



CITY OF RED DEER LAND USE BYLAW

5.1 C1 Commercial (City Centre) District



General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

1. C1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign; and
(ii)	Commercial recreation facility.
(iii)	Commercial service facility.
(iv)	Dwelling units above the ground floor.
(v)	² Freestanding Sign.
(vi)	Hotel or motel
(vii)	Restaurant
(viii)	³ Merchandise Sales and/or Rentals
(ix)	Office.
(x)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(xi)	⁴ DELETED
(xii)	⁵ Health and Medical Services
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	⁶ Assisted living facility
(iv)	Commercial entertainment facility.
(v)	Dangerous goods occupancy.
(vi)	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
(vii)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(viii)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).

¹ 3357/B-2018

² 3357/B-2018

³ 3357/L-2018, 3357/L-2020

⁴ 3357/B-2018

⁵ 3357/I-2020

⁶ 3357/C-2007

(ix) Cannabis Retail Sales	
(b) Discretionary Uses <i>continued</i>	
(ix)	¹ Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
(x)	² Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4).
(xi)	Funeral home
(xii)	Home occupations subject to section 4.7 (8).
(xiii)	Hostel.
	³ Institutional service facility
(xiv)	Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
(xv)	⁴ Multiple Family Building, excluding ground floor dwelling units within the downtown core as outlined in section 7.11 Figure 18.
(xvi)	Late night club subject to section 5.7(7).
(xvii)	Parking lot/parking structure.
(xviii)	⁵ DELETED
(xix)	⁶ Temporary care facility except within the Gaetz-Ross Heritage Areas, as defined in Section 5.1.4(a).
(xx)	
(xxi)	Transportation, communication or utility facility.
(xxii)	⁷ Outdoor display or sale of goods.
(xxiii)	⁸ Gaming or Gambling Establishment subject to section 5.7 (1) (f)
(xxiv)	⁹ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xxv)	¹⁰ Show Home or Raffle Home.
	¹¹ Cannabis Retail Sales

2. C1 Commercial (City Centre) Regulations

(a) Table 5.1 C1 Regulations

Regulations	Requirements
Floor Area	Commercial – Nil Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height	¹ The Development Authority shall have discretion in reviewing height based on the buildings impact on

¹ 3357/B-2018

² 3357/B-2018

³ 3357/C-2007

⁴ 3357/V-2008

⁵ 3357/B-2018

⁶ 3357/C-2007, 3357/O-2020

⁷ 3357/E-2006

⁸ 3357/J-2007

⁹ 3357/Z-2009

¹⁰ 3357/T-2015

¹¹ 3357/P-2018

Regulations	Requirements
Maximum	surrounding properties and the streetscape. For development greater than four storeys, the Development Authority shall be the Municipal Planning Commission.
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the ² Development Authority
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the ³ Development Authority
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the ⁴ Development Authority
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the ⁵ Development Authority
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m ²
Frontage Minimum	7.5 m

- (b) C1 district is subject to any applicable commercial regulations listed within section 5.7.
- (c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.
- (d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:
- (i) Building Fronts – All Buildings:
- (1) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
- (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.

¹ 3357/X-2014

² 3357/C-2022

³ 3357/C-2022

⁴ 3357/C-2022

⁵ 3357/C-2022

- (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
 - (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
 - (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
 - (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
 - (7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
 - (8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.
- (ii) Building Fronts - Commercial Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2) On the side facing a street, buildings shall be constructed:
 - (a) to the property line,
 - (b) to the setback line from the property line provided for in Section 5.7(2) (a) (i), or
 - (c) to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii).
- (3) In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.

- (4) A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5) Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (6) The ground floor of any street facing building elevation shall contain a minimum of 50% windows.
- (7) Display windows shall be provided adjacent to each retail front entrance.
- (8) The minimum ground floor height shall be 3.6 m.
- (9) As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to residential buildings
- (2) Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3) The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4) Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5) Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6) Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

- (e) ¹Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the C1 district as identified in section 7.11 Figure 18:

¹ 3357/V-2008, Correction 1

(a) Dwelling Units

(b) The residential component of a building associated with any other permitted or discretionary use in the C1 district.

3. Heritage Buildings

(a) For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District.

(b) ¹Deleted

(c) The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.

(d) Where a proposed development affecting a heritage property, or a property abutting a heritage property, is to be forwarded to the Municipal Planning Commission for a decision, or is the subject of an appeal before the Subdivision Development Appeal Board, the Development Officer shall notify The Heritage Preservation Committee and any Main Street Local Advisory Board of the time and date at which the development will be considered.

4. ²Gaetz-Ross Heritage Area

(a) The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 46 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).

(b) All building front development criteria listed in subsections 5.1.2(d)(i) to (iii) apply to all developments in the Gaetz-Ross Heritage Area.

(c) Within the Gaetz-Ross Heritage Area any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accented.

(d) Residential uses shall only be approved above the ground floor in the Gaetz-Ross Heritage Area.

¹ 3357Q-2007

² 2246/O-2020

5. Setbacks

- (a) The minimum rear yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

- (b) The minimum side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.