



AGENDA

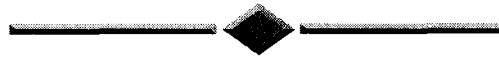


FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, SEPTEMBER 8, 2003

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, August 25, 2003.
- (2) UNFINISHED BUSINESS
 1. *Manager, Legislative & Administrative Services – Re: Red Deer Downtown Business Association / Request for BRZ Boundary Change / Bylaw 2827/A-2003 – Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83*
(Consideration of 3rd Reading of the Bylaw)

(3) PUBLIC HEARINGS

1. **Land & Economic Development Manager – Re: *West Park Extension (Westlake):***
 - (a) ***Road Closure – 60th Avenue between Wishart Street and 59th Avenue Crescent – Road Closure Bylaw 3318/2003 / Sale to Trademark West Park Inc. – West Park Extension (Westlake).***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .6
 - (b) ***Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/JJ-2003 / Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from Road to R1 Residential Low Density District and P1 Parks and Recreation Districts / West Park Extension (Westlake) – Phase 4 / Trademark West Park Inc.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .6
 - (c) ***Third Reading of Road Closure Bylaw 3296/2002***
(no Public Hearing) . .6
2. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/LL-2003 / Rezoning of Land from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-Detached Dwelling) District / Kentwood Northeast – Phase 24 / 957292 Alberta Ltd.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .16
3. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/MM-2003 / Rezoning of 0.854 acres of land from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District / South Hill Neighbourhood / Abby Master Builder***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .20

4. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/NN-2003 / Rezoning of Land from A1 Future Urban Development District to R1N Residential Narrow Lot District / Johnstone Park – Phase 7 / Carolina Homes Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .26
5. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/OO-2003 / Rezoning of 294.2m² (3,166.8ft²) from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) from A2 to R1/ West Park Extension (Westlake) – Phase 5 / Trademark West Park Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .30
6. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/PP-2003 / Changes to DC-15 District / Riverside Meadows / City of Red Deer*
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1. Parks & Open Space Designer – Re:
 - (a) *City of Red Deer Entrance Signs* . .39
 - (b) *Location of Plaque with in City Hall Park – Nuclear Weapons Free Zone* . .39
2. Tax Collector – Re: *2003 Tax Sale* . .49
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(Consideration of 1st Reading of the Bylaw) . .53

(5) CORRESPONDENCE

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) **BYLAWS**

- | | | |
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| 1. | 2827/A-2003 – Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83
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| 2. | 3156/Z-2003 – Land Use Bylaw Amendment - Incorporation of Secondary Suites into R1 Residential (Low Density) District / City of Red Deer
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| 3. | 3156/JJ-2003 – Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from Road to R1 Residential Low Density District and P1 Parks and Recreation Districts / West Park Extension (Westlake) – Phase 4 / Trademark West Park Inc.
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| 4. | 3156/LL-2003 – Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-Detached Dwelling) District / Kentwood Northeast – Phase 24 / 957292 Alberta Ltd.
(2 nd & 3 rd Readings) | . .75
. .16 |

- | | | |
|-----|--|----------------|
| 5. | 3156/MM-2003 – Land Use Bylaw Amendment - Rezoning of 0.854 acres of land from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District / South Hill Neighbourhood / Abby Master Builder
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| 7. | 3156/OO-2003 – Land Use Bylaw Amendment - Rezoning of 294.2m ² (3,166.8ft ²) from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m ² (3,162.5ft ²) from A2 to R1/ West Park Extension (Westlake) – Phase 5 / Trademark West Park Inc.
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Legislative & Administrative Services

DATE: September 2, 2003

TO: City Council

FROM: Coordinator, Legislative & Administrative Services

SUBJECT: Red Deer Downtown Business Association
Request for BRZ Boundary Change
Bylaw 2827/A-2003 – Amendment to the Downtown Business Revitalization
Zone Bylaw 2827/83

History

June 16, 2003 Council considered a request from the Downtown Business Association for an expansion of the Business Revitalization Zone.

July 14, 2003 a Public Hearing was held following which Council agreed to consider an amendment to Business Revitalization Zone Bylaw 2827/2003 to include only the full block bound by 50 Street, 47 Avenue, 49 Street and 48 Avenue in the Business Revitalization Zone. Third reading of the bylaw was tabled for up to 4 weeks to allow notification of those members who would be included in the expanded zone.

On August 11, 2003 a Public Hearing was held relative to the expansion of the BRZ as noted above. In addition, the Downtown Business Association requested a subsequent amendment to the Business Revitalization Zone boundary to include the area bound by Gaetz Avenue on the West, 42 Street on the South, and 49 Avenue on the East. A motion to approve this further amendment was introduced but subsequently tabled, as was third reading of Bylaw 2827/A-2003, for a further 4 weeks to allow notification of those members who would be included in this expanded area.

Consultation Process

Businesses in the proposed revised BRZ boundary (Port'o Call Safeway Block) have been sent letters informing them of the proposed revised BRZ boundaries. This item is to be brought before Council on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

The Downtown Business Association has approved of the expansion of the Business Revitalization Zone to include the full block bound by 50th Street, 47th Avenue, 49th Street and 48th Avenue, as well as the area bound by Gaetz Avenue on the West, 43rd Street on the South and 49th Avenue on the East.

City Council
September 2, 2003
BRZ Bylaw Amendment 2827/A-2003
Page 2

Recommendations

Council may:

1. Lift from the table and give consideration to the resolution to amend Bylaw 2827/A-2003.
2. Consider third reading of Bylaw 2827/A-2003.

Kelly Kloss
Manager
Legislative & Administrative Services



Restaurants Ltd.

R.R. 8, BOX 7, SITE 6, CALGARY, ALBERTA T2J 2T9 PH: (403) 931-3807 FAX: (403) 931-3535

August 29, 2003

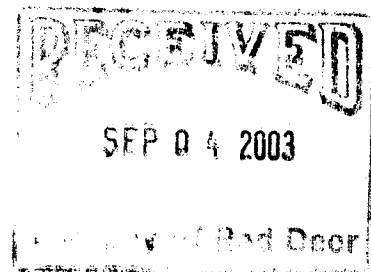
Red Deer City Council
c/o Manager,
Legislative & Administrative Services
Box 5008
Red Deer, AB
T4N 3T4

Good Morning and Greetings. Given a choice, we do not wish to be included in the proposed addition to the Business Revitalization Zone. In our opinion the cost/benefit is not worthwhile and just another layer of bureaucracy with almost 75% of the levy being eaten up by Administration.

Yours Sincerely,

A handwritten signature in black ink that reads 'Chris Tetrault'. The signature is fluid and cursive, with the first letter 'C' being particularly large and stylized.

Chris Tetrault
General Manager





Kelly Kloss
Manager
Legislative and Administration Services
City of Red Deer

Dear Kelly

Re: BRZ Boundary Change

This will acknowledge receipt of your letter dated July 15, 2003 outline, the amendment Council has proposed to the DBA request for an expansion of the BRZ.

At a special meeting of the Board of Directors of Directors of the DBA held on August 5, 2003 the following motion was passed.

“Moved that the DBA indicate its support of the BRZ boundary change to include the full block bound by 50th street, 47th Ave, 49th street and 48th Ave, and further that Council be requested to amend the boundary to include the area bound by Gaetz Ave on the West, 42nd street on South and 49th Ave on East.”

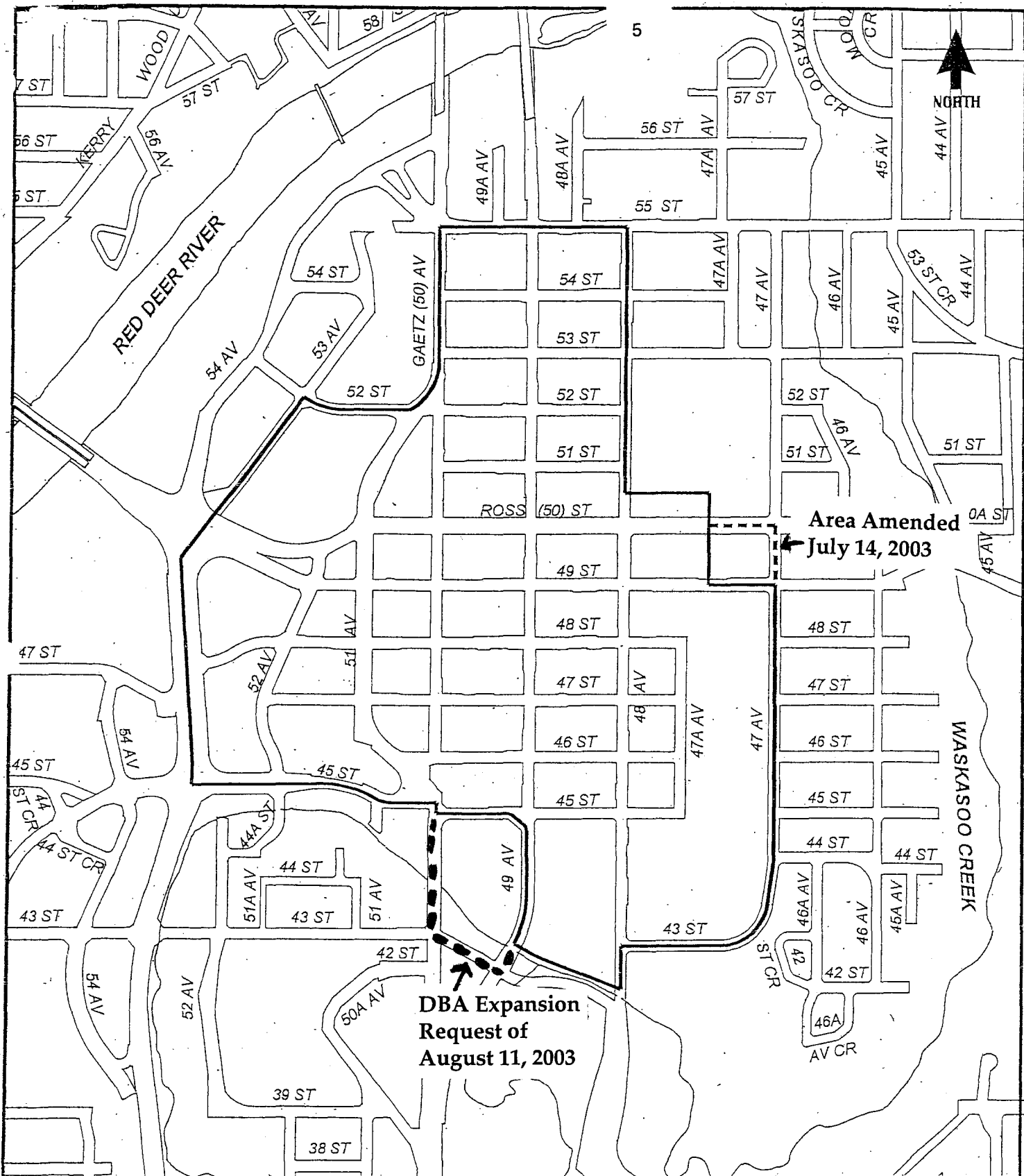
Attached is a map indicating the areas outlined above.

The Board would appreciate consideration by Council of this change at their August 11th meeting.

Thanking you in advance.

Sincerely,

Dennis Zimmer
President
DBA



The CITY of RED DEER BUSINESS REVITALIZATION ZONE BOUNDARY

JULY 2003

- EXISTING BOUNDARY OF BUSINESS REVITALIZATION ZONE
- - - - - PROPOSED EXPANSION AREA OF BUSINESS REVITALIZATION ZONE

Christine Kenzie

From: Roger Tetrault [roger@phils.ca]
Sent: August 29, 2003 11:31 AM
To: las@city.red-deer.ab.ca
Subject: BRZ

P Restaurants

R.R. 8, Box 7, Site 6 Calgary, Alberta T2J 2T9 Ph: (403)931-3807 Fax: (403)931-3535

August 29, 2003

Red Deer City Council
c/o Manager,
Legislative & Administrative Services
Box 5008
Red Deer, AB
T4N 3T4

Good Morning and Greetings. Given a choice, we do not wish to be included in the proposed addition to the Business Revitalization Zone.

In our opinion the cost/ benefit is not worthwhile and just another layer of bureaucracy with almost 75% of the levy being eaten up by Administration.

Yours Sincerely,

Chris Tetrault
General Manager



COUNCIL MEETING OF JULY 14TH , 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: BRZ BOUNDARY EXPANSION
BYLAW 2827/A-2003**

**LETTERS RECEIVED
IN OPPOSITION**

Loretta Fiorillo Professional Corporation
Pediatrician and Dermatologist

#804, 5010 - 43 Street
Red Deer, AB T4N 6H2

Telephone: (403) 314-0444
Fax: (403) 314-0552

16 June 2003

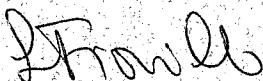
Red Deer City Council
c/o Manager
Legislative & Administrative Services
Box 5008
Red Deer, AB T4N 3T4

Dear Sir/Madam:

RE: Expansion of Business Revitalization Zone

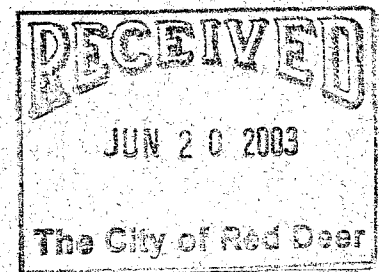
I am opposed to the expansion of 43 Street as part of the downtown business area. My building located at 5010 - 43 Street is primarily a medical building with many medical professionals such as myself who are located here not because of the proximity to downtown but because of the proximity to the hospital. I am not interested, and I hear from my colleagues that they are not interested either in this proposed expansion of the downtown business area. My business is directed by referrals from other physicians and will not change at all whether my office is located in an expanded downtown or outside it. Actually, I may consider moving my office away from this location should this expansion be approved.

Sincerely,



Loretta Fiorillo, M.D.

LF/ljc





HAMILL'S DAIRY QUEENS

Head Office:
4202 Gaetz Avenue
Red Deer, Alberta
T4N 3Z3

Office: (403) 346-7718

Fax: (403) 341-3711

Locations:

June 18, 2002

Red Deer City Council
C/O Manager Legislative & Administrative Services
Box 5008
Red Deer, AB T4N 3T4

Hamill's Dairy Queen
4202 Gaetz Avenue
Red Deer, Alberta
(403) 346-3518

RE: Expansion of Business Revitalization Zone

Dear Members of Council

I am writing to express my objection to being added to the Business Revitalization Zone.

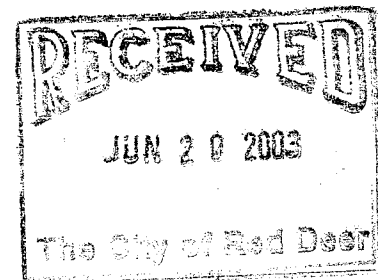
I believe that this is just a cash grab in order to balance the budget of the Downtown Business Association. No one has indicted what it is that the Downtown Business Association is going to do for us. I suspect what they really want is our additional tax money.

A portion of my land had an 82% increase in municipal taxes this year. Now I am being asked to pay a additional tax for the Revitalization Zone.

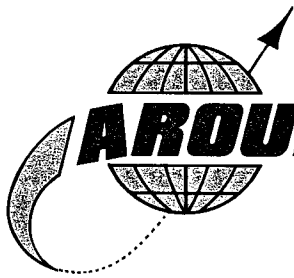
I do not want my land included in the Business Revitalization Zone.

Yours truly,

Gordon Hamill,
Owner



Deer Park Dairy Queen
Dunlop St. & 30th Avenue
Red Deer, Alberta
(403) 342-6200



AROUND THE WORLD TRAVEL LTD

4714 - 50th STREET, RED DEER, ALBERTA, CANADA T4N 1X2

PHONE (403) 342-2006

Fax (403) 342-6866

10 June 2003

Red Deer City Council
c/o Manager
Legislative & Administrative Services
Box 5008,
Red Deer, AB T4N 3T4

RE: EXPANSION OF BUSINESS REVITALIZATION ZONE

As a business operator in the Co-op Shoppers Plaza, we already have our own Merchant's Association along with the dues for the upkeep of the area, lights, and communal parking. We also pay our city taxes and licenses to operate a business in Red Deer.

We do not want to be included in the expansion of the downtown business zone, as it is a tax grab from the City of Red Deer from the businesses in the plaza. We feel that being a listed as a downtown business zone member will not bring additional custom to us, and that the returns on the new taxes are not worth it.

Thank you,

Mr. Ray Marsh
Owner

RM/lsm



CDQ CO-OP LTD.

#305, 4406 Gaetz Avenue
Red Deer, Alberta T4N 3Z6

Tel. (403) 314-2202 Fax (403) 314-2204
Toll Free 1-800-320-2541

June 17, 2003

Red Deer City Council
C/O Manager – Legislative & Administrative Services
Box 5008
Red Deer, AB T4N 3T4

RE: Expansion of Business Revitalization Zone

I am writing in opposition to the expansion of the business revitalization zone.

We are a purchasing co-op for a fast food franchise. Our office is located in the Port O'Call office building. We do not offer any services to the citizens of Red Deer and are only located here because of office space. We would receive absolutely no benefit from a yearly business revitalization zone tax and would consider relocating.

Thank you for considering our concerns.

Yours truly,

Brian Leibel
General Manager



Multiple Sclerosis Society of Canada
CENTRAL ALBERTA CHAPTER

4322 - 52 Avenue, Red Deer, Alberta T4N 4J9 (403) 346-0290 Fax: (403) 341-3955 www.mscentralalberta.com

June 11, 2003

Red Deer City Council
C/o Manager
Legislative & Administrative Services
Box 5008
Red Deer, AB T4N 3T4

Re: Expansion of Business Revitalization Zone

Further to the notice dated June 9th, the MS SOCIETY OF CANADA, Central Alberta Chapter would like to voice our opposition to the proposed expansion.

After carefully reviewing the proposal it was noticed that the proposed expansion includes our landlord, Bettenson Sand & Gravel. As a landlord any increase in taxes will be passed on to the tenants. Our concern is why a downtown business association would want to include a sand and gravel INDUSTRY? What would this industry provide as an enhancement to the downtown area? At this point, the reasoning seems to be an increase in funding for the downtown business association.

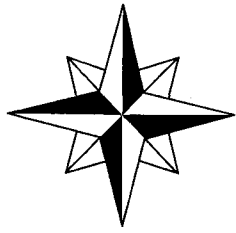
In the attached map sent to us, we did notice how detailed the map was in that in some areas the dotted line comes down the center of the street or on one side or the other. In our area it is obvious that Bettenson Sand and Gravel is included; however, the medical offices including a pharmacy across from the hospital are not included. It would seem to us that a pharmacy would enhance the downtown business core much more than a sand and gravel industry.

As a non-profit health charity, in the same category as the hospital, any increase in taxes directly affects are bottom line and therefore our goal to forward as much possible on to research and to assist those affected by multiple sclerosis.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kondas'.

Karin Kondas
Executive Director



Career Assistance Network Ltd.

#18, 4712 50th Street, Red Deer, Alberta T4N 1X2
Telephone (403) 341-7811 Fax (403) 309 - 2546

Set your Direction with professional career support

...resumes...business planning...Job Search Strategies...computer and Internet access...

June 11, 2003

City Council
Red Deer, Alberta

Your Worship and Councillors:

RE: Expansion of Business Revitalization Zone

Further to your notice received on June 9, 2003 regarding the above-identified initiative, please accept my concerns that I have expressed repeatedly to the Red Deer Down Town Business Association. My concerns and the concerns of my fellow merchants have fallen on deaf ears so I am making another appeal to yourselves, as the people who have forwarded this information once again to us.

The Red Deer Downtown Business Association, in an effort to bring in more money to revitalize CORE businesses in the center of Red Deer has proposed new boundaries to the City of Red Deer. The Red Deer Shoppers Plaza represents a large sum of money to be had by the RDDBA.

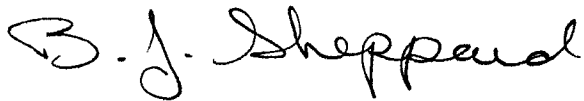
At the current time, we have our own maintenance crew who looks after the grounds and walks 12 months a year and waters the flowers and grass. The merchant's association purchases picnic benches for our patrons, organizes the pancake breakfast during Westerner week, ensures flowers in our planters, and promotes Christmas parade merchant specials to bring shoppers to our mall. In addition to that we have a direct say in the organization of our own association and can speak our mind at our regularly scheduled merchant's meeting complete with free breakfast. We also have a Security Guard to protect property and ensure that the parking lot is not mis-used by other employees from the down town core. The Security Guard is also available to the merchants for any undesirable activity.

From my past experience as a payer into this system I became very frustrated with the method that the Red Deer Downtown Business Association uses to acquire the money required to operate. The Red Deer Downtown Business Association has the City of Red Deer mail a tax assessment. When one phones the City of Red Deer to enquire about the Tax Assessment, they refer you to the Red Deer Downtown Business Association who will tell you that the City makes the Assessment. It has been my experience that this system is set up to give you no answers, no services, and pay the majority of your assessment to "administrative" costs.

Due to the fact that I am currently paying for the services that I appreciate here at the Red Deer Shopper's Plaza, I do not believe that I should have to pay yet another fee for a service that is only providing me with lights in the trees. We have ample free parking, we have excellent grounds keepers and security personnel along with merchant representatives on our Board who make direct decisions on our behalf.

I see no benefit to my business to belong to this Association, nor do I believe that the Merchants Association will pay for my current Merchant Association fees. Therefore, please accept this letter of appeal to reconsider your decision. It would appear that no matter how many times, ways, and appeals that have been made by our Merchants Association, the decision is made without any consideration whatsoever towards our disapproval and legitimate concerns. Where is democracy, if not at the municipal level, what is this country coming to. I believe that those people who are merchants of the Downtown Core may be wise to rethink their decision, before forcing this onto a group that is already adequately served.

Sincerely

A handwritten signature in black ink, reading "B. J. Sheppard". The signature is written in a cursive, flowing style.

Barbara J. Sheppard, Director
Encl.

cc. Lorna Watkins-Zimmer, Councillor, Merchant of Comforts the Sole

cc. Dennis Moffat, Councillor

cc. Dianna Rowe, Councillor

Dr. Douglas Campbell
Dr. David Hall
Waskasoo Professional Centre,
4405 – 52 Avenue
Red Deer, Alberta T4N 6S4

City of Red Deer
Mayor Gail Surkan and City Councillors
Red Deer, Alberta
T4N 1V4

June 06, 2003

Dear Mayor Gail Surkan and City Council Members:

**Re: Proposed Expansion of Downtown Business Association (D.B.A.)
boundaries – specifically, the area to the southwest.**

We both have dental offices in the proposed southwest expansion. While we do not support this proposed expansion, we are not part of any advocacy or political action group. We have combined 31 years in Red Deer and are very proud of our beautiful city.

We have surveyed most of the businesses in this area (26 so far) and **all** have indicated that they do not support this proposed expansion. If necessary we will continue contacting businesses, and we suspect we will find a similar lack of support for this southwest boundary expansion.

The most recent proposed D.B.A. boundary expansion, a year or more ago, resulted in a large turn out of businesses, all speaking in opposition to the expansion. The direction given to the D.B.A. at that time, by the city council, was clear and quite specific – get the businesses on side before coming back for boundary expansion.

Our contact and discussions with effected businesses have lead us to believe there will be a similar response at the July 14, 2003 public hearing. We are wondering if perhaps an informal meeting with your self and city council, and hopefully representatives from the downtown business association, could take place to see if this could be resolved with out public acrimony. We recognize the need for a vital and esthetic downtown. We do not wish to, in any way detract from the work this group does, we just are not part of the downtown.

We are contacting the Downtown Business Association in a similar manner and hope we can get together to have this southwest expansion halted. We are looking forward to hearing from you and can be reached at the following numbers Dr. Campbell's business number is 342-5565 and Dr. Hall's is 343-3636.

