
- use of industrially-produced materials; adoption of the machine aesthetic
- particularly in International Style modernism, a visual emphasis on horizontal and vertical lines

Prominent Entrance is a Building entrance that is conspicuous in its position or importance and is supported by architectural detailing, a walkway to the street and appropriate landscape treatment.

Queen Anne Style is a style that came into vogue in the 1880's and was used until the 1920's. Distinctive features of the American Queen Anne style (rooted in the English style) may include:

- an asymmetrical facade;

- dominant front-facing Gable, often cantilevered out beyond the plane of the wall below;
- overhanging Eaves;
- round, square, or polygonal tower(s);
- shaped Gables;
- a porch covering part or all of the front façade, including the primary entrance area;
- a second-story porch or balconies;
- pedimented porches;
- differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra cotta tiles, relief panels, or wooden shingles over brickwork, etc.;
- dentils;
- classical columns;
- Spindle work;
- oriel and bay windows;
- horizontal bands of leaded windows;
- monumental chimneys;
- painted balustrades;
- wooden or slate steep roofs
- Front gardens often had wooden fences

Ranch Style is a domestic architectural style originating in the United States. The Ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Ranch style houses have many of these features:

Ranch Style

- Single story
- Low pitched Gable roof
- Deep-set Eaves
- Horizontal, rambling layout: Long, narrow, and low to the ground
- Rectangular, L-shaped, or U-shaped design
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached Garage
- Simple floor plans
- Emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials: Oak floors, wood or brick exterior
- Lack decorative detailing, aside from decorative shutters

Scale is defined as the size of a Building and its component parts in comparison with the size of neighbouring dwellings.

Setback is defined as the distance of a structure from a property line.

Tudor Revival means a medieval architectural style adapted from Great Britain to the United States during the last quarter of the 19th century where it was incorporated into homes across America. The essential characteristics of a Tudor Revival house usually include the use of half-timbering, oversized fireplaces, and the use of brick and stucco siding. Roofs are steeply pitched, and Dormers and overhangs are common.

Victorian Architecture refers to styles that emerged in the period between 1830 and 1910, during the reign of Queen Victoria. They were often influenced and revived from historic styles mixed with the introduction of Middle East and Asian influences.

APPENDIX 2

Summary of Key Comments and Administration's Response

Summary of Key Comments throughout Consultation Process and Administration's Response

October 2016: *Draft 1(Highlights included no front yard vehicle access where rear access exists and side yard setbacks remain the same as current as-builts)*	
Comments	**Administration's Response**
Allow unlimited front access	Front yard access will continue to be reviewed during the process.
Boundaries of Character Areas should be reconsidered to incorporate more areas	Character areas were reviewed and expanded to include more properties.
Maintain consistent front yard setbacks	Front yard setbacks are to be compatible with the existing front yard setbacks on the block.
Concern of maintaining current as-built side yard setbacks	Side yard setbacks will continue to be reviewed during the process.
Current regulations are sufficient	Character Statements are meant to build on existing regulations and encourage creativity in redevelopment.

December 2016: *Draft 2 (Highlights included revisions to side yard setbacks and limited front yard vehicle access*	
Comments	**Administration's Response**
Maintain large side yard setbacks; Keep side yard setbacks the same as in other R1 areas	2m – 4m side yard setbacks are common in the neighbourhood to ensure privacy, sunlight, and smaller scale developments. This can also be accomplished through design parameters within the existing R1 side yard setback of 1.5m.
Allow front yard access in all areas; Do not allow front yard access	Front yard access will continue to be reviewed during the process.
Keep boulevard trees	Treed boulevards will remain but may be replaced over time with a different species and caliper of tree.
Consider scale, mass and height of redevelopment	Scale, mass, and height will continue to be reviewed during the process.
Scale of front garages	Front garages will continue to be reviewed during the process.

March 2017: *Letter to landowners requesting input on front yard vehicle access*	
Comments	**Administration's Response**
Front yard vehicle access *(Administration had provided three options to landowners for consideration: 1. No front yard access 2. Limited front yard access 3. Unlimited front yard access. 56% preferred no front access;*	Front yard access will continue to be allowed in some areas where it is currently part of the character of a street.

March 2017: *Letter to landowners requesting input on front yard vehicle access*	
19% preferred limited front access; 25% preferred unlimited front access)	
Keep treed boulevards	Treed boulevards will remain but may be replaced over time with a different species and caliper of tree.
Don't allow old character homes to be demolished	Unless a home is protected as a Municipal Historical Resource or a Provincial Historical Resource it may be demolished with the proper permits. Owners can apply for Municipal Heritage designations.
Maintain large side yard setbacks	2m – 4m side yard setbacks are common in the neighbourhood to ensure privacy, sunlight, and smaller scale developments. This can also be accomplished through design parameters within the existing R1 side yard setback of 1.5m.
Redevelopment should consider mass, height, and privacy in comparison to existing development	Mass, height, and privacy will continue to be reviewed during the process.

October 2017: *Open House on Draft 3 (Highlights included limited front yard vehicle access and design parameters on front attached garages)*	
Comments	**Administration's Response**
Mix of housing styles	A mix of housing styles can be proposed.
Need to address density; No duplexes should be allowed; Basement suites should be very limited	The Character Statements do not specifically address density. Subdivision with respect to density must be compatible in the width, depth, and area with existing development in the area. Secondary Suites in all residential neighbourhoods are allowed up to 15% of the total number of Detached Dwelling Units in the respective neighbourhood.
Retain park-like setting: lots of green	No changes are proposed to the parks in or along Woodlea as part of the Character Statements. In addition, the large front yards and treed boulevards are not proposed to change.
No front access; Allow front access	Front yard access will continue to be allowed in some areas where it is currently part of the character of a street.
No need for Character Statements; Change needs to happen over time on its own; New landowners should have a say in how their property is developed; Character Statements do not do enough to restrict	Character Statements are meant to build on existing regulations and encourage creativity in redevelopment. Recognizing that neighbourhoods evolve overtime the Character Statements identify the unique design elements that currently exist

October 2017: *Open House on Draft 3 (Highlights included limited front yard vehicle access and design parameters on front attached garages)*	
development; Additional policy is required	while allowing other elements to change as homeowner demands change.
Redevelopment should be considerate of neighbouring properties (scale, privacy, sunlight); New development should be consistent with what already exists	Specific design regulations have been created to address scale, mass, and height for redevelopment. In addition design standards have been created for front attached garages, where allowed. Privacy has been addressed through requirements for balcony and window placement in redevelopment. A sunlight loss standard is also included in the Character Statements.
Generous setbacks	Setback requirements are to be compatible with the existing setbacks on the block. Side yard setbacks must also consider privacy and sunlight loss impacts to adjacent properties.

Entire Planning Process: Comments unrelated to the Character Statements	
Comments	**Administration's Response**
Allow granny suites; Carriage homes with neighbor support should be approved; No carriage homes should be allowed	The impacts of granny suites (carriage homes) will be considered for review as a separate study for all mature neighbourhoods in the City.
Grading of front driveways	This was a specific concern location development which was addressed by Administration through a separate process.
Affordable for families	Redevelopment standards are flexible to allow for a range in affordable design options.
Derelict properties should not be ignored	The City's *Community Standards Bylaw* addresses nuisances.
Underground power should be considered	The City does not have any broad plans for burying powerlines in the Woodlea area. Landowners are able to make requests for new or upgraded services that might include converting their service from overhead to underground, but generally speaking, this type of request is at the landowner's expense.
Traffic re-routing during school peak times	Engineering Department reviews traffic inquiries when requested.

APPENDIX 3

Community Consultation

April 2016 Neighbourhood Walk-About Comments

In April 2016 the City, in conjunction with the Woodlea Community Association, hosted a walk-about through the Woodlea neighbourhood. Residents were invited to participate through flyers distributed by the community association. Eleven people were in attendance. The purpose of the walk-about was to gather information related to the existing character of the neighbourhood. The input gathered at the walk-about helped form the first draft of the character statements.

April 16 2016 Woodlea Walk-About Comments (copied from Open House boards)

44 Avenue (South of 53 Street)

- Industrial size garages should be forbidden – do not fit within character, scale, ambience of neighbourhood

42A Avenue

- Keep as many big trees as possible
- Keep the houses small and the lots big
- Trees must be kept up

42 Avenue

- Two new houses on same side of street:
  1. South – large side setbacks, match existing home in scale with others
  2. North – x

45 Avenue

- Graduated setback of houses in accordance with angle of street between 51 Street and 50 Street is a particularly pleasing character element
- ✓ 5129 45 Avenue – no front drive/garage, house similar in style to heritage homes on block
- X ~~neighbours~~ on either side homes, front drives/garages, ~~limited~~ shorter front setback
- Graduated setback also provides unimpeded sight lines N, S, E and W for each home
- Lots on 45 Avenue between 50A Street and 53 Street are very large and deep, providing a high degree of privacy
- ✓ garages match scale and pitch of homes and character
- Front setbacks unique align with angle of street vs perpendicular
- Where an alley exists, have no front driveways
- 5133 45 Avenue (blue) nice example of new build
- 5045 – nice neat home and yard
- Graduated setback of houses in accordance with angle of street in the block between 50 Street and 51 Street is a very pleasing and character defining element of this block

55 Street (Between Waskasoo Creek & 43 Avenue)

- (rezoned?) if redeveloped, maximum 4 storey height for multi-family dwellings. With parking at rear to maintain front grass, trees, landscaping

46 Avenue

- Maintenance of front yards as no back alley on east side
- Nice front porch/veranda on Victorian home
- Trees – maintain trees on public and private property
- R1A's have front driveways/garages – rest of block does not

52 Street Crescent

- Front porches, decks
- Wood look siding, shingles
- Use of stone, brick & iron features
- <u>General Woodlea</u>
  1. Driveways where appropriate
  2. Large lots
  3. Space between houses
  4. Similar setbacks

5 Mature trees
6 Green spaces

53 Street (Between 44 Avenue & 42 Avenue)

- Green space on south side of alley behind 53 Street adds to the parklike feel of the area and should be preserved (below escarpment)

Other

- Keep tree-lined boulevards throughout
- Woodlea is a major part of the urban forest – parks and large mature trees
- All new buildings should be designed to respect neighbours privacy
- East end of Woodlea area on 5 Street hedge overgrown sidewalk
- Derelict house E 55 Street boarded, pealing paint, eyesore – anything been done
- Height restrictions to fit in neighbourhood – houses and garage
- There are limited number of front garages. The best do not overpower the house or projects beyond the font of the house
- Woodlea park is very important to the positive community feeling
- Parking along housing side of 45 Avenue only. No parking on park side
- Streetscapes have an open feel due to no front garages and in most cases no front driveways (except one block that has no laneway. This is a beautiful character element worth preserving.
- Is crime in the form of break-ins or theft common in this area? What comments?
- Keep houses smaller on large lots to preserve yards and trees
- Although there has been some non-R1 zoning included in neighbourhood, the existing R1 properties all contribute to the overall feeling on a real neighbourhood and should be preserved as R1. No zoning changes to multi-dwelling
- Maintain grass front yards
- Trees: keep them please
- Generally the homes footprint is much smaller than one allowable percentage of the lot
- Keep wide green spaces around all buildings
- Trees
  1 Our neighbourhood is characterized by being very green
  2 Trees on public property should be preserved
  3 Pruning of trees on public property should take into account both aesthetic quality and utility
  4 New buildings or additions should be sensitively planned around existing trees
- Keep all the trees possible
- Some of new builds lack detailing that could enhance the fit

October 2016 Woodlea AGM Invite and Landowner Comments

In October 2016 the Planning department presented the first draft of the character statements at the community association's AGM. Woodlea landowners and landowners within 100 of Woodlea were invited to attend. Approximately 35 people we in attendance.

Summary of Key Comments

October 2016: *Draft 1 (Highlights included no front yard vehicle access where rear access exists and side yard setbacks remain the same as current as-builts)*	
Comments	**Administration's Response**
Allow unlimited front access	Front yard access will continue to be reviewed during the process.
Boundaries of Character Areas should be reconsidered to incorporate more areas	Character areas were reviewed and expanded to include more properties.
Maintain consistent front yard setbacks	Front yard setbacks are to be compatible with the existing front yard setbacks on the block.
Concern of maintaining current as-built side yard setbacks	Side yard setbacks will continue to be reviewed during the process.
Current regulations are sufficient	Character Statements are meant to build on existing regulations and encourage creativity in redevelopment.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: October 11, 2016

«PrimeOwnerName»
«OwnerAddress1»
«OwnerAddress2»

To: Landowners located within the Woodlea neighbourhood and within 100 m of the Woodlea neighbourhood

Re: Woodlea Character Statements to be presented at the Woodlea Community Association Annual General Meeting (AGM)

Why have you received this letter?
As a landowner within Woodlea or within 100 metres of the Woodlea area, The City of Red Deer is pleased to extend an invitation for you to attend and participate in a public consultation meeting regarding the proposed Woodlea Character Statements during the Woodlea Community Association AGM on Thursday, October 27, 2016.

You are invited to see an overview of the proposed Character Statements which will guide future redevelopment in Woodlea. These Character Statements will be presented to City Council later this year or early 2017.

Date: **October 27, 2016**
Time: **7:30 PM (AGM starts at 7:00PM)**
Location: **Streams Christian Church**
5350 46 Avenue, Red Deer, AB

What are Character Statements?
All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner.

You will be able to find **more detailed information** on the Character Statements on the website www.reddeer.ca/woodlea **the week of October 24, 2016.**

How do I have to provide comments?
The City would like you to explain what you like and what you do not like about the proposed Character Statements. If you need further clarification prior to submitting comments, please attend the consultation, call, or email the contact below. You can provide comments at the consultation where comment sheets will be available. Comment sheets will also be available on the website or from the 3rd Floor Planning Department beginning October 28. It is optional to provide comments. Comments are due on Monday, November 14, 2016.

What will happen if I submit comments?
Any comments received related to these Character Statements will be reviewed by Planning staff. As well your comments will be forwarded to Council when they consider the proposed statements. Comments related to planning will be included in administrations report to Council.

What is the next step for the Character Statements?
Following the period to provide comments the City Planning department will review and revise the Woodlea Character Statements. Updates to the Character Statements will be made available on the website at: www.reddeer.ca/woodlea.

It is anticipated that Character Statements will be presented to Council in late 2016 or early 2017.

Thank you for your consideration in this matter. Please contact us if you have any questions.

Sincerely,

Christi Fidek

Christi Fidek
Phone: 403-406-8701
Christi.Fidek@reddeer.ca

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Name: *Tyler and Jessica Brake*

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General comments regarding Woodlea Character Statements

Character is a set of qualities, a personality, that makes a place different from another. Our Avenue, and the woodlea neighborhood that we live in, has characteristics that drew us to the live there. Large lots, lots of green space, across from Cornation Park, varity of home styles, sizes, types, etc, were all things we loved about the area. To set building restrictions on any of these points takes away from the exact characteristics of why we moved to Woodlea.

If the City is wanting to set building standards, design styles, etc, that is something to be done in a new neighborhood where new home builders can clearly lay out, and inform potential buyers, of the characteristics of that area. This can not be easily done in a 100+ year old neighborhood, as there are already several different characteristics existing.

45th Avenue is a narrow, but beautiful, tree lined street. Over the past 5 years of living on this street we have noticed several damaged vehicles, including ours, due to the narrow street. Front driveways, and garages, can definately be an asset in avoiding this, and can be done without removing the existing trees. There are several properties that have already done this, and we find this to be very beneficial for seveal reasons. The avenue is a much safer road to travel on, vehicles are not weaving in and out and around other parked vehicles, and street users are actually about to see the beauty of the streetscape without it being blocked by vehicles. The character statement that you have suggested should be changed, or removed entirely, as front driveways and garages would be a much desired assest to the area.

Although modern home styles and designs are not our first choice personally, we would love to see them in our neighborhood. We have large building lots, and adequate green space, to handle just about any dwelling type/style and that adds charactor to our neighborhood. (CONTINUED ....)

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Name: *Tyler and Jessica Brake*

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General comments regarding Woodlea Character Statements

(... CONTINUED)

We have noted some suggestions for the character statement that the City is wanting to present to council ... The current tree lined streets are beautiful and add to the overall desired character. Any updates, removations, etc, should be done while maintaining the integrity of these trees, etc. Percentage of ppty green space is set throughout the City, and may want to be a set character of the Woodlea area. Remove your suggested statement regarding front driveway and garages. Many existing properties have front driveways and garages, as well as rear access. Actually, one of the homes you pictured in your character statement report has a beautiful front driveway and garage, as well as a rear detached garage and driveway...and there are several others that have the same.

My wife and I purchased our ppty in Woodlea 5 years ago. We loved the large lots, variety of sizes and styles of homes, tree lined streets, etc. It was honestly one of our dream locations in the City. The home we purchased was constructed in the 1950's and we knew that it was going to be undergoing some modifications in order to be converted into the style we wanted. Our original application, to the City, was submitted in 2010 to complete a detached garage on our ppty. At that time we anticipated doing renovations to our home within a 3-5 year period. Currently we are sitting at year 4, and over the next month or so we hope to submit our renovation application for our home. These character statements will affect what we plan to do, and we find them very restricting to a specific set design style, which is actually not character at all, but rather quite the opposite.

Thank you.

Christi Fidek

From: Bruce Buckley
Sent: November 14, 2016 6:33 PM
To: Christi Fidek
Subject: Woodlea Character Statements

Hello Christi

I had hoped to have some comments in earlier and more completely, but as is often the case circumstances have intervened and derailed my plans. However, I thought that I would simply send you this email with at least some comments in the hope that it would be acceptable. I have not used the form provided, but I could scan the form and paste my comments in if a particular form is required. The comments that I have are as follows:

Comments regarding the Woodlea character statements

- I am concerned that the designation of "character areas" (though improved from the earlier draft) still omits parts of the neighbourhood. Apart from the properties that are already condominiums/apartments/duplexes west of 45th Avenue I cannot see any significant difference between those properties west of 45th Avenue and those properties east of 45th Avenue. I would prefer that the same standards apply in those areas. Further, given the inclusion of those properties I would change the designation from "South Woodlea" to "West Woodlea" for greater clarity.
- As a related point, I am also concerned that in certain places the lines for the character areas appear to be somewhat arbitrary. For example, only one of the original large lots on 53rd Street Crescent has survived to the present day. The lots to the north and west of the large lot (and the large lot) have been included in the South Woodlea character area, the two lots to the south and east have not been. There appears to be little significant difference between the five lots that were included and the two lots that were left out in terms of setback, age of the house, mature trees etc. In a similar fashion, I am not clear as to why the properties along 43rd Avenue for the most part have been included in the Chinese Market Garden character area, where as the properties on the east side of 44th Avenue have not. Again, I do not see a significant difference in these properties. I appreciate that there is an overall set of requirements that apply to the whole neighbourhood but I feel that including these areas in the respective designated zones would be easier to understand for most people.
- I am pleased to see the inclusion of references to the "City Beautiful" and "Garden City" movements to help place the neighbourhood in its historical context and hopefully guide future design.
- I am concerned about maintaining consistency in the front setback of properties. At the Community Association meeting the question was asked whether an anomalous existing structure would be treated as an exception in determining overall front setback for the street, or would it be included, thereby skewing the average setback. The answer was that an anomalous property would be included. It appears to me that this has the potential to erode standards over time. I wonder whether it would be possible to provide that existing anomalous properties be treated as an exception and excluded from the calculations.
- Overall, I think that this is an excellent start and should provide a really good foundation for our discussions.

I am not aware whether you have had any more follow-up from the community Association. I know there has been discussion by email about a meeting of the Board or of our area redevelopment committee to discuss these matters in more detail. I will follow-up with the other board members and I am sure that you will be hearing from us.

Thanks for your time

Bruce A Buckley

Buckley Law Office
4641 – 49th Street
Red Deer, Alberta
T4N 1T4
403 – 342 – 6268
403 – 342 – 7176 (fax)
email: bucklaw@telus.net

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Thank you

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Christi Fidek

From: Lyndon
Sent: November 14, 2016 10:12 AM
To: Christi Fidek
Subject: Character Statement

Categories: Red Category

☒

PLANNING DEPARTMENT

Name: ____Lyndon_Gegolick_____

Mailing Address: _ _ _ _____ Phone #: _ _____ E-mail Address: _ _____ ***General comments regarding Woodlea Character Statements*** _____ I I do not like the character statement about front attached garages . There are many properties in the neighbourhood have front garages already in both older and newer houses. The house I live in has a front driveway and a rear lane. The lots on my street and much of the neighbourhood are very long compared to the rest of the city, 200 feet and more. Putting a garage in the back you wind up with a very long sidewalk or driveway to get to the house. Most people on 45 street just park on the front Street even if they have a rear garage ,for example my 2 neighbours . With cars parked on both side 45th it it gets to be one lane of traffic a lot of the time since 45th is narrow.

Front garage are built because they are convenient . Just about all the redevelopment in the area have included a front garage. Not allowing them will kill most of the future redevelopment in the area

Lorraine and Lyndon Gegolick

_____
_____
_____
_____
_____
_____
_____
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_____
_____
_____ **Thank you.**

Sent from my iPad

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Christi Fidek

From: Klootwyk Gord & Ger
Sent: November 08, 2016 10:32 AM
To: Christi Fidek
Subject: Re: Woodlea Character statements

Thank you for hearing our concerns.

