



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

President	Len Carlson
Vice-President	Leave of Absence
Secretary	Noreen Onofryszyk
Treasurer	Helen Craig
Past President	Dawna Moray
Directors	Bob Coffey
	Alexandra Dopudj
	Leslie Lavigne
Parkvale Downs	Donna Carter
Parkvale Place	VACANT
Parkvale Estates	Carol Tronnes

Standing Committee Chairs

Green Deer & Signage	Bob Coffey
Land Use	Helen Craig & Alexandra Dopudj
Media & Newsletter	Leslie Lavigne
Social	Ilene Devera
Pioneer's Lodge	Dawna Moray & Heather McKinnon

Land Use Bylaw Changes ~ The Impact on Parkvale ~

Your community association is hosting an information session at the Pioneer's Lodge:

When: Tuesday, April 15, 2025 - doors at 6:30, 7:00 pm start

Your participation is encouraged. Learn what has been happening with land use and what the impact is to our neighbourhood. Your feedback is important to the future of Parkvale. This session is open to all residents, owners and renters.

You have chosen to live in one of the oldest and greatest communities in Red Deer. Nestled in the downtown, wrapped by parks on all sides, Parkvale was established in 1905. It is a hidden gem that still has a few of the original homes. We are not a cookie cutter community by any means, with newer infills developed almost annually. Parkvale has faced land use density issues many times in the past.

Parkvale has always had a strong voice through the Parkvale Community Association. Your community association believes and values your input and has been your voice at city hall protecting residents' interests many times in our history.

Continued...

Your newsletter is published 4-5 times a year. Your input is welcome.
Email your thoughts to: ParkvaleRD@gmail.com
"Like" our Facebook page: www.facebook.com/ParkvaleReddeer

BACKGROUND

Your community association was instrumental in working with residents and the City of Red Deer when they conducted an area redevelopment plan (ARP) for our neighbourhood in the early 2000s. Participation was phenomenal, resulting in a bylaw and design guidelines overlay for Parkvale.

Maintaining the single-family and low-density aspects was a key factor for residents. The existing multi-family homes (duplexes and a small apartment) were protected under that bylaw, as well as rear laneway garages and other aspects important to residents. Your community association was called upon often to ensure compliance with the bylaw was upheld. We were recognized as a mature, historical community. Neighbourhoods like Woodlea and Waskasoo looked and referred to Parkvale when issues of overdevelopment threatened them.

CHANGE INTRODUCED IN 2023/24

The City of Red Deer has been going through a Land Use Bylaw review, and sadly, some of the critical elements of our Area Redevelopment Plan (ARP) and bylaw appear to have been lost. We are no longer recognized as a mature neighbourhood but have been homogenized as a developed neighbourhood. It is not clear if Parkvale can maintain its low density. As some of the older homes come down and the City Council considers allowing multi-family development and back-yard suites as discretionary, Parkvale is seeing increased pressure.

SECONDARY SUITES

The City of Red Deer has a 15% seal on the number of secondary suites allowed in each neighbourhood. For Parkvale, that means 26 legal suites are allowed. The City presently records only 20 legal suites. We know that there are many more illegal suites in our neighbourhood. The City administration has suggested that the limit be increased. What does this mean for Parkvale?

Learn more and add your input at the Pioneer's Lodge Information Session

When: Tuesday, April 15, 2025 - doors at 6:30, 7:00 pm start

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**PROPOSED FUTURE CHANGES TO LAND USE BYLAW
4 UNITS-AS-A-RIGHT**

**Housing Accelerator Funding (HAF2) – CMHC - 4 Units as-of-right
*What does this mean for Parkvale?***

The City of Red Deer has made an application for this special housing funding. A requirement of HAF2 is that recipients must adopt zoning measures to allow 4 units as permitted uses on all residential sites in low-density neighbourhoods. This includes zones such as Residential Low-Density R-L, Residential Narrow Lot R-N, and Residential Duplex R-D. This means that every site within the City's residential zones must allow for up to 4 dwelling units if a development application was submitted. This could include a house with multiple suites (backyard or house suites), a duplex with each unit having a suite, a triplex with one unit having a suite, or a fourplex. Because these would need to be permitted uses, neighbours would no longer have the right to appeal. There would be no public hearings or zoning bylaw amendments required prior to development approval.

Discuss this and more at the Information Session **Tuesday, April 15, 2025** - doors at 6:30, 7:00 pm start at the Pioneer's Lodge.

We put out the call and *you answered!!*

We want to introduce our new board members:

**Noreen Onofryszyn – Board Secretary
Ilene de Vera – Director, Social Committee Chair
Alexandra Dopudj – Director, Land Use Committee**

Welcome and Thank you for stepping forward to the Board of Directors

We are still looking for a volunteer Web Master! This (very) part-time gig will gain you work experience in your portfolio and a letter of Reference from the PCA Board.

Please, get in touch today! ParkvaleRD@gmail.com

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Free Festival June 14, 2025
Craft & Bake Sale Nov.22, 2025

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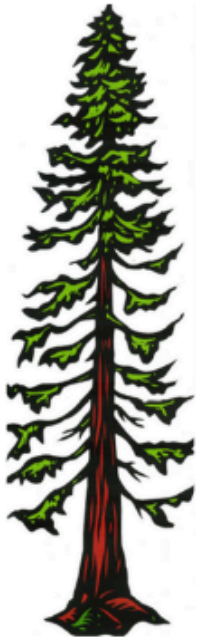
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AIRBNB – Popping Up in Parkvale

Did you know that at present, there are no regulations guiding the operation of Airbnbs?

Discuss this and more at the Information Session

Tuesday, April 15, doors at 6:30, 7:00 pm start at the Pioneer's Lodge.



GREEN DEER in PARKVALE

Help Clean Up Barrett Park & Parkvale

Saturday, May 3

9 am to Noon

(Rain Day: Saturday May 10)

Meet at the Outdoor Gym
east of the Pidherney Centre

Snacks donated by

Tim Hortons - Gaetz Ave & 42nd St.

Annual Plant Exchange

PERENNIALS | ANNUALS | HERBS
Starting a new garden? Time to
clean and organize your
flowerbeds? Donate/Exchange
your garden treasures. Free for
the taking. Donations accepted!

Come share a coffee with
neighbours while you browse.

See you there!

Saturday, June 7th

9 AM to NOON

The Pioneer Lodge-Parkvale
Community Hall



Are you a **renter** in Parkvale or a **landlord** who lives elsewhere?

Become a member in the Parkvale Community Association!

Your \$10/person Membership gives you the right to get involved at the AGM. The fee also supports activities and events organized and open to all community members to attend. Send your fee to: ParkvaleRD@gmail.com and include your Parkvale address in the comment.



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