Yours truly,

Dr. Doug Campbell
Dr. David Hall

A handwritten signature in cursive script, appearing to read "Doug Campbell".

c.c Jeffrey Dawson
 Morris Flewwelling
 Vesna Higham
 Bev Hughes
 Dennis Moffat
 Larry Pimm
 Diana Rowe
 Lorna Watkinson-Zimmer



June 11, 2003

Waskasoo Professional Centre
4405 – 52nd Avenue
Red Deer, AB T4N 6S4

**ATTN: DR. DOUGLAS CAMPBELL
DR. DAVID HALL**

Dear Drs. Campbell & Hall:

Thank you for your letter of June 6th, 2003 and for your concern for the proposed expansion of the Business Revitalization Zone.

As you are aware, the date for second and third readings as well the public hearing will be on July 14th, 2003 at City Hall. While we appreciate your interest in meeting with the Downtown Business Association and the City prior to this hearing, the process for public input was established to best accommodate the opportunity for objection through our open house, held on May 1st, and also through the public hearing process.

We look forward to addressing your concerns on July 14th, 2003.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Zimmer". The signature is written in a cursive style with a long horizontal line extending to the left.

Dennis Zimmer
President

DZ/km

cc: Kelly Kloss, Legislative & Administrative Services

Christine Kenzie

From: Keith Rideout [adviser@telusplanet.net]
Sent: June 10, 2003 10:11 AM
To: las@city.red-deer.ab.ca
Subject: brz expansion

We continue to be opposed to the expansion of the brz onto 54th ave.

As a manufacturer we have little to do with retail promotion.

Thank you

Keith Rideout
President

[This message has been scanned for security content threats, including computer viruses.]

Member Owned - Truly Canadian



Red Deer Co-op Limited

Administration Office
5118 - 47 Avenue
Red Deer, Alberta
T4N 3P7
Telephone: (403) 343-2667
Fax: (403) 341-5811

June 19, 2003

Red Deer City Council
Legislative & Administrative Services
Box 5008
Red Deer, AB T4N 3T4

Dear Councillors:

Re: Expansion of Downtown Business District

Be advised that Red Deer Co-op is opposed to the expansion of the Downtown Business District.

At the present time, we can see no advantage to our business to belong to this organization. We have expressed concern directly to the organization through the Plaza Merchants Association, even asking for their comments, and received nothing in return.

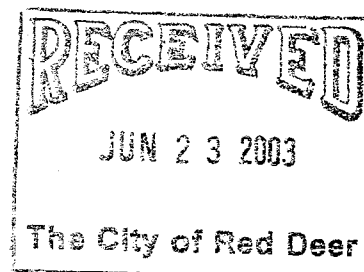
Briefly, our concerns are that this appears to be one more tax for which it is unclear what we will actually receive in return. We are also very concerned that almost 75% of their annual budget is spent on administrative costs, leaving only about \$54,000 annually spent on promotion. We are not aware of any promotional activity planned directly in our business neighbourhood.

Best Regards,

A handwritten signature in black ink, appearing to read "Larry Parks", with a long horizontal line extending to the right.

Larry Parks
General Manager

LP/rh



Christine Kenzie

From: Gordon Bailey [gordon.bailey@thebaileyclinic.com]
Sent: July 01, 2003 10:34 PM
To: las@city.red-deer.ab.ca
Subject: Re Business revitalization zone boundary

Dear Sir or Madam:

I am **absolutely opposed** to the inclusion of my office and other physician's offices in the proposed expansion of the business revitalization zone. It is **unreasonable** for the city to expect doctors with offices adjacent to the hospital to fund the Red Deer Downtown Business Association.

Sincerely,

Dr Gordon Bailey



disclaimer.txt

#108 3947 50A Ave RD

Christine Kenzie

From: Ian Duduman [iduduman@telusplanet.net]
Sent: July 04, 2003 7:40 AM
To: las@city.red-deer.ab.ca
Subject: Expansion of Business Revitalization Zone

To Red Deer City Council:

My name is Dr. Ian A. Duduman and my office address is 301-4406 Gaetz Ave. T4N 3Z6. I am in the proposed expansion area of the Business Revitalization Zone. I attended the information session held a couple of months ago and got little information except the fact that this proposed expansion will do little for me except cost me an extra couple of hundred dollars a year (no exact figure could be given me, as the people at the information session could not tell me exactly how the amount would be calculated!).

This tax grab was tried a few years ago and was shot down in flames. I gather the perpetrators have learned from their past mistake and instead of taking a huge bite of territory are now going after things piecemeal. Probably they figure there will be fewer protesters than last time as there are fewer business owners affected.

The proposal was a bad idea a few years ago and it is a bad idea now. I urge Red Deer City Council not to pass this bylaw.

Yours truly,

Ian A. Duduman D.M.D.

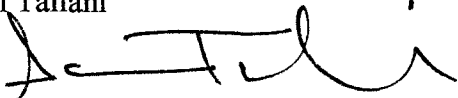
[This message has been scanned for security content threats, including computer viruses.]

Red Deer City Council
c/o Manager
Legislative and Administrative Services
Box 5009, Red Deer, AB T4N 3T4

This letter is being sent to re-enforce the May 16th petition submitted by the majority of tenants of the Red Deer Shoppers Plaza: the wording of the petition might have been vague and the message we were trying to relay to council will be put in point form.

- 1) The tenants of this plaza have their own association in place. Membership is mandatory based on the lease rate and the money gets used to promote the plaza and the Businesses of the plaza. The tenants pay into the fund of the tenants merchants association and then the money gets spent on behalf of the tenants without the charges of any administration fees. As you could see then we'll be paying into two associations if we're included in the expansion zone.
- 2) We as tenants do not see any benefits to being members of the DBA. i.e. we have our own parking lot that we pay to maintain and as you know we put on our own pancake breakfast every year to promote our own plaza. These are similar functions to what the DBA is proposing to us.
- 3) We as tenants see including us in the DBA as increasing our base cost to conducting business in our current location.
- 4) We do not feel we need to join this association and duplicate the services with additional administration expenses.

Sam Taliani



Vice President
Plaza Merchant Association

July 7.03

April 30, 2003

Dennis Zimmer, President
Red Deer Downtown Business Association
9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Dear Dennis:

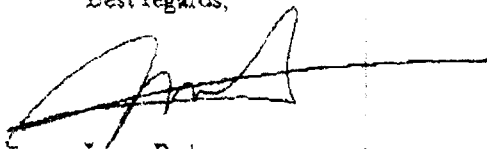
At a recent meeting of the members of our association, the attending members expressed opposition to the proposal to enlarge and include us in the Downtown Business Association. The same proposal was before us last year, and at that time we were also opposed.

The members who were in attendance at our meeting expressed concerns about the cost to us as businesses and what benefit we would derive from belonging to your association.

We have received a package from you outlining the benefits. However, our concerns are not being addressed, nor has anything changed from last year. We feel that we are on the outside edge of the area proposed - what services will we receive that we do not have today? Why, out of expenditures of \$216,000, is only \$54,787 or 25.3% spent on actual events and promotions?

Your comments would be appreciated. However, we are not yet convinced and wish to oppose your proposal.

Best regards,

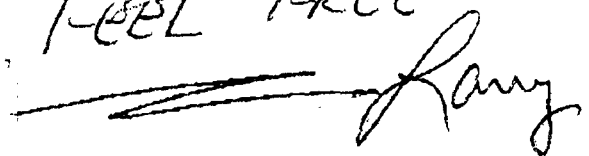


Larry Parks
Chairperson
Plaza Merchants Association

rh

TO - PLAZA MERCHANTS
- I SENT THIS LETTER
TODAY TO RDBA. IF
YOU DO NOT AGREE, OR
YOU WOULD LIKE TO VOICE
YOUR OWN BUSINESS CONCERNS
FEEL FREE

5118 - 47 AVENUE
RED DEER, AB T4N 3P7



MAY 16, 2003

TO: RED DEER CITY COUNCIL

FROM: TENANTS OF RED DEER SHOPPERS PLAZA

RE: EXPANSION OF BUSINESS REVITALIZATION ZONE

PLEASE BE ADVISED THAT THE UNDERSIGNED TENANTS OF THE RED DEER SHOPPERS PLAZA REMAIN OPPOSED TO THE INCLUSION OF OUR BUSINESSES IN THE BUSINESS REVITALIZATION ZONE. WE CURRENTLY HAVE ALL THE SERVICES PROVIDED BY THE ASSOCIATION AND PAY SIGNIFICANTLY LOWER ADMINISTRATION COSTS FOR THESE SERVICES. IT WOULD APPEAR TO US THAT THE PROPOSED EXPANSION IS MERELY TO RECEIVE MORE REVENUE WITH NO CLEAR GOAL FOR THE USE OF THIS REVENUE.

BUSINESS	REPRESENTATIVE	TITLE	SIGNATURE	
Plaza Liquor Mart	Bob Reid	owner/Mgr.	[Signature]	341-900
Alberts Family Restaurant	Sam Taliani	Manager	[Signature]	
Hut Barber Shop	Paul Reault	owner	[Signature]	346-4966
Grand Ma Western Dress	Donna	owner	[Signature]	342-2006
La Tienda Latina	Guillermo	owner	[Signature]	358-51-69
Equitable Life of Canada	Ken Towers	Broker	[Signature]	343-2218
GOLDEN SUN HOMES FOODS	G. WANG PITCH	OWNER	[Signature]	342-4334
PLAZA TANNING CLUB	Darlene Olson	Owner	[Signature]	341-4680
Green Dells Hair Styling	Donna Sakive	(Owner)	[Signature]	343-7555
FAMILY PIZZA	Ed WIERE	OWNER	[Signature]	318-8984
NEARLY NEW BOOKS	DIANA CARR	manager	[Signature]	340-0072
Tole Painters College	Trudy Kuyck	owner	[Signature]	343-1488
Red Deer Frame & Store	[Signature]	owner	[Signature]	342-5007
LANDLORD AGENT RED DEER PLAZA	Donna Olson		[Signature]	
RIVERSIDE BOWL	LAWRENCE ROBERT	OWNER	[Signature]	342-6800
RED DEER COOP LIMITED	GARRY PARKS	G.M	[Signature]	309-8914
Plaza Dispensary	Merv Dwyer	manager	[Signature]	340-5784

YOUR Dollar Store w/More Leanna Swedish Manager *Leanna Swedish*

Christine Kenzie

From: Bob Nabata [nabatab@kemex.com]

Sent: July 07, 2003 5:47 PM

To: las@city.red-deer.ab.ca

Subject: Comments on Expansion of Business Revitalization Zone

Please provide these comments to the mayor and city council for the public hearing next Monday. If there are any questions, please email me or call me at 340-0394.

Bob Nabata

[This message has been scanned for security content threats, including computer viruses.]

2003/07/08

Mayor Gail Surkan and City Councilors

As you are aware, this is the second time in two years that essentially the same proposal has come from the Downtown Business Association. For the second time they have come to Council asking that Council approve their request to expand the Downtown Revitalization Zone. I would like to focus on a few items in their proposal that should be considered before approving this request.

First of all, I attended First Reading of this proposal. In that meeting, the City Clerk affirmed that the DBA was set up by the initiative of the Downtown Businesses, with various areas essentially deciding to either opt in or opt out of the DBA. Following that time, new businesses in the area have chosen to locate within the DBA knowing that they were considered part of the DBA. What the DBA are asking for in this expansion is to force business owners in two areas to become part of the DBA with absolutely no true input into the decision.

Why do I say there has been no true input when businesses were consulted in March, and invited to an open house in May? The key date in their proposal outlining the timing of this expansion is that the decision to go to council was made on February 4th, before any businesses were consulted and before the open house. I was presented with a package in May stating the decision to go to Council was made and that my only opportunity for input was at this Council meeting. The DBA did not inform us that they were considering expansion at any meeting, and having made the decision to expand, did not give us the chance to talk with them before going to council. (For your information, I attended the open house and was told the decision to go to Council had not been made. Within a couple of days of the open house, I asked to attend whatever meeting the DBA would have to make this decision. I was then told that the decision had been made in February, confirming that any input provided in March and at the open house was not considered whatsoever in their decision and therefore cannot be considered as truly input).

If I was invited to this meeting to provide input, I would have asked questions that would have been more properly and easily responded to at that point. I have asked some of these questions already but obviously in vain since none of the responses have been put in the package provided to Council or given to the other affected business owners. These questions include:

1. Why is this expansion being proposed?

I thought that any proposal would contain the reason why it was being proposed and justifying the reason. This proposal does not contain the reason and obviously there cannot be any justification for the reason.

I did receive a partial response on this issue from the DBA. First of all, the reason is not financial. There are no new programs that they are planning with the additional money, nor are they any existing programs that will be cut back if the proposal will not go through. In fact, they are unwilling to even put a budget together showing what they intend to do with money stating they won't know how much it will be until the City collects the money. (currently collect \$145k from 500 members, hence adding 80 members should add around \$23k. Didn't seem very hard to me)

Second, they have stated in an email to me that the prime motive for the DBA's request is one of equity, since there are businesses in the downtown area benefiting from being in the downtown and not contributing to the downtown in any way. They still did not answer why we were considered part of downtown, and what the benefits that we are currently receiving are other than to point out the list of accomplishments which generally do not apply. Based on this logic, they will come back year after year always choosing areas adjacent to the "current" downtown and use the same proposal other than changing the map.

Third, in the same email, they expressed an interest in including all businesses in the downtown in the process to determine the strategic direction of the Association. Again, they take it as a given that we are part of downtown. Even more importantly, the way they want us to become involved is not to invite us to their meetings, or to present what the advantages of joining the association are and asking us to join, but to send us a package saying that they want us to join whether we like it

or not. Given that was the only direct contact that we have received from them in the last two years, it was hardly in line with getting us involved.

2. What alternatives were examined?

Rather than going to Council with a motion to unilaterally increase the DBZ, did they consider meeting with the business owners to see if a joint motion to Council could be made? Did they consider skipping Council altogether and expanding by inviting interested business owners to join? Did they consider publishing a list of their meeting dates and agendas to a broader audience, and invite non-members to attend and provide input?

I've asked this question and have gotten no answers. From that I can only conclude that no alternatives were looked at, that the DBA knew that they would not get much of a positive response from the targetted businesses because they do not provide a service to them, and than going to Council was a low-cost option given they already had the proposal from last year and there was no penalty if they were turned down. On the other hand, there is a penalty for each business owner to respond to their proposal, especially the time to make a submission to Council, and/or to attend the open house, or first and second reading of this proposal.

3. What's different about this proposal that was turned down last year?

The response I got back from the DBA was that Council turned down last years proposal because it asked for an expansion that was too large. Their recollection said that Council recommended that they come back with a scaled down proposal which did not include Parkvale or Cronquist. She then stated that their were no other objections to the proposal.

Interestingly, a City Councilor responding to the same question recalled that in addition to the size of the expansion, Council also felt that the DBA needed to do a better job to convince businesses of the benefits of membership, and to do an entirely new proposal in the future. Obviously neither of these two points have been addressed by the DBA.

I also talked to a business owner who attended last year's Council Meeting, and his recollection of the outcome was a definite request from City Council to the DBA not to return with a similar proposal without the support of the affected business owners.

Other questions that come to mind before I would voluntarily join the association but not necessarily applicable to this motion include:

1. Given the BRZ levy is \$145k and your total budget is \$216k, how can you justify spending \$107K (75% of the BRZ levy or 50% of your total budget) on administration?
2. I was told that the city charges between \$5000 and annually to collect the fees for the levy. If 99.9% of your members are happy with the job you are doing, then why don't you collect the fees directly and save a good portion of that fee, especially since you have two people working I believe fulltime as it is?
3. How are the Board of Directors appointed, for what term, how often do they meet, what decisions need to be ratified by the general membership or by city council, who can attend the meetings, why is this information not included in the package if the intent is to encourage participation?

The bottom line can be expressed in the letter of support from the Red Deer Chamber of Commerce, included in the package presented to City Council for first reading but not in the package distributed to the business owners. They state in their letter and I quote "We anticipate that the public process will provide information regarding the specific benefits and implications for businesses in the proposed expansion areas, timelines, and any incremental costs to the DBA and/or affected businesses. Once the proposed expansion has been sold based on its merit and the expansion is approved, we recommend that the DBA consider a voluntary membership fee".

I have not received any information on the specific benefits and implications for businesses. The timeline that was provided to me shows only when payments would be made, not when we became members or when we could vote or become board members. There is no information on the incremental costs to the DBA and the only information on the cost to business is costs that some of the board members are paying. Last of all, there is no indication that the DBA is even considering much less planning to implement a voluntary membership fee.

Based on this, I would ask that City Council turn down this request for expansion and that they would ensure that the DBA do not return to Council asking for an expansion without the support of the targeted businesses.

Bob Nabata
KemeX Engineering Services

Christine Kenzie

From: Melanie Murphy [mrmurphy02@yahoo.com]
Sent: July 08, 2003 8:28 PM
To: las@city.red-deer.ab.ca
Subject: Expansion of Business Revitalization Zone

Opportunity to Comment:

This email is being sent on behalf of the Senior Citizen's Downtown House of Red Deer. We are located at 5414 - 43 Street.

The Red Deer Senior Citizen's Downtown House would like to respond to the proposal of the expansion of the Business Revitalization Zone. Our non-profit organization would like to take this opportunity to express that we are against the request to pass a bylaw that will expand the boundaries of the current Business Revitalization Zone.

Our organization and members feel this will not benefit us, as we are a non-profit organization and not a business.

Please feel free to contact us at 346-4043 Monday through Friday from 9 am to 4 pm.

Thank you for your time.

A copy of this letter has also been sent via mail.

Melanie Murphy
Coordinator

Do you Yahoo!?
SBC Yahoo! DSL - Now only \$29.95 per month!

2003/07/09

COUNCIL MEETING OF JULY 14TH , 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: BRZ BOUNDARY EXPANSION
 BYLAW 2827/A-2003**

**LETTERS RECEIVED
IN FAVOUR**

Christine Kenzie

From: Simco [simco@telusplanet.net]
Sent: June 09, 2003 10:59 AM
To: las@city.red-deer.ab.ca
Subject: expansion of the BRZ

As a current member of the BRZ I support inclusion of these two areas in the BRZ zone. These areas are already assumed to be a part of the downtown and receive those benefits and representation. To continue to represent downtown the BRZ needs to represent all the relevant areas. Darryl Sim, 4819 B 48 Ave Red Deer.

[This message has been scanned for security content threats, including computer viruses.]



July 3, 2003

Red Deer City Council
C/O Manager
Legislative & Administrative Services
Box 5008
Red Deer, Ab.
T4N 3T4

Dear Sir:

We approve of the Downtown Business Association's request to the City Council for expansion of the boundaries of the current Business Revitalization zone. We are a firm believer in the association and we feel we would definitely benefit from the above.

Yours truly,

A handwritten signature in black ink, appearing to read "B. Forlin", followed by a horizontal line.

Bruno J. Forlin
Gen. Mgr.

4707 Ross Street, Red Deer, Alberta T4N 1X3
Telephone (403) 347-5551 Fax (403) 347-8820

Reservations 1-877-347-5551

11401 - 100 Avenue, Grande Prairie, Alberta T8V 5M6
Telephone (780) 539-5678 Fax (780) 538-3913

Reservations 1-800-661-8160

www.stanfordinn.net



COUNCIL MEETING OF MAY 20TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: RED DEER DOWNTOWN
BUSINESS ASSOCIATION -
DOWNTOWN BUSINESS
REVITALIZATION ZONE BYLAW
AMENDMENT 2827A/2003**

**COMMENTS RECEIVED FROM
BUSINESSES**

Kemex Engineering

Libby Smith

From: "Libby Smith" <libbysmith@shaw.ca>
To: <nabatab@kemex.com>
Cc: "Dennis Zimmer" <comforts@telusplanet.net>; <jeffreyd@city.red-deer.ab.ca>
Sent: Monday, May 05, 2003 9:13 AM
Subject: BRZ Expansion

Mr. Nabata -

Thank you for your e-mail of May 04 regarding the Downtown Business Association's intention of expansion of its Business Revitalization Zone (BRZ). Also, thank you for the interest you showed by coming to our open house on May 01 - we appreciate your comments and input.

I would like to respond to your questions in your e-mail as follows:

1. The decision to go to council with the BRZ expansion request was made on February 04. While we have notified the City Clerk's office of the DBA's intention and requested consideration of Council's meeting schedule, an official letter of request has not been received by Council. This is in the process of being prepared today and will be delivered by tomorrow. Following this, it is anticipated that first reading will take place May 20, and 2nd and 3rd readings will be held on July 14 which will also include a public hearing opportunity. City Hall will contact all businesses in the proposed expansion area prior to the public hearing to ensure everyone has an opportunity for input.
2. The increased revenues will be used to advance our programs to increase safety, security, promotions and special events to the downtown core. It will also enable us to better respond to issues of particular concern to businesses ie: parking. The prime motive for the DBA's request to expand the BRZ is one of equity, not of money. As you stated in your e-mail there are businesses already in the downtown area, benefiting from being in the downtown, and are not contributing to the association in any way. The DBA is very interested in including all businesses in the downtown in the process to determine the strategic direction of the Association and how to best meet the needs of its members.
3. Last years proposal was refused by council due to the magnitude of the area requested. In fact, it was recommended by Council that the DBA return with a scaled down proposal which did not include Parkvale or Cronquist. Concerns were expressed that the expansion would take in the Cronquist Business Park which was not geographically in the downtown, and also that the DBA would expand into residential areas such as Parkvale - neither of which has taken place with this proposal. There were no other objections to the proposal.

I hope I have addressed your concerns as stated in your e-mail. Once again, we appreciate your comments and concerns - please contact me again if I can be of further assistance.

Libby Smith

Libby Smith, Executive Director
Red Deer Downtown Business Association
#9, 4921 - 49 St., Red Deer, AB, T4N 1V2
Tel: (403) 340-8696
Fax: (403) 340-8699
E-mail: libbysmith@shaw.ca
www.rddba.ca

Krista McNally

From: Bob Nabata [nabatab@kemex.com]
Sent: Sunday, May 04, 2003 3:07 PM
To: Libby Smith
Cc: Dennis Zimmer; jeffreyd@city.red-deer.ab.ca
Subject: Proposed Expansion to the Business Revitalization Zone

Libby

I would like to express my appreciation for the time and open discussion at your open house on Thursday. From these discussions and the information package that was distributed to the affected businesses, I would like to confirm a few things which leads to some follow-up items.

First, in my discussions with you and Frank Kuny, I was specifically told that the decision to go to council has not been made, unlike what was implied in the package. I would like to know when this decision will be made, and have the opportunity along with any other affected business owners to attend the meeting and to voice my opinions on the matter.

Second, I was told that there has been no discussion of what will be done with the increased revenue, unlike the package which specifically states that discussion to date indicated support for a reduction in the tax rate to all members. Presumably, this discussion will take place at the same time the decision to go to council will be made. Again, I believe any affected business owner should be entitled to attend this meeting prior to the matter going to city council.

Third, I was not give any explanation why this proposal was any different than the one turned down by council last year, other than the size of the expansion has been reduced. I believe city council rejected the proposal last year for other reasons other than the proposed expansion was too big, and if not, I was told of nothing in the open house and there is nothing in the package that indicates why the new particular areas have been included or not included. If the objections of council last year have not been addressed, then there should be no reason why this proposal should procede.

Fourth, I still do not have a sense of why this proposal has been advanced. Of the twelve pages in the package provided, there is one paragraph stating that the DBA will go to council to request an expansion, a map showing the new proposed boundary, and one question regarding the revenue from the expanded BRZ. In fact, of the three mentions, I was told that two of the three are not valid. i.e. the decision to go to city council has not been made, and there has not been any discussion on where the increased revenue.