Gord and Ger Klootwyk

> On Nov 8, 2016, at 10:02 AM, Christi Fidek <Christi.Fidek@reddeer.ca> wrote:
>
> Hi Gord and Geraldine, sorry for my delay in responding to your email.
> Before getting into the specifics of your requests I thought I'd mention that concern over the proposed side yard setbacks has been raised by several people. Therefore the idea of maintaining side yard setbacks will need to be reconsidered in the Character Statements. The City will need to do more research looking at other cities, reviewing the neighbourhood comments, and looking at the benefits and implications of smaller/larger setbacks.
>
> The specifics...
> I've done the calculations for 42A Avenue and the average side yard setback is roughly 2.5m on both sides of a building. This only includes the residence, not a detached garage or shed in the back yard. As proposed the side yard setbacks would only apply to a residence not the other buildings on the site.
>
> Setbacks for a rear garage would be what the Land Use Bylaw currently requires in sections 4.1.2, 3.5 and 4.7(3):
> Rear Yard: 0.9m or 6m (the 6m is only if you want to be able to park in front of your garage) unless there is a utility right of way in which it is then the width of the right of way plus 0.5m.
> Side Yard: 0.9m unless the vehicle entrance is from the side in which the side yard must be 6m.
>
> Our intent of the Woodlea Character Statements is to guide redevelopment in a way that is beneficial to the entire community. Based on the comments the City has heard at the meeting and afterwards a larger review of the regulations and standards will take place in the coming months.
>
> If you have any further questions feel free to call or email.
>
> Christi
>
> Christi Fidek, RPP, MCIP
> Senior Planner
> The City of Red Deer
>
> Third Floor, City Hall,
> 4914-48 Avenue, Red Deer
> mail to: Box 5008, Red Deer AB T4N 3T4
> 403.406.8701
> Christi.Fidek@reddeer.ca
>
> Please note that my hours of work are: Monday-Wednesday, 8:00am – 2:45pm.

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>
>
>
>
>
> -----Original Message-----
> From: Klootwyk Gord & Ger [mailto:
> Sent: November 03, 2016 9:14 AM
> To: Christi Fidek
> Subject: Woodlea Character statements
>
> Red Deer Planning Department
>
> Christi Fidek
>
>
> I recently attended the public information meeting that was held at the Streams Church on Oct 27. I was notified of the meeting via mail and was thankful of the invitation. This was the first time that I had ever heard about the "Woodlea Character Statements". This meeting was well attended with more people attending than expected (not enough chairs). This is either a good sign of a healthy community or that there was a concern over the proposed changes.
>
> Our family has owned a home in the "Chinese Gardens" area for over 8 years. The house we own is old and starting to get tired. In years to come, a redevelopment of the site will be contemplated. The original reason we bought the house was because of the land that it was situated on. The lot is large, compared to today's standards, the large majestic trees on 42 A ave give that old well-established feel to the area. We learned that those trees will be eventually replaced with trees that will not produce the large canopy. By changing out the trees, the feel of the neighbourhood will change. New development will also change the feel of the neighbourhood. This change will show confidence in the area, investment and new housing. Housing that will be an asset to the neighbourhood by increasing property values and bringing new growth to the community and with it, younger families. The existing redevelopment in the neighbourhood has been a positive asset to the community and this occurred with no additional community specific restrictions that I know of.
>
> I support most of the concepts in the Woodlea Character Statements, but I feel that they are too specific to certain areas of Woodlea. Redevelopment plans and expectations should be the same throughout the area and the city. That way rules and expectations would be the same no matter where the redevelopment occurs.
>
> My concern with the Woodlea Character Statement is that side yard set backs will be maintained at present day set backs. Each of the original existing homes developed in the "Chinese Garden District" are small two bedroom, one bathroom homes. Back in the day, it was easy to fit that size of home on the lot. Today's new homeowners have expectations of a garage with a minimum of 3 bedrooms on the main floor. To accommodate this under the proposed changes, the development would require it to be toward the back of the lot. The backyard would be used for a garage and the larger foot print of the house, leaving no useable space in the backyard for outdoor activities. The only other option is to go up and add a second floor to the new development. This will change the feel of the neighbourhood. In short, this makes redevelopment unattractive, since many homeowners and young families value their backyard spaces.
>
> To summarize, I do not support putting special restrictions on side yard clearances. These clearances must be the same for all landowners in the City of Red Deer. In this way, there will be a level playing field in regards to redevelopment and land values. If too many restrictions are placed on redevelopment, the owner will elect to maintain the status quo or changing to a rental property, which in itself could pose a challenge to the community if the home is not maintained.
>
> I thank you for your time and your consideration in regards to our concerns.

>
> Gord & Geraldine Klootwyk
>
>
> PS; At the meeting, you said you had the present day side yard set backs calculated for the Chinese Gardens. Could you please forward those to me? In figuring out those values, did they account for other developments on the property, like garages and their side yard set backs?
>
> In addition, could you also let me know what the recommendation will be for rear garage development set backs? Thank you.
>
> [This message has been scanned for security content threats and
> viruses.] [The City of Red Deer I.T. Services asks that you consider
> the environment before printing this e-mail.]
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Christi Fidek

From: Marcel LeBlanc
Sent: November 15, 2016 3:48 PM
To: Christi Fidek
Cc:
Subject: Re Woodlea area

Hi Christi

Follow up to our phone conversation re proposed changes

- side yard limitations -

1. tall skinny long house. from street view would look like any low budget committee.

2. Because of setback from front street, most of the back yard would be consumed by house and garage. People do not live in the front yard, they live in their backyard privacy.

3. Most likely scenario - people would opt to not build and as most older properties in the area are not worth extensive renovation costs, the area would become mainly rental town. Don't need another lower Fairview.

4. Reduced property values.

Re front driveways:

1. 45 Ave, especially between 53 st and 55 st is a perfect example of how dangerous from a traffic point of view of not allowing front driveways. This area is most often limited to one way traffic from vehicles parked on the street.

2. Aesthetically, vehicles parked on 45th Ave along the creek is much more ugly than front drives or vehicles parked on front driveways.

If there was ever a place to have no street parking it would be 45 Ave between Ross st and 55 st.

Key notes to which I had previously spoke to:

1. The five person team driving this "Woodlea agenda" are not speaking on behalf of the community. The are attempting to slide their personal agenda through.

Two of these have over height garages and one of those had not been applied to MPC for relaxation.

Another two of them have front driveways.

2. They have not gone door to door.

3. Many of the families these changes would affect are very busy running their children from and activities and are not available to attend meetings.

4. I was on the Planning and Development Committee up to Oct 2016 community meeting, yet these five decided it was in their best interest to no longer hold P & D meetings during this phase of the process so that my input would not be included.

5. I expect that during the community walk about, they would have illustrated how my garage is "not in keeping with the character of the community ", yet on file at the permitting department at city Red Deer, I have approval letters from 23 of 31 property owners within 100 meters approving my garage. 5 of the 31 households were not available.

6. Since I have built my garage, the immediate five properties abutting me, being next I me on the south and four next to each accord the back lane from me have sold and four of the five are entirely new yards including new homes and garage. All four have invested over
$1,400,000 and three of the four are young families. All four have front driveways.

KEY POINT. This is the single largest concentration of renewal investment in the Woodlea community and proves unequivocally that current proposal is BS and does not match the interest of the community.

Respectfully

Marcel LeBlanc

Sent from my mobile device.

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Christi Fidek

From: Marcel LeBlanc
Sent: November 15, 2016 3:59 PM
To: Christi Fidek
Subject: Woodlea

Hi Christi

If you read my previous email first, this one will make clear sense.

Every time the self proclaimed voice of the community causes development restrictions, it increases the value of my property by
$100,000 to $200,000 per issue as buyers of properties could never reproduce my development. I get asked repeatedly if I would be interested in selling.

From a selfishness I should keep my mouth shut and cheer them on.
However I have no enjoyment in Woodlea becoming rental town.

Marcel LeBlanc

Sent from my mobile device.

[This message has been scanned for security content threats and viruses.] [The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Christi Fidek

From: Marcel LeBlanc
Sent: November 21, 2016 1:00 PM
To: Christi Fidek
Subject: Wood leader Character Statement

Hi Christi

As a follow up from my last emails: all four properties next to ours which I described their redevelopment costs of each in excess of $1,400,000, all four of these were previously rental properties. Hence my terminology of "rental town".

Now three of these properties are rejuvenating our community. They are all three families with pre teen children.

The fourth is a couple with one working and the spouse is disabled to a wheel chair. The disabled couple would not have the option of rejuvenating our community without an attached garage which requires a front driveway.

Marcel LeBlanc

Sent from my mobile device.

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Christi Fidek

From: Dean Oster
Sent: October 29, 2016 9:11 PM
To: Christi Fidek
Subject: Woodlea Infill
Attachments: House Rendering 1.jpg; ATT00001.htm; House Rendering 2.jpg; ATT00002.htm; Lot Plan.pdf; ATT00003.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Christi

Thank you very much for talking to us at the Woodlea AGM meeting. As we briefly mentioned at the meeting, my wife Shauna and I bought a small house in Woodlea last October at . Our intentions were to find a house that has reached the end of its life cycle on a good lot to demolish and build new. Due to the uncertainty in the economy and the easing of our current home value we decided to rent the house out for a year or two before starting the project.

Naturally the meeting brought up concerns for us. Although I appreciate the position taken on the character statement, I am quite worried that it may change the viability of our plan. The biggest concern I have is the stance stated about front attached garages. While I understand that some attached garages are not attractive, I can't imagine investing over a million dollars into a property that could not have an attached garage.

There are reasons beyond the convince of an attached garage that will influence our decision. First of all, our lot narrows down to 30' at the lane. We will not build a house with out RV parking. So with a 30' lane width we obviously do not have enough space for rv parking and a 2 car garage with lane access. Second thing is the unpaved lane. Although we would only have a small amount of gravel to cross to enter the back of our lot, why would we invest this kind of money to drive through a mud puddle every day to park in our garage. Another point is that there are already many homes with attached garages in the neighbourhood.

I completely understand the desire to keep character in the area, this is our goal with our build. We have tried to use heritage homes as an influence in the design of this and plan to use cement fibre siding and windows that look the part. But at the end of the day its 2016 not 1916 and the home will have incorporate modern luxuries with what we hope will be a very classic look.

If you look at some of the new homes on Sagewood Close and Bannerman Close, there are beautiful homes with attached garages that are a part of the house and add character to the home not distract from it. As a suggestion instead of saying no homes can be built with attached garages so long as they have alley access, why not implement architectural controls in regards to attached garages and let the developer decide if it is worth it or not.

The other concern we have is naturally with the set back rules. I believe that we will be close to complying with the plans we have at this point but would like to know for sure before we spend money with the architect.

At the end of the day it is our dream and goal to build this house in this neighbourhood. It does not financially make sense to do it but it is what we want. However, if we are unable to meet our needs here we may have to sell the property and build elsewhere. I think it would be a shame for this to happen. If investment is chased

away from this neighbourhood it is only going to go down hill and I think that is sad because it is a beautiful part of the city.

When we talked to you, you said you would take a look at our proposed development and give us some vague suggestions as to whether or not we are on the right track with this. I am attaching a couple renderings as well as a lot plan. We have not enlisted a designer, architect or even decided on a contractor at this point so any insight into what is happening with the new rules is very much appreciated, we would rather not spend a ton of money on all this if there is a chance we won't be able to proceed.

Please let me know where we should voice our concerns about this. And thank you in advance for your input Christi, we greatly appreciate it.

Dean Oster
DSW Manufacturing Inc.

[redacted]
www.dswmanufacturing.ca

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THE CITY OF Red Deer

PLANNING DEPARTMENT

Name: Soren Hansen

Mailing Address: [redacted] Postal Code: [redacted]

Phone #: [redacted] E-mail Address: [redacted]

General comments regarding Woodlea Character Statements

It is my feeling that the existing 'Neighborhood Planning and Design Standards/Regulations' as they currently exist are more than sufficient to cover all aspects of redevelopment in any existing area in the City of Red Deer, and that would include our Woodlea.

It is my concern that further 'rules' have the potential to stifle complimentary creativity that could enhance the existing character of the neighborhood as it has in years gone by.

Soren Hansen

Thank you.

December 2016 Letter to Landowners and Landowner Comments

In December 2016 and March 2017 additional letters were mailed to landowners requesting their comments and feedback on revised draft documents.

Summary of Key Comments

December 2016: *Draft 2 (Highlights included revisions to side yard setbacks and limited front yard vehicle access*	
Comments	**Administration's Response**
Maintain large side yard setbacks; Keep side yard setbacks the same as in other R1 areas	2m – 4m side yard setbacks are common in the neighbourhood to ensure privacy, sunlight, and smaller scale developments. This can also be accomplished through design parameters within the existing R1 side yard setback of 1.5m.
Allow front yard access in all areas; Do not allow front yard access	Front yard access will continue to be reviewed during the process.
Keep boulevard trees	Treed boulevards will remain but may be replaced over time with a different species and caliper of tree.
Consider scale, mass and height of redevelopment	Scale, mass, and height will continue to be reviewed during the process.
Scale of front garages	Front garages will continue to be reviewed during the process.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

«Owner_PrimeName»
«Owner_Address1»
«Owner_Address2»

To: Landowners located within the Woodlea neighbourhood and within 100m of the Woodlea neighbourhood

Re: Revisions to the Woodlea Character Statements

Why have you received this letter?
As a landowner within Woodlea or within 100 metres of the Woodlea area, The City of Red Deer invites you to review the recent changes made to the proposed Woodlea Character Statements. It is anticipated these Character Statements will be presented to City Council in early 2017. Since the Woodlea Community Association Annual General Meeting in October the City has reviewed your preliminary comments regarding your preferred and least preferred components of the Character Statements. Taking these comments into consideration, we have made some changes to the Character statements. The key changes are outlined below. To review the Woodlea Character Statements in its entirety, please visit www.reddeer.ca/woodlea. Comments are due on **Wednesday, January 18, 2017.**

What are Character Statements?
All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

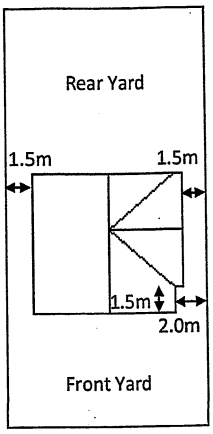
Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner.

Updates to the Proposed Woodlea Character Statements:

Side yard setbacks
In the Chinese Market Garden Character Area, The City received some concerns that maintaining the existing large side yard setback standards will limit development opportunity on these smaller lots. Therefore, The City is now proposing that the side yard setback on one side of the dwelling be a minimum of 1.5m from the property line (this is consistent with The City's Land Use Bylaw for the R1 Residential (Low Density) District), and that on the opposing side, the first 1.5 metres of the home be

setback a minimum of 2 metres from the property line, while the remainder of the home can be setback a minimum of 1.5 metres (see sketch). Therefore, the larger side yard setback on one side of thehome for the first 1.5 metres of the home, will create the aesthetic illusion of consistent side yard setback standards with the other homes in the immediate street context. However, the loss of developable area on the lot will be minimized. Variances/relaxations of the side yard setbacks will not be considered.



Side Yard Setbacks

Front yard driveways

While the vast majority of homes within Woodlea contain driveways accessible by a rear lane, there are some areas that predominantly have front yard access which have become part of the character of these streets. For this reason:

- Properties on the west side of 44 Avenue between 51 Street and 53 Street, and
- Properties along 53 Street Crescent, 5335 45 Avenue, 5337 45 Avenue, and 5339 45 Avenue all within the Central Woodlea Character Area

will be permitted to have front yard access.

Grading

The City also received a comment regarding grading and its impact on the walkability on the Woodlea neighbourhood. While no changes regarding grading were made to the updated Character Statements, The City invites any further comments regarding the potential impact of grading on the Neighbourhood for further consideration.

How do I have to provide comments?

The City would like you to explain what you like and what you do not like about the proposed Character Statements. If you need further clarification prior to submitting comments, please call, or email the contacts below. Comment sheets will also be available on the website or from the 3rd Floor Planning Department. It is optional to provide comments. Comments are due on Wednesday, January 18, 2017.

What will happen if I submit comments?

Any comments received related to these Character Statements will be reviewed by Planning staff. As well your comments will be forwarded to City Council when they consider the proposed statements. Comments related to planning will be included in administrations report to Council.

What is the next step for the Character Statements?

Following the period to provide comments the City Planning department will review and make any necessary revisions to the Woodlea Character Statements. Updates to the Character Statements will be made available on the website at: www.reddeer.ca/woodlea.

It is anticipated that Character Statements will be presented to City Council in early 2017. Thank you for your consideration in this matter. Please contact us if you have any questions.

Sincerely,

Christi Fidek
Senior Planner
Phone: 403-406-8701
Christi.Fidek@reddeer.ca

Kim Fils-Aimé
Planner
Phone: 403-356-8896
Kimberly.Fils-Aime@reddeer.ca

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

Re: Revisions to the Woodlea Character Statements

Comments Due: January 18, 2017

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off comments at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax comments to the Planning Department at 403-342-8200; or
- Scan and email the comments to christi.fidek@reddeer.ca.

Your comments are important.

Collection & Release of Your Information:
The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer *Land Use Bylaw*.

The personal information on this form is collected under the authority of the *Municipal Government Act* Section 3 and is protected under the provisions of the *Freedom of Information & Protection of Privacy (FOIP) Act*. An individual choosing to complete and submit this comment sheet, pertaining to the Woodlea Character Statements, to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including your residential address, could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information
Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

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Name: Bev Blades

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF Red Deer

PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

Pedestrian Freindly driveways into sidewalks

5119.

some "new" homes or 45 ave.

have the side walk grade very unsafe for walking.

If they are to access through the front over the sidewalk the grade of the sidewalk should not exceed "whatever" grade is safe to walk over.

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

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Name: Tyler and Jessica Brake

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF Red Deer

PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

45th Avenue, from 50th Street to 53rd Street, runs along the East side of Coronation Park.This street does not meet current standards and guidelines, as set by the City of Red Deer, for residential subdivisions. Yet, the City is considering prohibiting front driveways/garages along this street. This not only increases the potential for accidents/incidents along this street, but indicates that the City will listen to, and act upon, the ill-advised personal agenda of a select few individuals who are not looking at our community with its overall best interests, relating to future growth and economic viability, but through the lens of individual control and satisfaction.

Many properties, in the woodlea neighborhood, are significantly larger then other areas of the City. These lots can handle larger homes, garages, driveways, etc, and still easily meet, and exceed, the City standard for individual property green space.

On street parking, in many areas of woodlea, especially in the location noted above, is not desired. The street, among other things,cannot safely handle on street parking.

We want to preserve the mature beauty of our neighborhood. The large tree lined boulevards, oversized building/dwelling lots, etc, provide the canvas for individual property owners to create their version of success in a dwelling place. This can all be done, while preserving the "character" of the neighborhood. Property owners should be given the flexibility and freedom to build/design/construct as they invision, as it is their property. Of course, the City can do the same with their property. So that means that, in the area noted above, front driveways should not just be allowed, but be encouraged, as long as this can be done while maintaining the integrity of the tree lined boulevard...as this increases the "character", safety, and long term

(continued ...)

Thank you.

THE CITY OF Red Deer

PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

(...continued)

viability of the community.

Personally, my wife and i enjoy a very active, outdoor, lifestyle. That includes camping trips with our holiday trailer, atv and dirt bike adventures, boating at the lake, etc. We also enjoy our road trips, motorcycle trips, etc, and becuase of that we own several toys. We chose this neighborhood several years ago because, among other things, it gave us the physical space to host our home, and toys, while still being able to provide desirable green space for outdoor living. The primary indivduals responsibile for attempting to prevent driveways, garages, etc, do not share the same interests as us, or many others. They have one small vehicle and are more interested in their retirement gardening then our motorcycle trips. That is great, and they are entitled to do as they wish, but their personal agenda should not play a role in what others can, or cannot, do with their private property.

We understand that individuals have been known to influence govenment bodies for their own agenda, as history has proven this to be so. History has also proven that the success of a governing body has been significantly higher when that governing body has politely removed personal agendas from the equation, and reduced its attempt to implement restrictions and control. We are trusting that the City of Red Deer will not make the same mistake, in this particlar case, but will allow individual ppty owners to implement their own vision of a successful dwelling place.

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

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Name: Scott K. Cline

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

As a fourth generation Red Derian I am disappointed that my neighbourhood of Woodlea will be greatly changed over time.

The most important feature of Woodlea are the side yards. The fact that this could be greatly changed will hurt the "character" of Woodlea forever.

Limiting development will preserve the "character". Bigger is not better in Woodlea.

Please retract / reverse the motion that 1.5 m will suffice.

As a past member of the Red Deer Historical Preservation Committee and a resident of Woodlea for over 35 years I urge you omit the "aesthetic illusions" and keep reality of space.

Sincerely.

Thank you.

Scott M. Cline

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Received Shelley

Date: December 21, 2016

Re: Revisions to the Woodlea Character Statements

Comments Due: January 18, 2017

Comment Return Options:

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Your comments are important.

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Contact Information
Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information.

Name: Susan Harper

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

One of the most important and beautiful characteristics of Woodlea, including the Chinese Market Garden Character Area, is the existing large side yard setbacks which allow space and sunlight enough for side gardens.

Reducing these setbacks would turn these areas into space for nothing more than a passage from front to back, in which there was too little sunlight for flowers, vegetables, or bushes that contribute to the unique beauty of this area.

The purpose of character statements is to guide development so that the unique character of the area is protected. This will sometimes mean that development is restricted. There are many other areas in Red Deer with different characteristics where side gardens are irrelevant.

Please let Woodlea retain its lovely side gardens by protecting the large side yard setbacks!

Thank you.

Christi Fidek

From: Klootwyk Gord & Ger
Sent: January 04, 2017 6:47 PM
To: Christi Fidek
Subject: Woodlea Character statements

Thank you for listening to our concerns regarding the Woodlea character statements. The new proposed side yard set backs that were communicated in your Letter dated Dec 21, 2016, is a good compromise that I would ease the concerns of redevelopment and goes a long way to ensure all land owners in the city have the same development restrictions in regards to set backs.

Thank you

Gord and Ger Klootwyk

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[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Christi Fidek

From: Marcel LeBlanc
Sent: January 16, 2017 4:03 PM
To: Christi Fidek
Subject: Woodlea Character Statement
Attachments: ATT00001.txt; IMG_5435.JPG; IMG_5446.JPG; ATT00002.txt

Hi Christi

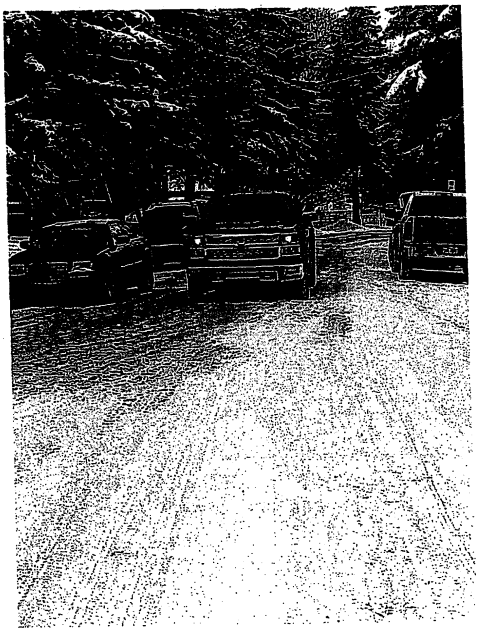
First picture below:

45 Ave south of 55 Street- instantly ugly with cars parked on it, unsafe traffic With the trees on this street, it would be much nicer without parked vehicles.

