

REVISED DRAFT PROPOSAL, November 17, 2009

Because of the pressures being placed on the Waskasoo neighbourhood with respect to subdivision applications, infill developments, and the possible redevelopment of the Riverglen School property, and after consulting with the City of Red Deer and their planning body, the Community Association has put together the following draft of a Mature Neighbourhood Overlay District. This overlay district is a set of proposed bylaws, borrowed in large part from similar overlays for the communities of Parkvale and Riverside Meadows. This overlay district would guide future development in Waskasoo to ensure that the character of the neighbourhood is preserved.

Please note that this is a draft document, for discussion purposes only. The Community Association Executive members are not planning experts and we have merely put in writing those measures we think will best protect our neighbourhood. There is no intent to pass the document in its present form at the AGM. At best, we hope merely to secure membership support to proceed with the process of filing a draft plan with the City.

As mentioned, there are already effective overlays in force in Parkvale and Riverside Meadows from which much of this draft proposal has been taken as noted below:

The majority of the following was adapted from the Mature Neighbourhood Parkvale Overlay District (See City of Red Deer Land Use Bylaw 3357/2006 Part 7.7 [City of Red Deer Land Use Bylaws Section 7](#))

Sections 3(i), (r), (t), (x) and 4 (a) are adapted from the Riverside Meadows Overlay District (See City of Red Deer Land Use Bylaw 3357/2006 Part 7.11 [City of Red Deer Land Use Bylaws Section 7](#))

Section 5(a) and (b) has been adapted from the Residential Estate District (See City of Red Deer Land Use Bylaw 3357/2006 Part 4.6.1 [City of Red Deer Land Use Bylaws Section 4](#))

Sections 2(b)iv, 3(b), (c), (h), (q), (s), (u), (v), and 5(c) would be unique to the area.

7.7 Mature Neighborhood Waskasoo Overlay District

General Purpose

The purpose of this District is to ensure that new and infill residential development in the Waskasoo Neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Waskasoo neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Waskasoo neighbourhood, which add to the regulations of the underlying use districts.

(1) Permitted And Discretionary Uses

Those uses listed as permitted and discretionary in the underlying use districts.

(2) Application

(a) The regulations in this District apply to the construction of any new principal or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the residential areas of Waskasoo.

(b) An application for development approval shall include a site plan which shows:

(i) existing and proposed grades;

(ii) existing and proposed landscaping and buildings;

(iii) proposed building demolition, if any;

(iv) elevation drawings for proposed buildings

(v) the height of main floor above grade;

(vi) the location of proposed fences;

(vii) the location of existing side yard windows in any adjacent building; and

(viii) the location of all underground/overhead utility services and their connection points to any building.

(c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.

(d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:

(i) contact the Waskasoo Community Association and each owner of property located within a distance of 30.0 m of the Site of the proposed development (the “affected parties”);

(ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;

(iii) document the comments of the affected parties with respect to the proposed development;

(iv) describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties, if any; and

(v) submit as part of the Development Application documents showing the foregoing requirements have been complied with.

(vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered.

(3) Development Regulations for Residential Buildings

(a) Maximum building width for all residential structures: 12.2 m

(b) Minimum lot size for new lots in areas that are zoned residential as of December 1, 2009, shall be equal to the smallest existing lot on the block.

(c) New lots in areas that are not developed as residential areas as of December 1, 2009, shall be comparable in size and dimension to any surrounding lots as well as to lots on any feeder streets.

(d) Minimum front yard setback shall be equal to

- (i) the setback of the existing building or,
- (ii) where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.

(e) The main entrance shall be located on the front of the building.

(f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.

(g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.

(h) The main floor shall not be located higher than any of the other existing residential buildings on the block, as measured from the front public sidewalk.

(i) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 5.0 m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.

(j) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.

(k) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.

(l) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.

(m) Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property.

(n) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front building face of the principal building including porches and verandas.

(o) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.

(p) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).

(q) New lots in areas that are not developed as residential as of December 1, 2009, shall have lanes.

(r) Large multi-family developments should have underground parking and minimize above grade parking.

(s) Parking lots shall be located in the rear of large multi-family developments.

(t) Landscaped areas shall be incorporated into parking lots for large multi-family developments. A raised landscaped area shall define the edge of the parking lot along a sidewalk.

(u) The landscape minimum for large multi-family developments shall be 40%.

(v) Building heights shall be restricted to a maximum of 10 m as measured from the front sidewalk within 400m of the Gaetz Lakes Bird Sanctuary.

(w) No trees(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

(x) Development shall minimize disruption to existing topography and vegetation.

(4) Development Regulations for Accessory Buildings

(a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 5.0 m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.

(b) Maximum building width: 12.2 m.

(c) Accessory buildings shall be designed to complement the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.

(d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

(5) Regulations for Vegetation and Landscaping

(a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added, developer shall consult with adjacent landowners to ensure screening and sight lines are satisfactory, and shall consist of not less than the following standards:

(i) deciduous trees – minimum calliper 65 millimetres (measured 450 millimetres from ground level);

(ii) coniferous trees – minimum height 2.5 m;

(iii) deciduous shrubs – minimum 0.6 m height; and

(iv) coniferous shrubs – minimum 0.4 m height or spread.

(v) landscaping in a front yard shall consist of at least two trees.

(b) No trees exceeding a height of 2.0 m shall be removed prior to development approval, unless to remove trees for safety or servicing reasons.

(c) Any landscaping within 500m of the Gaetz Lakes Bird Sanctuary shall consist of non-invasive and local plant species only.