The bottom line is, I would like to attend the meeting in which the decision will be made whether to go to city council asking for the expansion. This meeting should be open to all business owners in the proposed expansion zone. At the meeting, there should be presented:

- clear objective of what is proposed
- definition of why it is proposed
 - if it is money, then a budget with the increased revenue and where it will be spent vs a budget without the increased revenue and what would have to be cut back. Also, what alternatives have been looked at such as increasing the tax rate to the existing BRZ, or a request for voluntary funds from businesses outside the BRZ.
 - If it to sell the benefits of the BRZ to other businesses, then highlighting what benefits they would receive, and answer why this is not being done on a voluntary basis
 - If it is under the belief that these businesses are already benefitting from the full benefits from the BRZ without paying for them, then showing what benefits that they are receiving versus those already in the BRZ, say on Ross Stree or Gaetz Avenue.
- minutes from the council meeting last year rejecting the proposed expansion and clearly addressing all the

5/5/2003

reasons why this proposed expansion is different than the one rejected last year.

I believe if these items are provided, then a healthy discussion can take place. If the decision is made to proceed, then city council will be provided with a good basis to approve, and dissenters would have specific areas to address. In the future, if discussions are planned that would affect businesses other than the DBA, it would be a good idea to invite them to the discussion rather than issuing a package saying the decision has already been made.

I look forward to your positive response and indication on when the meeting will take place.

Bob Nabata
KemeX Engineering Services

5/5/2003

Libby Smith

From: "Libby Smith" <libbysmith@shaw.ca>
To: <nabatab@kemex.com>
Cc: "Dennis Zimmer" <comforts@telusplanet.net>; <jeffreyd@city.red-deer.ab.ca>
Sent: Friday, May 09, 2003 4:26 PM
Subject: BRZ Expansion

Bob - thank you for your additional inquiries and questions. I will try to answer as many as I can and hopefully this will put your concerns to rest.

The benefits of being in the Downtown Business Association are many - a list of some of them was included in your information package. We are an advocacy group for our members on issues that require a policy position, promote the downtown area with a goal of enhancing economic development opportunities, provide networking opportunities, offer educational events for our members and we provide programs that will reduce the operating costs of our members. Some of the areas on which we also support our members include parking, safety and security, marketing and cooperative advertising, special events, civic enhancement to name a few.

The areas in question are considered as a part of the downtown simply due to the geography. The businesses in this area promote themselves as being in the "downtown" core already.

We have involved businesses in many of our events in the past that are not in the BRZ. They have expressed an interest in our activities and have needed support and we have provided it.

The amount of additional revenue resulting from a BRZ expansion will be determined by City Hall upon their assessments. The revenues will be used to enhance our programs already described.

If you would like a copy of the minutes from last years council meeting, I would suggest you contact Kelly Kloss, City Clerk - Kelly's e-mail is kellyk@city.red-deer.ab.ca

I hope I have been of help.

Libby Smith
Libby Smith, Executive Director
Red Deer Downtown Business Association
#9, 4921 - 49 St., Red Deer, AB, T4N 1V2
Tel: (403) 340-8696
Fax: (403) 340-8699
E-mail: libbysmith@shaw.ca
www.rddbba.ca

Krista McNally

From: Bob Nabata [nabatab@kemex.com]
Sent: Wednesday, May 07, 2003 7:57 AM
To: Libby Smith
Cc: Dennis Zimmer; jeffreyd@city.red-deer.ab.ca
Subject: BRZ Expansion, More questions

Thank you for quick response to my email. While you have answered some of my concerns, some have not been addressed and a couple of new ones have come up.

The first item of concern is the impression that you and Frank Kuny left me at the open house. When specifically asked if the decision to council had been made, the answer was that the decision had not been made, that the final decision would be made after the open house, and that the scheduling of this item with City Council was made only for preliminary purposes only and would be cancelled if the decision not to proceed was made. This is different from the response in your email in which you stated that the decision was made on February 4th to go to council. The obvious questions are why was I misled at the open house, and was the open house simply a formality since it could have no influence on what would occur.

*Kellyk@
city.red-
deer.ab.ca*

The second item is the reason why this expansion is being considered. To paraphrase your email, "The BRZ is being expanded to force businesses in the downtown area not currently in the BRZ to join. They are currently receiving the benefits of a revitalized downtown without contributing in any way. The BRZ would also like to include them in the DBA to determine the strategic direction of the DBA and how to best meet the needs of its members. The expansion is not driven by monetary reasons."

With this being the reasoning, can you please answer the following questions

- * What benefits are they receiving now and how do these benefits differ from businesses outside the targeted zone? If the answer is a healthy downtown benefits all businesses in the downtown and near downtown, then why not get a grant from the city so that all residents in the city who benefit from a healthy downtown contribute their share?
- * Why are these specific areas considered part of the downtown? In the 43rd Street area, why are they not considered part of the Hospital zone, since we generally have closer links to the hospital than to downtown?
- * If money is not the issue, why not invite businesses in the proposed expansion zone or even in the greater downtown action plan zone to voluntarily join the association so they can have a say in the strategic direction of the DBA.
- * If the intent is to include these other businesses in the DBA, why not invite them to attend the meetings and to gain their support for entry into the DBA, rather than unilaterally forcing them into the association without any say, other than objecting at City Council?

The third item is still an explanation of the revised budget how much additional revenue will be generated from the increased BRZ, and where the money will be spent, assuming that it will be spent and not used to reduce the rate base of the existing members which has not been discussed.

I would also appreciate getting a copy of the minutes from last years council meeting when a similar proposal was rejected. If the various submissions and emails regarding this issue both for and against the proposal are also available, then a copy would be appreciated.

5/7/2003

I look forward to your response

Bob Nabata
KemeX_Engineering

5/7/2003



HAMILL'S DAIRY QUEENS

Head Office:
4202 Gaetz Avenue
Red Deer, Alberta
T4N 3Z3

Office: (403) 346-7718

Fax: (403) 341-3711

April 28, 2003

Red Deer Downtown Association
#9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Locations:

ATTENTION: Dennis Zimmer, President

Dear Dennis Zimmerl;

Hamill's Dairy Queen
4202 Gaetz Avenue
Red Deer, Alberta
(403) 346-3518

This is a letter objecting to inclusion of my business and property into the Business Revitalization Zone.

I see absolutely no benefit to my business by belonging to the Downtown Business Association. This particular restaurant already spends approximately \$100,000.00 per year on advertising and promotion and I don't see where your organization can significantly improve on that

Deer Park Dairy Queen
Dunlop St. & 30th Avenue
Red Deer, Alberta
(403) 342-6200

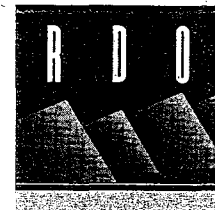
I acknowledge with the utmost respect the good work your organization has done in the core of the city. We do not consider ourselves to be in the downtown core but rather on the extreme outer edge of the business district. When we first located on this property we were considered to be on the way out of the city. In fact for many years were zoned highway commercial.

The bottom line is that I am opposed to being included into the Revitalization Zone.

Thank you.

Yours truly,

Gordon Hamill
President



12 April 2003

Red Deer Downtown Business Assoc
#9, 4921 - 49 St
Red Deer AB T4N 1V2

Attention: Mr. Dennis Zimmer, President

FAXED

Re: Business Revitalization Zone expansion

I have recently received a copy of your recent information package about the above noted matter.

The viability of store-front businesses in the downtown area certainly depends upon a strong campaign to attract shoppers to the downtown area, however I have 2 concerns about including our area, and specifically our professional building, in your expansion plan proposal:

- 1) As **health-care professionals**, store-front location is not important to us. Because our building was designed and built for, and is occupied by, dental **specialists**, we do not cater to drive-by or drop-in "shoppers"; indeed our clients/patients come to us by referral from other health-care providers. The specific location of our practice is therefore of little consequence, and attracting more "shoppers" to our "neighborhood" is of no benefit to us.
- 2) The "downtown" area is "naturally" bounded by 43 Street, Taylor Drive, 48th Ave, and the Red Deer River. Attempts to create "artificial" boundaries will lead to endless arguments, proposals, and meetings. Expansion of the downtown area is certainly perceived as a clumsy "tax grab", especially by folks such as we "referral-based" health-care professionals to whom the benefit(s) of the proposed expansion remains dubious, at best.

Thank you for allowing me the opportunity to express my opinion.

Sincerely,

Robert H. Cram, Orthodontist

CC. Jeffrey Dawson, Red Deer City Council

April 30, 2003

Dennis Zimmer, President
Red Deer Downtown Business Association
9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Dear Dennis:

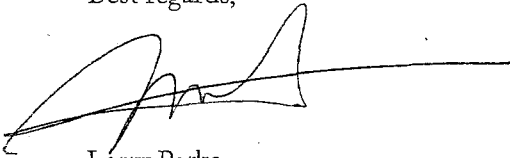
At a recent meeting of the members of our association, the attending members expressed opposition to the proposal to enlarge and include us in the Downtown Business Association. The same proposal was before us last year, and at that time we were also opposed.

The members who were in attendance at our meeting expressed concerns about the cost to us as businesses and what benefit we would derive from belonging to your association.

We have received a package from you outlining the benefits. However, our concerns are not being addressed, nor has anything changed from last year. We feel that we are on the outside edge of the area proposed – what services will we receive that we do not have today? Why, out of expenditures of \$216,000, is only \$54,787 or 25.3% spent on actual events and promotions?

Your comments would be appreciated. However, we are not yet convinced and wish to oppose your proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry Parks', with a long horizontal line extending to the right.

Larry Parks
Chairperson
Plaza Merchants Association

rh



COUNCIL MEETING OF MAY 20TH , 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: DOWNTOWN BUSINESS
ASSOCIATION - BRZ BOUNDARY
CHANGE**

**PETITION FROM TENANTS OF
RED DEER SHOPPERS PLAZA**

MAY 16, 2003

THE CITY OF RED DEER
OFFICE OF THE CITY CLERK

RECEIVED	
TIME	3:00
DATE	MAY 16, 2003
BY	Chkley D.

TO: RED DEER CITY COUNCIL

FROM: TENANTS OF RED DEER SHOPPERS PLAZA

RE: EXPANSION OF BUSINESS REVITALIZATION ZONE

PLEASE BE ADVISED THAT THE UNDERSIGNED TENANTS OF THE RED DEER SHOPPERS PLAZA REMAIN OPPOSED TO THE INCLUSION OF OUR BUSINESSES IN THE BUSINESS REVITALIZATION ZONE. WE CURRENTLY HAVE ALL THE SERVICES PROVIDED BY THE ASSOCIATION AND PAY SIGNIFICANTLY LOWER ADMINISTRATION COSTS FOR THESE SERVICES. IT WOULD APPEAR TO US THAT THE PROPOSED EXPANSION IS MERELY TO RECEIVE MORE REVENUE WITH NO CLEAR GOAL FOR THE USE OF THIS REVENUE.

<u>BUSINESS</u>	<u>REPRESENTATIVE</u>	<u>TITLE</u>	<u>SIGNATURE</u>
-----------------	-----------------------	--------------	------------------

Plaza Liquor Mart	Bob Reid	owner/Mgr.	<i>[Signature]</i> 341-90
* Alberts family Restaurant	Sam Taliani	Mgr.	<i>[Signature]</i>
Hut Basket Shop	Neil Ricchetti	owner	<i>[Signature]</i> 346-4966
Grand He West End Shaw	Paula	owner	<i>[Signature]</i> 342-2006
La tienda Latina	Carmanthner	Non-owner	<i>[Signature]</i> 358-59-69
Equitable Life of Canada	Ken Towers	Broker	<i>[Signature]</i> 343-2218
GOLDEN SUN HEATH FOODS	G. WAYNE PETCH	OWNER	<i>[Signature]</i> 342-4334
PLAZA TANNING CLUB	Darlene Olson	Owner	<i>[Signature]</i> 341-4680
Grumpy Dells Hair Styling	DONALD SAKIVE	(Owner)	<i>[Signature]</i> 343-7555
FAMILY PIZZA	Ed WIEBE	OWNER	<i>[Signature]</i> 318-8984
NEARLY NEW BOOKS	DIANA CURR	Manager	<i>[Signature]</i> 340-0072
Tole Painters Cottage	Trudy Kryger	Owner	<i>[Signature]</i> 343-1488
Red Deer Frame & Store	Jake Brock	owner	<i>[Signature]</i> 342-5007
LANDLORD AGENT RED DEER PLAZA	Donna Olson		<i>[Signature]</i>
RIVERSIDE BOWL	LAWRENCE FOBERT	OWNER	<i>[Signature]</i> 342-6800
RED DEER COOP LIMITED	(ARRY PARKS)	G.M	<i>[Signature]</i> 309-8914
Plaza Dispensary	Merv Dwyer	Manager	<i>[Signature]</i> 340-3784

* CONTACT PERSON - CELL 341-9093

Comments:

There would appear to be support for the current amendment to the Downtown Business Revitalization Zone incorporating the full block bound by 50th Street, 47th Avenue, 49th Street and 48th Avenue. In response to the Downtown Business Association's request for a further expansion to the boundaries, we recommend Council amend the bylaw to include the identified properties and notify the affected land owners to determine their position prior to proceeding with third reading of the bylaw in four weeks time.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 12, 2003

Dennis Zimmer, President
Downtown Business Association
5024 – Ross Street
Red Deer, AB T4N 1Y3

Dear Dennis:

Request for BRZ Boundary Change
Bylaw 2827/A-2003 – Amendment to the Downtown Business Revitalization Zone Bylaw

Thank you for your presentation at the August 11, 2003 Council Meeting. Council passed the following resolutions regarding Bylaw 2827/A-2003:

“Resolved that Council of the City of Red Deer, hereby agrees to amend Bylaw 2827/A-2003 as to Schedule “A” by expanding the Business Revitalization Zone Boundaries to include the area bound by Gaetz Avenue on the West, 43rd Street on the South and 49th Avenue on the East (Port’o Call Safeway Block).”

“Resolved that Council of the City of Red Deer hereby agrees to table consideration of the resolution to amend Bylaw 2827/A-2003, for up to 4 weeks, to allow notification of those businesses who would be included in the expanded zone.”

“Resolved that Council of the City of Red Deer hereby agrees to table consideration of third reading of Bylaw 2827/A-2003, a further amendment to the Downtown Business Revitalization Zone, up to an additional 4 weeks to allow notification of those members who will be included in the expanded zone.”

..2/

Downtown Business Association

August 12, 2003

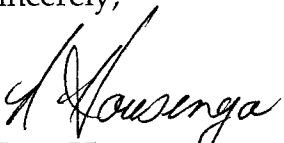
Page 2

This item is scheduled for the Council Meeting on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers.

This office will contact the business owners in the revised expansion area to advise them of the public hearing and give them an opportunity to comment on being included in the Downtown Business Revitalization Zone.

Please call if you have any questions.

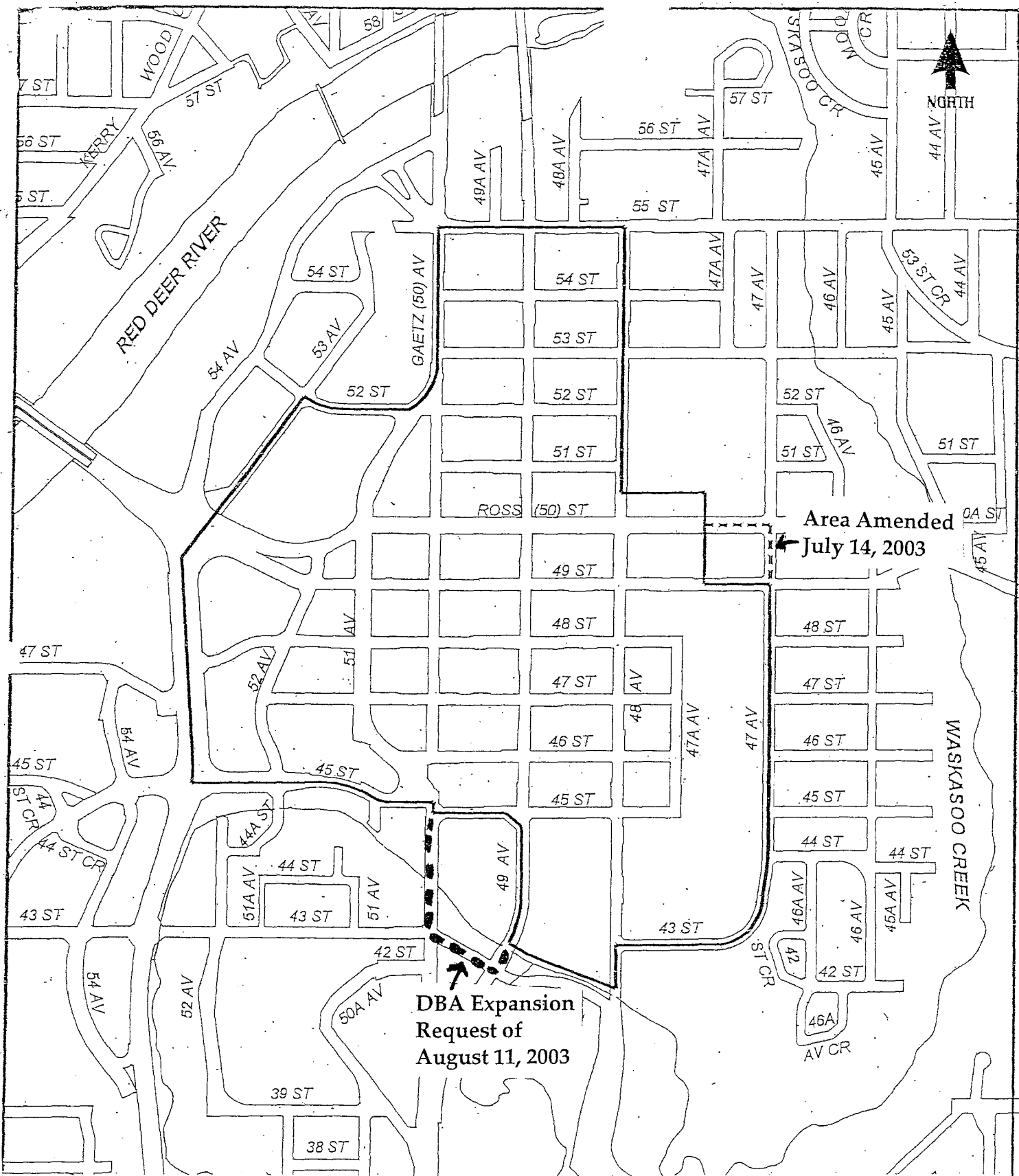
Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", written in a cursive style.

Nona Housenga
Coordinator

NH/chk

c City Assessor



- EXISTING BOUNDARY OF BUSINESS REVITALIZATION ZONE
- - - - - PROPOSED EXPANSION AREA OF BUSINESS REVITALIZATION ZONE



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 15, 2003

Doug Ross
Canada Safeway Ltd.
4407 - 50 Street
Red Deer, AB T4N 3Z6

Dear Mr. Ross:

*Expansion of Business Revitalization Zone
Opportunity to Comment*

Details

The Red Deer Downtown Business Association requested City Council pass a bylaw to expand the boundaries of the current Business Revitalization Zone. At the August 11, 2003 Council meeting, Council amended the expansion by including the area bound by Gaetz Avenue on the West, 43rd Street on the South and 49th Avenue on the East. The attached map shows the existing and proposed boundaries.

Businesses in the expanded boundary would also pay a Business Revitalization Zone Tax that funds the operation of the Downtown Business Association within the current Zone.

Comments/Concerns

Council wants your feedback before deciding if this expansion should proceed. As a proposed taxpayer, you have an opportunity to comment on the change.

..2/

*Sample of letter
sent out Aug 15/03
for list of
Businesses*

Canada Safeway Ltd.
August 15, 2003
Page 2

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
c/o Manager
Legislative & Administrative Services
Box 5008, Red Deer, AB T4N 3T4
Deadline: **Tuesday, September 2, 2003**
2. Emailing Council at : las@city.red-deer.ab.ca
3. Attending and speaking at the Council Meeting scheduled for **Monday, September 8, 2003 at 7:00 p.m.** in Council Chambers, 2nd Floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the September 8, 2003 Council meeting.

Comments submitted are placed on the open agenda of Council and are available to the public.

For additional information, or should you have any questions, please contact:

Regarding the Downtown Business Association's operations:

- Downtown Business Association
5024 Ross Street
Red Deer, AB T4N 1Y3
Phone (403) 340-8696 or email at
rd.downtown@shaw.ca

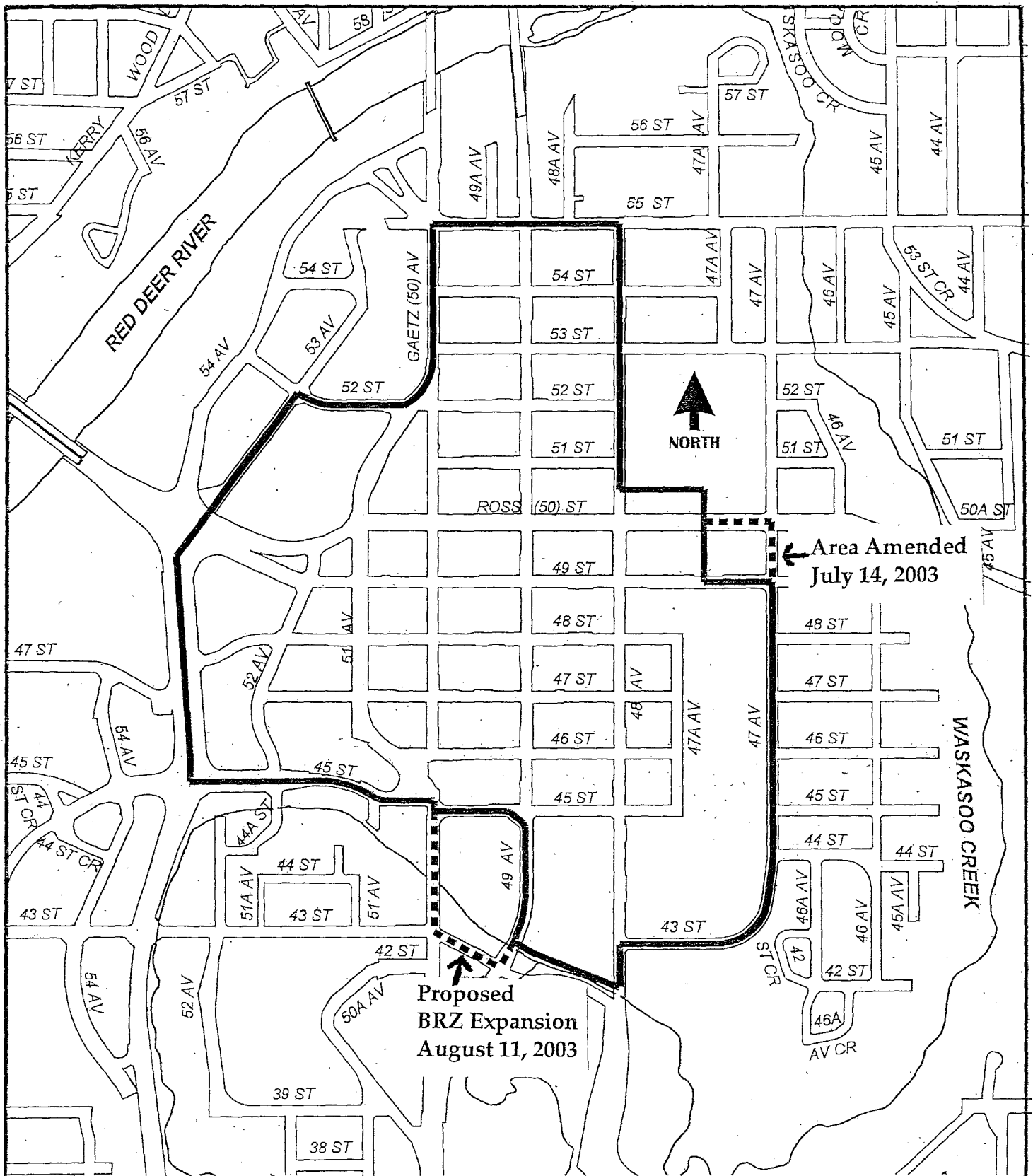
Regarding City Council and the September 8, 2003 Council Meeting:

- Manager, Legislative & Administrative Services at (403) 342-8132 or email at las@city.red-deer.ab.ca

Sincerely,



Nona Housenga
Coordinator
/attach.