Second picture below:

44 Ave between 51 street and 53 street- nice street as there are no vehicles parked on it. Why? Mainly front driveways

[This message has been scanned for security content threats and viruses.] [The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]



45 Avenue

44 Avenue

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

Re: Revisions to the Woodlea Character Statements

Comments Due: January 18, 2017

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off comments at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax comments to the Planning Department at 403-342-8200; or
- Scan and email the comments to christi.fidek@reddeer.ca.

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Name: Alison Leona McCracken

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____ com

Re: Revisions to the Woodlea Character Statements

I do appreciate that most of the homes within the Woodlea neighborhood do not have front facing drive ways and I cannot stress how much I feel this should remain this way. As we have adequate lane ways and access to said laneways. Changing bylaws to allow the front facing driveway would, in my opinion clutter the neighborhood and inflict unnecessary impact to the natural surroundings and lots.

I do not agree that allowing for .5 of a meter less setback inhibits future development. I strongly disagree with changing this bylaw for new developments. Even with the proposed solution of maintaining the 2.0 meter set back at the front of the development to aesthetically suggest it is this way away throughout the property. The new developments do not need to be shouldering up so close to the property line. 2.0 meters is close enough for such a large structure. Wider side lots are part of the character of the neighborhood, this is one of the reasons why our family chose to purchase, and live in this area. We value the space around our home, including that extra .5 of a meter away distance from neighboring dwellings. There are many other areas in the City that houses can be only 1.5 meters away from the property line, if that is crucial to the development of a new home, those individuals should be looking in many of the other lovely areas in Red Deer that allow this in the bylaw.

I also feel that there should be a height limit on new developments. Unfortunately, in Waskasoo I have heard many complaints from residents regarding new home developments that are simply too big for the properly. They obstruct the view of neighbors and squeeze huge houses onto lots rather than blending in seamlessly to the natural aesthetic of the historic character neighborhood. Please consider learning from the unfortunate mistakes in Waskasoo and pass a bylaw to prevent this in Woodlea in the future. The value of the natural surroundings and historic neighborhood is truly what makes it special. These new homes need to respect and adhere to the look and feel of the neighborhood that we in the area love so much.

Alison McCracken

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

Re: Revisions to the Woodlea Character Statements

Comments Due: January 18, 2017

Comment Return Options:

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Name: DEAN & SHAUNA OSTER

Mailing Address: RED DEER Postal Code:

Phone #: E-mail Address:

Woodlea Character Statements – Chinese Market Garden district

Thank you for the opportunity to provide feedback on the Woodlea Character Statements. We own the property at We plan to re-develop the property with a new home and have completed some preliminary designs for the property that are enclosed with this submission. We hope that they are helpful to illustrate our suggestions for amendments to the Character Statements for corner lots like ours.

While the Character Statements do not allow front drive garages, we suggest that in certain instances this may be a lost opportunity to ensure the most sensitive and optimum use of our lot and others like it. Our design has an attached garage that is accessed from the long south side of the property.

By taking advantage of the extensive south street frontage (200 feet), the design provides a strong focus on the front veranda and the dominant south gable. The wall that includes the garage doors is set back ten feet from the main wall of the house, thereby minimizing its visual impact on the façade and creating the "non-dominant garage" feature mentioned in the Character Statements. The design creates a very attractive and street-friendly presentation to the neighbourhood and offers many opportunities for landscape design.

The east façade also features attractive massing with a variety of gables, architectural features, and window compositions. The roof massing is stepped back from the street to add further interest and minimalize impact of the partial second storey on the street façade and north adjacent property. The design meets the intent of the Character Statements by providing an architecturally interesting and appropriate street façade.

The placement of the garage on the east side of the property allows the optimum use of the back (west) yard and creates further opportunities for a very attractive rear (west) façade with many architectural features, design details and rooflines. As a corner lot, this façade is highly visible from the street in a way that interior lots are not.

The disadvantages of placing a garage on the west side of the property accessed from the alley are significant. A west garage would negatively impact the useable area of the back yard, potentially limit the amount of sunlight in the adjacent property's back yard, and diminish the attractiveness of the west façade as viewed from the street when approached from the west.

While two-storey homes in Red Deer can be as tall as 10 metres, we are well-aware that many of the homes in our neighbourhood are bungalows. For this reason, the house has been designed so the tallest portion of the house is less than 9 metres, with much of the house just 6 to 7.5 metres tall. The second-storey area is towards the south side of the property, so that the sunlight to adjacent property to the north is maximized.

Details such as the timber-frame gable trusses, knee braces, and posts; attractive window compositions; generous use of window, door and other trims; varied roof massing; and high quality materials (such as Hardie-Board siding or equivalent), keep the visual focus on the home and downplay the impact of the attached garage. Further, we strongly believe that the placement of the garage on the east side of the property provides for the most effective use of the lot.

It is our belief that the overall quality of the design will create a home that will be an asset to the neighbourhood. We hope that our submission provides compelling information for your consideration in developing sensitive, practical, and effective design guidelines for corner lots in Woodlea.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

Re: Revisions to the Woodlea Character Statements

Comments Due: January 18, 2017

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Name: GAIL PARSONS

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF Red Deer

PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

I believe the boulevards in Woodlea are very important to the character of the neighborhood. All future developments where the boulevards are impacted should be very carefully assessed in order to retain the key aspect of the boulevard. Some fairly recent examples where duplexes have been built with front driveways and garages have completely wiped out the boulevard (e.g. 46th Ave between 55th Street and 53rd street) to the detriment of the neighboirdhood.

In the interest of allowing some increase in density, but retaining the character of the neighborhood, I would recommend the accommodation of granny (or in-law) suites either on the lower level or a small building in the back yard.

Thank you. Gail M Parsons

THE CITY OF
Red Deer
PLANNING DEPARTMENT

General comments regarding Woodlea Character Statements

We would like to make the following suggestions with regard to front access driveways:

It seems that a lot of new homes being built in this area have front attached garages which seems to be the desired thing nowadays. If a garage is attached to the back of the house it needs a very long driveway which negates the larger back yard for personal use and enjoyment. An unattached garage at the back of the lot results in a long distance from the house, especially in the winter & on rainy days. With the value of the lots being above average it makes sense to build a new house with an attached garage (for redevelopment)

Without front access, street parking becomes the norm, resulting in crowded streets, especially during winter.

Thank you for your consideration

Alvin & Margaret Stolz - Pl.

Attn: Christi Fidek

Thank you.

Christi Fidek

From: Christi Fidek
Sent: January 18, 2017 10:59 AM
To: 'Laura Turner'
Subject: RE: Woodlea Character Statements

Either way it doesn't matter :) I just asked because no one from the board had submitted comments and today is the last day to do so.

Christi

-----Original Message-----
From: Laura Turner [mailto:
Sent: January 18, 2017 10:57 AM
To: Christi Fidek
Cc: Trish; [redacted], j
Subject: Re: Woodlea Character Statements

Hi Christi,
Those were my comments. Board members will be submitting comments on their own (at least, that is my understanding). Do you feel it is important for the Board to comment?

Laura Turner

Sent from my iPad

> On Jan 18, 2017, at 10:54 AM, Christi Fidek <Christi.Fidek@reddeer.ca> wrote:
>
> Thanks Laura, just wondering if these are your personal comments or from the board? If personal, do you know if I will be receiving Board comments?
>
> Thanks,
> Christi
>
> -----Original Message-----
> From: Laura Turner [mailto:
> Sent: January 18, 2017 10:46 AM
> To: Christi Fidek
> Cc: [redacted] Trish; [redacted]
> Subject: Woodlea Character Statements
>
> Thank you for the opportunity to provide comment on the Woodlea Character Statements and proposed revisions resulting from feedback received since the October presentation to the community.
>
> I believe the document reflects the involvement and wishes of Woodlea residents and will serve to maintain some of the Character of our neighbourhood without unreasonable constraints on new development.
>

> Having said that, the Character Statements describe the side-yard setbacks in the Chinese Market Garden Character Area as "large", but does not quantify or define 'large'. If those large side yard setbacks are, indeed, 1.5 meters on one side and 2 meters on the other as suggested in the letter outlining the proposed updates ("...create the aesthetic illusion of consistent side yard setback standards with the other homes in the immediate street context"), then I support that proposed revision. However, if the majority of the side yard setbacks in the Chinese Market Garden Character Area are greater than 1.5 and 2 meters, I do not support a revision that allows for new development with smaller side yard setbacks, and prefer that new development be required to preserve the consistency of those 'large' front and side yard setbacks that contribute to the character of that area.
>
> The proposed revision allowing front yard driveways for the properties listed is reasonable; I support that addition to the Statements. I have no comment regarding grading.
>
> It is my understanding, and hope, that evaluation of applications for new development received in the interim (before the Woodlea Character Statements are adopted by City Council) will be required to conform to the parameters outlined in the Woodlea Character Statements.
>
> Many thanks to the Planning Department,
>
> Laura Turner
>

>
> Sent from my iPad
>
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Christi Fidek

From: Jeanne Davis
Sent: February 09, 2017 2:14 PM
To: Christi Fidek
Cc:
Subject: Re: Woodlea Character Statements
Attachments: IMG_1458.jpg; IMG_1463.jpg; IMG_1464.jpg; IMG_1465.jpg; IMG_1466.jpg

Hi Christi,

Hope things are going well with the Woodlea Character Statements. I took these photos of a house on 45 Street in Parkvale. It is an example of an infill that met all the Parkvale Overlay Guidelines, showing how big a house can be even with our all guidelines including 1.5 metre sideyard. I While many will agree that it is stunning architecture, I can assure you that no one living on 45 Street believes it enhances their street.

I don't know if there is such as thing as the mass not surpassing a certain mass relative to other homes on the street.

I wonder if proposed developments should include a streetscape design to show mass of new house relative to other houses and it could also show where any utility poles will be. We have found in Parkvale that sometimes new development project are approved not giving consideration to our beautiful mature trees because of changes to power pole location.

Just some thoughts!

Jeanne Davis, Co-Chair
Sheraton Celebrity Dance Off 2017
C:
E:

On Thu, Jan 26, 2017 at 1:59 PM, Jeanne Davis < > wrote:

Hello Christi,

Following is our feedback regarding the Updates to the Proposed Character Statements.

In particular, our concerns regard the changes to the Side Yard Setbacks for the Chinese Market Garden zone.

We own the legal suited bungalow at

Our property backs onto the baseball court/ice rink along the escarpment. We are very familiar with this area of Woodlea and are very proud to own this property. It attracts excellent tenants who appreciate the character of the old neighbourhood.

Concern 1:

We are confused with the wording "existing large side yard setback standards will limit development opportunities on these smaller lots".

Our lot on 42 Avenue is 15.25 metres ((52 feet) wide and 40 metres (130 feet) deep. Our understanding is that many properties along our street are larger than the standard lot in Red Deer.

Where are these smaller lots?

Concern 2:

We are concerned that the proposed Side Yard Setbacks of 1.5 metres (4.9 feet), with the 2 metres (6.5 feet) setback on opposing side for 1.5 metres depth would allow houses that would be extremely large and could not maintain the integrity of 42 Avenue.

It's the size of the houses that concerns us – not the visual of smaller yard side setbacks.

The proposed side yard setbacks will allow for the construction of houses 11.75 metres (38.5 feet) frontage.

There are examples of such developments on our street and other streets in the Chinese Garden Market zone. In our opinion, they are so large that the surrounding bungalows look totally out of place! The streetscape looks weird and none of it adds to property values.

Using our Woodlea property as an example, we could build a two-storey house that is over 500 square metres house (5600 square feet) on main floor. Add a second floor and we are talking castle!

The mass would be TOTALLY overwhelming yet we would be totally in our rights to do this.

PLEASE address the size of the house that could be build on these lots whether it's by increasing side yard setbacks, maximum frontage or maximum mass.

Concern 3:

We built our home in 1999 at before the neighbourhood adopted its infill overlay.

We wanted it to fit into our street landscape and would have really appreciated having the infill guidelines to help us design our house.

With hindsight, we know we didn't do a perfect job yet we are regularly told that we did an amazing job at making it look like an original home that was upgraded. It's only when people are inside the house that they realize it's a new house.

We believe that the MAIN reason why our home suits our street is because it is only 9 metres (30 feet) wide with about 2.5 metres on one side recessed 2.5 metres (8 feet) in depth.

It really does give the illusion that the house is small yet we have over 450 square metres (almost 1500 square feet) footprint with an attached garage at the back.

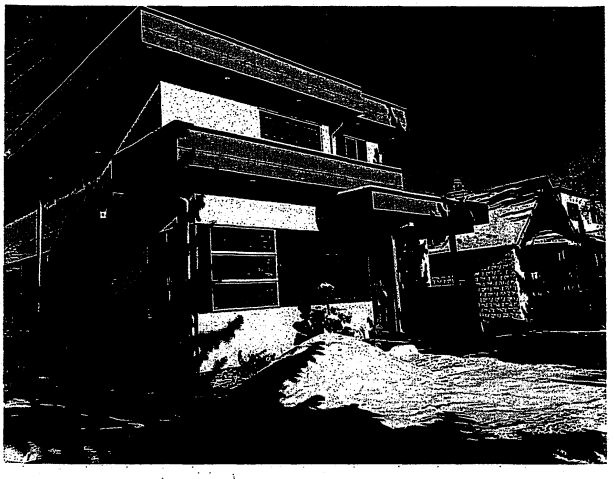
We believe that the recess should be increased to at least 2 metre in depth and that frontage should be limited to 35 feet.

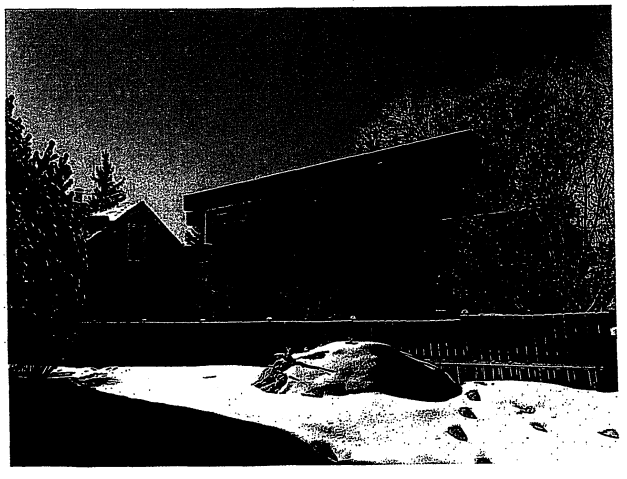
Thank you so much for taking the time to understand our concerns and help reach a reasonable compromise.

Jeanne and Gord Davis
C:
E:

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Attached Pictures





Woodlea COMMUNITY ASSOCIATION

February 21, 2017

Christi Fidek
Senior Planner
The City of Red Deer
Box 5008
Red Deer AB T4N 3T4

Dear Christi,

Thank you for the invitation to respond to the proposed character statement change to allow for front garages and access where alley access is available. Below are the key points that the Woodlea Community Association Board made in regard to this change, many of which were summarized in your meeting minutes.

1. Maintaining the prevalent historic look of the particular streets (and the neighbourhood in general) is a goal acknowledged in the character statements. To the extent that front garages and access are added, this historic look and feel is undermined. Unfortunately, this erosion to the dominant pattern has already started with the building of several houses with attached garages in the absence of character statements. The comment was made that double attached garages are now the design standard in Red Deer. This is precisely our point: the City should seek to preserve a character that is distinctive, not transform the street into a copy of a suburban street. People who want houses with double attached garages have ample choice of where to build or buy; people who want to avoid that kind of neighbourhood have very limited choices—and Woodlea should be one of them. Furthermore, hard-surface driveways with parked cars and curb cuts will erode the character of the street, of which a dominant feature is the greenspace of front yards and treed boulevards. Instead of framing the lack of front access as a restriction, we should be framed as a benefit for homeowners and an opportunity for developers. We should emphasize and reinforce these qualities to maintain the desirability and uniqueness of the neighbourhood.

2. In the meeting, you suggested that one possible proposal would be to insure that, if a garage is allowed, it should not dominate the facade. A point made in the meeting is that at 20 x 20 to 24 x 24 (seemingly typical range of double garages) it will be impossible for the garage not to have an overwhelming presence on a 50-foot lot (which most of the lots on our street are). Allowing for side-yard setbacks, one would be left with 40 feet for the building, of which half or more could be the garage. Even if such a garage were flush with the house or even slightly recessed, it would be a very significant part of the look of the home, a dominant element. With alley access, rear yard garages would allow homeowners to meet their needs for storage, giving them a wider range of building options.

3. Finally, we have some safety concerns around allowing front access. The streets in question accommodate high pedestrian traffic, which would be endangered by cars reversing to enter the street. Vehicle safety would also be affected as cars enter the street through the front access, particularly with sightlines reduced due to the curvature of 45th Avenue. Curb cuts will result in a loss of on-street parking, potentially leading to further congestion.

While we appreciate your desire to take a balanced approach,. The City is attempting to hear and respect "both sides" of the issue, regardless of specific numbers on each side; however, in this case, it seems unavoidable that one side will necessarily "win." One either has front access or one does not. As such, it may be necessary to consider not only the cogency of the arguments on each side (which you have noted cannot necessary evaluated based on evidence), but also the wishes of the majority (which could be evaluated in some manner through a poll or individual submissions).

We appreciate that the City attempts to hear and respect all viewpoints on issues such as this without regard to specific numbers. We are certain that you will appreciate that we are attempting to discern the wishes of our members (or at least a majority of them) in putting forth a position on behalf of our Community Association. With that in mind, we feel that our membership is much more opposed to front garages, notwithstanding the garages that already exist. Because allowing front garages, even with restrictions, is making a choice that privileges the desires of certain community members over others, we would prefer that a "default position" be that front garage access would not be allowed anywhere where there is rear lane access. In considering the above three concerns, we feel that it is much more consistent in preserving the look and "feel" of our neighbourhood to do so.

We look forward to continuing the consultation process with you and sincerely appreciate the thought and time that you have devoted to preserving the unique character of the Woodlea neighbourhood.

Yours truly,

Trish Campbell
Board Chair, Woodlea Community Association

March 2017 Letter to Landowners and Landowner Comments

Summary of Key Comments

March 2017: *Letter to landowners requesting input on front yard vehicle access*	
Comments	**Administration's Response**
Front yard vehicle access *(Administration had provided three options to landowners for consideration: 1. No front yard access 2. Limited front yard access 3. Unlimited front yard access. 56% preferred no front access; 19% preferred limited front access; 25% preferred unlimited front access)*	Front yard access will continue to be allowed in some areas where it is currently part of the character of a street.
Keep treed boulevards	Treed boulevards will remain but may be replaced over time with a different species and caliper of tree.
Don't allow old character homes to be demolished	Unless a home is protected as a Municipal Historical Resource or a Provincial Historical Resource it may be demolished with the proper permits. Owners can apply for Municipal Heritage designations.
Maintain large side yard setbacks	2m – 4m side yard setbacks are common in the neighbourhood to ensure privacy, sunlight, and smaller scale developments. This can also be accomplished through design parameters within the existing R1 side yard setback of 1.5m.
Redevelopment should consider mass, height, and privacy in comparison to existing development	Mass, height, and privacy will continue to be reviewed during the process.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

«Owner_PrimeName»
«Owner_Address1»
«Owner_Address2»

To: Landowners located within the Woodlea neighbourhood and within 100m of the Woodlea neighbourhood

Re: Revisions to the Woodlea Character Statements

Why have you received this letter?
As a landowner within Woodlea or within 100 metres of the Woodlea area, The City has identified you as a stakeholder of the Woodlea Character Statements. Since the last referral in December 2016 the City has reviewed and considered landowner comments on the Character Statements. *A common theme throughout the comments received was the desire to ensure redevelopment fits within the context of existing development.* The City invites you to comment on front yard vehicle access (driveways) in Woodlea. Front yard access regulations will be added in the Woodlea Character Statements. In addition, since the last referral changes have been made in relation to side yard setbacks throughout the neighbourhood.

It is anticipated the Woodlea Character Statements will be presented to City Council in spring/summer 2017.

What are Character Statements?
All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

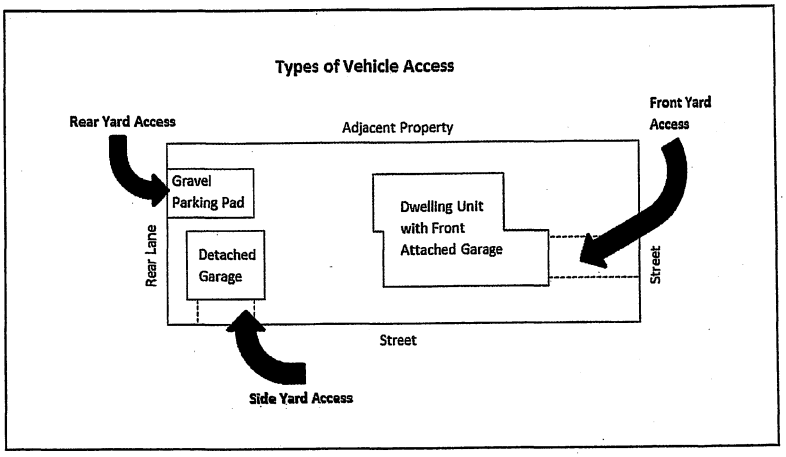
Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner.

Updates to the Proposed Woodlea Character Statements:

<u>Side yard setbacks</u>
Throughout the entire Woodlea neighbourhood, side yard setback regulations will continue to remain as they exist today. In addition to the current setbacks, new development proposals must consider adjacent properties in their design. Regulations will be added regarding window and balcony placement

for privacy, excessive sunlight loss, and design elements related to building scale to be compatible with existing developments.



