



Parkvale Post Dispatch

YOUR COMMUNITY NEWSLETTER

Parkvale Community Association

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Parkvale Community Association

Mission Statement:

To promote the sense of community through enhancing and preserving the quality of living and the historic character of our unique neighbourhood.

In This Issue

- Land Use Bylaw Concerns
- Membership Reminder
- Board of Directors update
- Important

Dates/Upcoming Events

Board of Directors

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Land Use Helen Craig &

Alexandra Dopudj

Media/Newsletter Leslie Lavigne

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Pioneer's Lodge Dawna Moray &

Heather McKinnon

Message from the President

There is a great deal happening right now regarding land use and development in Red Deer. Your A big **Thank You** to everyone who came out to our community meeting on April 15th at our Parkvale Community Hall.

Avery Achison, our facilitator, compiled the results of our group sessions. It was shared through emails provided by participants. If you were not there and want a copy, please contact Past President Dawna Morey at ParkvaleRD@gmail.com, and she can provide it.

The City of Red Deer, under the direction of Council members, has undertaken a review of the bylaws and regulations concerning backyard suites. I think our efforts to defend our community from egregious secondary suite proposals has had a lot to do with this review taking place.

In an effort to ensure that the unique needs and character of Red Deer's historic neighbourhoods is honoured and acknowledged, your executive reached out to the community associations of Woodlea and Waskasoo. Our rationale was that we could present a united front to the city in this review process and promote special regulations for our area. A joint committee meeting was arranged and from those discussions a number of joint letters asking for a consultation process be scheduled. That resulted in the Community Conversation with the City of Red Deer at Festival Hall that was scheduled for our three neighbourhoods. continued.....

Your newsletter is published 4-5 times a year. Your input is welcome.

Email your thoughts to: ParkvaleRD@gmail.com

“Like” our Facebookpage: www.facebook.com/ParkvaleReddeer

Message from the President cont'd

As we stated at the April 15th meeting the PCA was filing an injunction with the courts. Our injunction requiring the city to undertake a study of the actual number of secondary suites is duly filed and in the queue with the Court of King's Bench. I will remind everyone that our injunction request is unique and longer means no immediate rejection. We believe it is vital for the City to have an accurate count of secondary suites. With a 15% allowable seal on the number of suites per neighbourhood this count impacts future applications.

In addition to the review of Backyard Suites, the City is also hosting meetings and surveying the community with a larger Landuse Bylaw change as it relates to a \$12million dollar grant that they were awarded by the Federal Government. IMPORTANT details about that are outlined under HAF2 FUNDING – 4 UNITS – AS- OF – RIGHT. I encourage you to read that article as well.

Your executive realizes that there is a lot going on right now but these landuse issues have the potential to drastically change the character of Parkvale. As residents and taxpayers, we are endeavouring to keep you informed and engaged.

Len Carlson, *President, PCA and 45-year Parkvale resident*

BACKYARD SUITE REVIEW

The City is reviewing its Backyard Suite regulations at the request of Council. Recently, two applications on lots with small main houses in Parkvale were supported by the Planning Department. One suite was 1500 ft² - 383% *over the allowable floor area* and was one storey taller than the maximum. The other was 1200 ft² which was 100% over the allowed floor area. The applications were sent to the Municipal Planning Commission (MPC). The hearings were contentious, and MPC requested a regulatory review report.

The City of Red Deer met with residents of Parkvale, Woodlea & Waskasoo on June 11th at Festival Hall. We attempted to let residents know in advance through an email list and social media as this newsletter was not ready in time.

Also, recently an information flyer about that meeting and survey were distributed to residents in Parkvale by a group pf concerned residents. A summary of that survey will be sent to the City. We ask that if you have not yet completed and returned it that you can still do that.

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BACKYARD SUITE REVIEW cont'd

Council has asked Administration to focus on:

1. Reducing maximum height of Backyard Suites
2. Amending floor area maximum regulation
3. Developing special regulations for Backyard Suites for Woodlea, Waskasoo, and Parkvale
4. Defining 'Storey' and preventing liveable attic space in Backyard Suites.

HAF2 FUNDING – 4 UNITS-AS-OF-RIGHT

We want to make sure you are informed and have opportunity to take part in these important changes to Red Deer's neighbourhoods.

The City of Red Deer is engaging residents on how to densify the city. Currently, they are asking for opinions on allowing fourplexes on every residential lot as well as on modifications to backyard suite regulations.

FOURPLEXES PERMITTED ON ALL RESIDENTIAL LOTS

Red Deer has received a \$12M Housing Accelerator Fund (HAF2) grant from the Federal Government to spur housing development. A requirement to receive the money is that the City **MUST** permit up to four housing units on ALL residential lots. This could include a house with backyard or house suites, a duplex with each unit having a suite, a fourplex etc. "Permit" means that development applications for up to 4 units on a lot MUST be approved. Neighbours will not be consulted or have the right to appeal.

To promote development, the City is also looking at reducing or eliminating off-street parking requirements, increasing height and floor area limits, reducing side, front, and rear yard minimums, and providing developers with grants and loans.

This does not mean that every lot will be developed with fourplexes. Landowner desire and economic feasibility will be factors in future developments. City Administration estimates 67 units will be created over three years.

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HAF2 FUNDING – 4 UNITS –AS-OF-RIGHT cont'd

The City has received the HAF2 grant but will not receive full funding until after fourplexes are permitted by a City Council vote. That will happen after a Public Hearing, which will likely be in the Fall following the municipal election.

If fourplexes are permitted, then the City will begin implementing the other density initiatives that were included in its HAF2 grant proposal.

What should densification look like in Red Deer?

City of Red Deer Open House

June 17 & 19, 5:00 – 7:00pm

Heartland Room, Westerner Park

What can you do?

- Attend one of the city-wide open houses above
- Reach out to City Councillors (contact information is on reddeer.ca)
- Discuss these topics with candidates who are running for Council in the fall
- Complete surveys these topics on engage.reddeer.ca under “Growing Red Deer, Together.”
- Follow the PCA at www.facebook.com/parkvaleReddeer and www.parkvale.ab.ca

(and now for some good news!!)

You're Invited: Parkvale Community BBQ Picnic!

Mark your calendars! The PCA is excited to host our Annual BBQ Picnic Celebration **Sunday, June 22, 1:00 PM to 4:00 PM** at The Pioneer's Lodge.

This fun-filled afternoon is open to everyone in the community—all ages are welcome! Come enjoy delicious burgers, desserts, and more. There will be a bouncy castle and games for the kids, plus lots of great company and good cheer.

Please bring a dish to share—the more, the merrier - and **text the # of kids coming** to Ilene de Vera, Social Committee Head 587-693-4888.

Let's celebrate together—we hope to see you there!

Many Thanks to our Newsletter Sponsors



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