The CITY of RED DEER BUSINESS REVITALIZATION ZONE BOUNDARY

AUGUST 2003

- EXISTING BOUNDARY OF BUSINESS REVITALIZATION ZONE
- - - - - PROPOSED EXPANSION AREA OF BUSINESS REVITALIZATION ZONE

BRZ Expansion – Letters Sent August 15, 2003 to List of Businesses in Port O Call Safeway Block as follows:

Business	Business Owner	Mailing Address
Safeway Parking Lot Area	Canada Safeway Ltd. (Attention: Doug Ross)	4407 50th Street, Red Deer AB T4N 3Z6
Safeway Grocery Store	Canada Safeway Ltd. (Attention: Doug Ross)	4408 50th Street, Red Deer AB T4N 3Z6
Phil's Restaurant	Chris & Melanie Tetralt	Head Office: RR8,Box 7, Site 6, Calgary AB, T2J 2T9
Red Deer Eye Care Centre	Drs. Lampard, Rudyk, Lund & Hesterman (Optometrists)	4402-49th Ave. Red Deer AB, T4N 3W6
Remax	Attention: Dale Russel (Broker/ Owner)	4440-49th Ave. Red Deer AB, T4N 3W6
Port O Call Medical Centre	Same as below	Same as below
Port O Call Dental Clinic	Darrel A. Plackner, Micheal H. Harach & Richelle Dedier	#101, Medi-Dent House - 4419-50th Ave. Red Deer AB, T4N 3Z5
Fit Express	Joanne Chambers	#100, 4419-50th Ave. Red Deer, AB T4N 3Z5
Hair by Lorrie	Lorrie Hortobagyi	#103, 4419-50th Ave. Red Deer AB, T4N 3Z5
Hairstyles by Nita	Nita Taylor	#103, 4419-50th Ave. Red Deer AB, T4N 3Z5
Carrie's Hair Design	Carrie Hannah	#103, 4419-50th Ave. Red Deer AB, T4N 3Z5
**Dr. J. G. Reimer	(Business no longer there) Unit #105 is currently vacant. Building owner: Scott Cadman & Associates Ltd.	Business no longer there (Possibly #105, 4419-50th Ave.) Mailing address for Scott Cadman & Associates Ltd: 71 Denison, Red Deer T4R 2E9
Dallke Chiropractic Wellness Centre	Sheola Dallke	#104, 4419-50th Ave. Red Deer AB, T4N 3Z5
Red Deer Chiropractic Centre	Teresa Demas	#104, 4419-50th Ave. Red Deer AB, T4N 3Z5
DV Dental Services	Alpine Dental Laboratory (Attention: Vick Diaz)	205-5010 43rd Street, Red Deer AB T4N 6H2
ScotiaBank	ScotiaBank (Attention: Peter Waygood)	4421-50th Ave. Red Deer AB, T4N 3Z5
Pizza 73	Attention: Nassib Dleikang	4912-43rd Str. Red Deer AB, T4N 5K6
Greyhound Bus Depot	Greyhound Canada Transportation Corporation	877 Greyhound Way S W, Calgary AB, T3C 3V8
*Colour Your World Building	(Building is Vacant) Tonecraft Corporation	200,156 Lakeshore Rd East, Oakville Ont, L6J 1H4

**** - Letters not sent - building vacant**



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

Mr. D. Zimmer, President
Red Deer Downtown Business Association
2nd Floor, 5024 Ross Street
Red Deer, AB T4N 1Y3

Dear Dennis:

At the September 8, 2003 Red Deer City Council Meeting, Council further agreed to expand the boundaries of the Downtown Business Revitalization Zone as requested by the Association on August 11, 2003. The following resolution was passed to provide this change following which third reading of Bylaw 2827/A-2003, as amended, was passed.

"Resolved that Council of the City of Red Deer, hereby agrees to amend Bylaw 2827/A-2003 as to Schedule "A by expanding the Business Revitalization Zone boundaries to include the area bound by Gaetz Avenue on the West, 43 Street on the South, and 49 Avenue on the East (Port'o Call Safeway Block)."

A copy of Bylaw 2827/A-2003 is attached for your information. The businesses in the new area will become taxable under the Business Revitalization Zone commencing in 2004. Thank you for your patience as we worked through this matter.

Sincerely,

Kelly Kloss
Manager

c Assessment & Tax Manager
 Tax Collector

BYLAW NO. 2827/A-2003

Being a bylaw to amend Bylaw No. 2827/83, the Downtown Business Revitalization Zone Bylaw of the City of Red Deer;

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

That Bylaw No. 2827/83 is hereby amended as follows:

- 1 Replace Schedule "A" with the revised Schedule "A" attached.
- 2 This Bylaw shall come into effect January 1, 2004.

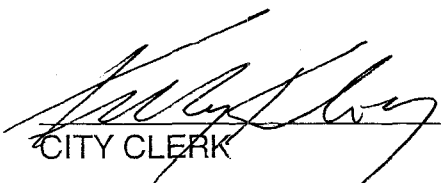
READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

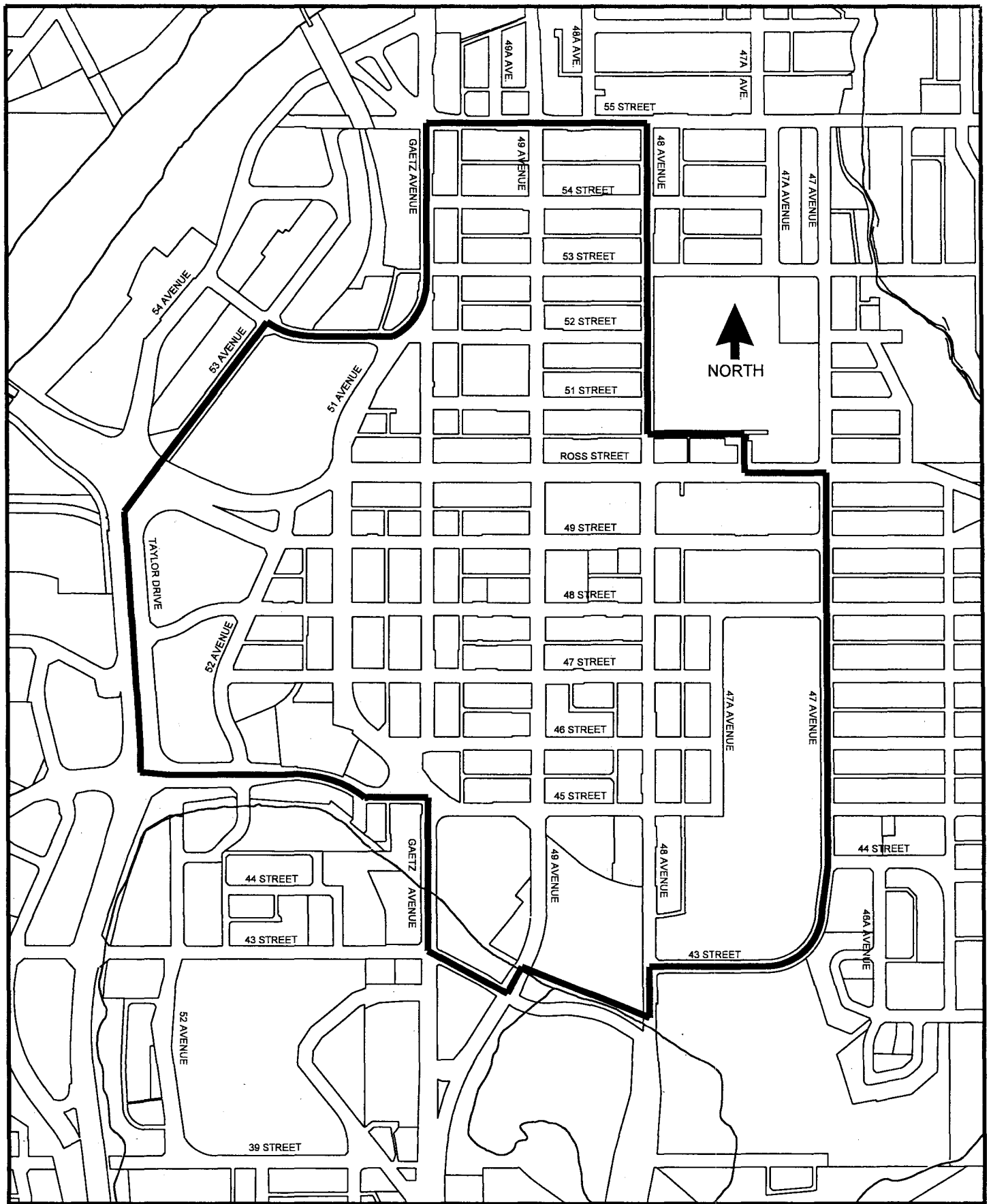
READ A SECOND TIME IN OPEN COUNCIL this 14th day of July 2003.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR


CITY CLERK



SCHEDULE "A"

BYLAW 2827/83 BUSINESS REVITALIZATION ZONE

————— BOUNDARY OF BUSINESS REVITALIZATION ZONE



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

Stanford Inn
4707 – 50 Street
Red Deer, AB T4N 1W6

Dear Sirs:

Expansion of Business Revitalization Zone

This is an update to my earlier letter that Red Deer City Council was reviewing a request of the Downtown Business Association to expand the Business Revitalization Zone to include an area where your business is located.

At the Council Meeting of September 8, 2003, Council agreed to the expansion and, as such, your business is now located within the Downtown Business Association. A map of the Business Revitalization Zone area is attached for your reference.

For information related to the benefits and services of the Downtown Business Association, please contact Sonia Sawyer at:

Red Deer Downtown Business Association
2nd Floor, 5024 Ross Street
Red Deer, AB T4N 1Y3
Phone: 340-8596
Fax: 340-8699
Email: rd.downtown@shaw.ca

The operations of the Association are funded by a levy to all members based on the net rental value of the area that your business occupies. To determine this value for the 2004 Association budget year, a City of Red Deer property assessor will be visiting you this fall. Also attached is the process that is followed each year in approving the Association budget and the opportunity you have for input.

...2/

Expansion of the Downtown Business Revitalization Zone
Page 2

Questions related to the Association should be directed to Sonia with questions concerning the process or business assessment directed to myself.

Thank you for your participation in continuing to build a strong Downtown Red Deer.

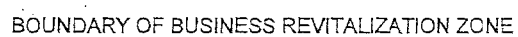
Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Kloss". The signature is written in a cursive, flowing style with a large initial "K".

Kelly Kloss
Manager

/attach.

c Downtown Business Association
 Assessment & Tax Manager





DOWNTOWN BUSINESS REVITALIZATION ZONE

Process for Budget Approval

1. In early December of each year, the Downtown Business Association must submit a budget for the Business Revitalization Zone to the City of Red Deer, Legislative & Administrative Services, for approval by Council.
2. Prior to the end of December of each year, the Legislative & Administrative Services Manager sends a letter to each member of the Business Revitalization Zone which:
 - (a) includes a copy of the proposed budget from the Downtown Business Association,
 - (b) advises when City Council will review the budget, and
 - (c) informs how members can provide their comments to Council.
3. Once the budget is approved it is used as the basis for the Business Revitalization Zone tax that members pay for the upcoming year.
4. The City completes the business assessment, invoices and collects the Business Revitalization Zone tax for the Downtown Business Association.
5. Invoices are sent out in February of each year to every person assessed for business purposes in the Business Revitalization Zone. The due date for payment is March 31st.

BRZ Expansion – Letters Sent September 9, 2003 to List of Businesses in revised BRZ Zone as follows:

Business	Business Owner	Mailing Address
Stanford Inn		4707 – 50 Street, Red Deer T4N 1W6
Jackpot Casino	Franklin Daines	4705 – 50 Street, Red Deer T4N 1W6
Lucky's Lounge Ltd.	Val Gelle	4705 – 50 Street, Red Deer T4N 1W6
Remand Centre		4720 – 49 Street, Red Deer T4N 1T7
Safeway Parking Lot Area	Canada Safeway Ltd. (Attention: Doug Ross)	4407 50th Street, Red Deer AB T4N 3Z6
Safeway Grocery Store	Canada Safeway Ltd. (Attention: Doug Ross)	4408 50th Street, Red Deer AB T4N 3Z6
Phil's Restaurant	Chris & Melanie Tetralt	Head Office: RR8, Box 7, Site 6, Calgary AB, T2J 2T9
Red Deer Eye Care Centre	Drs. Lampard, Rudyk, Lund & Hesterman (Optometrists)	4402-49th Ave. Red Deer AB, T4N 3W6
Remax	Attention: Dale Russel (Broker/ Owner)	4440-49th Ave. Red Deer AB, T4N 3W6
Port O Call Medical Centre	Same as below	Same as below
Port O Call Dental Clinic	Darrel A. Plackner, Micheal H. Harach & Richelle Dedier	#101, Medi-Dent House - 4419-50th Ave. Red Deer AB, T4N 3Z5
Fit Express	Joanne Chambers	#100, 4419-50th Ave. Red Deer, AB T4N 3Z5
Hair by Lorrie	Lorrie Hortobagyi	#103, 4419-50th Ave. Red Deer AB, T4N 3Z5
Hairstyles by Nita	Nita Taylor	#103, 4419-50th Ave. Red Deer AB, T4N 3Z5
Carrie's Hair Design	Carrie Hannah	#103, 4419-50th Ave. Red Deer AB, T4N 3Z5
**Dr. J. G. Reimer	(Business no longer there) Unit #105 is currently vacant. Building owner: Scott Cadman & Associates Ltd.	Business no longer there (Possibly #105, 4419-50th Ave.) Mailing address for Scott Cadman & Associates Ltd: 71 Denison, Red Deer T4R 2E9
Dallke Chiropractic Wellness Centre	Sheola Dallke	#104, 4419-50th Ave. Red Deer AB, T4N 3Z5
Red Deer Chiropractic Centre	Teresa Demas	#104, 4419-50th Ave. Red Deer AB, T4N 3Z5
DV Dental Services	Alpine Dental Laboratory (Attention: Vick Diaz)	205-5010 43rd Street, Red Deer AB T4N 6H2
ScotiaBank	ScotiaBank (Attention: Peter Waygood)	4421-50th Ave. Red Deer AB, T4N 3Z5

Business	Business Owner	Mailing Address
Pizza 73	Attention: Nassib Dleikang	4912-43rd Str. Red Deer AB, T4N 5K6
Greyhound Bus Depot	Greyhound Canada Transportation Corporation	877 Greyhound Way S W, Calgary AB, T3C 3V8
**Colour Your World Building	(Building is Vacant) Tonecraft Corporation	200,156 Lakeshore Rd East, Oakville Ont, L6J 1H4

** - Letters not sent - building vacant

Christine Kenzie

To: George Lipka

Subject: Expanded Downtown BRZ

After the September 8th Council Meeting regarding the approval of the expanded BRZ to Port o Call Safeway block, letters were sent to those businesses in the area. I just received a letter back addressed to Joanne Chambers, Fit Express, at #100, 4419 – 50 Avenue, Red Deer, AB T4N 3Z5 – marked “Return to Sender”.

You may want to confirm if there is still a business at this address – prior to sending out the BRZ notices in December, 2003.

Call if you have any questions.

Christine Kenzie
Legislative & Administrative Services
342.8201



Legislative & Administrative Services

DATE: August 12, 2003

TO: City Council

FROM: Nona Housenga, Coordinator

SUBJECT: Road Closure Bylaw 3318/2003 - 60th Avenue between Wishart Street and 59th Avenue Crescent / Third Reading of Road Closure Bylaw 3296/2002 and Sale to Trademark West Park Inc. – West Park Extension (West Lake)
Land Use Bylaw Amendment 3156/JJ-2003
West Park Extension (Westlake) – Phase 4
Trademark West Park Inc. – West Park Extension (West Lake)

History

At the Monday, August 11, 2003, Council Meeting, Council gave first reading to Road Closure Bylaw 3318/2003 and Land Use Bylaw Amendment 3156/JJ-2003.

Road Closure Bylaw 3318/2003 provides for the closure of the remaining portion of 60th Avenue for Phase 4 between Wishart Street and 59th Avenue Crescent. Land Use Bylaw Amendment 3156/JJ-2003 provides for the development of Phase 4 of the West Park Extension (Westlake) Neighbourhood by rezoning approximately 6.276 ha (15.5.ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from ROAD to R1 Residential Low Density District to P1 Parks and Recreation Districts. Phase 4 will consist of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighbourhood Area Structure Plan. Third reading of this bylaw was tabled in May of 2002 until the developer completed construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street. The Developer (Trademark) has entered into a Development Agreement and is in the process of constructing Webster Drive.

Public Consultation Process

Public Hearings have been advertised for Road Closure Bylaw 3318/2003 and Land Use Bylaw Amendment 3156JJ-2003 for Monday, September 8, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

City Council
August 12, 2003
Page 2
West Park Extension – (West Lake)

Recommendations

That following the Public Hearings, Council may:

1. Proceed with second and third reading of Road Closure Bylaw 3318/2003
2. Proceed with second and third reading of Land Use Bylaw Amendment 3156/JJ-2003
3. Proceed with third reading of Road Closure Bylaw 3296/2002.

A handwritten signature in black ink, appearing to read 'N. Housenga', written in a cursive style.

Nona Housenga
Coordinator

To Red Deer City Council
 re: Road Closure Bylaw 3318/2003

Please do not close 60th Ave

Traffic access to 32nd St by residents
 of Wishart, Waller Wilkins Creen
 and the north end of Wilson Crescent
 will need to be through frank
 residential area of Westlake or past
 playground area on 57th Ave

60th Ave is a direct feeder road
 direct residential.

Please do as little disturbance
 to the Wild area NE corner
 32ND + 60th

Thank you Shirley Mills
 17 Waller St
 Red Deer

347-7425 (H) 227-7852 (W)

M L M U

DATE: August 5, 2003

TO: Kelly Kloss, Legislative and administrative Manager

FROM: Howard Thompson, Land and Economic Development Manager

RE: **Road Closure 60th Avenue between Wishart Street and 59th Avenue Crescent and Third Reading of Road Closure Bylaw 3296/2002; and Sale to Trade West Park Inc. - West Park Extension (West Lake)**

Background:

Road closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighborhood Area Structure Plan. In May of 2002 Road closure Bylaw 3296/2002 was given first reading, in June of 2002 Council resolved to amend the description of the area to be closed due to an error in the original description. At that time Council also resolved to table third reading of the Bylaw until the developer has completed construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street and to approve the purchase of the closed portion of the roadway at current market values.

Trademark has now entered into a Development Agreement for Phase 1 and is in the process of constructing Webster Drive as per the attached letter from the Engineering Services Manager. It is anticipated that the new roadway will be completed to a gravel stage by mid September and that Council can proceed with third reading of Bylaw 3296/2002 at the September 8th City Council meeting in conjunction with the following additional road closure.

Trademark now wishes to close the remaining portion of 60th Street for Phase 4 between Wishart Street and 59th Avenue Crescent legally described as follows and shown on the attached plan:

"All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR."

As Trademark will have to place temporary barricades on 60th Avenue to facilitate servicing and road construction, the Administration recommends that City Council also proceed with the 2nd and 3rd readings for this portion of road closure on September 8th Council meeting. We also recommend that the City hold the title transfer for the roadway until Webster Drive is completed to the satisfaction of the Engineering Services Manager.

Financial:

We have reached agreement with trademark as to the area to be purchased being 1.44 hectares, more or less, for both closed portions of 60th Avenue and the market value for the land to be \$21,000.00 per acre (\$51,715.00 per Ha) based on the raw land value that Trademark paid for the quarter section.

MEMO

Page 2
Kelly Kloss

RECOMMENDATION:

That City Council approve:

1. A Bylaw having the effect of closing the following portion of 60th Avenue:

"All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR".

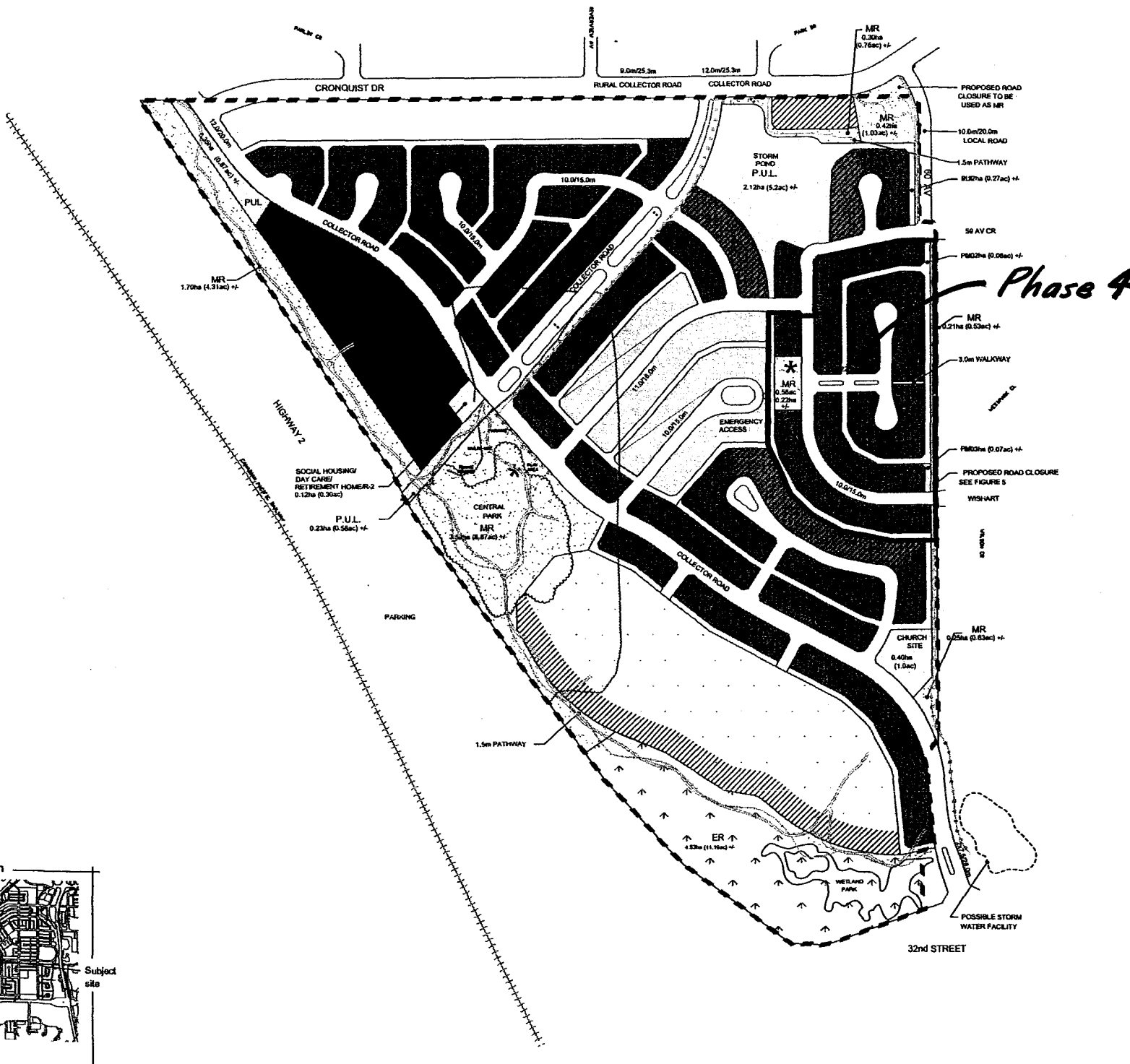
2. The sale of the closed portion of 60th Avenue from 59th Avenue Crescent to Wishart Street to Trademark West Park Inc., subject to the approval of a road closure bylaw, the market value for the sale of all closed portions of 60th Avenue to be \$21,000.00 per acre (\$51,715.00 per Ha) and legal titles will not be transferred until Webster Drive is completed to the satisfaction of the Engineering Services Manager.
3. Third reading of Road Closure Bylaw 3296/2002 at the September 8th meeting of City Council.