Front yard vehicle access

The defining existing character of no front yard vehicle access in the Chinese Market Garden and Nazarene Camp Character Areas (see map below) will be maintained.

However, The City is looking for further comments regarding front yard vehicle access in the remaining areas of Woodlea. Several options have been identified by The City. The options include:

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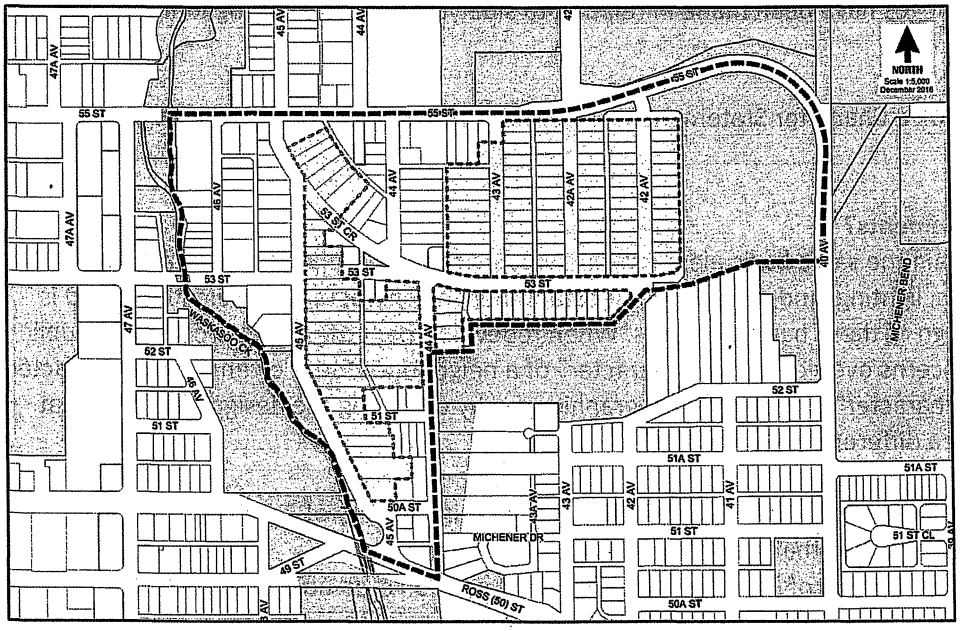
3. Allow front access in all areas.

If you have a comment regarding one of these options please let us know. We will continue to review these options once the deadline to provide comments has passed.



THE CITY OF Red Deer

WOODLEA PLAN AREA CHARACTER AREA MAP

Plan Area Boundary
Central Woodlea Character Area
Chinese Market Garden Character Area
Nazarene Camp Character Area

How do I have to provide comments?
The City would like you to explain your thoughts, positive or negative, of allowing or limiting front yard vehicle access in Woodlea. If you need further clarification prior to submitting comments, please call, or email the contacts below. It is optional to provide comments. Comments are due on **Wednesday, April 5, 2017**.

What will happen if I submit comments?
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What is the next step for the Character Statements?
Following the period to provide comments the City Planning department will review and revise the Woodlea Character Statements. Updates to the Character Statements will be made available on the website at: www.reddeer.ca/woodlea. Landowners will receive notification of the final draft via mail prior to the Character Statements being presented at City Council.

It is anticipated that Character Statements will be presented to City Council in spring/summer 2017. Thank you for your consideration in this matter. Please contact us if you have any questions.

Sincerely,

Christi Fidek
Senior Planner
Phone: 403-406-8701
Christi.Fidek@reddeer.ca

Kim Fils-Aimé
Planner
Phone: 403-356-8896
Kimberly.Fils-Aime@reddeer.ca

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
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- Scan and email the comments to christi.fidek@reddeer.ca.

Your comments are important.

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Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

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Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

OPTION 1 No front vehicle access except in areas with no rear lane or side street.

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

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Name: Roy Arnett

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

- We absolutely need to allow front yard vehicle access

On my street there are already houses with front yard vehicle access (5 I believe)

- It allows homeowners extra freedom to maximize their homes value, convenience, and look.

- Allowing front yard vehicle access will draw more ~~[illegible]~~ prospective buyers to the area and will make an infill build easier.

I support front yard vehicle access 100%

Roy

Thank you.

THE CITY OF Red Deer

PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

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Name: Tyler and Jessica Brake

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

The Central Woodlea Character Area is a beautiful area of Woodlea that has many large, 250ft deep, building lots. 45th Avenue, a good portion of it, faces Cornation Park, to the West. This is a beautiful, tree lined, street and is very busy for many reasons. This Avenue has been constructed as a two lane Avenue, with concrete curb and gutters and both sides, as well as a mature treed boulevard. There isn't enough space to increase the width of this street, and even if there was enough space it would not be a desired option as it would negatively impact the green feel and appearance of it. The Avenue is a main access between 55th Street and 50th Street, and therefore sees heavy use daily. Many vehicles prefer this Avenue as it is a aesthetically pleasing road to drive on. Due to the side of the properties, the class of the neighborhood, and ovreall engineering and architechural design, many residentural lots have front driveways and garages. These same properties have rear detached garages, and still maintain individual property green space of much greater then 40%. Front driveways should not only be allowed in this area, but highly recommended. This would significantly increase the safety of 45th Avenue, for existing families, as well as road users. Many near misses happen in this area due to on street parking. And many actual incidents also have occured in this area, several that i personally know of and have been involved in. Our recommendation, from an Engineering design perspective, health and safety perspective, aesthetic appeal perspective, and a neighborhood class and property value perspective, would be to allow front access. This can be supplemented by adding requirements such as the need to maintain trees, along the boulevard, as they currently exist.

Thank you again for the opportunity to submit comments and be a part of the development and growth of our Woodlea Area.

Thank you.

Christi Fidek

From: Trish Campbell
Sent: April 05, 2017 2:20 PM
To: Christi Fidek
Subject: Woodlea character statements front access

Hi Christi,

I would like to respond to the proposed options for front access that will be included in the Woodlea character statements. For the reasons presented previously in the letter from the Woodlea Board, I would prefer option 1, which only allows front access in areas with no rear lane or side street. To summarize a few of the key reasons, I would like to suggest that the lack of front access/garages is one of the things that makes Woodlea unique. South of 55th street on 45th Avenue, the majority of homes do not have front access. Preserving green space and minimizing curb cuts in the treed boulevard is essential to maintaining the distinctive character of the neighbourhood.

Furthermore, the need to reproduce building styles that characterize other neighbourhoods is not a reason to allow front access, but rather a reason to prohibit it. Those wanting the look and feel of newer neighbourhoods should consider building in the areas (which are readily available Red Deer) that match their aesthetic preferences.

Trish Campbell

Christi Fidek

From: Jeanne Davis
Sent: April 04, 2017 10:23 PM
To: Christi Fidek
Cc: laura.turner@live.ca
Subject: Comments on Front Yard Access in Woodlea

Hi Christi,

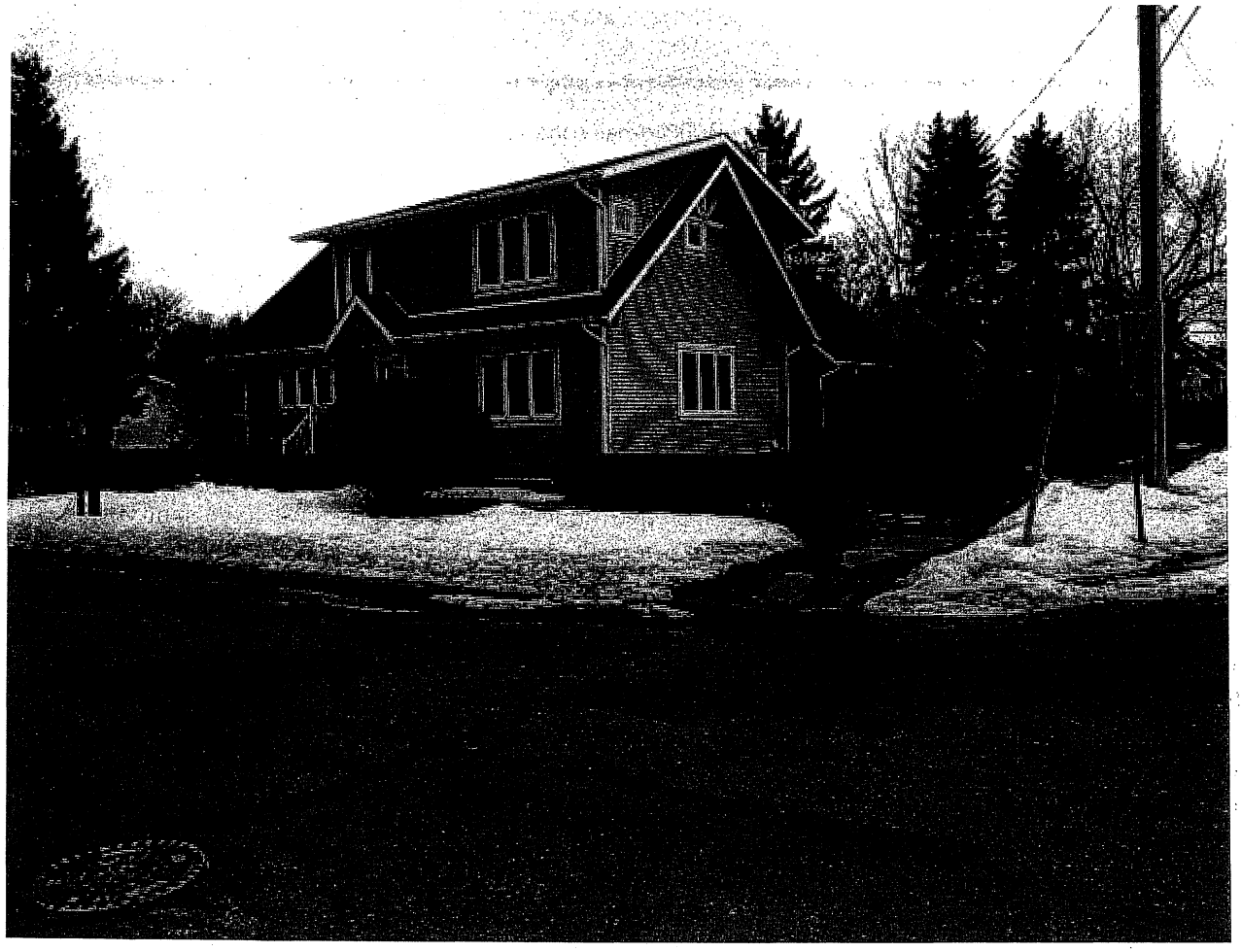
In response to your letter dated March 15, 2017, Front Yard Aceess in Woodlea:

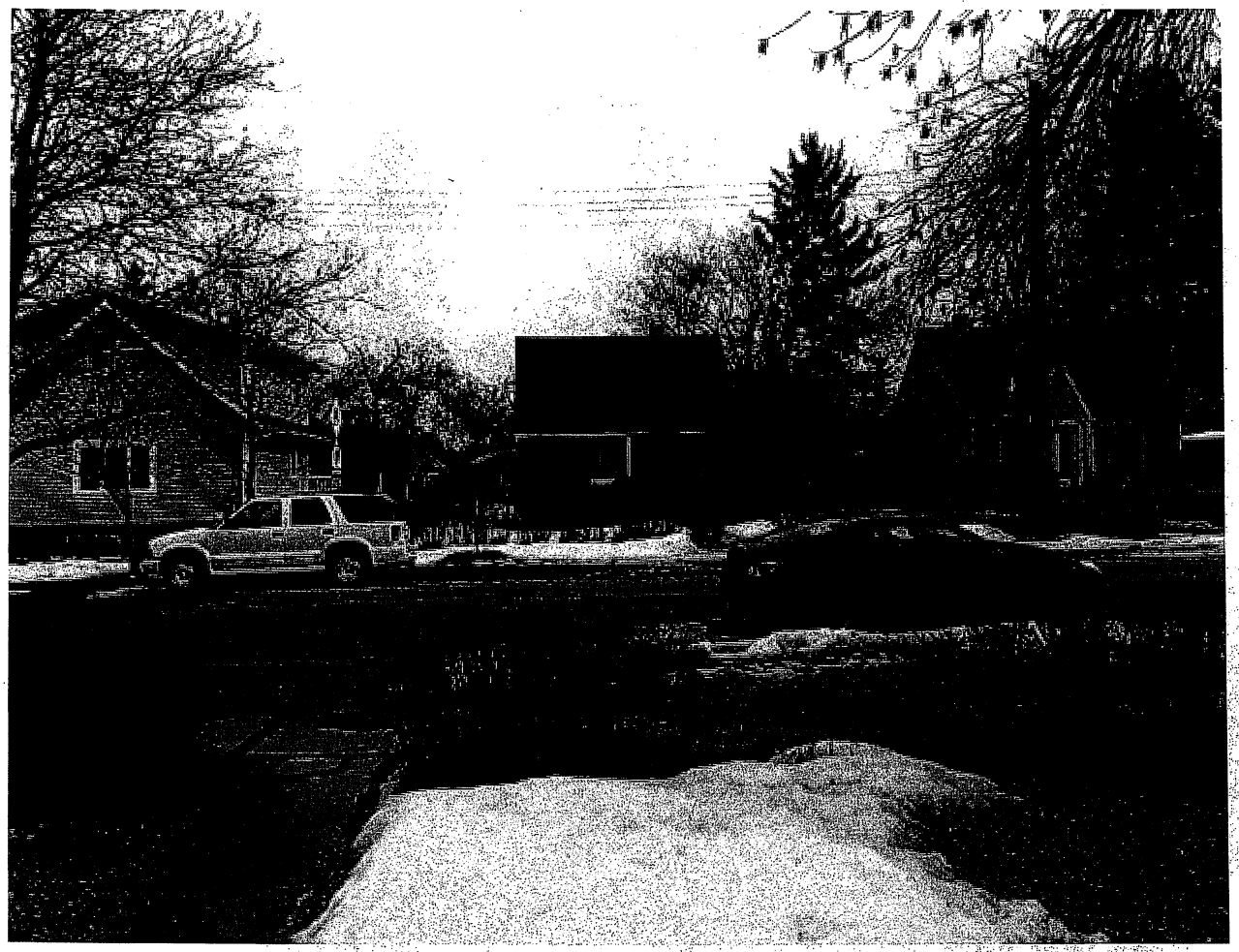
We own a home in the Chinese garden market and we are VERY concerned about mass. We have sent you photos of a house in Parkvale that meet the sideyard requirements but are ABSOLUTELY MASSIVE beside the little homes in Parkvale. It is not the only one but certainly the worse one.

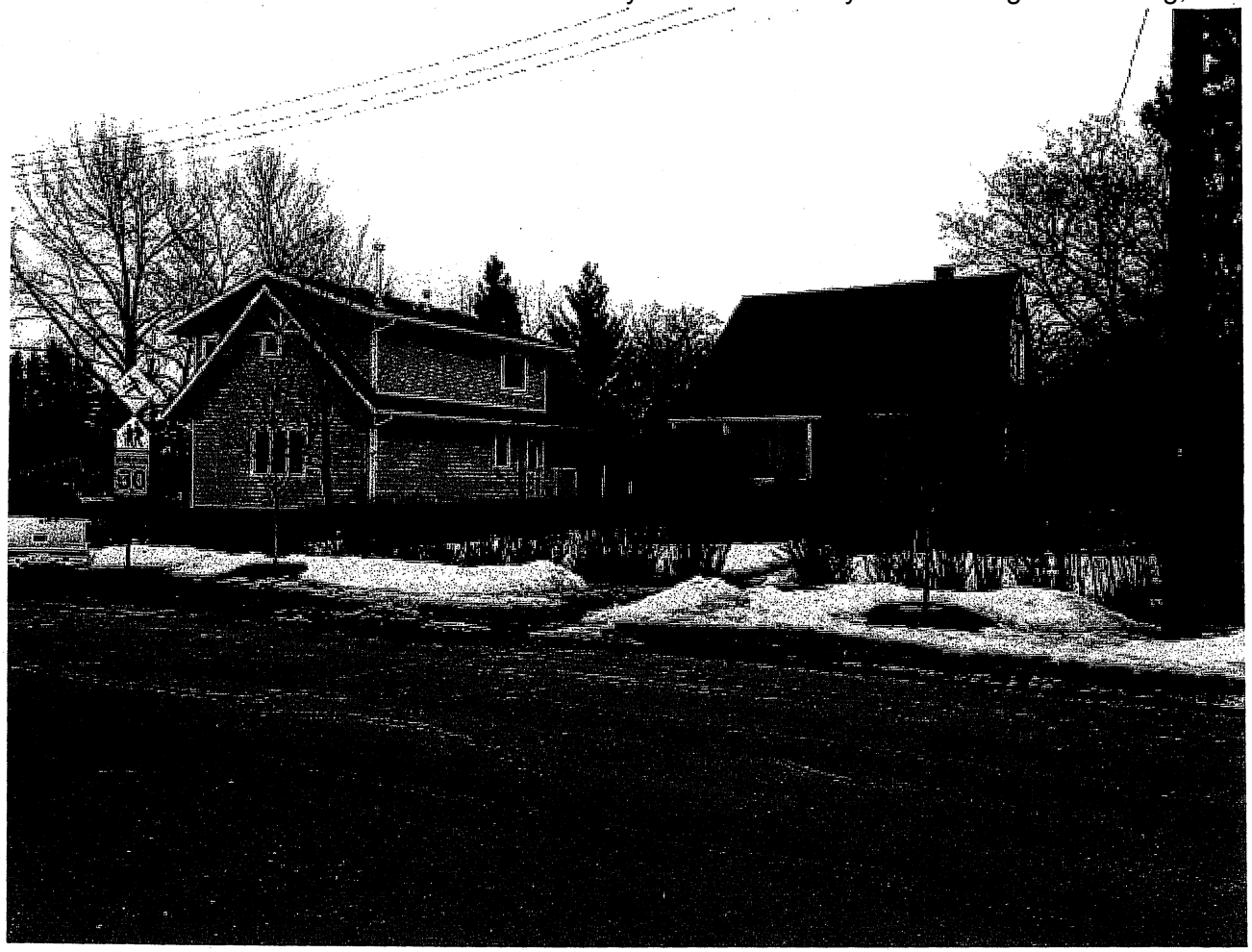
It would be nice to know exactly what you mean when you write "Regulations will be added regarding .... and design elements to building scale to be compatible with existing development". It doesn't make me feel great!

Here is a home at corner of 44 Ave and 59 Street in Waskasoo. It was redeveloped... not sure it is an infill but it DEFINITELY is what we hope to see in our Woodlea neighbourhood. It REALLY respect the character of its street in many many ways but particularly its mass.

Jeanne Davis
C:
E:







Sent from my iPhone

Christi Fidek

From: Kimberly Fils-Aime
Sent: March 24, 2017 8:11 AM
To:
Cc: Christi Fidek
Subject: RE: Woodlea Character Statements

Hi Barb,

Thank you for your inquiry. Anyone who currently has front yard access would not be impacted by any changes. The Character Statements serve as a guideline for redevelopment. Therefore, only someone who is building new or considering an addition to their home, would need to meet the various parameters of the Character Statements.

Have a great weekend!

Kim Fils-Aimé
Planner
Planning Department
403.356.8896

THE CITY OF Red Deer

From:
Sent: March 24, 2017 7:34 AM
To: Kimberly Fils-Aime
Subject: Fwd: Woodlea Character Statements

Barbara Dolynchuk, B.Sc., R.D.

-------- Original Message --------

Subject: Woodlea Character Statements
Date: 2017-03-24 07:31
From:
To: Christi.Fidek@reddeer.ca

Hello Christi,

I live at in Woodlea.

I am wondering about my situation with respect to revisions to the character statements in this area and a letter I just received. I have no side access for parking and a double tandem garage (detached) behind my house. That leaves only room for maybe one vehicle (if I had a visitor) to park behind my garage/house.

The street in front of my house often has many vehicles parked on it. I specifically made a double driveway in the front of my house to be accessible for clients and family and friends to park. If the no front access regulation were to go through, would people coming to my home not be able to park in that driveway?

Please advise.

--

Barbara Dolynchuk, B.Sc., R.D.

Christi Fidek

From: Sharon Hamilton
Sent: April 05, 2017 2:50 PM
To: Christi Fidek
Cc: Trevor Keeper
Subject: Woodlea Character Statements Front Access

Hello Christi,

I am emailing to respond (on behalf of my husband –Trevor Keeper - and me) to the proposed options for front access that will be included in the Woodlea character statements.

Our preference is option 1, which only allows front access in areas with no rear lane or side street. Our rationale for this is that the lack of front access/garages is a classically historical appearance which is big part of the Woodlea neighborhood's character and charm. Preserving as much green space as possible and minimizing curb cuts in the treed boulevard is critical in maintaining this distinctive character and sense of community within the neighbourhood.

We feel that those citizens wanting to build houses that have the same aesthetics of new neighbourhoods should build in newer neighborhoods. The charm and character that currently exists in Woodlea is what attracted us to move there. To lose this character would lessen the appeal of our community.

Thank you.

Sharon Hamilton

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

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Name: LAUREN + LEON HARDER

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

WE AGREE WITH OPTION TWO.

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Dennis Peter Moffat & Barbara B Moffat

To: Landowners located within the Woodlea neighbourhood and within 100m of the Woodlea neighbourhood

Re: Revisions to the Woodlea Character Statements

Why have you received this letter?
As a landowner within Woodlea or within 100 metres of the Woodlea area, The City has identified you as a stakeholder of the Woodlea Character Statements. Since the last referral in December 2016 the City has reviewed and considered landowner comments on the Character Statements. *A common theme throughout the comments received was the desire to ensure redevelopment fits within the context of existing development.* The City invites you to comment on front yard vehicle access (driveways) in Woodlea. Front yard access regulations will be added in the Woodlea Character Statements. In addition, since the last referral changes have been made in relation to side yard setbacks throughout the neighbourhood. This area provides front driveways. They help clear the streets

It is anticipated the Woodlea Character Statements will be presented to City Council in spring/summer 2017.

What are Character Statements?
All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another. agree. Woodlea has a character that is very utilitarian and eye pleasing.

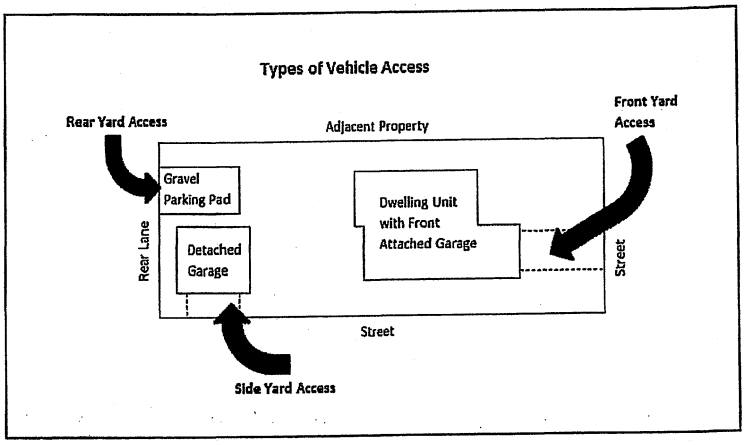
Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner. agree.

Updates to the Proposed Woodlea Character Statements:

<u>Side yard setbacks</u>
Throughout the entire Woodlea neighbourhood, side yard setback regulations will continue to remain as they exist today. In addition to the current setbacks, new development proposals must consider

adjacent properties in their design. Regulations will be added regarding window and balcony placement for privacy, excessive sunlight loss, and design elements related to building scale to be compatible with existing developments. Good.



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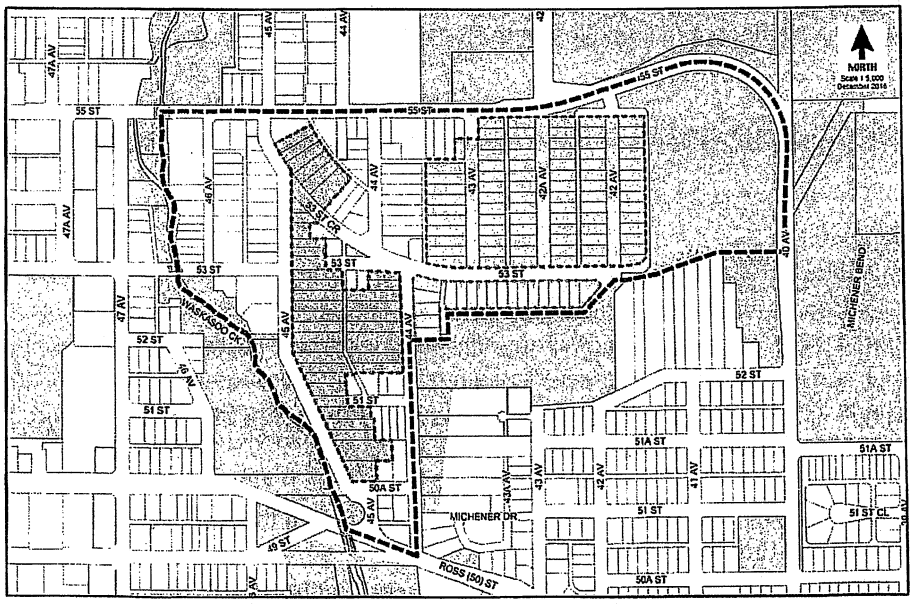
3. Allow front access in all areas. Agree

If you have a comment regarding one of these options please let us know. We will continue to review these options once the deadline to provide comments has passed.



THE CITY OF Red Deer

WOODLEA PLAN AREA
CHARACTER AREA MAP

Plan Area Boundary
Central Woodlea Character Area
Chinese Market Garden Character Area
Nazarene Camp Character Area

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What is the next step for the Character Statements?
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It is anticipated that Character Statements will be presented to City Council in spring/summer 2017. Thank you for your consideration in this matter. Please contact us if you have any questions.

Sincerely,

Christi Fidek
Senior Planner
Phone: 403-406-8701
Christi.Fidek@reddeer.ca

Kim Fils-Aimé
Planner
Phone: 403-356-8896
Kimberly.Fils-Aime@reddeer.ca

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

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Name: DENNIS MOFFAT

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

Front yard access removes unwanted parking traffic from Woodlea streets - Since 44 Ave / 53 St. N and E are heavily used. More front yard access would be a boon.

The "character" of a neighbourhood develops over the years. Attempts to alter this character usually develops a downgrade.

The prime concern of future planning should be to insure that neighbours don't impinge on each others space, privacy or comfort. Good fences make good neighbours.

Thank you. D M.

Christi Fidek

From: Jim Moreau
Sent: March 21, 2017 5:39 PM
To: Christi Fidek
Subject: Woodlea Character Statements

Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

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Name: JIM MOREAU

Mailing Address: _____ Code:

Phone #: _____ E-mail Address: _____

Dear Christi:

Please find the first page of your consultation letter for Woodlea character statements. Please see my comments below as per the :"Comments" section.

1. To preserve the character of Woodlea, option 1 seems to be in the best interests of the neighbourhood. "No front access in areas with new rear lane or side street".

While this may not be the forum for my second comment, I would like to raise concerns about the lot just across from Park Green, facing east. While it is apparently owned by Waste-Co, it is a weed patch in summer and vacant all year. A sign advertising this company has been on their west facing fence for several years.

I do not think this is in keeping with the character of Woodlea. Are there bylaws that speak to this?

Thank you for the opportunity to comment.

Jim Moreau

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off comments at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax comments to the Planning Department at 403-342-8200; or
- Scan and email the comments to christi.fidek@reddeer.ca.

Your comments are important.

Collection & Release of Your Information:
The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer *Land Use Bylaw.*

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Contact Information
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Name: Greg + Joyce Neiman

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

We do not wish to see home teardowns to be replaced by homes that do not fit the character of our neighbourhood. We realize that not all homes built in the 1940's + 1950's will all stand forever, but we do not think that "neighbourhood renewal" must destroy or significantly alter the modest middle-class character of where we live.

Front-parking home designs should not be allowed on streets where there are back alleys. Likewise, massive rebuilds on once-treed lots with huge oversized garages should not be allowed. The open, natural feel of Woodlea, with real lawns, real gardens + real trees, should be preserved. Other neighbourhoods may prefer total-lot builds with minimal green space, but Woodlea should be allowed to retain its current feel.

People are attracted to our treed streets with green space, + then tear out their trees + cover up the green space!

Thank you.

Front yard vehicle access also increases risk for children in our neighborhood using sidewalks to walk, run or bicycle.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

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Name: GARY OOSTENBROEK

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

I AGREE WITH OPTION #2. THE GARAGE SHOULD NOT EXCEED 50% OF THE FRONT FACADE. GARAGES ARE CERTAINLY NOT THE FOCAL POINT OF A HOMES CURB APPEAL, SO LET'S SEE THE HOUSE FOR A CHANGE.
- WHERE FRONT ACCESS IS PERMITTED HOW ABOUT THE GARAGE BE SET BACK FROM THE HOUSE INSTEAD OF PROTRUDING OUTWARD. THIS WAY YOU WILL SEE MORE HOUSE, LESS GARAGE & THE HOUSE BECOMES THE FOCAL POINT. THIS SHOULD BE ENCOURAGED ESPECIALLY ON THE DEEPER LOTS. THIS WILL IMPROVE CURB APPEAL & ARCHITECTURAL INTEREST.
I AGREE ALSO WITH OPTION #1 -
ENCOURAGE REAR OR SIDE ACCESS WHERE THESE OPTIONS ARE AVAILABLE.

GARAGES ARE IMPORTANT IN OUR "CAR CULTURE" BUT THEY'VE TAKEN OVER THE LANDSCAPE IN OUR RESIDENTIAL NEIGHBOURHOODS & WE NEED TO GET CREATIVE & INNOVATIVE AGAIN. THIS IS WHY WIDE SHALLOW MAKES SENSE

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
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Name: SHIRLEY PIRO

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: N/A

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

Prefer option 1 but I don't have enough information to know if option 2 would be more viable and option 1 too restrictive. Option 3 not an option in my view.

April 3, 2017 Christi Fidek called landowner to see if she could clarify the available options. After clarifying options, the landowner prefers Option #2 - limit front access to those properties with no rear lane or side street, and areas where it already existing for the majority of properties on a street, or where a uniqueness of a property determines it as the only viable option. In areas with a rear ~~lane or side street a front attached garage would have to be less than 50% of the home~~'s front facade.

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

Comment Return Options:

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Contact Information
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Name: John Schafer

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

I am pleased there will be no front yard vehicle access in the Chinese Market Garden area, which I am part of.

If there is a ~~home~~ older character home in an area. It should not be aloud to be torn down. This is what makes are area ~~attractive~~, attractive.

~~No front vehicle access.~~

There shouldbeno front vehicle access in areas that have a rear lane or side street.

Building height should also be capt to a minimum. Total height no more than 23'.

Thank you.

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: March 15, 2017

Re: Front Yard Access in Woodlea

Comments Due: April 5, 2017

Comment Return Options:

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Name: Beth Shaw

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comments regarding front yard access in Woodlea

FRONT YARD VEHICLE ACCESS:

#1 – No Front Vehicle Access Except In Areas With No Rear Lane or Side Street.

I feel this is the best option for Woodlea. We have such a unique area and would not want to give new owners or newly "renovated" home owners the opportunity to build a garage in the front or side of their property.

Beth Shaw

Thank you.

Christi Fidek

From: Peter Slade <
Sent: April 05, 2017 4:42 PM
To: Christi Fidek
Subject: Woodlea Character Statements

Dear Christi:

Thank you for your letter of March 15, and for the opportunity to make further comments on the Woodlea Character Statements.

In terms of the specific input requested re: front vehicle access--and by extension, front garages--I would like to say that my position and that of my wife, Peggy Johnson, continues to be consistent with that expressed by the Woodlea Community Association Board in a recent submission to the Planning Department.

In terms of the options presented in your letter, we would choose number 1, "No front vehicle access except in areas with no rear lane or side street." Again, I would stress that I interpret this, both in terms of our previous discussions of the issue and in terms of the diagram provided on page 2 of your letter, to mean no front vehicle access leading to an attached front garage. (We ourselves have no rear access; instead we have a narrow, one-lane front drive leading to a rear garage.)

Most properties in Woodlea do have rear lanes, and clearly the purpose of those lanes is to provide rear access to the property. Historically, where people have constructed garages, for the most part it has been at the rear of their properties. Consequently, most properties in Woodlea do not have front-access garages, and this is one of the features of our neighbourhood streetscape that gives it a distinctive character, with lawns and mature landscaping occupying space that might otherwise be given to asphalt or concrete. Although some may argue that front attached garages have become a standard feature in newer Red Deer neighbourhoods and so should be permitted here, we would argue that this is not a reason for emulating those neighbourhoods, but rather, for maintaining the unique look of our own. Front attached garages, even if they are less than 50% of the facade, tend to be a dominating architectural element, and consequently they have the potential to change the streetscape quite considerably.

To speak for a moment more specifically about 45th Ave. south of 55th St., this is one of the most historic streets in the city, and (despite some recent new-builds), most of the properties do not have front drives combined with front attached garages. The spacious lawns and mature landscaping on these lots--features which contribute to the distinctive streetscape--would be compromised if front access and front attached drives were permitted.

Thank you for the opportunity to make these comments, and we look forward to further discussions between the Planning Department and the Woodlea community.

Sincerely,

Peter

Peter Slade,

Christi Fidek

From: James Stork
Sent: April 02, 2017 5:12 PM
To: Christi Fidek
Subject: Front Yard Access in Woodlea

Good Day Christi,

Please forgive me for not scanning and attaching the form you sent. I ended up rewriting it.
Please accept my comments below.

Regarding front yard access in Woodlea:

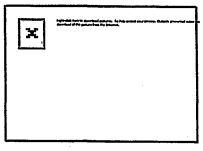
I am of the belief that everyone should have front access in all areas.

It may also keep cars off the street and potentially safer from criminal activity (vandalism, break-ins, etc).

Thank you,

Phone:
E-mail:

James Stork



Christi Fidek

From: Laura Turner
Sent: April 05, 2017 7:32 PM
To: Christi Fidek
Subject: Woodlea Character Statements - proposed revisions

Christi,

I hope I'm not too late with a few comments that I have regarding the Woodlea Character Statements.

1. To quote correspondence from the Planning Department: Character Statements are for neighbourhoods that "contain a combination of elements that together make an area unique or special" and "the character is designed to guide a redeveloping area in an intentional manner." The very fact that such Character Statements are being developed for Woodlea reflects a desire to put in place guidelines for redevelopment above and beyond those contained in the Land Use Bylaw with the intent to recognize, preserve and enhance the uniqueness of the neighbourhood.

2. In the March 15, 2017 letter to landowners, proposed updates include maintaining the existing regulations for side-yard setbacks. If I understand that correctly, this means that "the existing large side-yard setback standards" that have been identified through the process of drafting the Character Statements as being an element that contributes to the uniqueness of Woodlea, will be abandoned in favour of the regulations that exist for all neighbourhoods that do not have a neighbourhood-specific planning tool (ie - the CoRD Land Use Bylaw regulation of 1.5 metres?). This seems to me to be very contrary to the process and intent of Character Statements.

3. The same letter describes options for front vehicle access (for the entire neighbourhood, excepting the Chinese Market Garden and Nazarene Camp Character areas). The CoRD's "General Redevelopment Standards – Applicable to all Redevelopment Applications – Standard 3.22 – Minimize the use of front driveways where adequate vehicle access is available from the lane" seems to indicate a desire to maximize walkability, green space and streetscape character. These are the very things that have been identified as being desirable character elements of Woodlea, the very elements we wish to preserve and/or enhance. It is confusing that contradictory options would even be considered.

4. There are many alternatives for folks who want to build and/or redevelop. Older, mature neighbourhoods are like older, mature trees - once they are gone, they cannot be rebuilt or replaced. Building infill housing in a mature neighbourhood is a privilege that comes with responsibilities.

There are very obvious reasons why some choose to build/redevelop in Woodlea (or similar mature neighbourhoods) – they want to live in a neighbourhood that has character – so let's ensure that they preserve and/or enhance that character. Isn't that the intent of creating Character Statements as a planning tool/guideline?

Christi, I understand (and empathize) that these situations often involve varying viewpoints and the need to attempt to satisfy as many as possible- and how difficult that can be. I very much appreciate the ongoing consultation. Many thanks to you and your team!!!!

June 2017 Character Statements Update to Landowners

THE CITY OF
Red Deer

PLANNING DEPARTMENT

June 13, 2017

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2»

To: Landowners located within the Woodlea neighbourhood and within 100m of the Woodlea neighbourhood

RE: City Council consideration of the Woodlea Character Statements

Why have you received this letter?
As a landowner within Woodlea or within 100 metres of the Woodlea area, The City has identified you as a stakeholder of the Woodlea Character Statements. Since the last referral in March 2017 the City has reviewed and considered landowner comments on the Character Statements.

What are Character Statements?
All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner.

What is the next step for the Character Statements?
Updates to the Character Statements will be made available on the website at: www.reddeer.ca/woodlea. In recognition of summer schedules the final document will be posted on the website the week of June 26, 2017 and anticipated to go to City Council for consideration of First Reading on August 21, 2017. This date is subject to change. City Council meeting agendas are posted at http://meeting.reddeer.ca/meetresults.aspx on the Friday before each Council meeting; if you are interested in attending or watching online please check the agenda to confirm it will be considered that day. Please note that at First Reading the public will not be granted the opportunity to speak for or against the document.

If Council gives First Reading, Council must hold a Public Hearing prior to considering Second and Third Reading (adoption) of the Character Statements. At the Public Hearing the public will have the opportunity to voice their opinions on the proposed document. Public Hearings are advertised in the

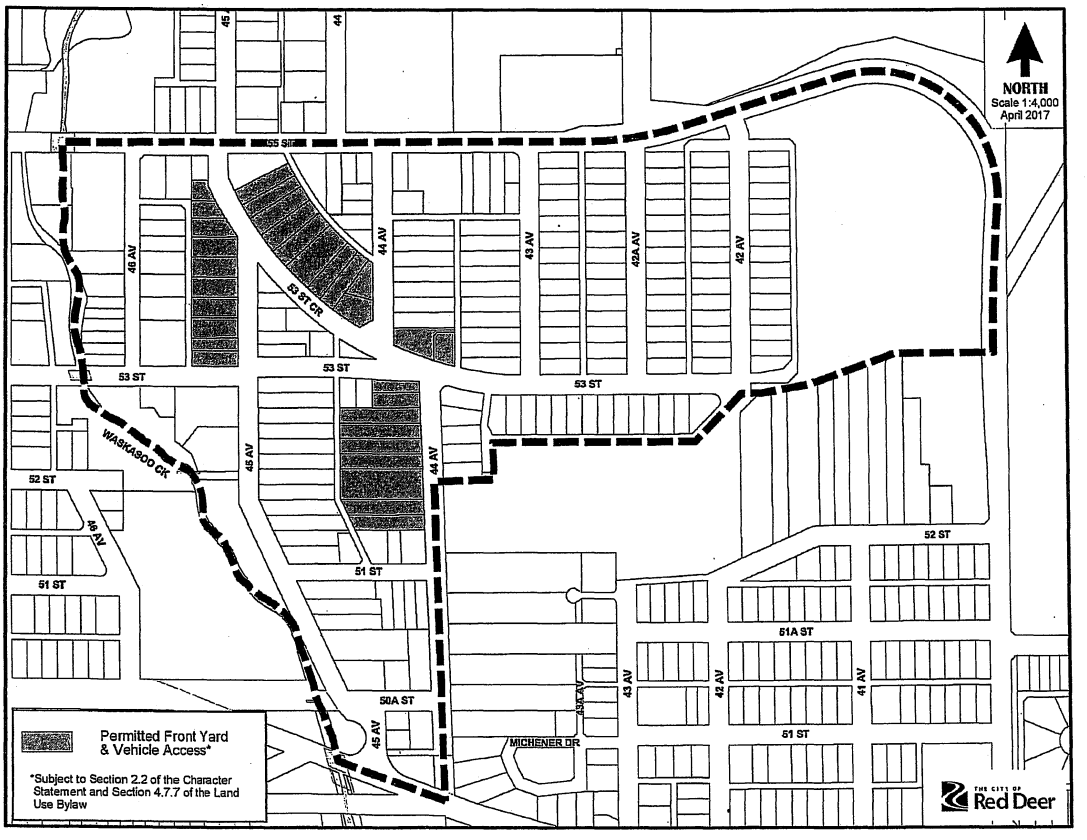
Friday edition of the Red Deer Advocate and all landowners within 100-metres of the neighbourhood will also receive written notification of the Public Hearing.

If you plan on attending a City Council meeting they are held in Council Chambers on the second floor of City Hall. They alternatively can be watched online at http://meeting.reddeer.ca/meetresults.aspx.

Key Updates to the Proposed Woodlea Character Statements:

Front driveways

Throughout the neighbourhood front driveways will continue to be considered in areas where it is a dominant feature of the streetscape. Areas where front driveways are a dominant feature of the street are shown in the map below:



Consideration of front driveways in other areas may also be granted for a unique circumstance on a property. In addition, specific design regulations for front attached garages, in all areas of Woodlea, will be implemented.

If you need further clarification please contact me at 403.406.8701 or christi.fidek@reddeer.ca

Sincerely,

Christi Fidek
Senior Planner
(Please note that my hours of work are: Monday-Wednesday, 8:00am – 2:45pm)

July 2017 Letter Submitted by the Woodlea Community Association and City's Response

Woodlea
COMMUNITY ASSOCIATION

July 14, 2017

Christi Fidek
Senior Planner
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Christi:

RE: Resuming the Planning Process

The Woodlea Community Association would like to continue our discussion with the Planning Department about which tools, such as an area redevelopment plan, would enable us to deal with the redevelopment questions that continue to arise within our neighbourhood.

We have been surprised to learn—particularly in relation to the carriage home application—that in the view of the Planning Department, the Character Statements are not meant to address issues of density in our neighbourhood or to provide any guidance on such things as adding carriage homes (which are prohibited under our R1 zoning) or subdividing lots. As you stated at the Public Hearing on June 26, 2017, in the view of the Planning Department, Character Statements deal solely with street view.

That was certainly not our impression as we worked with Planning to develop these statements over the past year or so. Some of the issues that gave rise to the establishment of the Woodlea Community Association were a proposed subdivision of a lot in our neighbourhood and a series of requests for relaxations with respect to oversized garages. Our initial consultation with members, which you facilitated, also identified density as a significant concern. We did discuss with the Planning Department the various tools available for addressing our issues, and in our understanding of those discussions, we were directed toward Character Statements as an appropriate tool. As we have worked on the Statements, that view has been reinforced by the numerous references in the document to large lot sizes, large home setbacks, and low density. We were also assured that these Statements represented a higher development standard than is currently in the R1 zoning, and our understanding was that the R1 zoning was, in essence, being reinforced by the Character Statements.

The Woodlea Community Association Board expressed these concerns about our seemingly different understandings of the Character Statements when we met with you on May 2nd although, unfortunately, those concerns were not reflected in your notes of that meeting (and regrettably we did not catch that omission earlier when you asked us to review the notes). In that meeting and in the subsequent Public Hearing, we also indicated that a main reason for our objecting to the proposed carriage home in Woodlea had to do with the doubling of density on that lot (so that if approved, there would be two separate residential buildings on a lot currently zone R1), and also with the potential loss of privacy not only for immediate neighbours, but also for neighbours across the alley and even for neighbours several lots away. We stressed the need to make decisions such as allowing a site exception of a particular lot within the context of a broader plan, arrived at based on sound research and evidence, rather than a generalized impetus toward densification.

To ensure that we have been fairly representing what we have heard through previous public consultation with residents, we also elicited feedback from community residents through a neighbourhood mailout prior to the Public Hearing. The responses were almost unanimously against this type of redevelopment without further consultation.

It was made clear at the June 26th hearing that if the Character Statements do not provide guidance on such things as subdivision, carriage homes, and various applications for bylaw relaxations, then they will not address some of the fundamental concerns raised by our community over the past several years, or provide good guidance for MPC or Council when faced with requests such as the recent carriage home application.