Howard Thompson, Ec.D.
Land & Economic Development Manager

Attach.

- c. Ken Haslop, Engineering Services Manager.



West Park Extension

In Red Deer

Neighbourhood Area Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics		Acres ±	Hectares ±	%
Total Area		156.26	63.24	
Environmental Reserve		11.19	4.53	
Total Developable		145.07	58.71	
Single family Large Lots		8.08	3.27	5.57
Single family Std. Lots		48.31	18.74	31.92
Single family Narrow Lots		8.18	3.31	5.64
Single family Adult Living		19.84	8.03	13.68
Multi family - Town House		8.21	3.32	5.66
Street and Lanes		28.73	11.63	19.80
Public Utility Lots		7.86	3.18	5.42
Church Site		1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/Retirement Home/R2)		0.30	0.12	0.21
Municipal Reserve *		16.56	6.70	11.42

Net Developable Area		Acres ±	Hectares ±	100.0
* Municipal Reserve Summary				
Central Park		8.57	3.58	
Highway 2 Buffer		4.19	1.70	
Buffer - Existing Community		1.16	0.47	
Tot Lot		0.55	0.22	
Feature Park		1.03	0.42	
N.E. Storm Pond		0.76	0.31	
Total Area for Municipal Reserve		16.56	6.70	

Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway

Planning Team

InterPlan Strategies Inc.
At-Terra Engineering Ltd.
Lm Associates Inc.
Finn Transportation Consultants
Westhoff Resources Engineering Inc.
McEharry Consulting Services Ltd.
Group 2 Architects

Prepared By

InterPlan Strategies Inc.
Land Planning Services

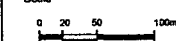
Date

Nov, 2001

Rev

Feb 14, 03
(MPC)

Scale



Figure

4

For the
Plan Sheet
1 of 2

March 24, 2003

Mr. Steve Banack, P. Eng.
Al-Terra Engineering Ltd.
202 - 4708 - 50 Avenue
Red Deer, AB T4N 4A1

Dear Mr. Banack:

Re: Westlake Neighbourhood Area Structure Plan
60th Avenue Road Closure Bylaw 3300/2002 and Construction of Webster Drive

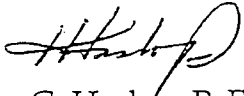
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2. The Developer will be required to connect the temporary roadway in its final alignment at 60th Avenue. Temporary barricades are to be placed on 60th Avenue at Wishart Street and at Webster Drive, and the asphalt surface removed in this area.
3. Webster Drive must be open to the public before the Developer can obtain 3rd reading of the 60th Avenue Road Closure Bylaw 3300/2002, (copy of Council Decision attached), and purchase the former 60th Avenue right-of-way.
4. Construction of the remainder of Webster Drive to the ultimate paved urban collector roadway standard will be a requirement of the Phase 1 Development Agreement. The Developer will be required to construct the roadway to the ultimate paved urban collector prior to the fall of 2005.

Mr. Steve Banack
March 24, 2003
Page 2

13







Please give Sybren or me a call if you have any questions.



Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/ldr
Att.

60th AVENUE ZONING DETAIL

	Single Family Standard Area = 0.282ha
	Lane Area = 0.325ha
	P.U.L. Area = 0.002ha
	M.R. Area = 0.476ha
	Church Area = 0.087ha
	Ex. Roadway

PHASE 4
ROAD
CLOSURE

BYLAW
3296/2002

SCALE 1:1500

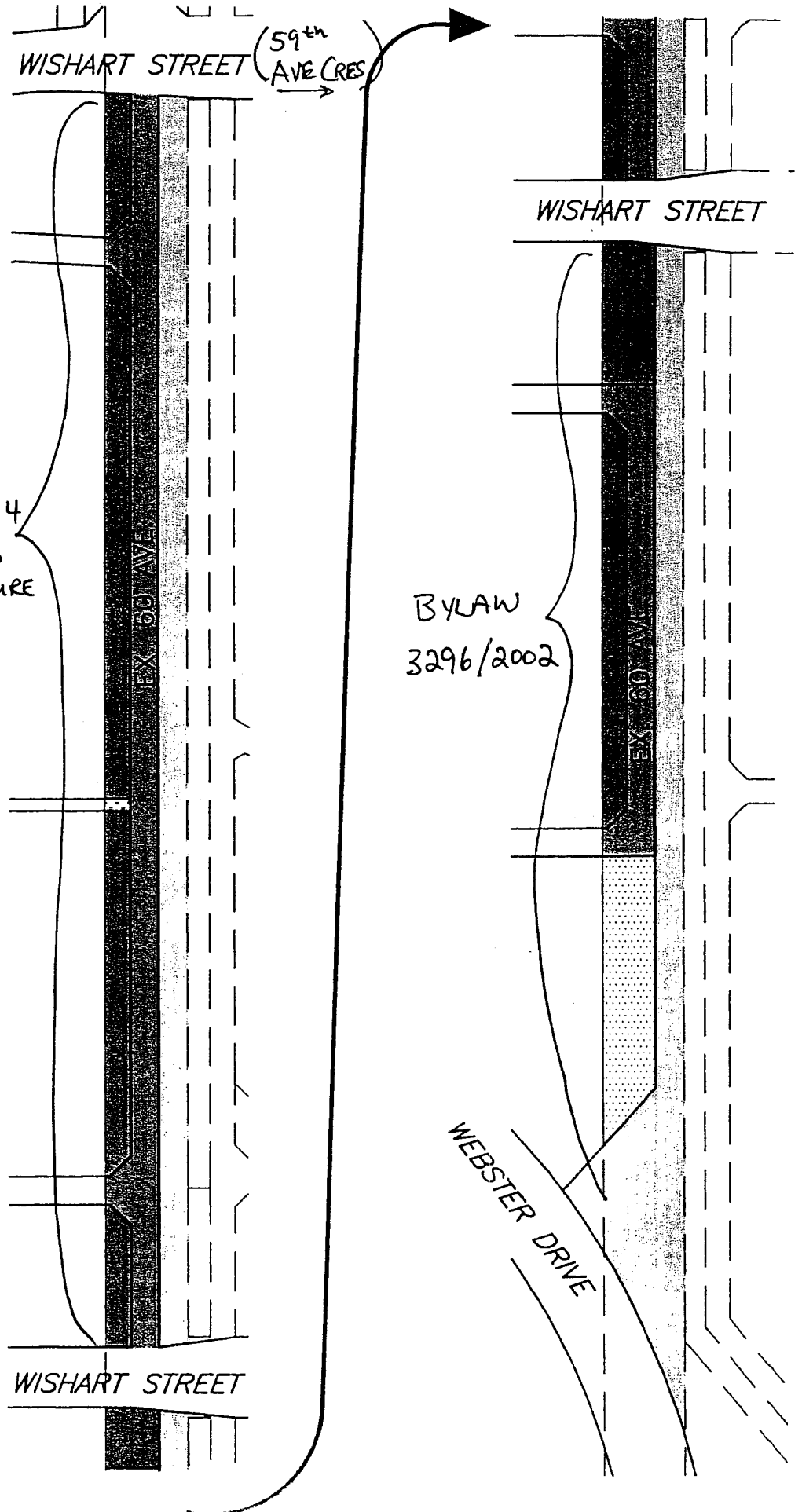
PREPARED: FEB 20, 2003

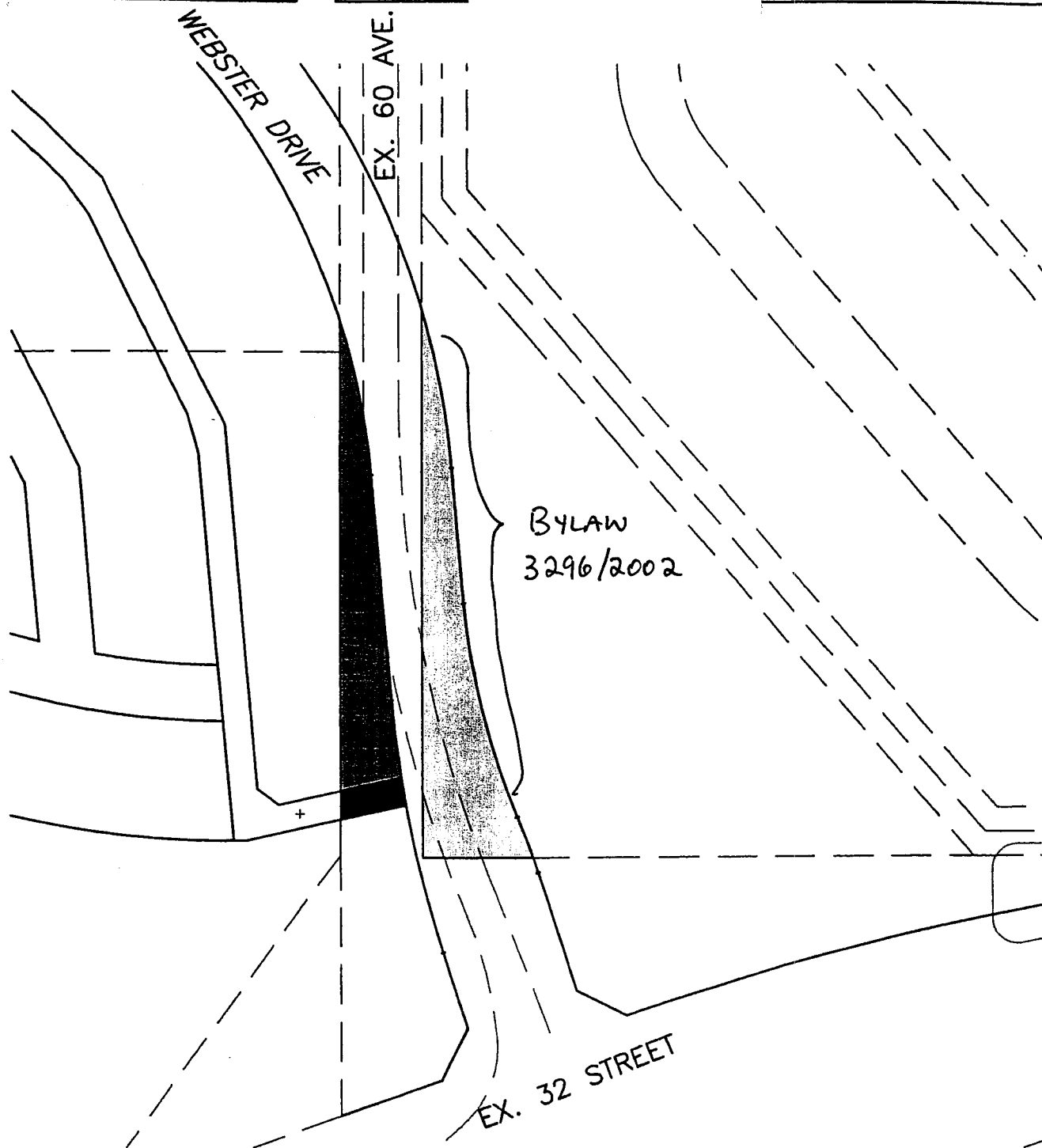
PROJECTS\WESTPARK\FIGURES\
60th AVE. ZONING DETAIL




AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER





	SINGLE FAMILY STD. LOTS Area = 0.103ha
	LANE Area = 0.011ha
	MR Area = 0.154ha

SCALE 1:1500

PREPARED: FEB 20, 2003

PROJECTS\WESTPARK\FIGURES\
32nd STREET-ZONING DETAIL

INTERSECTION OF 60th AVE. & 32nd STREET ZONING DETAIL

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED ODER

WEST PARK EXTENSION – (WEST LAKE)
Road Closure 3318/2003 & LUB 3156/JJ-2003

DESCRIPTION: Road Closure & Phase 4 Development

FIRST READING: August 11, 2003

FIRST PUBLICATION: August 22, 2003

SECOND PUBLICATION: August 29, 2003

PUBLIC HEARING & SECOND READING: September 8, 2003

THIRD READING: SEPT 8/03

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400.00 NO ☐ BY: TRADEMARK VENTURES LTD.

ACTUAL COST OF ADVERTISING:

\$ 558.80 X 2

TOTAL: \$ 1,117.60

MAP PREPARATION: (2 MAPS FROM DOUG)

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ ~~400.00~~ 400.00

AMOUNT OWING/ (REFUND):

\$ * 717.60

INVOICE NO.:

71187

(Account No. 59.5901)

Batch: 591735

August 20, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

Re: **West Park Extension (Westlake)**
Road Closure Bylaw 3318/2003 and Land Use Bylaw 3156/JJ-2003

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the West Park area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Road Closure Bylaw 3318/2003** for the closure of the remaining portion of 60th Avenue for the development of Phase 4 between Wishart Street and 59th Avenue Crescent.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/JJ-2003** which provides for the development of Phase 4 of the West Park Extension (Westlake) Neighbourhood by rezoning approximately 6.276 ha (15.5 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation Districts and from ROAD to R1 Residential Low Density District and P1 Parks and Recreation Districts. Phase 4 will consist of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot. The proposed bylaws may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

«OwnerName»

Page Two

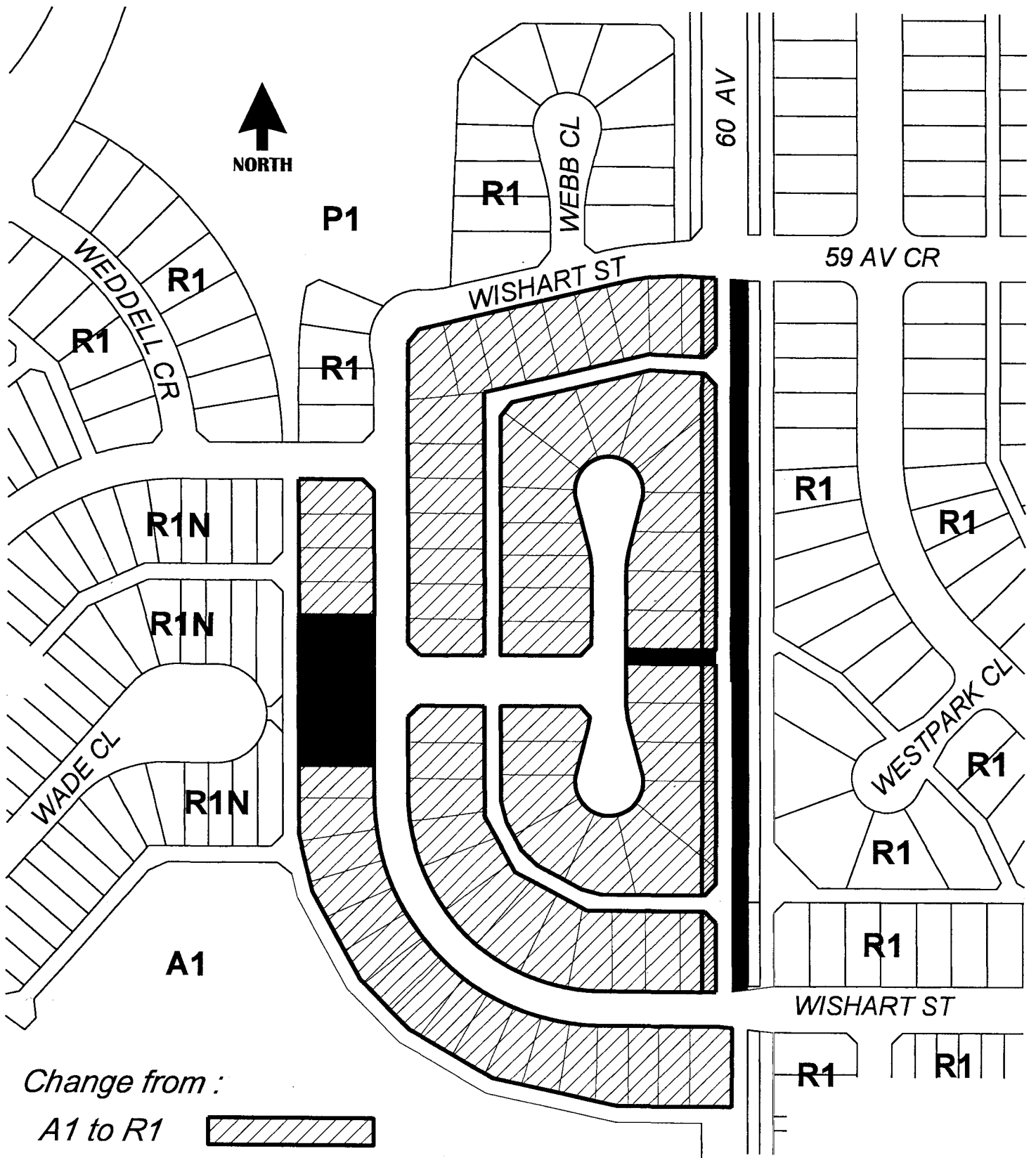
City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Legislative & Administrative Services at 342-8132.

Yours truly,

A handwritten signature in cursive script, appearing to read "Kelly Kloss".

Kelly Kloss
Manager, Legislative & Administrative Services

/encl.



Change from :

A1 to R1 

A1 to P1 

road to R1 

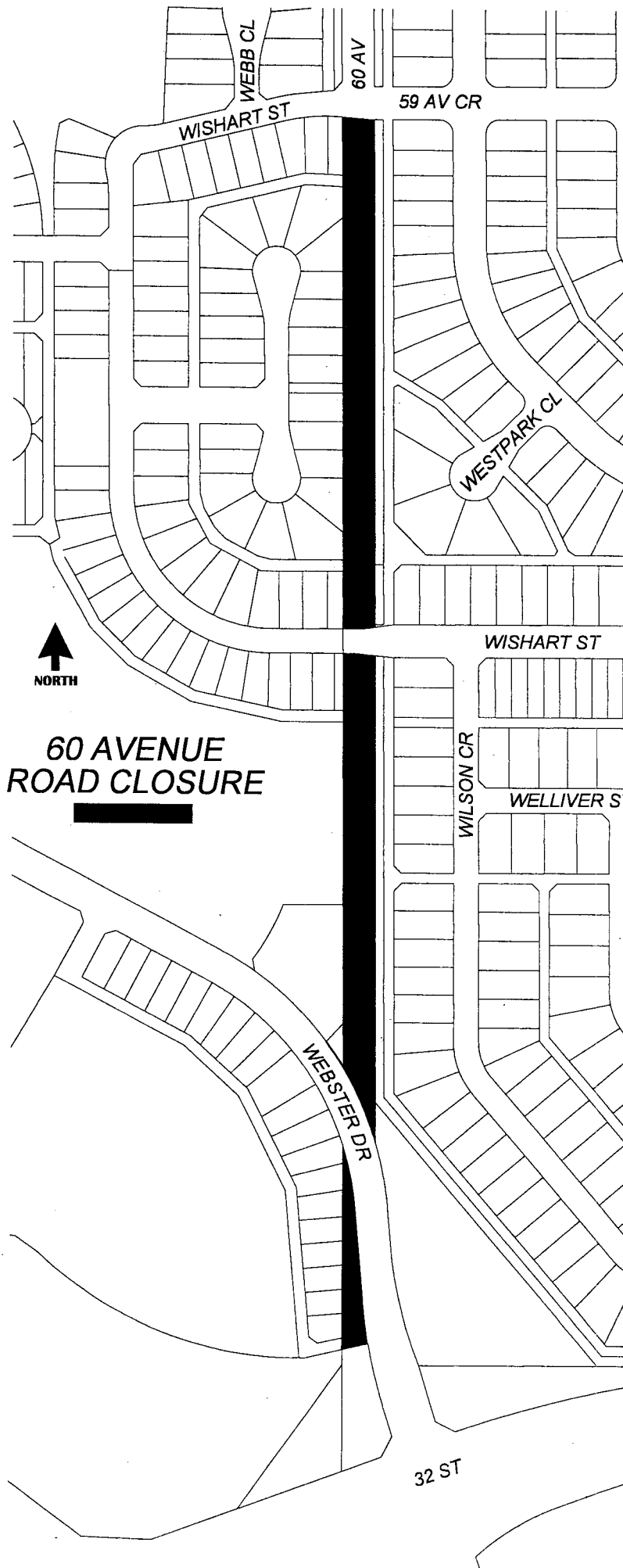
road to P1 

AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

R1 - Residential (Low Density)



**60 AVENUE
ROAD CLOSURE**

302231 ✓

WEST PARK EXTENSION (WEST LAKE)
Road Closure & Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Road Closure Bylaw 3318/2003** for the closure of the remaining portion of 60th Avenue for the development of Phase 4 between Wishart Street and 59th Avenue Crescent.

"Map"

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(Publication Dates: August 22 & 29, 2003)

NEED NEW
MAP FROM
DOUG K.

3156/JJ-2003

OwnerName	OwnerAdd1	OwnerAdd2	Owr
Trademark West Park Inc.	200 6245 136 Street	SURREY, BC V3X 1H3	
Orma Brookes	5896 West Park Crescent	RED DEER, AB T4N 1E8	
Kelly John Mizera	5892 West Park Crescent	RED DEER, AB T4N 1E8	
Gerald B. & Edith I. Raddis	5916 West Park Crescent	RED DEER, AB T4N 1G1	
Barbara McKinnon	5914 West Park Crescent	RED DEER, AB T4N 1G1	
Mr. & Mrs. D. W. Harrison	5912 West Park Crescent	RED DEER, AB T4N 1G1	
Eileen Macsephney	5910 West Park Crescent	RED DEER, AB T4N 1G1	
Nick B. & Cora J. Zahara	5908 West Park Crescent	RED DEER, AB T4N 1G1	
E. A. & M. M. Burkinshaw	5906 West Park Crescent	RED DEER, AB T4N 1G1	
Corrinne Funk	5904 West Park Crescent	RED DEER, AB T4N 1G1	
Wayne Morgan	5902 West Park Crescent	RED DEER, AB T4N 1G1	
Martin Edward & Joyja Grace Mabbs	5930 West Park Close	RED DEER, AB T4N 1G2	
Gregory A. & Barbara W. Woodard	P O Box 1846	BROOKS, AB T1R 1C6	
Shelley Ann Koch & Robert Ivan Becker	5926 West Park Close	RED DEER, AB T4N 1G2	
Cameron D. Madsen & Lynne F. Warner	69 Wishart Street	RED DEER, AB T4N 5W4	
Debra Lee Meagher	173 Wilson Crescent	RED DEER, AB T4N 5V6	
Margaret Dorothy Moreau	74 Wishart Street	RED DEER, AB T4N 5W3	



THE CITY OF RED DEER
City Clerk's Department Payment Receipt

03/08/14
Year Month Day

Name: Trademark Ventures Ltd. Reference: LUB Amendment 3156/JT-2003
West Fork Rd. (Westlake) Ph. 4

NOT VALID UNLESS MACHINE PRINTED HERE

09/14/03 11:50AM 00244994

ITEM

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert 59.5901				400-
D.A.B. Fee 54.5722				
D.A.B. Advert 54.5901				
TOTAL				400-

GST. REGISTRATION # R119311785

SUNDRY
CHECK

\$100.00
\$400.00



TRANSMITTAL

#200, 6245 - 136th Street
Surrey, BC V3X 1H3

Telephone: (604) 590-1155

Fax: (604) 590-6766

Date: Wednesday, August 13, 2003

To: City of Red Deer
4914- 48th Avenue
Red Deer, AB T4N 3T4
Attention: Office of the City Clerk

403 342-8132

Re: West Park Extension (Westlake)
Road Closure By-law 3318/2003 &
Land Use Bylaw Amendment 3156/JJ-2003 =- Phase 4

Items Transmitted:

Cheque in the amount of \$400.00 as a deposit towards the cost of the advertising for a Public Hearing to be held on Monday, September 8, 2003 as required by your letter of August 12, 2003.