Please email me at pcamp@telusplanet.net to arrange a meeting where we can discuss these issues and continue to move forward with the planning process.

Yours sincerely,

Trish Campbell, President
The Woodlea Community Association

Cc: Emily Damberger
Red Deer City Council

Christi Fidek

From: Emily Damberger
Sent: July 20, 2017 2:24 PM
To:
Cc: Christi Fidek; Frieda McDougall
Subject: RE: Continuing the Planning Process

Hi Trish,

Thank you for your letter on behalf of the Woodlea Community Association. Sorry for the delay in response, I wanted to make sure I was communicating our response in line with Council communication policies as the letter was also cced to Council.

The Woodlea Character Statements draft document is available for review by residents of Woodlea at the following link http://www.reddeer.ca/business/planning/working-projects/woodlea-character-statements/.

We anticipate sending invitations to all residents of Woodlea to attend a community meeting regarding the Character statements in the Fall, prior to the Character Statements coming before City Council for consideration. The meeting will be an opportunity for the Woodlea Community as a whole to share final feedback on the Character Statements.

We look forward to seeing you and other Community Association members at the future Woodlea community meeting.

Thank you,

Emily

Emily Damberger
Planning Manager
City of Red Deer
403-406-8708
emily.damberger@reddeer.ca

-----Original Message-----
From:
Sent: July 14, 2017 11:37 AM
To: Christi Fidek
Cc: Emily Damberger; City Council
Subject: Continuing the Planning Process

Hi Christi,

Please see the attached letter from the Woodlea Community Association.

Trish Campbell
President
Woodlea Community Association

October 2017 Open House Invitation and Landowner Comments

In October 2017 the City held an open house for landowners and residents to look at what was being proposed and how it would affect future redevelopment. The open house was well attended with between 40 and 50 people visiting. The intent of the open house was to identify if any changes were required prior to taking the bylaw to Council for consideration. Overall the Woodlea Character Statements proved to be a balance between those not wanting increased development and those that did.

Summary of Key Comments

October 2017: *Open House on Draft 3 (Highlights included limited front yard vehicle access and design parameters on front attached garages)*	
Comments	**Administration's Response**
Mix of housing styles	A mix of housing styles can be proposed.
Need to address density; No duplexes should be allowed; Basement suites should be very limited	The Character Statements do not specifically address density. Subdivision with respect to density must be compatible in the width, depth, and area with existing development in the area. Secondary Suites in all residential neighbourhoods are allowed up to 15% of the total number of Detached Dwelling Units in the respective neighbourhood.
Retain park-like setting: lots of green	No changes are proposed to the parks in or along Woodlea as part of the Character Statements. In addition, the large front yards and treed boulevards are not proposed to change.
No front access; Allow front access	Front yard access will continue to be allowed in some areas where it is currently part of the character of a street.
No need for Character Statements; Change needs to happen over time on its own; New landowners should have a say in how their property is developed; Character Statements do not do enough to	Character Statements are meant to build on existing regulations and encourage creativity in redevelopment. Recognizing that neighbourhoods evolve overtime the Character Statements identify the unique design elements that currently exist while

October 2017: *Open House on Draft 3 (Highlights included limited front yard vehicle access and design parameters on front attached garages)*	
restrict development; Additional policy is required	allowing other elements to change as homeowner demands change.
Redevelopment should be considerate of neighbouring properties (scale, privacy, sunlight); New development should be consistent with what already exists	Specific design regulations have been created to address scale, mass, and height for redevelopment. In addition design standards have been created for front attached garages, where allowed. Privacy has been addressed through requirements for balcony and window placement in redevelopment. A sunlight loss standard is also included in the Character Statements.
Generous setbacks	Setback requirements are to be compatible with the existing setbacks on the block. Side yard setbacks must also consider privacy and sunlight loss impacts to adjacent properties.

THE CITY OF Red Deer

PLANNING DEPARTMENT

October 3, 2017

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «

To: Landowners located within the Woodlea neighbourhood and landowners within 100 m of the Woodlea neighbourhood

Re: Woodlea Character Statements Open House

Why have you received this letter?
As a landowner within Woodlea or within 100 metres of the Woodlea area, The City of Red Deer is pleased to extend an invitation for you to attend an open house regarding the proposed Woodlea Character Statements. The open house details are below:

Date:	Wednesday, October 25, 2017
Time:	Drop in between 1:00pm – 8:00pm
Location:	Pidherney Centre 4725 43 Street, Red Deer, AB

The neighbourhood appears to be divided regarding redevelopment in the area. The intent of the open house is to provide opportunity for all voices in the neighbourhood to be heard and consulted on development matters and clarify what Character Statements entail. Several City staff will be present at the open house to provide one on one conversations.

For those unable to attend the information provided at the open house will be posted on the project website (www.reddeer.ca/Woodlea) on Thursday, October 26, 2017. Neighbourhood residents and those impacted will be able to submit their comments online.

What are Character Statements?
Character Statements help guide future redevelopment design in an area. All neighbourhoods contain the same basic design elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner.

What is the next step for the Character Statements?
Updates to the Character Statements following consideration of feedback collected from the neighbourhood consultation will be made available on the website at: www.reddeer.ca/woodlea. The Character Statements are anticipated to be considered by City Council later this year. Public comments combined with City Administration recommendations will be considered by Council.

Council meetings are held every second Monday and meeting agendas are posted at http://meeting.reddeer.ca/meetresults.aspx on the Friday before each meeting. If you plan on attending a Council meeting they are held in Council Chambers on the second floor of City Hall. They alternatively can be watched online at http://meeting.reddeer.ca/meetresults.aspx.

In order to be passed (to become a City bylaw) Council must grant three readings of the document. Please note that at First Reading the public will not be granted the opportunity to speak for or against the document. If Council gives First Reading, Council must hold a Public Hearing prior to considering Second and Third Reading (adoption) of the Character Statements. At the Public Hearing the public will have the opportunity to voice their opinions on the proposed document. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners in the neighbourhood and within 100-metres of the neighbourhood will also receive written notification of the Public Hearing.

Thank you for your consideration in this matter. Please contact myself if you have any questions.

Sincerely,

Christi Fidek

Christi Fidek
Phone: 403-406-8701
Christi.Fidek@reddeer.ca

Please note that my hours of work are Monday – Wednesday, 8:00am – 2:45pm

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Comment Sheet

We invite you to provide feedback regarding the proposed Woodlea Character Statements. Your feedback is very important to us.

Please submit comments by November 7, 2017.

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Contact Information
Your contact information allows administration to respond as needed.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Please come and drive by my house and see why Design Standards are essential. One household should not be able to build their dream home at the expense of their neighbour's enjoyment of their home and yard / garden!

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Contact Information
Your contact information allows administration to respond as needed.

Name: DIANNE BRIERS

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

So let me get this straight - you can't or won't do something about derelict or weed riddled properties that are a blight on the neighbourhood but you will refuse to allow a carriage house on a property. You allow them in new areas. This house and proposed carriage house are a distinct improvement on what it replaces. The carriage house is in the back which seems to be your big hang up, but received overwhelming approval from the other neighbours you've since driven. What gives? You'd rather have rundown properties rather than an improvement?

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Contact Information
Your contact information allows administration to respond as needed.

Name: JOHN CAMPBELL

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Please ensure there are no front drive bays. Separate street parking and have it already have a back alley access!

Is there any chance of cost effective underground power!

A lot of kids speed up 42A to hit the green on 55/51. How about closing 42A to allow to the "morning" school bus route?

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Contact Information
Your contact information allows administration to respond as needed.

Name: Trish Campbell

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

- The character statements represent an excellent initial step
- I would recommend that the City continue the planning process working toward an Area Redevelopment plan similar to Parkvale & Waskasoo - in particular, to address questions of density mentioned but not detailed in the Character Statements.

Woodlea COMMUNITY ASSOCIATION

November 7, 2017

Ms. Christi Fidek, Senior Planner,
City of Red Deer Planning Department,
Box 5008,
Red Deer AB, T4N 3T4

Dear Ms. Fidek:

Re: Woodlea Character Statements

On behalf of our association, the Woodlea Community Association Board would like to offer some comments on the proposed Woodlea Character Statements prior to those being presented to Council for approval.

As you know, concerns about redevelopment in Woodlea were one significant reason for people in our neighbourhood coming together to form an association three years ago, and from our inception we were eager to work with the Planning Department to develop guidelines that would ensure rational and orderly redevelopment and preserve or enhance the essential qualities of Woodlea that residents value so much. Of the various tools available, the Planning Department recommended that Character Statements would provide an effective way of addressing the kinds of challenges we were facing, and so our Board and members have worked with Planning over the past two years to develop the current version of the Character Statements.

There have been numerous drafts and opportunities for input, and so the current document represents a compromise among a variety of perspectives, reflecting input from our Board, our members, other residents of the neighbourhood, others from whom the Planning Department has sought input, and the Planning Department itself. On balance we believe that the Character Statements in their current form constitute a potentially useful set of guidelines, and we support their adoption by Council.

However, events in the summer of this year relating to an application for a Carriage Home in Woodlea have underscored for us some limitations of the Character Statements. In our view, the proposal to add a second, two-story residential building on a single R1 lot represents a very significant departure from the existing character of our neighbourhood, as we expressed in a written submission to the City and at the Public Forum on the application. However, in supporting the Carriage Home application, the Planning Department took the position that the Character Statements would provide no guidance whatsoever on such a proposal—and that in fact they relate only to "street view."

We disagree with this interpretation of the Statements; however, if in fact Planning takes that view, then we believe that there is a need for additional guiding policies relating to redevelopment in Woodlea that take into account much more than streetscape. This is particularly true given that the Municipal Development Plan states as a goal the intensification of established residential neighbourhoods, and given that this goal was cited by the Planning Department in supporting the Carriage Home application. We detailed our concerns in a letter to the Planning Department, copied to members of City Council, on July 14, 2017, and we attach that letter to this submission for further clarification.

In brief, our concern is that in the absence of clear guidelines, redevelopment may be piecemeal and incoherent; that requests for site exceptions may be the occasion for strenuous disagreements among neighbours, with no clear direction to City Council on how to resolve such situations; and that ultimately the unique character of our neighbourhood may be eroded and even destroyed.

At this point it is not evident to us what the appropriate tool is to achieve the desired objective—an Area Redevelopment Plan, or an established neighbourhoods overlay setting out guidelines for intensification, or some other tool—but we respectfully request that the City address this issue and develop comprehensive policy in consultation with the Association and all residents of Woodlea.

Yours sincerely,

Woodlea Community Association Board

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PLANNING DEPARTMENT

Comment Sheet

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Please submit comments by November 7, 2017.

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Contact Information
Your contact information allows administration to respond as needed.

Name: KEN DUHAMEL

Mailing Address: [illegible] Postal Code: [illegible]

Phone #: [illegible] E-mail Address: [illegible]

General Comments

PLEASE SEE ATTACHED.

THANKS

KEN DUHAMEL

First off, thank you to the city and the planning department for opening up the floor to discuss this issue. I hope that a large number of residents and land owners have taken the time to voice their opinion. I hope there has been proper representation of all the different opinions, as it seems not all people care that much or feel the need to take part, and maybe the old door to door canvasing is the best way to get some answers.

I have two different views when it comes to character statements. When character statements are in reference to the public areas such as the street scape, sidewalks, treed boulevard, parks and roads, I do support character statements. But when it comes to what an individual can or cannot build on their private property, I cannot support this. What brings character to a neighborhood is diversity. Multiple architectural and design elements are essential to a neighborhood and its character. By placing more guidelines on top of the current bylaws, we are simply creating more neighborhoods that lack character, which already exist in the city. The city should be promoting infill and redevelopment. By allowing creativity, the city will create far more character in these wonderful mature inner city neighborhoods, and more people wanting to invest in the inner city. I think the current bylaws are enough, and giving development authority to a community and its members personal opinions, is not the answer. I'm quite certain the planning department members, who have studied urbanism are aware of the issues and also know the proper methods and have a "big picture" view of whats best for these neighborhoods going forward.

Thank you

KEN DUHAMEL

THE CITY OF
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PLANNING DEPARTMENT

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Contact Information
Your contact information allows administration to respond as needed.

Name: Carly Enright

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I am pleased that the city took the time to have a character statement meeting on Oct. 25. I sincerely hope that the turn out correctly represents the community and not solely the few opinionated who have previously been the loud voice of Woodlea. Seeing the comments on the "What Have We Missed" board, I fear people have the wrong idea about character statements and their role in choosing them. A comment was made that the infill on 43 Ave was 'ugly'. Not only is this a classless comment, it reflects the belief of some that character statements are in place to appease people's

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personal styles and tastes. Being currently involved in an infill, we have invested a lot of money into Woodlea. We have taken an old, run down house, and turned the lot into a desirable location that has created a lot of interest in the house specifically, and downtown infills. We have chosen to do this beside a derelict house, which has been condemned. I believe we have added value to the neighborhood, regardless of ~~other~~ opinions on how the house looks. Our style is way different than what others would + will hopefully be putting up in the neighborhood. And that is a good thing! If we wanted to live in a bland neighborhood, void of character + unique features, we would likely have chosen a new suburb area of Red Deer. The comment was also made that development should reflect the housing that is already present. On our street, that would mean building an 800 sq ft. bungalow. It will be very difficult to maintain growth + development in this area, if this is expected.

Comment sheets may be submitted by **November 7, 2017** using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Scan and email to **christi.fidek@reddeer.ca**

Thank you for your input!

I am very excited to be a part of this beautiful neighborhood, and look forward to it's continued growth + improvement.

THE CITY OF
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PLANNING DEPARTMENT

Comment Sheet

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Contact Information
Your contact information allows administration to respond as needed.

Name: SUSAN HARPER

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

- keep side yards wide, both sides, full length of lot
- ~~no front stairs allowed~~
- no additions that block sunlight from neighbours' yards
- keep the wide boulevards with trees
- no added front driveways.

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Contact Information
Your contact information allows administration to respond as needed.

Name: DAVID MACRAE

Mailing Address: _____ Postal Code: _____

Phone #: _____ e-mail Address: _____

General Comments

I love older neighbourhoods. One component of them is the heterogeneity. That is how it was in Vancouver, Kelowna etc. Older houses & modern homes next to each other.

Revitalization in these neighbourhoods often involve younger families that want to buy modern homes. More tradional homes buyers tend to live in suburbs, county.

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Contact Information
Your contact information allows administration to respond as needed.

Name: Greg & Joyce Neiman

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

We love our home & neighbourhood in Woodlea, for its open, park-like setting, in easy walking distance from downtown. We would hate to see it become unaffordable to the next generation of families who would want to raise families in an area with generous yards & open streets. We are not concerned with homes adding suites over a garage or in a basement, as long as on-site parking is maintained. This may help young families afford their mortgages, or help house older parents. Houses in our area will need renovations over time (ours did), but the middle-class open, treed, and green nature of Woodlea is too precious to lose. Red Deer has enough wall-to-wall over-built "mansion" subdivisions.

Woodlea Character Statement Comments

Like everyone else involved in the Character Statement debate my wife and I fell in love with the area, it is charming, clean and in a great location. It became our goal to build a new house on a lot that has a house that is rather in rough shape.

When we bought our property 2 years ago for this purpose we had no idea these new rules were in the works. Had we known that this could potentially de-rail our plans or complicate them in any way, we would never have pursued this.

Our main concerns for our project are the rules regarding front attached garages. This for us is likely a deal breaker for our infill plans. It is hard to understand why in an area that has had homes being built for several decades with attached garages, it is an issue now.

We are also concerned about the rules deterring investment in the area. To us, one of the qualities of the neighborhood is the fact that it attracts development and renewal. It is a very real concern for us that these character statements will make an already difficult process even more difficult and reduce the appeal to re-develop. It's not hard to find examples of areas in Red Deer that are not seeing the investment that Woodlea has been, is that what the city really wants?

In closing we are hopeful to get our project underway before these rules impede our plans. If we are unable it is unlikely we will spend the money to change our plans and would likely sell the property.

Thanks for the opportunity to comment.

Dean and Shauna Oster

November 6, 2017

Ms. Christi Fidek, Senior Planner,
City of Red Deer Planning Department,
Box 5008, Red Deer AB,
T4N 3T4

Dear Ms. Fidek:

Re: Woodlea Character Statements

We would like to put in writing very briefly some of the thoughts that we shared with you and Ms. Damberger at the open house on the Woodlea Character Statements held on October 25.

We appreciate the work that the Planning Department has done with our neighbourhood over the past two years to develop these Statements, and we believe that they are a useful first step in developing policies to govern orderly redevelopment in Woodlea.

However, we personally share the concerns that have been raised by the Woodlea Community Association. If the Planning Department takes the position (as it did at the June 26 Council Meeting and Public Hearing) that these Character Statements deal with nothing more substantial than "street view," then they are going to be of limited use to the City in dealing with the kinds of contentious redevelopment situations that have arisen in the recent past—e.g., the application for a site exception to erect a Carriage Home, or the application for subdivision to create a lot on which it would be impossible to erect a conforming dwelling.

For this reason, we fully support the Community Association's request that the Planning Department work with the community to develop whatever additional policy tool(s) would be most appropriate to help ensure that redevelopment in Woodlea proceeds in an orderly and fair way that protects the character of our neighbourhood—not just the streetscapes—and prevents the erosion of those very qualities that make this a great place to live.

Yours sincerely,

Peggy Johnson and Peter Slade

Christi Fidek

From: Laura Turner
Sent: November 07, 2017 7:38 PM
To: Christi Fidek
Subject: November comment re Woodlea Character Statements

I have been involved since the outset in the collaborative process between the residents of Woodlea -- via the Community Association formed by residents, in part, to act as their voice in matters such as their interest and concern in neighbourhood (re)development -- and the CoRD Planning Department to create a planning tool which adds an extra layer of criteria and regulations to guide and provide controls that specifically address the special needs of our mature neighbourhood.

At one time I felt, that for the most part and as much as is possible, Character Statements would accomplish just that. I was also pleased that Planning assured us that, although the Character Statements are not formally binding until approved and adopted by City Council, in the interim development permits would be reviewed with 'a Character Statement lens' and required to adhere to their criteria and intent.

Recently, I was surprised to see that The City of Red Deer installed a new curb-cut on 45 Avenue. The existing sidewalk curb was demolished and replaced presumably to accommodate street access for vehicles/garage at an existing home that has a relatively new (2014) and large (80% height relaxation) detached, alley-access garage.

This is another example, a very blatant one, of how the Character Statements have failed Woodlea.

Laura Turner

Sent from my iPad

Scribed Notes from the Woodlea Character Statements Open House
Wednesday, October 25, 2017

Donna Gibbons

- Not a gated community – Community Association
- Have to let change happen or else it will be derelict

Sam Van Gunst

- Things have been fine so far
- Newer people moved into neighbourhood
- Process not necessary
- How much is this going to cost?
- Has been change for past 40 years
- Sensed that neighbourhood has improved
    - People have built beautiful homes

Dennis Moffat

- Character defined through the years
- Newcomers say what should be done in the neighbourhood

Greg and Joyce Neiman

- Large size of house
    - Scale should not be too big
- Tree removal
    - Retain park-like setting. Feeling of space
    - Replace trees
- Affordability
    - Bought in Woodlea due to it being affordable at the time
    - We have added onto it, understand that change will happen
    - Ensuring a mix of housing for affordability
    - Ok with basement suites and carriage homes as long as parking is available on site, part of making affordable
- Woodlea being gentrified
- Would like side yard setbacks large
- Retain character with open, treed areas, yards, welcoming to medium incomes

January 2018 Group Consultation Feedback Form for July 2017 and November 2017 letters submitted by the Woodlea Community Association & copies of Woodlea Community Association correspondence to community association members throughout planning process

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Interested Party/Group Consultation Feedback Form

(Includes groups such as Community Associations, Advocacy Groups, Interest Groups, and Applicants of development)

As an Interested Party/Group we invite you to provide feedback regarding the enclosed application. By providing feedback you are providing your group's perspective as the "voice of the community." This helps City staff to better understand what is important to your community as we work with the applicant, and it assists City Council to make an informed decision when reviewing the proposal.

File Number: Woodlea Character Statements

Name of Interested Party/Group: Woodlea Community Association

1) Was the application discussed at a Interested Party/Group board meeting prior to submitting comments? If yes, please include a copy of the minutes of the Interested Party/Group meeting.

Yes. The application (and letters) have been discussed and approved prior to submitting.

All communications from the Woodlea Community Association are reviewed and approved by Board members prior to being delivered or submitted. The letters, dated November 7 and July 14, were circulated to Board members for review and approved via email prior to being submitted to The City of Red Deer. Those letters were also reviewed and discussed by residents at the Woodlea Community Association's Annual Meeting, held November 16, 2017. The *draft* minutes of the 2017 Annual Meeting include the following:

Character Statements Update & Future Direction

Peter Slade provided an update on the history and status of the Woodlea Character Statements, including the content of the November 7, 2017 letter from the Board to the Planning Department (a copy of which was provided to all attendees). Discussion followed.

Several residents indicated that they were aware of the many opportunities for input, but were generally unaware of and surprised to learn about the 'street view only' interpretation taken by the Planning Department. They expressed concern that the Character Statements may have no affect on density, green space, site exceptions and other issues that are likely to arise. They wondered if there were other 'planning tools' that could or should be pursued.

One member expressed concern that the November 7 letter was sent without having been circulated in advance to all members. Another, who works in a professional capacity extensively throughout the province, advised that many municipalities have Character Statements and that, in his experience, they lack 'teeth', seem only to be used to appease neighbourhoods like ours, their guidelines can be easily bypassed and they have minimal impact on controlling new developments. A new resident warned of the dangers of setting precedents, describing how, once approved, carriage homes 'ruined' her former neighbourhood which was very similar to Woodlea. Others said they regretted not being more vocal, that in hindsight they would have provided more feedback to Planning.

Although no formal motion was made, the majority of comments indicated there was general support for the position taken by the Board in the letter of November 7 to the Planning Department, particularly with respect to the request to the City to work with the community to develop more comprehensive guidelines to help ensure that redevelopment in Woodlea is orderly, rational and respectful, and serves to maintain or enhance the quality of our neighbourhood; without such a plan, piecemeal, incoherent development will continue to have future implications for Woodlea.

2) Has the Interested Party/Group consulted with the community prior to submitting comments?

If yes, who was consulted? (ie: Community Association members only, residents on the same block or street, the entire neighbourhood, etc.)

If yes, what method of consultation was used? (ie: community meeting, fliers in mailboxes, knocking door-to-door, etc.) If applicable, please attach consultation documentation.

Yes. Public consultation with all residents has been encouraged throughout the process.

Planning Tools and/or Character Statements were on the agenda of the 2015, 2016 and 2017 Woodlea Community Association Annual Meetings. All residents received a hand-delivered invitation/notice to the three events.

An association newsletter, hand-delivered to all residents in March 2016, included information about the Woodlea Walk-about event and an update on the Character Statements presentation at the 2015 Annual Meeting.

A letter hand-delivered to all residents in June of 2017 provided an update and notification of the Public Hearing and encouraged community input either by attending the hearing, submitting comment to the City directly or to the Community Association.

In addition to the Annual General Meetings, the association's annual community events – Winter Wind-up, Spring Clean-up, Summer Send-off – and this year's Canada 150 Celebration and Coffee in the Park provide opportunity for consultation with the community. We also have many ad hoc discussions with our neighbours about our community. Other opportunities, such as the Woodlea Character Statement Open House, also allow for consultation with our neighbours.

If yes, do the comments being submitted by the Interested Party/Group reflect the comments received through the consultation?

Yes. Comments being submitted reflect the comments received through consultation.

Feedback submitted by letter(s) from the Board on behalf of the Woodlea Community Association reflect comments received through community consultation and, in some instances, following meetings with Planning staff, Board feedback was requested to supplement comments received from the community.

Attached documents:

1. Letter from the Woodlea community (November 7, 2017)
2. Letter from the Woodlea community (July 14, 2017)
3. Woodlea Character Statements (November 15, 2017)
4. Letter to community re Public Hearing c/w comments received by WCA (June 16, 2017)
5. Letter from the WCA Board as per meeting/request with Planning staff (February 21, 2017)
6. Woodlea Community Association newsletter (March 2016)

Contact Information:

Woodlea Community Association
c/o 4641 49 Street
Red Deer, AB T4N 1T4
Email: planning@woodlea.ca

Your comments may be written on the enclosed Comment Sheet or attached as a separate letter.

Comments may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to **planning@reddeer.ca**

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Thank you for your input!

Woodlea COMMUNITY ASSOCIATION

DUPLICATE LETTER

November 7, 2017

Ms. Christi Fidek,
City of Red Deer Planning Department,
Box 5008,
Red Deer AB, T4N 3T4

Dear Ms. Fidek:

Re: Woodlea Character Statements

On behalf of our association, the Woodlea Community Association Board would like to offer some comments on the proposed Woodlea Character Statements prior to those being presented to Council for approval.

As you know, concerns about redevelopment in Woodlea were one significant reason for people in our neighbourhood coming together to form an association three years ago, and from our inception we were eager to work with the Planning Department to develop guidelines that would ensure rational and orderly redevelopment and preserve or enhance the essential qualities of Woodlea that residents value so much. Of the various tools available, the Planning Department recommended that Character Statements would provide an effective way of addressing the kinds of challenges we were facing, and so our Board and members have worked with Planning over the past two years to develop the current version of the Character Statements.

There have been numerous drafts and opportunities for input, and so the current document represents a compromise among a variety of perspectives, reflecting input from our Board, our members, other residents of the neighbourhood, others from whom the Planning Department has sought input, and the Planning Department itself. On balance we believe that the Character Statements in their current form constitute a potentially useful set of guidelines, and we support their adoption by Council.

However, events in the summer of this year relating to an application for a Carriage Home in Woodlea have underscored for us some limitations of the Character Statements. In our view, the proposal to add a second, two-story residential building on a single R1 lot represents a very significant departure from the existing character of our neighbourhood, as we expressed in a written submission to the City and at the Public Forum on the application. However, in supporting the Carriage Home application, the Planning Department took the position that the Character Statements would provide no guidance whatsoever on such a proposal—and that in fact they relate only to "street view."

We disagree with this interpretation of the Statements; however, if in fact Planning takes that view, then we believe that there is a need for additional guiding policies relating to redevelopment in Woodlea that take into account much more than streetscape. This is particularly true given that the Municipal Development Plan states as a goal the intensification of established residential neighbourhoods, and given that this goal was cited by the Planning Department in supporting the Carriage Home application. We detailed our concerns in a letter to the Planning Department, copied to members of City Council, on July x, 2017, and we attach that letter to this submission for further clarification.

In brief our concern is that in the absence of clear guidelines, redevelopment may be piecemeal and incoherent; that requests for site exceptions may be the occasion for strenuous disagreements among neighbours, with no clear direction to City Council on how to resolve such situations; and that ultimately the unique character of our neighbourhood may be eroded and even destroyed.

At this point it is not evident to us what the appropriate tool is to achieve the desired objective—an Area Redevelopment Plan, or an established neighbourhoods overlay setting out guidelines for intensification, or some other tool—but we respectfully request that the City address this issue and develop comprehensive policy in consultation with the Association and all residents of Woodlea.

Yours sincerely,

Peter Slade, Vice-Chair
Woodlea Community Association Board

DUPLICATE LETTER

Woodlea COMMUNITY ASSOCIATION

July 14, 2017

Christi Fidek
Senior Planner
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Christi:

RE: Resuming the Planning Process

The Woodlea Community Association would like to continue our discussion with the Planning Department about which tools, such as an area redevelopment plan, would enable us to deal with the redevelopment questions that continue to arise within our neighbourhood.

We have been surprised to learn—particularly in relation to the carriage home application—that in the view of the Planning Department, the Character Statements are not meant to address issues of density in our neighbourhood or to provide any guidance on such things as adding carriage homes (which are prohibited under our R1 zoning) or subdividing lots. As you stated at the Public Hearing on June 26, 2017, in the view of the Planning Department, Character Statements deal solely with street view.

That was certainly not our impression as we worked with Planning to develop these statements over the past year or so. Some of the issues that gave rise to the establishment of the Woodlea Community Association were a proposed subdivision of a lot in our neighbourhood and a series of requests for relaxations with respect to oversized garages. Our initial consultation with members, which you facilitated, also identified density as a significant concern. We did discuss with the Planning Department the various tools available for addressing our issues, and in our understanding of those discussions, we were directed toward Character Statements as an appropriate tool. As we have worked on the Statements, that view has been reinforced by the numerous references in the document to large lot sizes, large home setbacks, and low density. We were also assured that these Statements represented a higher development standard than is currently in the R1 zoning, and our understanding was that the R1 zoning was, in essence, being reinforced by the Character Statements.

The Woodlea Community Association Board expressed these concerns about our seemingly different understandings of the Character Statements when we met with you on May 2nd although, unfortunately, those concerns were not reflected in your notes of that meeting (and regrettably we did not catch that omission earlier when you asked us to review the notes). In that meeting and in the subsequent Public Hearing, we also indicated that a main reason for our objecting to the proposed carriage home in Woodlea had to do with the doubling of density on that lot (so that if approved, there would be two separate residential buildings on a lot currently zone R1), and also with the potential loss of privacy not only for immediate neighbours, but also for neighbours across the alley and even for neighbours several lots away. We stressed the need to make decisions such as allowing a site exception of a particular lot within the context of a broader plan, arrived at based on sound research and evidence, rather than a generalized impetus toward densification.

To ensure that we have been fairly representing what we have heard through previous public consultation with residents, we also elicited feedback from community residents through a neighbourhood mailout prior to the Public Hearing. The responses were almost unanimously against this type of redevelopment without further consultation.

It was made clear at the June 26th hearing that if the Character Statements do not provide guidance on such things as subdivision, carriage homes, and various applications for bylaw relaxations, then they will not address some of the fundamental concerns raised by our community over the past several years, or provide good guidance for MPC or Council when faced with requests such as the recent carriage home application.

Please email me at pcamp@telusplanet.net to arrange a meeting where we can discuss these issues and continue to move forward with the planning process.

Yours sincerely,

Trish Campbell, President
The Woodlea Community Association

Cc: Emily Damberger
Red Deer City Council

Woodlea
COMMUNITY ASSOCIATION

WOODLEA CHARACTER STATEMENTS

November 15, 2017 Update

In May of 2014, more than forty residents resolved to work together to preserve, protect and celebrate their community. Neighbours wanted to host community get-togethers, keep the area safe, and preserve Woodlea's historical and natural integrity. There was much discussion around planning and development. An organized group could plan events, serve as a communication 'hub' and be the 'voice' of the community.

At the 2015 Annual Meeting, given residents' interest and the potential for the City to create an Area Redevelopment Plan for Woodlea, Emily Damberger and Jolene Tejkl from Planning spoke about ARPs in established neighbourhoods with a focus on Waskasoo. Following the presentation and discussion, it was agreed that a 'Woodlea Walk-about with planning staff' would be a good way for residents to begin to assist in development of Character Statements as a planning tool for Woodlea.

The Walk-about was held in April 2016 and formed the basis of the first draft of Woodlea's Character Statements, which were presented to the community for consultation and comment at the WCA Annual Meeting on October 27, 2016. Following the meeting, all residents were sent a letter inviting comment on the proposed Character Statements by November 14. The Statements were revised based on comments received and a letter detailing proposed updates was sent to residents for comment by January 18, 2017. The Board met with Planning staff to review those comments and determine next steps – the Board's comments would be added and another update would be sent to the community for feedback. The Board's letter was sent on February 21 and on March 15 notice to residents regarding proposed updates, particularly regarding front access and side-yard setbacks, was sent with comments due by April 5.

On March 22, the association was notified of an application for a site exception (to zoning) to allow for a carriage house on a new development. An April 12 letter to Planning outlined concerns that consideration of this application was contrary to the community's intent and their input in creating Character Statements, that it would set a precedent that could have future impact and undermines the process the community has undertaken to avoid further pilot projects, piece-meal development and increased density. Planning staff met with the Board on May 2, 2017. Though carriage houses are not evaluated in the Character Statements, the City will be undertaking a study/review of carriage homes in mature neighbourhoods and are in the process of expanding the existing Mature Neighbourhood Overlay District to include all neighbourhoods older than 15 years. Redevelopment in these areas would then become a discretionary use. As such, the Board felt the Character Statements did not require further update or revision.

The Planning Department recommended approval of the site exception, the application passed 'first reading' at the May 29 City Council Meeting and a Public Hearing was scheduled for June 26. At his request, the Board met with the applicant on June 7. The Board resolved to deliver a letter to residents regarding the Public Hearing. A number of residents attended the hearing, others submitted comments directly to the City and eleven of twelve responses received by the Board were opposed to the site exception and included comments regarding the Character Statements, and planning and development in general. Council's vote did not result in approval of the application.

One of the outcomes of the Public Hearing was discovering that, despite having worked closely with the community to draft a 'planning tool' that would guide redevelopment and preserve the integrity of their neighbourhood, Planning did not consider the guidelines or intent of the Woodlea Character Statements in assessing and recommending approval of the site exception, citing that Character Statements relate 'only to street view'.

On July 14, the Board sent a letter to the Planning Department expressing a desire to resume the planning process, suggesting a meeting to discuss next steps and options. In response, the Board was notified that a community meeting would be scheduled for the fall. Planning hosted the Woodlea Character Statements Open House on October 25.

The Character Statements are expected to be presented to City Council in the near future. Community input from the Open House and subsequent comments are to be included with City Administration's recommendations to Council. If 'first reading' is granted, a Public Hearing will be scheduled to allow City Council to hear from you.

June 16, 2017

Woodlea COMMUNITY ASSOCIATION

Hello neighbours!!

The Woodlea Community Association Board needs to know what you think about a development proposal that could significantly alter the character of our neighbourhood.

It has been about three years since the first meet and greet where nearly fifty Woodlea residents gathered to meet our neighbours and share thoughts, interests and ideas. You said you valued the historical character, large lots, abundant green space and sense of community and wanted to do more for Woodlea. You acknowledged that redevelopment is necessary and desirable, but felt that there were too many relaxations to existing bylaws, a lack of guidelines, and you had concerns about increased density, size of developments and losing the large lots and trees. You said you wanted "a say" and to work with the City to preserve the integrity of our neighbourhood.

About a year ago, the Woodlea Community Association began working with the City's Planning Department to develop a planning document, a set of neighbourhood "Character Statements" to help guide redevelopment in our area. Drafts of those Character Statements have been shared with Woodlea residents, and there have been opportunities for you to give feedback. Later in the summer that document will go to City Council for approval.

In the meantime, the City continues to receive redevelopment applications, and we believe that one of those in particular will interest you. It is a proposal for a site exception to permit a carriage home, which appears to amount to a rezoning of a lot in Woodlea from R1 (low-density residential) to R1-C (carriage home). This proposed development includes the demolition of an existing home and garage to construct a new home and a second residential building on the same lot.

This second building would be a "carriage home", a second dwelling above a rear-attached garage that could be used for rental income or potentially a home-based business. This proposed carriage home application would accommodate a two-car garage with a second-storey suite of approximately 850 square feet; with its conventional roof, it would be about the height of a typical two-storey house. R1-C zoning also allows for an increase in the maximum site coverage of buildings (from 40% of the lot to 60%), an increase in the maximum height of the home (from 2.0 to 2.5 storeys), an increase in the accessory building height (from 1 to 2 storeys), a decrease in the minimum front yard setback (from approximately 20 to 10 feet), less landscaped area, etc.

Your Association Board has expressed concerns to the City Planning Department that are based in part on the possibility that if approved, this redevelopment project could set a precedent for the development of other carriage homes in Woodlea. Specific concerns about such development have to do with the increase in density, the loss of residential green space to development, and the potential loss of privacy and light for neighbouring properties because of the overlook from an additional second-storey residence.

We believe that before taking such a serious step as rezoning this individual lot, the City has an obligation to develop clear guidelines for any variances away from single-residential buildings in R1-zoned neighbourhoods, and we have urged the City to consult with our residents and those of other mature neighbourhoods to develop a clear set of guidelines for such rezoning. It is our understanding that, as a pilot project, the City has designated Timberlands North as a carriage home land use district, but there has been no analysis or feedback yet on how the carriage homes are working this new neighbourhood.

Despite the concerns raised by the Association, the Planning Department has recommended to the City that the application for rezoning to permit a carriage home in Woodlea be approved, and City Council, with some questions and concerns, has passed that application at first reading. This is not final approval, but it does trigger further discussion, including a public hearing on June 26. Public hearings are City Council's opportunity to hear from you about matters that affect you. Your "voice" can help ensure that regulations that affect your community, the value and saleability of your property, and the unique character and quality of life you desire in your neighbourhood are respected.

The Board would like to ensure that we represent the opinions and perspectives of Woodlea residents as accurately as we can. To make sure that your voice is heard, you have several options:

1. Contact us with your views no later than Friday, June 23. You can email planning@woodlea.ca or send a letter to the Woodlea Community Association, c/o Buckley Law Offices, 4641 49 Street, Red Deer, AB T4N 1T4. To protect individuals' anonymity, we will share only comments and not the names of individuals.
2. Submit a letter at the public hearing or send a letter to Manager, Legislative Services, City of Red Deer, Box 5008, Red Deer, AB T4N 3T4. In this case, your letter will be public information.
3. Attend the public hearing that will be held on Monday, June 26, beginning at 6 p.m., in the Council Chambers on the second floor of City Hall.

Regardless of whether you intend to write directly to the City and/or attend the Public Hearing, the Association would appreciate hearing from you so that we can represent your views effectively. If we hear from you, we will ensure that your perspective is reflected in the comments that we, as an Association, make to Council.

At the end of this letter are some links that you may find useful.

Yours sincerely,

Trish Campbell, Chair
Woodlea Community Association Board

Links of interest:

Woodlea Character Statements
http://www.reddeer.ca/business/planning/working-projects/woodlea-character-statements/

Area Redevelopment Plans (including link to Waskasoo Plan)
http://www.reddeer.ca/business/planning/area-redevelopment-plans/

Carriage Homes
http://www.reddeer.ca/media/reddeerca/business-in-red-deer/land-sales/Carriage-Home-Sale-Sheet-Updated.pdf

PUBLIC HEARING – JUNE 26, 2017

RE: LAND USE BYLAW 3357/U-2017 AMENDMENT
SITE EXCEPTION – 5334 43 AVENUE

WOODLEA RESIDENTS' FEEDBACK

Subject: Application to Develop a Carriage Home at 5334 43 Ave.
June 25, 2017

We would like to express our objection to the application for a site exception to allow the development of a carriage home in Woodlea at the above address.

We agree with the points already made by the Community Association to the City with respect to this application. In brief:

- We object to piecemeal exceptions to major provisions of the R1 bylaw. If the City wishes to see greater density in mature neighbourhoods, then there should be broad consultation in advance, and the development of clear and transparent guidelines.
- We are concerned that the proposed site exception and development of a carriage house could very quickly become a precedent for additional developments of this type in Woodlea.
- We value the low-density characteristics of our neighbourhood, and we would like to see Woodlea preserved as one of the very few areas in Red Deer where homeowners have the option of choosing low density.
- The proposed carriage home would be a second residential building on an R1 lot; in effect, there would be two houses on a single lot currently zoned for one single-family residence. This means an addition to the built environment, and loss of the large, mature trees that area residents value.
- The proposed carriage home is a full two-storey height, with all of the living space on the upper floor. This would create an "overlook" situation with respect to yards that are immediately adjacent and opposite—and potentially further down the block as well, meaning that those neighbours would lose privacy.
- Given its height, the carriage house would also potentially affect neighbours' sightlines and sunlight to their backyards.
- Carriage houses raise issues of security for those whose only access to their living space is from an alley. Will the city be adding "street lighting" to alleys with carriage homes?
- Carriage houses also raise issues of visitor parking; alleyways are not designed to accommodate parking.

Thank you for the opportunity to provide input.

[redacted]

Subject: Woodlea Land Use Bylaw Amendment 3357/U-2017
June 25, 2017

My thoughts regarding the above amendment:

1. Woodlea is a 'mature neighbourhood'. (Unique and valuable because of the history, character, abundance of green space, sense of community, etc.) The 'uniqueness' of mature neighbourhoods should be respected and preserved. (Once the big trees and large landscaped lots are gone, they cannot be restored.)
2. Making site exceptions while the community is in the process of developing character statements and an area redevelopment plan is unacceptable. What is the point of the community working with the City to create regulations to preserve and enhance our neighbourhood if, in the meantime, anything goes? All proposed development that does not reflect the intent of the character statements should not be allowed.
3. Density should not be the top priority in all neighbourhoods. All communities need not have the same goals, regulations and standards. Difference is desirable.
4. This particular proposal does not fit in with the existing streetscape. It is not the type of new development that we encourage and will set a precedent for Woodlea and the other mature neighbourhoods.
5. We need to do more work - to look before we leap. There should be consultation with residents of Woodlea and communities like ours, research of the experience in other cities (Edmonton, for example) and time to learn from the pilot project in Timberlands before changes that can drastically change our neighbourhoods and jeopardize planning work that is ongoing is permitted.

Thank you for the opportunity to speak to this matter.
Once again I struggle with the reasoning behind rezoning in our neighbourhood when it has been made very clear by the newly developed community association members (facilitated by the City) that this is not the type of development we are looking for.
Please reconsider the wishes of one individual over the wishes of the community.

[redacted]

Subject: feedback
June 25, 2017

Hi Trish,
Sorry this is late reply. Hopefully we can get an extension on this due to the storm. With having no power since Tuesday, responding was off our radar.

I appreciate being asked about our feedback. A few thoughts we had were:
- concerned with increase density that adding a carriage home brings to our streets and our community, as well as how this addition above a garage can decrease privacy to home around the new build.
- concerned with the 2nd story feature on a garage as well as a 2nd dwelling
- concerned with the size of homes that are being built on our large lots. Can size of homes/garages be limited?

Thanks for the opportunity to give feedback.

[redacted]

Subject: Carriage home application
June 25, 2017

One of the reasons the Woodlea community formed an association was to collaborate with the City to ensure there is dialogue on matters that affect us.

Residents, the community association and the City are in the process of creating a planning document that will control development so that it preserves and enhances the character of Woodlea. That this site exception for a carriage home is even being considered at this time goes against all the work that has been done and shows a lack of respect for the process and residents.

I am not opposed to increased density as a goal for cities in general. But there seems to be a push for increasing density in all neighbourhoods. Why? Neighbourhoods can and should be different. Planning for increased density in new neighbourhoods makes sense. Changing an existing neighbourhood whose large lots and trees and green space and character homes and so on that make it unique and special does not make sense. In a new development, there is no real cost to planning for increased density. In a mature character neighbourhood, the price includes the loss of many elements that once destroyed and/or removed cannot be replaced.

Instead of focussing on increased density and experimenting with development in Woodlea, continue to work with the community (and other neighbourhoods like ours). Let's have a plan for infill development before permitting one-off developments that could dramatically, drastically and forever affect our established homes and neighbourhoods.

Subject: Development Proposal – Hearing June 26
June 22, 2017

To whom it may concern,

I am emailing regarding the rezoning permit for a carriage home in the Woodlea area. I think bringing a carriage home into the neighbourhood would greatly affect the neighbourhood negatively. The home would stand out like s soar thumb compared to the other houses in the neighbourhood. The smaller lawns, large home and larger garage are not fitting with the rest of the neighbourhood. It would ruin the old character and history of the neighbourhood.

I also believe it would greatly affect the direct neighbours. A larger home would block natural light to the neighbours and any views of the neighbourhood. Also, the idea of having a suite over the garage could cause lots of issues. With a older neighbourhood the roadways are smaller than usual and parking is already at a premium. Additional residents than the residents of the home could cause issues with parking with the neighbours on the street and with people accessing the park. The Woodlea area is quiet and friendly and tenants could cause disturbances, if not screened properly.

I believe a house of this style should be reserved for new construction areas. We need to preserve the history and character of homes in this area of the city. As a resident of the Woodlea area I strongly disprove the approval of this permit.