From: Alvin Schellenberg

Signature _____

IVILIVU

DATE: August 5, 2003

TO: Kelly Kloss, Legislative and administrative Manager

FROM: Howard Thompson, Land and Economic Development Manager

RE: Road Closure 60th Avenue between Wishart Street and 59th Avenue Crescent
and Third Reading of Road Closure Bylaw 3296/2002;
and Sale to Trade West Park Inc. - West Park Extension (West Lake)

Background:

Road closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighborhood Area Structure Plan. In May of 2002 Road closure Bylaw 3296/2002 was given first reading, in June of 2002 Council resolved to amend the description of the area to be closed due to an error in the original description. At that time Council also resolved to table third reading of the Bylaw until the developer has completed construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street and to approve the purchase of the closed portion of the roadway at current market values.

Trademark has now entered into a Development Agreement for Phase 1 and is in the process of constructing Webster Drive as per the attached letter from the Engineering Services Manager. It is anticipated that the new roadway will be completed to a gravel stage by mid September and that Council can proceed with third reading of Bylaw 3296/2002 at the September 8th City Council meeting in conjunction with the following additional road closure.

Trademark now wishes to close the remaining portion of 60th Street for Phase 4 between Wishart Street and 59th Avenue Crescent legally described as follows and shown on the attached plan:

"All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR."

As Trademark will have to place temporary barricades on 60th Avenue to facilitate servicing and road construction, the Administration recommends that City Council also proceed with the 2nd and 3rd readings for this portion of road closure on September 8th Council meeting. We also recommend that the City hold the title transfer for the roadway until Webster Drive is completed to the satisfaction of the Engineering Services Manager.

Financial:

We have reached agreement with trademark as to the area to be purchased being 1.44 hectares, more or less, for both closed portions of 60th Avenue and the market value for the land to be \$21,000.00 per acre (\$51,715.00 per Ha) based on the raw land value that Trademark paid for the quarter section.

Page 2
Kelly Kloss

RECOMMENDATION:

That City Council approve:

1. A Bylaw having the effect of closing the following portion of 60th Avenue:

"All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR".

2. The sale of the closed portion of 60th Avenue from 59th Avenue Crescent to Wishart Street to Trademark West Park Inc., subject to the approval of a road closure bylaw, the market value for the sale of all closed portions of 60th Avenue to be \$21,000.00 per acre (\$51,715.00 per Ha) and legal titles will not be transferred until Webster Drive is completed to the satisfaction of the Engineering Services Manager.
3. Third reading of Road Closure Bylaw 3296/2002 at the September 8th meeting of City Council.



Howard Thompson, Ec.D.
Land & Economic Development Manager

Attach.

- c. Ken Haslop, Engineering Services Manager.

West Park F

in Red Deer

Neighbourhood Area Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics		Acres	Hectares	%
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	Existing Tree Cover
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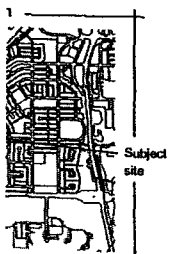
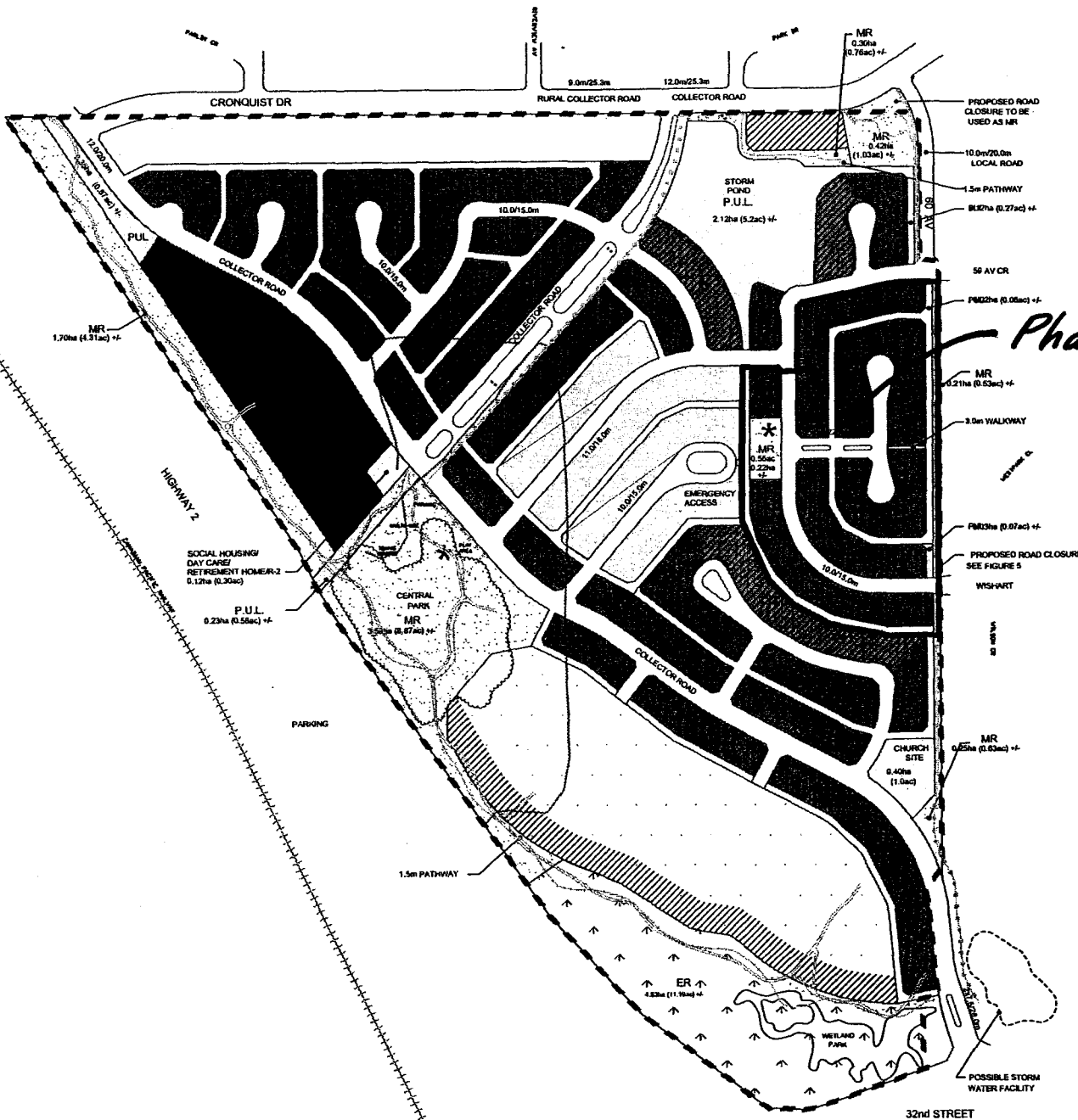
Planning Team
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Finn Transportation Consultants
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McEhanny Consulting Services Ltd.
Group 2 Architects

Prepared By
InterPlan Strategies Inc.
Land Planning Services

Date	Scale	Figure
Nov. 2001	0 20 50 100m	4
Rev Feb 14, 03 (MPC)		

Prep. Date: 11/2001

107



Subject site

March 24, 2003

Mr. Steve Banack, P. Eng.
Al-Terra Engineering Ltd.
202 - 4708 - 50 Avenue
Red Deer, AB T4N 4A1

Dear Mr. Banack:

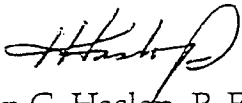
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Mr. Steve Banack
March 24, 2003
Page 2







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Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/ldr
Att.

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	Lane Area = 0.325ha
	P.U.L. Area = 0.002ha
	M.R. Area = 0.476ha
	Church Area = 0.087ha
	Ex. Roadway

PHASE 4
ROAD
CLOSURE

BYLAW
3296/2002

SCALE 1:1500

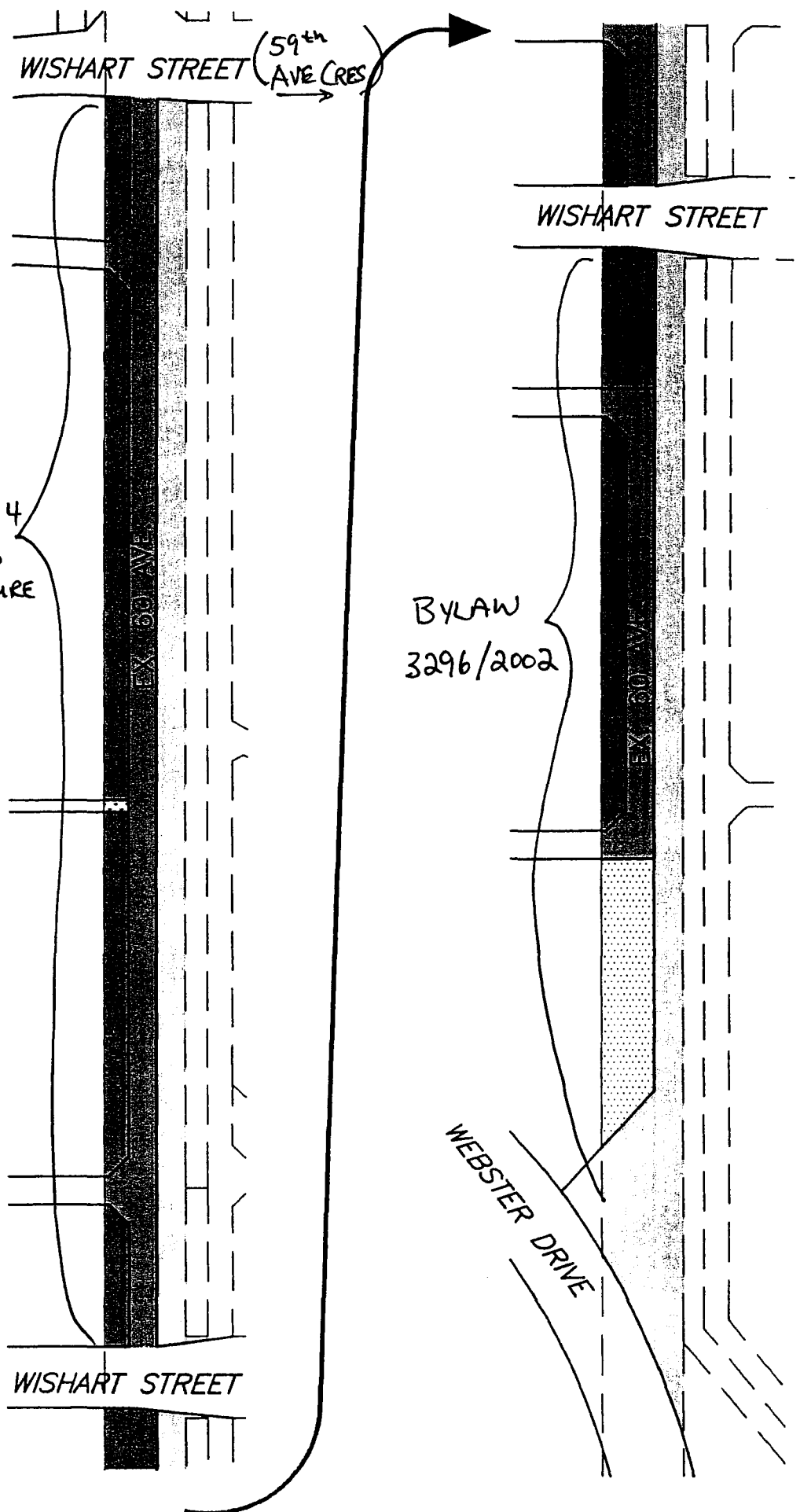
PREPARED: FEB 20, 2003

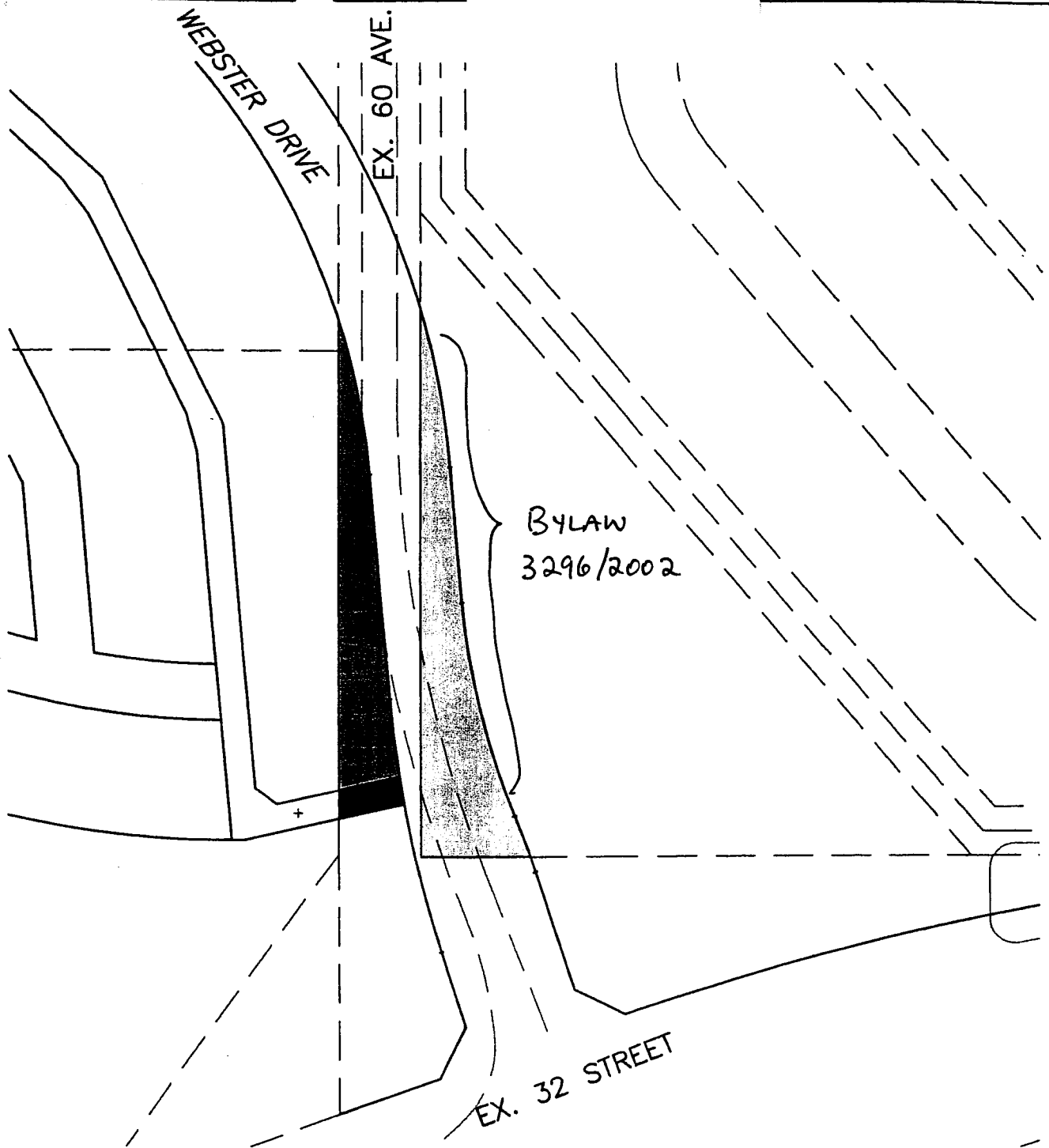
PROJECTS\WESTPARK\FIGURES\
60th AVE. ZONING DETAIL




AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER





-  SINGLE FAMILY STD. LOTS
Area = 0.103ha
-  LANE
Area = 0.011ha
-  MR
Area = 0.154ha

SCALE 1:1500

PREPARED: FEB 20, 2003

PROJECTS\WESTPARK\FIGURES\
32nd STREET-ZONING DETAIL

INTERSECTION OF 60th AVE. & 32nd STREET ZONING DETAIL

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED OXER

BYLAW NO. 3296/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR.”

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

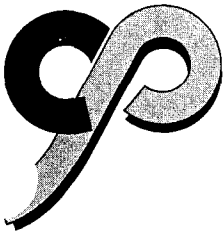
READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK



DATE: July 21, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Frank Wong, Planning Assistant

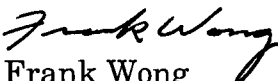
RE: Land Use Bylaw Amendment No. 3156/JJ-2003
Part of NE ¼ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 4
Trademark West Park Inc.

Trademark Western Properties Inc. is proposing to develop Phase 4 of the West Park Extension (Westlake) Neighbourhood. Phase 4 consists of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot. This proposal rezones approximately 6.276 ha (15.5 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from ROAD to R1 Residential Low Density District and P1 Parks and Recreation Districts.

A road closure bylaw for the portion of 60th Avenue appears elsewhere in the agenda to accommodate this proposal.

Staff recommendation

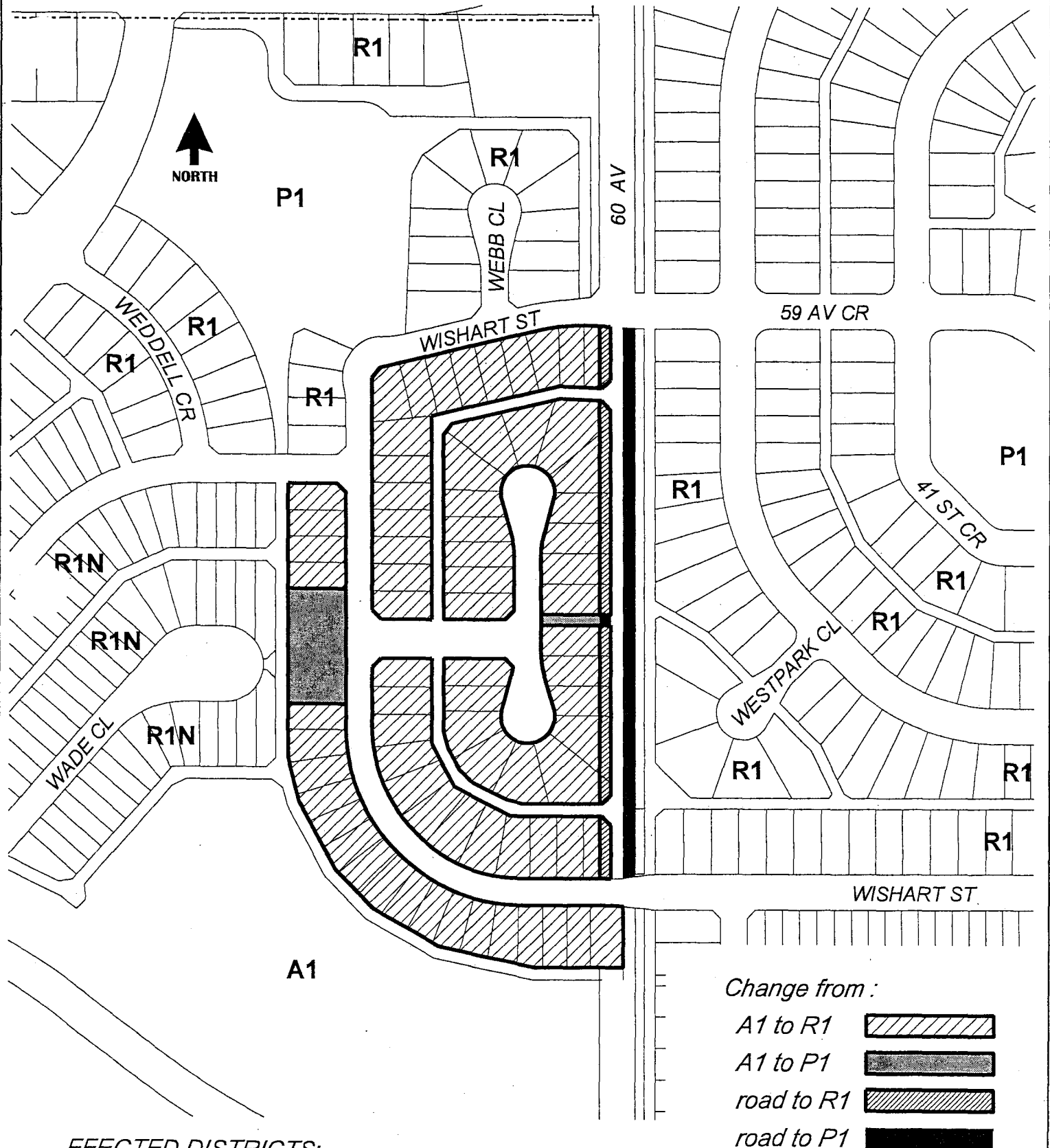
The proposal complies with the West Park Extension (Westlake) Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/JJ-2003.


Frank Wong
Planning Assistant

Attachments

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



MAP No. 30 / 2003
BYLAW No. 3156 / JJ - 2003

BYLAW NO. 3156/JJ-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

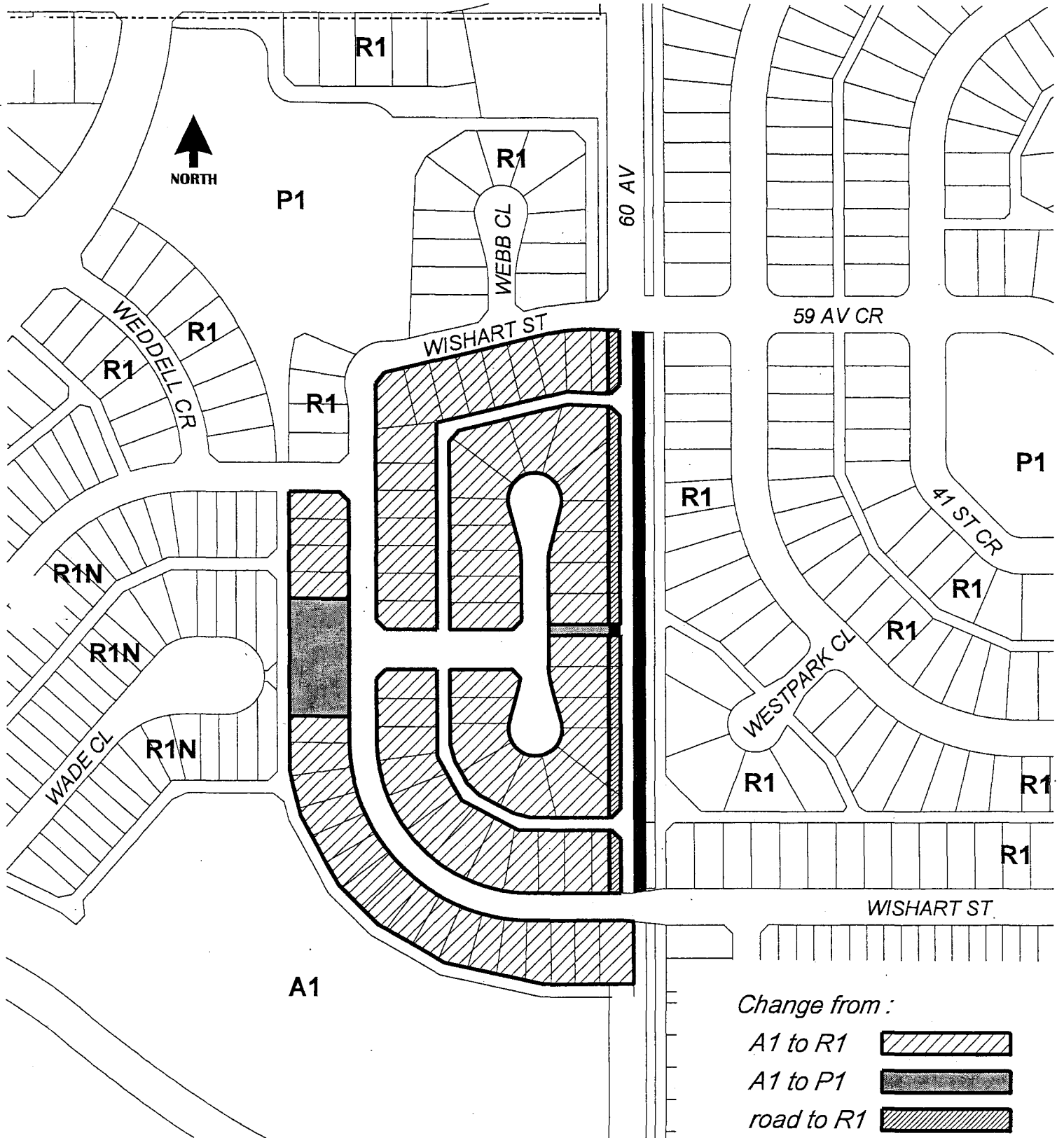
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

MAP No. 30 / 2003
BYLAW No. 3156 / JJ - 2003

BYLAW NO. 3318/2003

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

- 1 The following portions of roadway in the City of Red Deer are hereby closed:

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR."