Sincerely,

[redacted]

Subject: Carriage homes
June 22, 2017

In response to your letter regarding rezoning of Woodlea to include carriage homes, I am opposed to the rezoning. We have lived in Woodlea for three years. The main reason for purchasing in Woodlea was because of the age and beauty of the area. The residential greenspace of a neighbourhood is very important to us. Woodlea is one of the few older, treed neighbourhoods left in Red Deer and I think we need to preserve it.

I understand people wanting to have rental opportunities however, a carriage home would greatly change what a neighbor's view would be. Our neighbourhood was mostly owned and had no home businesses when we purchased and would prefer it stay that way.

We live at [redacted] and I cannot imagine having a two storey garage next door. We purchased our home, and paid the value due to having the benefit of the treed view, privacy and all around feel of Woodlea.

I will certainly try to attend the public hearing on Monday.

[redacted]

Subject: Woodlea subdivision
June 22, 2017

To whom it may concern;
Woodlea Community Assoc held meetings & consulted with residents & is in the midst of preparing a Woodlea character statement to present to city council in the near future. We have learned that council is to consider an application to rezone a lot in Woodlea to allow for a carriage home and for council to do so at this time could significantly jeopardize the efforts of the board and possibly the views & opinions of the residents.
We certainly don't object to development & progress in Woodlea but we feel that it's vital to keep the character & charm of this unique neighbourhood and to maintain the spacious lots and the mature trees. Due to permitting increase in site coverage of buildings and the height allowed for carriage homes we feel that it would obstruct/limit views and privacy and could leave neighbors with a feeling that they live in a "fish bowl". Also in areas with garages not having street access the residents could be subject to increased traffic and dust from unpaved alleys. Subdivisions that are zoned for carriage homes were planned for & prepared to accommodate those type of dwellings. We are long time residents of Woodlea that is zoned for R1 and we strongly object to the proposal of a carriage home as this could basically open "a can of worms" for future rezoning & relaxations.
Woodlea is a beautiful, mature neighbourhood with many birds and wildlife and so much greenery and because of its proximity to downtown city centre it enhances our great city of Red Deer. Please let's preserve the quality and beauty of Woodlea by keeping the residential low density R1.
Thank you,

Sincerely,
[redacted]

Subject: Bigger Buildings
June 19, 2017

Anyone who wants to re-build in Woodlea should be allowed to re-build a structure the same size as the one they are replacing, or smaller. This includes the structure's height.

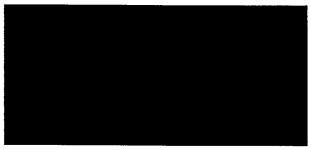
Businesses operating out of the home? Go ahead, as long as this does not mean more traffic.

Rental property? Same thing: no extra traffic or parking, go ahead.

BUT NO BIGGER BUILDINGS! NONE! Not houses, not garages, not sheds, not anything.

If someone needs a temporary home for a relative or friend, a small temporary structure might be acceptable but this should be considered on an individual basis. This would also apply to temporarily storing a vehicle (such as a parade float) for a few days. Not for months!

Woodlea's green spaces include private property. Keep Woodlea green!



Subject: Rezoning Woodlea neighourhood to R1-C status letter
June 19, 2017

With regard to a letter put in my mail box this past weekend for rezoning Woodlea from R1 low density residential home neighbourhood to R1-C carriage home. I am strongly opposed to this.

I purchased my home in this neighbourhood for its single family dwelling status in a quiet neighbourhood. Already the house 2 doors down from me was sold to Management Company or something and is now used for outreach people without notify any neighbours.

My property has been broken into twice. And the amount of traffic has increased considerably in the last year.

With rezoning comes new set of obstacles for the existing neighbours. It may bring in more revenue for the city and for the landholder(s) but adds new stressors to the surrounding neighbours. As well, this may greatly affect the resale value of my home.

I'm not sure the value of updating Woodlea character statements if the city is planning on rezoning the avenue around the corner from me. Rezoning doesn't affect the immediate neighbours but the neighbourhood as a whole.

I do not wish the Woodlea neighbourhood to be rezone and to stay as is," low density residential homes" only please.

Concern neighbour

Subject: Woodlea residence zoning
June 19, 2017

I do not support the rezoning / redevelopment of the Woodlea area lot to support to R1- C (carriage home). I reside @ [redacted]

Regards
[redacted]

Subject: Woodlea mailout
June 19, 2017

I have lived in Woodlea for over 65 years and so I feel I have earned he right to make a comment on this situation, which is: considering some of the "crap" that exists in Woodlea we should be glad that someone is trying to develop the property into something better. From what I understand, the garage is at the back of the property and the rental unit will be above. I don't understand why everyone is up in arms about no garages in the front. Let this person build their house and garage and let's stop meddling in other people's lives just because someone thinks it doesn't meet their aesthetic or their idea of what the "old neighbourhood" should look like.

Mayor Veer and City Councillors,

As a landowner within 100 m of the proposed site exception for a carriage home in Woodlea, I would like to voice my opposition to this proposal. I do not believe that carriage homes are suitable in R1 neighbourhoods, and specifically in Woodlea.

Over the past couple of years, the Woodlea neighbourhood has come together to form a community association and to work on a set of character statements for the neighbourhood. The association was formed in response to ongoing redevelopment issues – specifically three that kept coming up: increased density (through an attempt to subdivide), oversize buildings being proposed and permitted, and the neighbourhood's desire to keep as much green space and as many mature trees as possible.

After discussing the options available to address our concerns, we were directed by the Planning Department to focus on developing a set of Character Statements, which we did. However, after spending more than a year working on these documents, it is frustrating to learn that character statements only address "the street view" and do not in fact address the issues of density, privacy, oversize buildings - either primary or secondary – or, as is the case in this proposal, carriage houses. The proposal in front of you is the very type of proposal that we had envisioned the character statements would address!

This parcel of land is currently designated as R1 – Residential (low density) and as such, a carriage home is not listed as a permitted or discretionary use. The previous home - about 900 sq ft - has been demolished and a new home of about twice the size (and height) is currently being built. The second building (the carriage house) is proposed to be about 900 sq ft. and will be situated above a double garage. This "second house" will be the same size as the majority of the homes on 43rd Avenue and will be a full two stories in height. Essentially this is two houses on one lot. With two buildings of this size and height, the privacy of the neighbours to the north and especially those to the south will be compromised. All of the trees on the site have been removed and it will take several years before any replacement trees can be expected to give any sense of privacy.

In an R1 district, accessory buildings are permitted. However, the height of the proposed carriage house would exceed the height permitted for accessory buildings in R1. In the report summary and recommendations dated May 16, 2017, it was noted that "several properties in Woodlea have oversized accessory buildings that have received height variances". It was these very buildings that created the need for the community association to be formed! I would hope that these buildings are now not viewed as a baseline or precedent for future development in the neighbourhood.

As the size of both of the buildings proposed for this site is significant, much of the land on this site will now be covered with very little left for landscaped areas. If every site was given permission to build in this manner, the look of Woodlea would quickly become very different and not at all in keeping with the desire of the community to keep as much green space as possible.

Many homeowners choose this area specifically for the small footprint of the houses, the increased green space around the houses, and the mature trees.

I understand that council has permitted a pilot project of carriage homes in the Timberlands neighbourhood but to date, there has been no feedback collected as to how they are working and whether this type of development should be expanded to other areas. Neither has there been consultation with the Woodlea neighbourhood to determine if this type of housing is desired in this area.

I am concerned that this proposal, if approved, could set a precedent for future developments of this type in Woodlea. I ask that council defeat this amendment on the basis that Carriage Homes are not suitable for R1 neighbourhoods.

Thank you for the opportunity to provide input into this proposed development. I am not able to attend the council meeting, but I have copied this letter to members of the Woodlea Association who are planning to attend.

Sincerely,

[redacted]

Woodlea COMMUNITY ASSOCIATION

DUPLICATE LETTER

February 21, 2017

Christi Fidek
Senior Planner
The City of Red Deer
Box 5008
Red Deer AB T4N 3T4

Dear Christi,

Thank you for the invitation to respond to the proposed character statement change to allow for front garages and access where alley access is available. Below are the key points that the Woodlea Community Association Board made in regard to this change, many of which were summarized in your meeting minutes.

1. Maintaining the prevalent historic look of the particular streets (and the neighbourhood in general) is a goal acknowledged in the character statements. To the extent that front garages and access are added, this historic look and feel is undermined. Unfortunately, this erosion to the dominant pattern has already started with the building of several houses with attached garages in the absence of character statements. The comment was made that double attached garages are now the design standard in Red Deer. This is precisely our point: the City should seek to preserve a character that is distinctive, not transform the street into a copy of a suburban street. People who want houses with double attached garages have ample choice of where to build or buy; people who want to avoid that kind of neighbourhood have very limited choices—and Woodlea should be one of them. Furthermore, hard-surface driveways with parked cars and curb cuts will erode the character of the street, of which a dominant feature is the greenspace of front yards and treed boulevards. Instead of framing the lack of front access as a restriction, we should be framed as a benefit for homeowners and an opportunity for developers. We should emphasize and reinforce these qualities to maintain the desirability and uniqueness of the neighbourhood.

2. In the meeting, you suggested that one possible proposal would be to insure that, if a garage is allowed, it should not dominate the facade. A point made in the meeting is that at 20 x 20 to 24 x 24 (seemingly typical range of double garages) it will be impossible for the garage not to have an overwhelming presence on a 50-foot lot (which most of the lots on our street are). Allowing for side-yard setbacks, one would be left with 40 feet for the building, of which half or more could be the garage. Even if such a garage were flush with the house or even slightly recessed, it would be a very significant part of the look of the home, a dominant element. With alley access, rear yard garages would allow homeowners to meet their needs for storage, giving them a wider range of building options.

3. Finally, we have some safety concerns around allowing front access. The streets in question accommodate high pedestrian traffic, which would be endangered by cars reversing to enter the street. Vehicle safety would also be affected as cars enter the street through the front access, particularly with sightlines reduced due to the curvature of 45th Avenue. Curb cuts will result in a loss of on-street parking, potentially leading to further congestion.

While we appreciate your desire to take a balanced approach,. The City is attempting to hear and respect "both sides" of the issue, regardless of specific numbers on each side; however, in this case, it seems unavoidable that one side will necessarily "win." One either has front access or one does not. As such, it may be necessary to consider not only the cogency of the arguments on each side (which you have noted cannot necessary evaluated based on evidence), but also the wishes of the majority (which could be evaluated in some manner through a poll or individual submissions).

We appreciate that the City attempts to hear and respect all viewpoints on issues such as this without regard to specific numbers. We are certain that you will appreciate that we are attempting to discern the wishes of our members (or at least a majority of them) in putting forth a position on behalf of our Community Association. With that in mind, we feel that our membership is much more opposed to front garages, notwithstanding the garages that already exist. Because allowing front garages, even with restrictions, is making a choice that privileges the desires of certain community members over others, we would prefer that a "default position" be that front garage access would not be allowed anywhere where there is rear lane access. In considering the above three concerns, we feel that it is much more consistent in preserving the look and "feel" of our neighbourhood to do so.

We look forward to continuing the consultation process with you and sincerely appreciate the thought and time that you have devoted to preserving the unique character of the Woodlea neighbourhood.

Yours truly,

Trish Campbell
Board Chair, Woodlea Community Association

Woodlea COMMUNITY ASSOCIATION

Annual General Meeting

As a result of a 'first in a long time' community get-together, the Woodlea Community Association was established at its inaugural general meeting on October 24, 2014. Much of the work done since has involved the business of setting up the association – registering as a society, opening a bank account and successfully applying for grants, building a website (woodlea.ca), establishing committees, attending meetings that are relevant to the community, strategizing, and hosting community get-togethers.

On February 9th, about forty residents attended the Annual General meeting to meet their neighbours, conduct required business, learn about the activities and potential of their community association and to share ideas. Minutes of the meeting, including the Financial Statements are available at woodlea.ca.

Six of seven board members are returning to serve a second term and following the AGM, another has joined the Board. The 2016 Board members are: Sheila Bannerman, Bruce Buckley, Trish Campbell, Chris McLeod, Jane Proudlove, Peter Slade and Laura Turner.

Arising from past community get-togethers, three committees have been formed – Community Events, Planning & Development and Safety & Crime Prevention. Sheila chairs Community Events, Laura chairs Planning & Development and currently there is no chair for Safety & Crime Prevention. If you have an interest in any of these areas, consider coming to a meeting or joining a committee.

There is so much that can be done, but it takes volunteers (like you) to make it happen. This is your community association. The Board sees itself merely as the 'organizing committee' that set up the structure and basic needs for residents to mobilize their community pride.

Thanks to everyone who attended the Annual General Meeting, to Streams Christian Church for hosting us and to all who are helping make Woodlea better.

BE A WOODLEA WASTE WARRIOR

Woodlea Spring Clean-up

Sunday, May 29

Let's make Woodlea the GREENEST, CLEANEST neighbourhood in Red Deer.

9:30am at Woodlea Park

Come for coffee and donuts before we start the clean-up and stay for a wiener roast in Woodlea Park afterwards.

The City of Red Deer will supply bags for waste, gloves and other supplies for safety and hygiene.

The Woodlea Community Association will provide neighbourhood maps with designated clean-up areas, food, coffee and water, campfires and (yay!) prizes.

Get involved!

- visit woodlea.ca
- send your ideas or questions to the association at info@woodlea.ca
- join the Woodlea Facebook group
- become a Woodlea Community Association member
- share your photos
- attend an event / come to a meeting

woodlea.ca

Planning & Development

At our community get-togethers, residents have shown an interest in planning and development and have had ideas and suggestions around preserving the integrity of our neighbourhood. Hence, the forming of the Planning & Development committee.

Like you, the committee acknowledges that new development can be good for older neighbourhoods like ours.

In Red Deer, Neighbourhood Area Structure Plans (for new communities) and Area Redevelopment Plans (for established neighbourhoods) supplement regulations in the Land Use Bylaw, but no such planning tool exists for Woodlea.

As you likely know, the City has been working with residents to develop the Waskasoo Neighbourhood Plan which was adopted by City Council on February 1st.

The plan is essentially a set of Character Statements that describe and detail the elements that make areas in Waskasoo unique and it includes recommendations for preserving Waskasoo's desired character. By providing neighbourhood-specific guidelines for development, the Waskasoo Neighbourhood Plan will assist the City and property-owners.

Given the many similarities between our neighbourhoods – and conversations with the Waskasoo Community Association and the Planning Department – the Waskasoo experience is relevant to Woodlea.

We invited Emily Damberger, City Planning Manager to the Annual General Meeting to give an overview of Character Statements. Using Waskasoo as an example, she spoke about the intent and benefit of Character Statements and how a similar process could be undertaken by Woodlea.

At the meeting, it was suggested that having residents join a City Planner on a neighbourhood walk-about to identify and detail Woodlea's character would be an ideal way to begin. Please join us.

More info — www.reddeer.ca/business/planning/area-redevelopment-plans/

Woodlea Gardens

Gardening is another hot topic at our get-togethers. Some residents have an interest in establishing a Woodlea Community Garden. Others have a garden area that they no longer use and would consider sharing. Some would like to plant and grow, but don't have a garden space. And others may have "extra" produce – such as zucchini or raspberries – to share.

If you are interested in...

- community gardens
- sharing your garden space
- gardening, but don't have a plot
- helping to harvest
- sharing produce or perennials

... please contact Jane Proudlove
jane358@telus.net
or 403-340-0624.

Woodlea Walk-about

Saturday, April 16

We're walking around Woodlea with a City Planner to determine what makes our area unique and gives it character. After the walk, we'll meet at Streams Christian Church. Join us!

Walk-about
Meet at 12:30pm at Streams Christian Church

Talk-about
If you prefer not to do the walk-about, join us for refreshments and lively discussion at 2:00pm at Streams Christian Church

Safety & Crime Prevention

The committee encourages you to report crime and safety concerns. Here's a list:

403-343-5575 RCMP & Bylaws
This is for all non-emergency complaints. Your information is reported to the proper Bylaw officers or RCMP members for follow-up. Call 9-1-1 only when there is an emergency - if lives are in danger, immediate action is required or you witness a crime in progress.

Typical calls to the Complaint Line might include reporting suspicious activity, a found bicycle, a homeless camp, or a seemingly abandoned vehicle.

If you find a needle or drug paraphernalia, call 403-342-8238 immediately.

403-356-8908 Graffiti Hotline
Report graffiti on pubic or private property. If you witness graffiti in progress, call 9-1-1.

1-800-222-8477 Crime Stoppers Hotline
Call this number to report tips and information anonymously.

Report a Problem at www.reddeer.ca
This is an on-line tool that can be accessed from the City's homepage (via On-Line Tools at top tab menu). It can be used to report a variety of concerns and is a good one-stop resource for contact information.

Neighbourhood Watch
Another program we strongly encourage residents to consider is Neighbourhood Watch. All that is required is that you agree to be a "block captain". This can be anyone. As a block captain, you collect and share contact information for 8 of your neighbours (2 houses on either side of your own, 3 behind and 3 in front). Keep it updated and you and your neighbours have a great resource for contacting each other if there is an emergency or safety concern. Go to nwatch.ca for more information.

Woodlea Community Association
c/o 4641 49 Street, Red Deer, AB T4N 1T4
info@woodlea.ca
This newsletter and Membership forms are available at woodlea.ca

APPENDIX 4

Letter to Building Community

THE CITY OF
Red Deer
PLANNING DEPARTMENT

December 21, 2016

Platinum Homes and Developments
#5 4669 62 Street
Red Deer, AB, T4N 2R4

To: Building Community

Re: Woodlea Character Statements

Why have you received this letter?
As a member of the building community, The City of Red Deer invites you to review the proposed Woodlea Character Statements and provide comments. It is anticipated that these Character Statements will be presented to City Council in early 2017. Comments are due on **Wednesday, January 18, 2017.**

What are Character Statements?
All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs concerns over losing the "character" of a neighbourhood is often raised. Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The character is designed to guide a redeveloping area in an intentional manner.

You will be able to find **more detailed information** on the Character Statements on the website www.reddeer.ca/woodlea

How do I have to provide comments?
The City would like you to explain what you like and what you do not like about the proposed Character Statements. If you need further clarification prior to submitting comments, please call, or email the contacts below. Comment sheets will also be available on the website or from the 3rd Floor Planning Department. It is optional to provide comments. Comments are due on Wednesday, January 18, 2017.

What will happen if I submit comments?
Any comments received related to these Character Statements will be reviewed by Planning staff. As well your comments will be forwarded to City Council when they consider the proposed statements. Comments related to planning will be included in administrations report to Council.

What is the next step for the Character Statements?
Following the period to provide comments the City Planning department will review and make any necessary revisions to the Woodlea Character Statements. Updates to the Character Statements will be made available on the website at: www.reddeer.ca/woodlea.

It is anticipated that Character Statements will be presented to City Council in early 2017.

Thank you for your consideration in this matter. Please contact us if you have any questions.

Sincerely,

Christi Fidek
Senior Planner
Phone: 403-406-8701
Christi.Fidek@reddeer.ca

Kim Fils-Aimé
Planner
Phone: 403-356-8896
Kimberly.Fils-Aime@reddeer.ca

THE CITY OF
Red Deer
PLANNING DEPARTMENT

Date: December 21, 2016

Re: Woodlea Character Statements

Comments Due: January 18, 2017

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off comments at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax comments to the Planning Department at 403-342-8200; or
- Scan and email the comments to christi.fidek@reddeer.ca.

Your comments are important.

Collection & Release of Your Information:
The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer *Land Use Bylaw*.

The personal information on this form is collected under the authority of the *Municipal Government Act* Section 3 and is protected under the provisions of the *Freedom of Information & Protection of Privacy (FOIP) Act*. An individual choosing to complete and submit this comment sheet, pertaining to the Woodlea Character Statements, to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including your residential address, could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information
Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General comments regarding Woodlea Character Statements

Thank you.

APPENDIX 5

Redevelopment - Density and Building Design Standards within Neighourhood Planning and Design Standards

Redevelopment - Density and Building Design

4.3 Redevelopment shall complement the existing neighbourhood architectural character (colour, materials, styles), building patterns, scale, building height and massing.

4.4 For smaller redevelopment projects (one lot or a small assembly of lots), design buildings at a height and scale which is within 1 to 2 storeys of what is already established in adjacent blocks.

4.5 Design redevelopment so that it does not overwhelm or overshadow adjacent existing buildings, this also applies to rear yards where development extends beyond adjacent properties, creating an 'overlook' condition.

4.6 Locate redevelopment within 1.2m of the existing front yard setbacks of adjacent sites or within the average of all existing principle buildings on the same block.

4.7 Where the primary entrance is not at the front of the property, design the building to create a strong sense of entry from the front facade (e.g. through use of pathways, landscaping, porch features, etc.).

4.8 Maintain the privacy of adjacent dwellings through careful placement of windows, doors, decks and patios in new buildings. Where this is compromised, use fencing, screening and landscaping to create privacy between buildings.

4.9 Where a second entrance is in a side elevation adjacent to an existing building, design it at grade or close to grade, to protect the neighbours privacy and avoid overlook.

4.10 Provide sidewalks that tie into existing pedestrian networks to provide new or improved pedestrian connections.

4.11 Where possible, maintain existing trees and plantings. If this is not possible, replace trees and planting at a 1:1 ratio or at the discretion of the development officer.

4.12 Publicly owned trees shall not be removed to facilitate the construction of an redevelopment project.

FILE COPY

THE CITY OF Red Deer
Legislative Services

Council Decision – March 19, 2018

DATE: March 22, 2018

TO: Christi Fidek, Senior Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Woodlea Character Statements – Bylaw 3357/E-2018
Consideration of Second and Third Reading

Reference Report:
Legislative Services, dated March 1, 2018 and the Planning Department dated January 30, 2018.

Bylaw Reading:
At the Monday, March 19, 2018 Regular Council Meeting, Council gave second and third reading to Bylaw 3357/E-2018, an amendment to the Land Use Bylaw to add the Woodlea Character Statements as an appendix.

Report back to Council:
No.

Comments/Further Action:
This office will amend the Land Use Bylaw and distribute copies in due course.

Frieda McDougall
Manager

c. Director of Planning Services
Manager of Planning