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

Date: August 13, 2003

To: Norma Lovell, Assessment

From: Cheryl Adams
Legislative & Administrative Services

Re: LUB Amendment 3156/JJ-2003 Phase 4 – West Park Extension (West Lake)
& Road Closure Bylaw 3318/2003 – 60th Avenue between Wishart Steet & 59th Avenue
Crescent

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

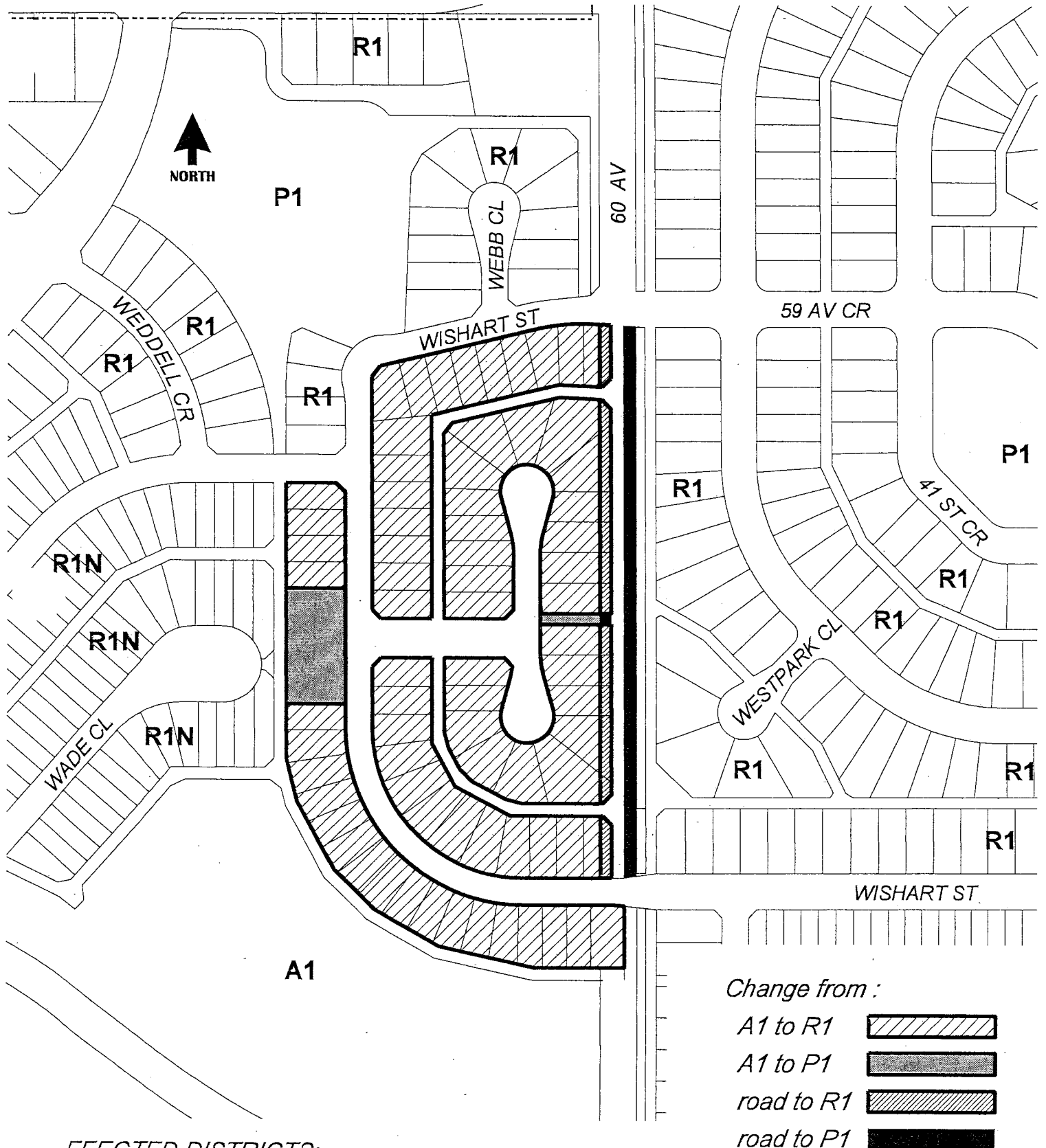
A handwritten signature in black ink, appearing to read 'Cheryl Adams' with a stylized flourish at the end.

Cheryl Adams
Legislative & Administrative Services

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

MAP No. 30 / 2003
BYLAW No. 3156 / JJ - 2003

Legislative & Administrative Services

DATE: August 12, 2003

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Nona Housenga, Coordinator

SUBJECT: Road Closure Bylaw 3318/2003 - 60th Avenue between Wishart Street and 59th Avenue Crescent / Third Reading of Road Closure Bylaw 3296/2002 and Sale to Trademark West Park Inc. – West Park Extension (West Lake)
Land Use Bylaw Amendment 3156/JJ-2003
West Park Extension (Westlake) – Phase 4
Trademark West Park Inc. – West Park Extension (West Lake)

Reference Report:

Land & Economic Development Manager, dated August 5, 2003 and Parkland Community Planning Services, dated July 21, 2003

Resolutions:

"Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, dated August 5, 2003, re – Road Closure 60th Avenue between Wishart Street and 59th Avenue Crescent and Third Reading of Road Closure Bylaw 3296/2003 and Sale to Trademark West Park Inc. – West Park Extension (West Lake), hereby agrees to the sale of the closed portion of 60th Avenue from 59th Avenue Crescent to Wishart Street to Trademark West Park Inc., subject to:

- (a) Passage of Road Closure Bylaw 3318/2003
- (b) Passage of Road Closure Bylaw 3296/2002
- (c) The market value for the sale of all closed portions of 60th Avenue is \$21,000 per acre (\$51,715 per Ha)
- (d) Legal titles not to be transferred until Webster Drive is completed to the satisfaction of the Engineering Services Manager.
- (e) Passage of Land Use Bylaw Amendment 3156/JJ-2003."

Report Back to Council: Yes


Public Hearings will be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighbourhood Area Structure Plan. Third reading of this bylaw was tabled in May of 2002 until the developer completed construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street. The Developer (Trademark) has entered into a Development Agreement and is in the process of constructing Webster Drive. Council may proceed with third reading of Road Closure Bylaw 3292/2002 at the September 8, 2003 Council Meeting.

Road Closure Bylaw 3318/2003 provides for the closure of the remaining portion of 60th Avenue for Phase 4 between Wishart Street and 59th Avenue Crescent. Land Use Bylaw Amendment 3156/JJ-2003 provides for the development of Phase 4 of the West Park Extension (Westlake) Neighbourhood by rezoning approximately 6.276 ha (15.5.ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from ROAD to R1 Residential Low Density District to P1 Parks and Recreation Districts. Phase 4 will consist of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot.

This office will now proceed with the advertising for the Public Hearings. Trademark West Park Inc. will be responsible for the advertising costs in this instance.


Nona Houseenga
Coordinator

/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno

BYLAW NO. 3318/2003

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR.”

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3156/JJ-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

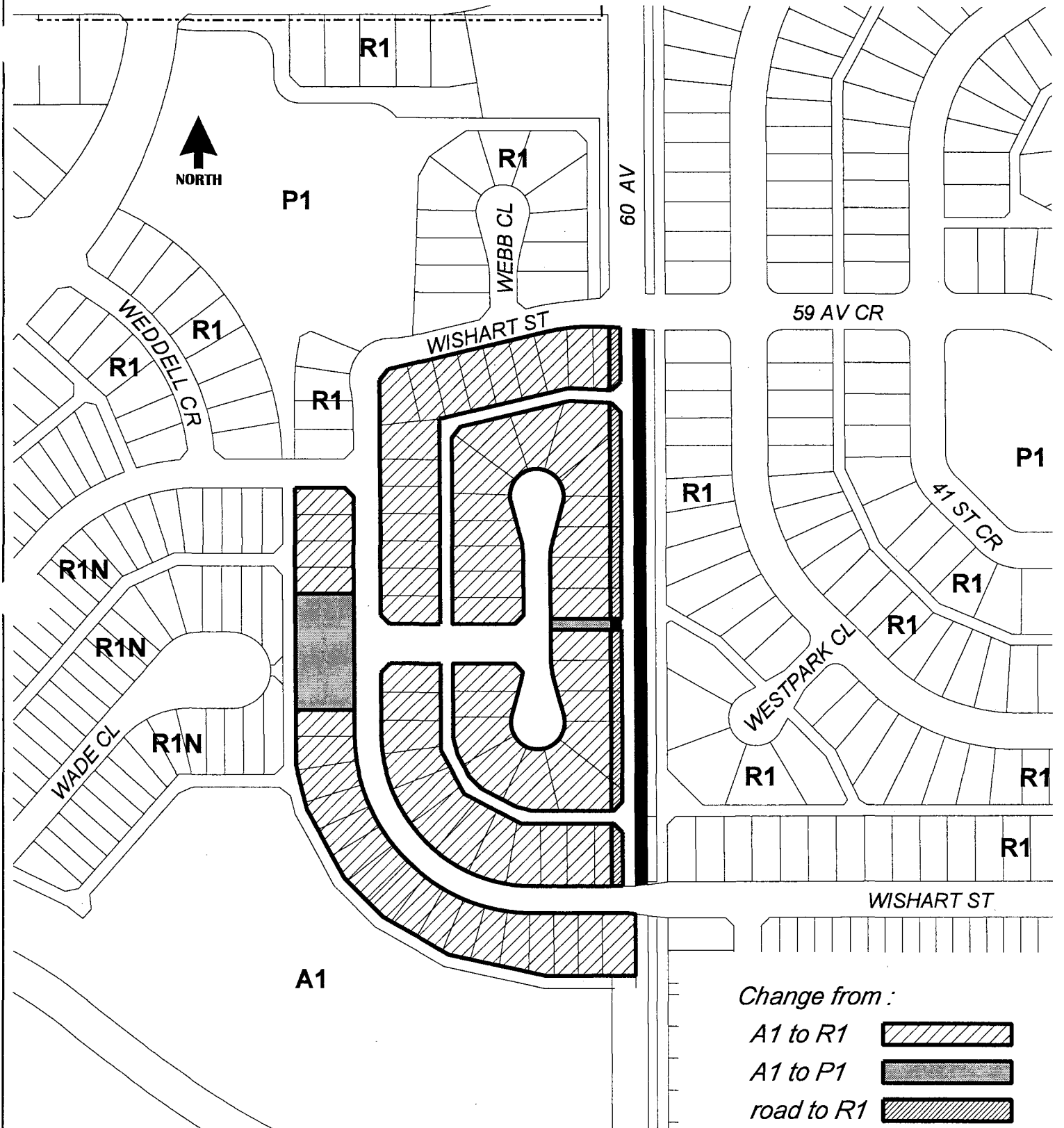
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer





PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

Change from :

- A1 to R1 
- A1 to P1 
- road to R1 
- road to P1 

MAP No. 30 / 2003
BYLAW No. 3156 / JJ - 2003

CHERYL



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 12, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

***Road Closure Bylaw 3318/2003 - 60th Avenue Between Wishart Street and 59th Avenue Crescent
Third Reading of Road Closure Bylaw 3296/2002
Sale to Trademark West Park Inc.
Land Use Bylaw Amendment 3156/JJ-2003
West Park Extension (Westlake) – Phase 4***

Red Deer City Council gave first reading to *Road Closure Bylaw 3318/2003* and *Land Use Bylaw Amendment 3156/JJ-2003* at the City of Red Deer's Council Meeting held Monday, August 11, 2003. For your information, copies of the bylaws are attached.

Council also passed the following resolution:

***"Resolved* that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, dated August 5, 2003, re – Road Closure 60th Avenue between Wishart Street and 59th Avenue Crescent and Third Reading of Road Closure Bylaw 3296/2003 and Sale to Trademark West Park Inc. – West Park Extension (West Lake), hereby agrees to the sale of the closed portion of 60th Avenue from 59th Avenue Crescent to Wishart Street to Trademark West Park Inc., subject to:**

- (a) Passage of Road Closure Bylaw 3318/2003
- (b) Passage of Road Closure Bylaw 3296/2002
- (c) The market value for the sale of all closed portions of 60th Avenue is \$21,000 per acre (\$51,715 per Ha)
- (d) Legal titles not to be transferred until Webster Drive is completed to the satisfaction of the Engineering Services Manager.
- (e) Passage of Land Use Bylaw Amendment 3156/JJ-2003."

...2/

Mr. G. Grelish
Trademark Pacific Properties Ltd.
August 12, 2003

Road Closure Bylaw 3318/2003 provides for the closure of the remaining portion of 60th Avenue for Phase 4 between Wishart Street and 59th Avenue Crescent. Land Use Bylaw Amendment 3156/JJ-2003 provides for the development of Phase 4 of the West Park Extension (Westlake) Neighbourhood by rezoning approximately 6.276 ha (15.5.ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from ROAD to R1 Residential Low Density District to P1 Parks and Recreation Districts. Phase 4 will consist of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot.

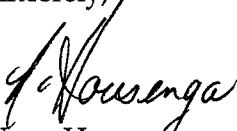
Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighbourhood Area Structure Plan. Third reading of this bylaw was tabled in May of 2002 until the developer completed construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street. The Developer (Trademark) has entered into a Development Agreement and is in the process of constructing Webster Drive.

Council must hold a Public Hearing before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 20, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call Mr. Howard Thompson, Land & Economic Development Manager, if you have any questions or require additional information.

Sincerely,



Nona Housenga
Coordinator

/attach.

c Land & Economic Development Manager
Parkland Community Planning Services



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES
September 9, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Road Closure Bylaw 3318/2003 - 60th Avenue Between Wishart Street and 59th Avenue Crescent
Third Reading of Road Closure Bylaw 3296/2002
Sale to Trademark West Park Inc.
Land Use Bylaw Amendment 3156/JJ-2003
West Park Extension (Westlake) – Phase 4

At the City of Red Deer's Council Meeting held September 8, 2003, Public Hearings were held with respect to *Road Closure Bylaw 3318/2003* and *Land Use Bylaw Amendment 3156/JJ-2003*. Following the Public Hearing, *Road Closure Bylaw 3318/2003* and *Land Use Bylaw Amendment 3156/JJ-2003* were given second and third readings. At this time, *Road Closure Bylaw 3296/2002* was also given third reading. For your information, copies of the bylaws are attached.

Road Closure Bylaw 3318/2003 provides for the closure of the remaining portion of 60th Avenue for Phase 4 between Wishart Street and 59th Avenue Crescent. *Land Use Bylaw Amendment 3156/JJ-2003* provides for the development of Phase 4 of the West Park Extension (Westlake) Neighbourhood by rezoning approximately 6.276 ha (15.5.ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from ROAD to R1 Residential Low Density District to P1 Parks and Recreation Districts. Phase 4 will consist of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighbourhood Area Structure Plan. Third reading of this bylaw was tabled in May of 2002 until completion of the construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street. A Development Agreement has been entered into and the process of the construction of Webster Drive is underway.

..2/

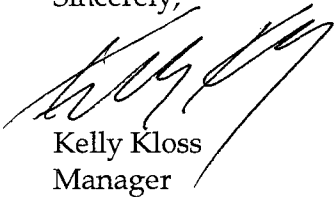
Trademark Pacific Properties Ltd.

September 9, 2003

Page 2

Please call if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss
Manager

/attach.

c Land & Economic Development Manager
 Parkland Community Planning Services

Council Decision – September 8, 2003

DATE: September 9, 2003

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, Manager

SUBJECT: Road Closure Bylaw 3318/2003 – 60th Avenue between Wishart Street and 59th Avenue Crescent
Third Reading of Road Closure Bylaw 3296/2002
Land Use Bylaw Amendment 3156/JJ-2003
West Park Extension (Westlake) – Phase 4
Trademark West Park Inc. – West Park Extension (West Lake)

Reference Report:

Land & Economic Development Manager, dated August 5, 2003 and Parkland Community Planning Services, dated July 21, 2003

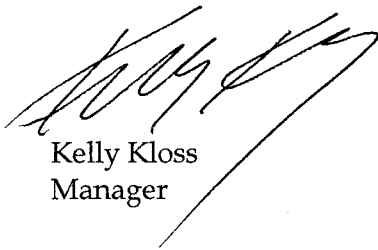
Bylaw Readings:

Road Closure Bylaw 3318/2003 and Land Use Bylaw Amendment 3156/JJ-2003 were given second and third readings. Road Closure Bylaw 3296/2002 was given third reading. Copies of the bylaws are attached.

Report Back to Council: No***Comments/Further Action:***

Road Closure Bylaw 3318/2003 provides for the closure of the remaining portion of 60th Avenue for Phase 4 between Wishart Street and 59th Avenue Crescent. Land Use Bylaw Amendment 3156/JJ-2003 provides for the development of Phase 4 of the West Park Extension (Westlake) Neighbourhood by rezoning approximately 6.276 ha (15.5.ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District and from ROAD to R1 Residential Low Density District to P1 Parks and Recreation Districts. Phase 4 will consist of 73 single-family lots, 3 municipal reserve lots, and 1 public utility lot.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue between Wishart Street and 32nd Avenue in conjunction with Phase 1 of the West Park Extension Neighbourhood Area Structure Plan. Third reading of this bylaw was tabled in May of 2002 until the developer completed construction of the new alignment of Webster Drive to connect Cronquist Drive to 32nd Street. The Developer (Trademark) has entered into a Development Agreement and is in the process of constructing Webster Drive. Certified copies of the Road Closure Bylaws are attached for your information. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

- c Director of Development Services
 Inspections & Licensing Manager
 City Assessor
 D. Kutinsky, Graphics Designer
 B. Greter, Clerk Steno

BYLAW NO. 3296/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR."

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.

MAYOR

CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.

CITY CLERK

BYLAW NO. 3318/2003

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR."

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR


CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.


CITY CLERK

BYLAW NO. 3156/JJ-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2003 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

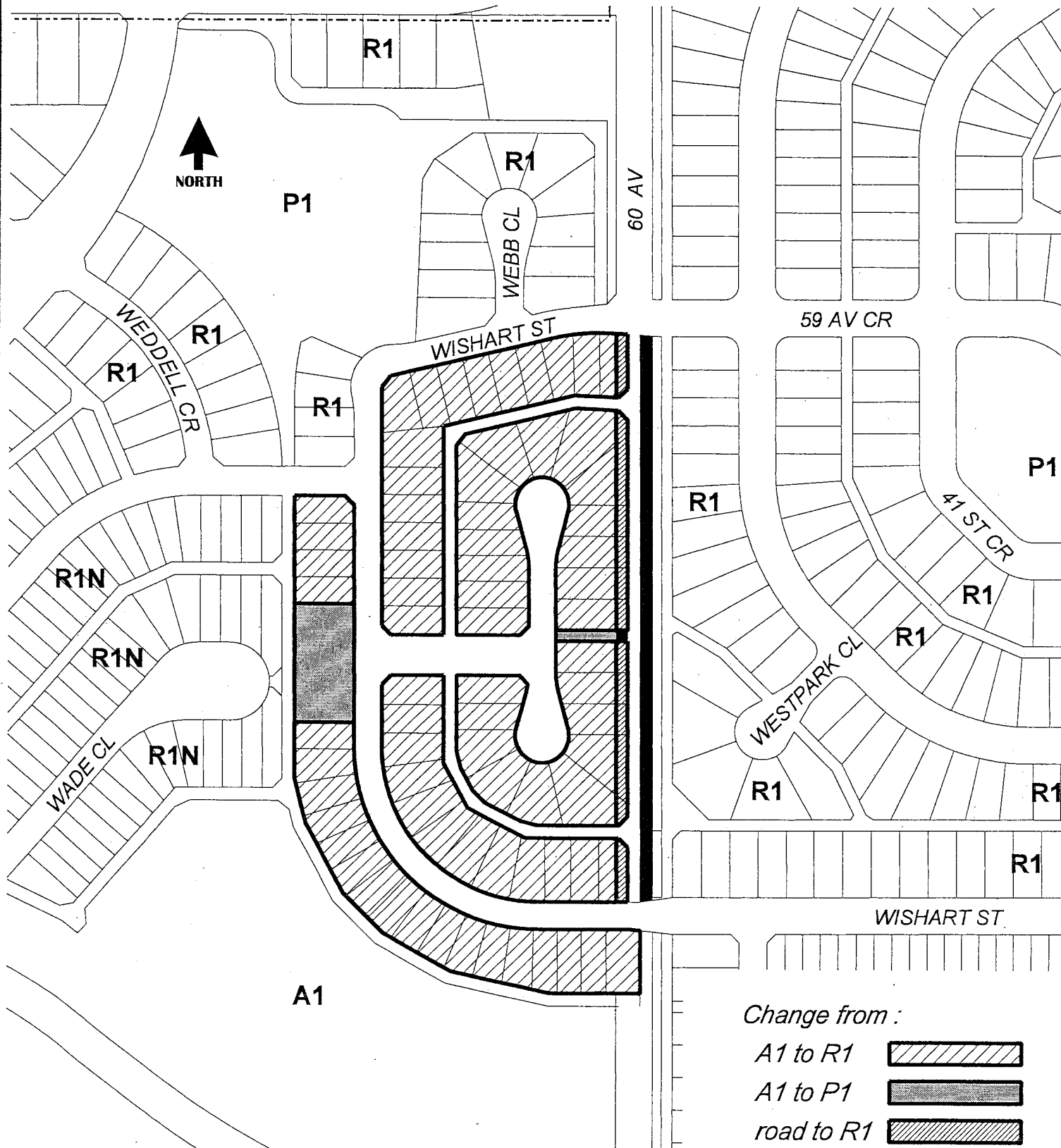
AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1



A1 to P1



road to R1



road to P1



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

R1 - Residential (Low Density)

MAP No. 30 / 2003

BYLAW No. 3156 / JJ - 2003

**Legislative & Administrative Services**

DATE: August 12, 2003
TO: City Council
FROM: Nona Housenga, Coordinator
SUBJECT: Land Use Bylaw Amendment 3156/LL-2003
Kentwood Northeast – Phase 24
957292 Alberta Ltd.

History

At the Monday, August 11, 2003 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3156/LL-2003.

Land Use Bylaw Amendment 3156/LL-2003 provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District.

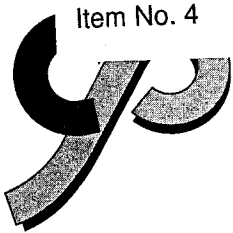
Public Consultation Process

A Public Hearing has been advertised for Monday, September 8, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public hearing, Council may proceed with second and third readings of the bylaw.

Nona Housenga
Coordinator



DATE: July 28, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/LL-2003
Lot 11, Block 5, Plan 032 ____ and
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Northeast – Phase 24
957292 Alberta Ltd.

957292 Alberta Ltd. is proposing to develop Phase 24 of the Kentwood Neighbourhood. Phase 24 consists of 6 narrow single-family lots and 38 semi-detached lots. This proposal rezones approximately 1.152 ha (2.85 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (semi-detached dwelling) District. Lot 11, the westerly portion of the block recently acquired from the City, was rezoned to R1A in a previous application.

Staff recommendation

The proposal complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/LL-2003.

Frank Wong
Planning Assistant

Attachments

GAETZ AVENUE

SERVICE ROAD



MAY 9, 2003
JOB No.: 397-053H

52 AVE.

KYTE CRESCENT

KENTWOOD DRIVE

Tree Buffer
KIRK CLOSE

KINGSTON DRIVE

KINGSTON DRIVE
KELLY STREET

TREE BUFFER

Church Site
0.430 ha.
1.06 Acs.

0.00m

ADDITION TO HIGHWAY

PROPOSED RIGHT TURN-IN & OUT
SUBJECT TO ENGINEERING DEPT. APPROVAL

Wetlands

Berm/Landscaping

Landscape/Buffer

Day Care / Social Care/ Retirement Home
0.120 ha.

KINGSTON DRIVE

Tolson
Stackpile

STORM POND & SPORTS FIELD

SCHOOL SITE

KENNEDY DRIVE

KERR CLOSE

KERR CLOSE

LAND USE LEGEND

R1	
R1A	
R1N	
R2	
PLACE OF WORSHIP	
COMMERCIAL	
MR	
DAY CARE, Etc.	

KENTWOOD NORTHEAST (KINGSGATE)

FIGURE 5: LAND USE DISTRIBUTION

SCALE = 1:5000

0 50 100 200 300 400 500 Metres

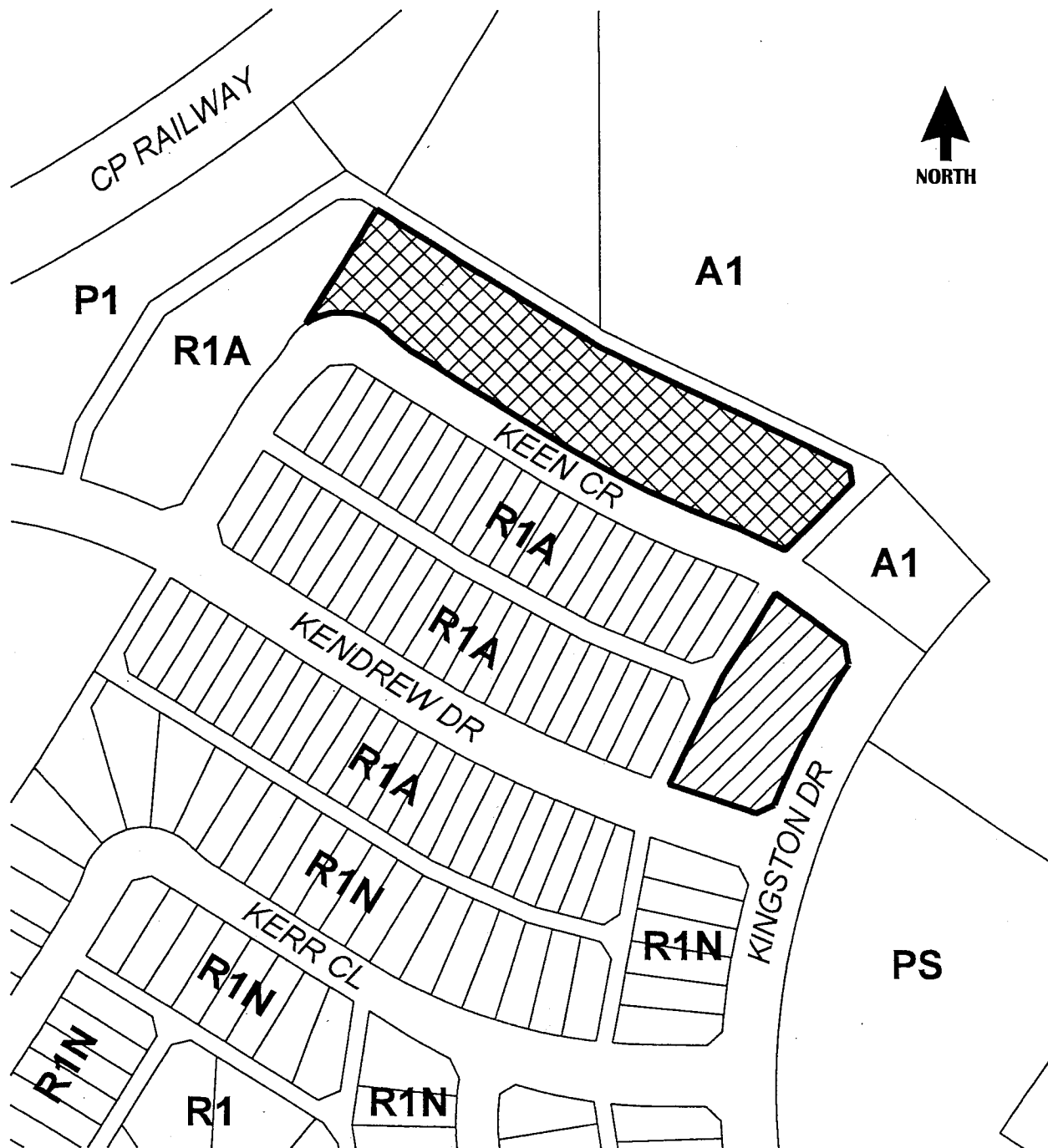


HIGHWAY No. 11A

Phase 24

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003

KENTWOOD NORTHEAST – PHASE 24
LUB 3156/LL-2003

DESCRIPTION: Development of Phase 24

FIRST READING: August 11, 2003

FIRST PUBLICATION: August 22, 2003

SECOND PUBLICATION: August 29, 2003

PUBLIC HEARING & SECOND READING: September 8, 2003

THIRD READING: SEPT 8/03

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400.00 NO ☐

BY: LAEBUN DEVELOPMENTS
- CONFIRMED BY PHONE FROM JANE SHIGEMAN AUG 28/03.

ACTUAL COST OF ADVERTISING:

\$ 340.36 X 2

TOTAL: \$ 680.72

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ 400.00

AMOUNT OWING/ (REFUND): \$ 280.72

INVOICE NO.: 71239

(Account No. 59.5901)



THE CITY OF RED DEER RECEIPT

RECEIVED FROM

Laebon Development \$ 400.00

03 8 28
YY MM DD

THE SUM OF

Four hundred

Dollars

DESCRIPTION

Kentwood Phase 24

	Account Number (Business Unit, Object, Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59 5901				400.00
G.L. DIST					SUNDRY
G.L. DIST					CHECK
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

GST Registration #R119311785

Not Valid Unless Machine Printed

LAEBON DEVELOPMENTS LTD.

Check amount: *****\$400.00

Date: Aug. 20, 2003

Number: 027879

27879

Check paid to: City of Red Deer

Invoice: AUG 12/03 08/12/03

Paid: \$400.00

Job: 3000J 3000J - Kentwood - Phase 24

\$400.00

59.5901

August 20, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Kentwood Northeast Neighbourhood
Land Use Bylaw Amendment 3156/LL-2003**

Council of The City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Kentwood Northeast area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/LL-2003** which provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District. The proposed bylaw may be inspected by the public at the Legislative & Administrative Services office, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

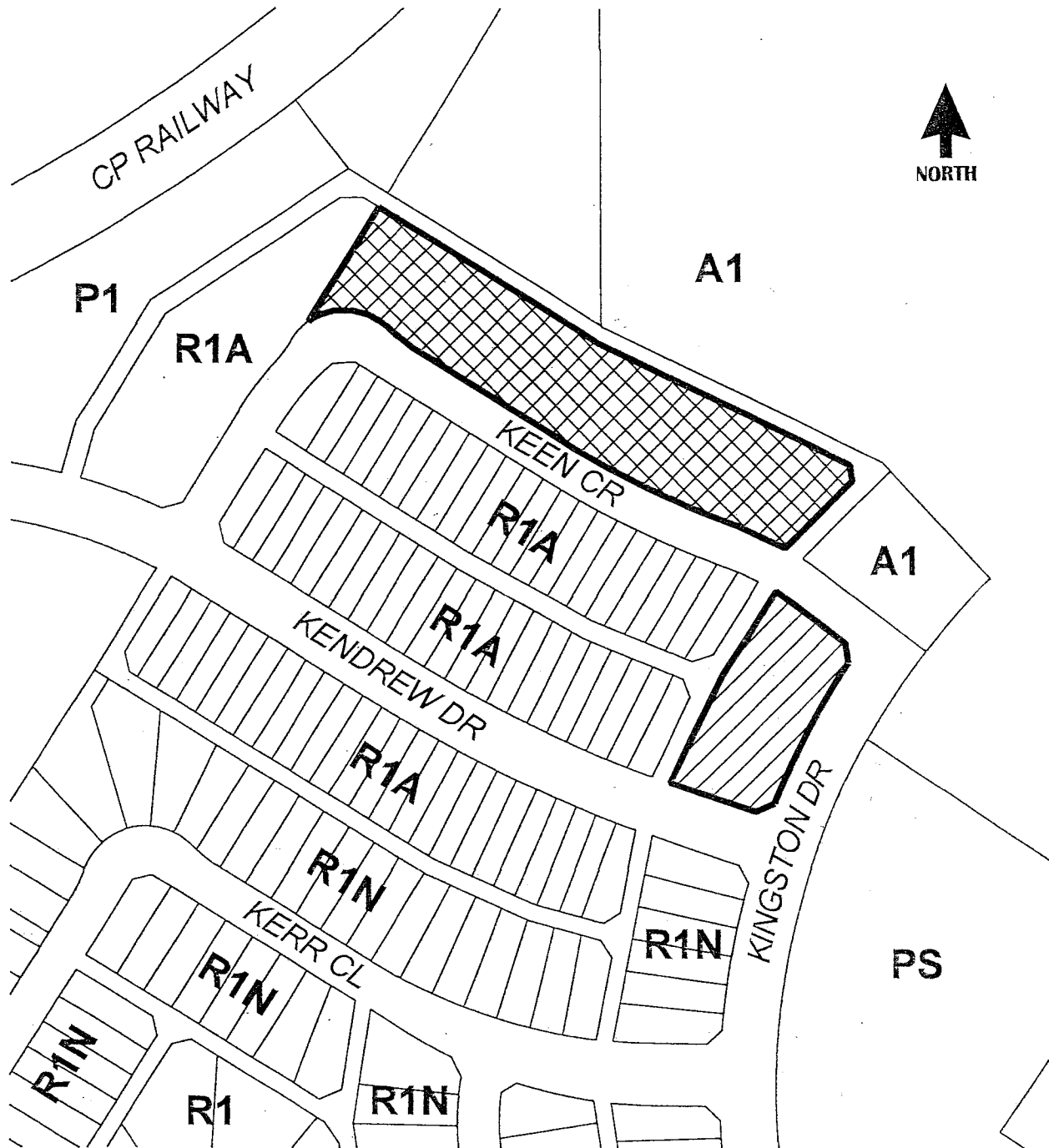


Kelly Kloss
Manager
Legislative & Administrative Services

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003

302232 ✓

KENTWOOD NORTHEAST Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/LL-2003** provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 22 & August 29, 2003)

3156/LH-
2003

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerAdd4
Alberta Ltd.	1 5128 52 Street	RED DEER, AB		
Shaddick	272 Kendrew Drive	RED DEER, AB		
Darlene W Bateman	277 Kendrew Drive	RED DEER, AB		
Kimberli Dawn Loreth	Box 275 Kendrew	RED DEER, AB		
Pierre & Orlene Aubin	205 Kingston Drive	RED DEER, AB		
Billmar Management Ltd. &	J. Alfred Ordman Prof.	Box 1188	RED DEER, AB T4N	
John & Ann Slemko & Bevan	Michael & Marcy	& Jerrold John	Box 906	RED DEER,
57292 Alberta Ltd.	1 5128 52 Street	RED DEER, AB		
Calgary & Edmonton Railway	2300 125 9 Avenue S	CALGARY, AB		

Legislative & Administrative Services

DATE: August 12, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Nona Housenga, Coordinator

SUBJECT: Land Use Bylaw Amendment 3156/LL-2003
Kentwood Northeast – Phase 24
957292 Alberta Ltd.

Reference Report:

Parkland Community Planning Services, dated July 28, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/LL-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/LL-2003 provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District.

This office will now proceed with the advertising for a Public Hearing. 957292 Alberta Ltd. will be responsible for the advertising costs in this instance.



Nona Housenga
Coordinator

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno

BYLAW NO. 3156/LL-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

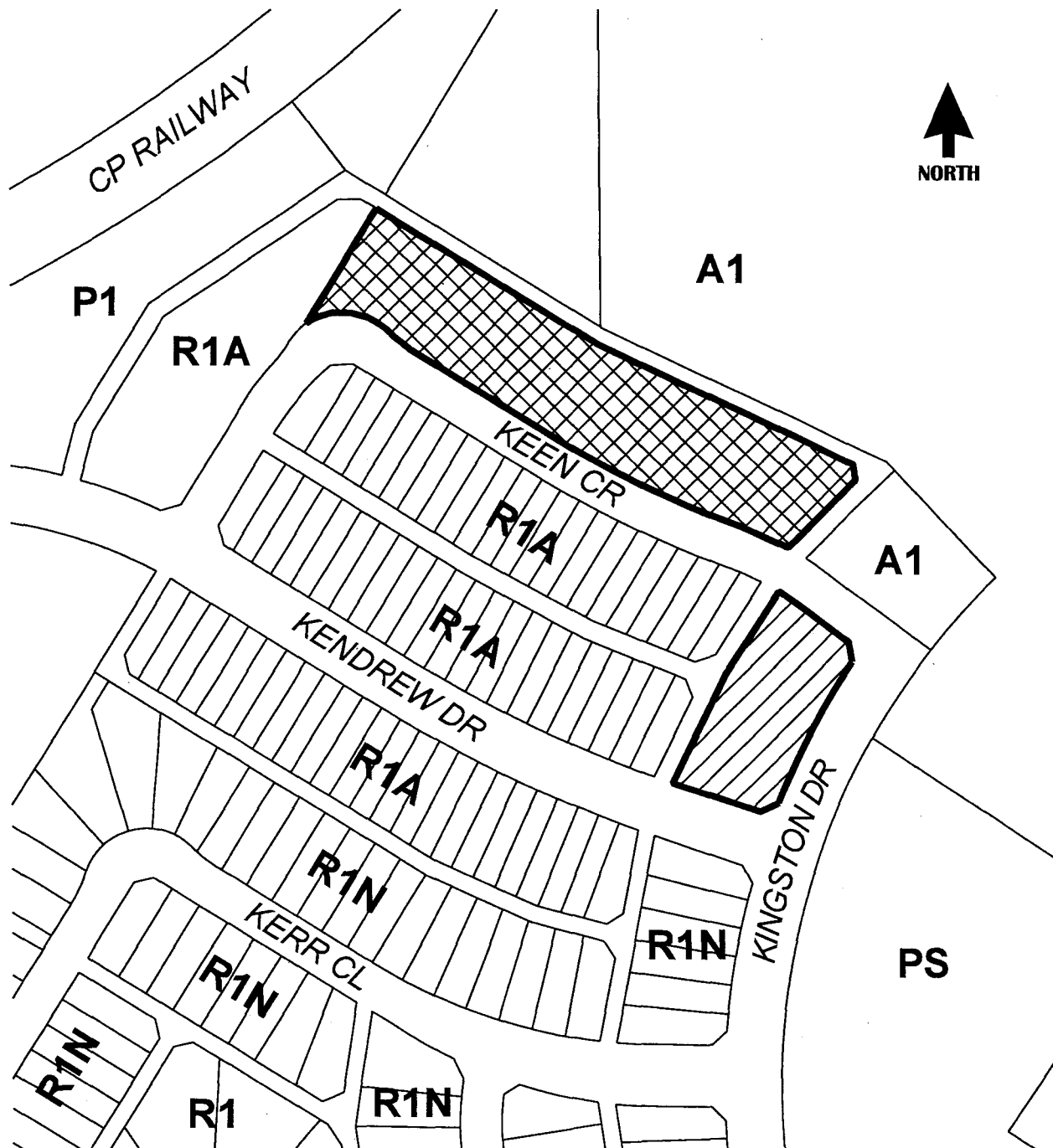
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003



LEGISLATIVE & ADMINISTRATIVE SERVICES
August 12, 2003

Fax: 341-4165

957292 Alberta Ltd.
Laebon Developments
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

***Land Use Bylaw Amendment 3156/LL-2003
Kentwood Northeast – Phase 24***

Red Deer City Council gave first reading to Land Use Bylaw Amendment 3156/LL-2003 at the City of Red Deer's Council Meeting held Monday, August 11, 2003. For your information, a copy of the bylaw is attached.


Land Use Bylaw Amendment 3156/LL-2003 provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, August 11, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the Land Use Bylaw, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 20, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

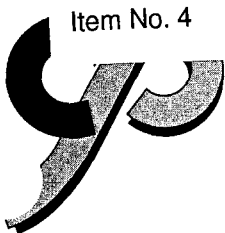
Please call me if you have any questions or require additional information.

Sincerely,


Nona Housenga
Coordinator

/attach.

c Parkland Community Planning Services



DATE: July 28, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/LL-2003
Lot 11, Block 5, Plan 032 ____ and
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Northeast – Phase 24
957292 Alberta Ltd.

957292 Alberta Ltd. is proposing to develop Phase 24 of the Kentwood Neighbourhood. Phase 24 consists of 6 narrow single-family lots and 38 semi-detached lots. This proposal rezones approximately 1.152 ha (2.85 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (semi-detached dwelling) District. Lot 11, the westerly portion of the block recently acquired from the City, was rezoned to R1A in a previous application.

Staff recommendation

The proposal complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/LL-2003.

Frank Wong
Planning Assistant

Attachments

GAETZ AVENUE

SERVICE ROAD



MAY 9, 2003
JOB No.: 397-053H

52 AVE.

KYTE CRESCENT

KENTWOOD DRIVE

Tree Buffer
KIRK CLOSE

KINGSTON DRIVE

KINGSTON DRIVE

KELLY STREET

KENDREW DRIVE

STORM POND & SPORTS FIELD

SCHOOL SITE

TOSSOL STOCKPILE

Day Care / Social Care/ Retirement Home
0.120 ha.

Landscape/Buffer

Berm/Landscaping

PROPOSED RIGHT TURN-IN & OUT
SUBJECT TO ENGINEERING DEPT. APPROVAL

0.00m

ADDITION TO HIGHWAY

TREE BUFFER

Church Site
0.430 ha.
1.06 Acs.

Phase 24

LAND USE LEGEND

R1	
R1A	
R1N	
R2	
PLACE OF WORSHIP	
COMMERCIAL	
DAY CARE, Etc.	

KENTWOOD NORTHEAST (KINGSGATE)

FIGURE 5: LAND USE DISTRIBUTION

SCALE = 1:5000

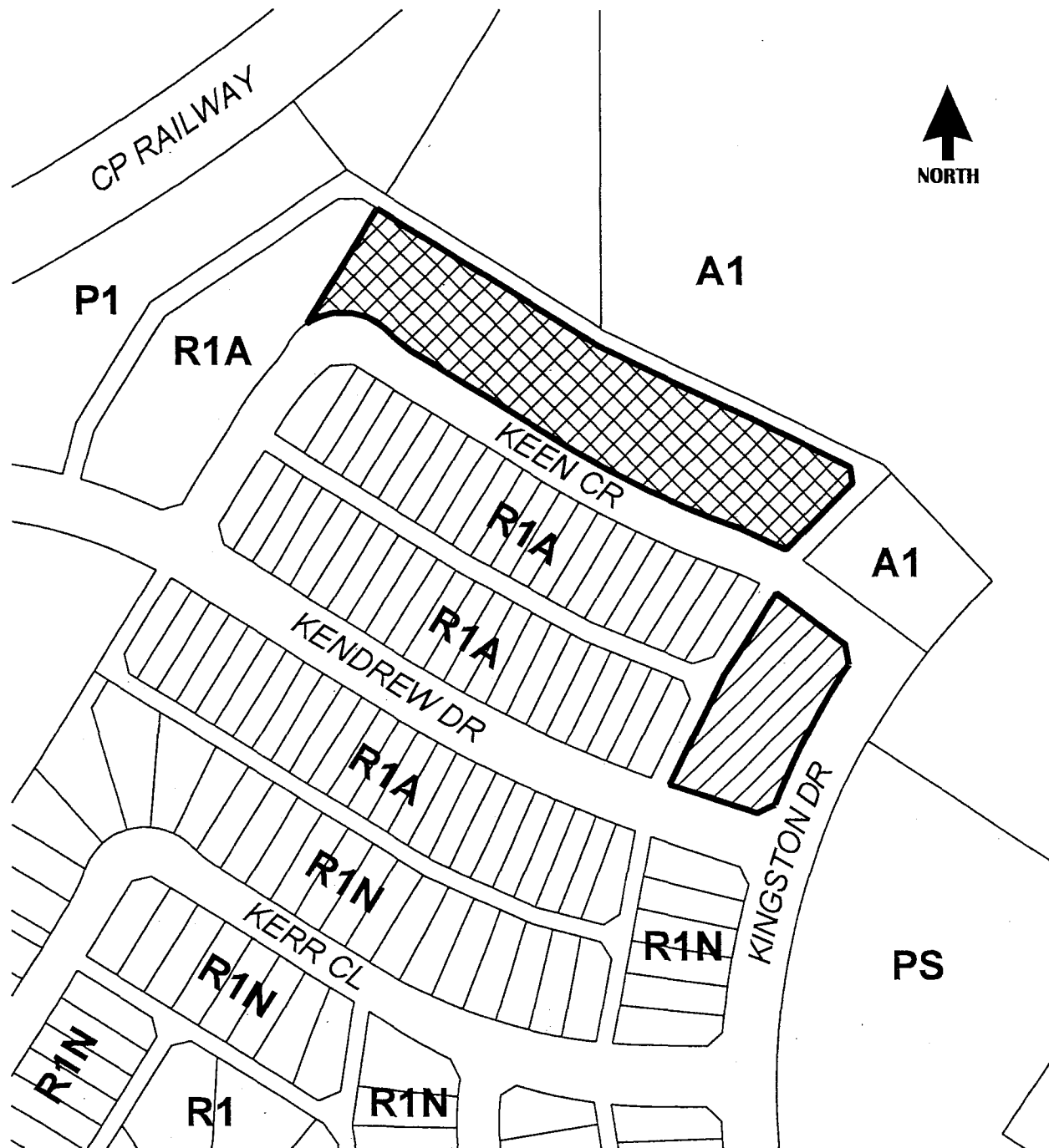
0 50 100 200 300 400 500 Metres



HIGHWAY No. 11A

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003

Item No. 9

BYLAW NO. 3156/LL-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

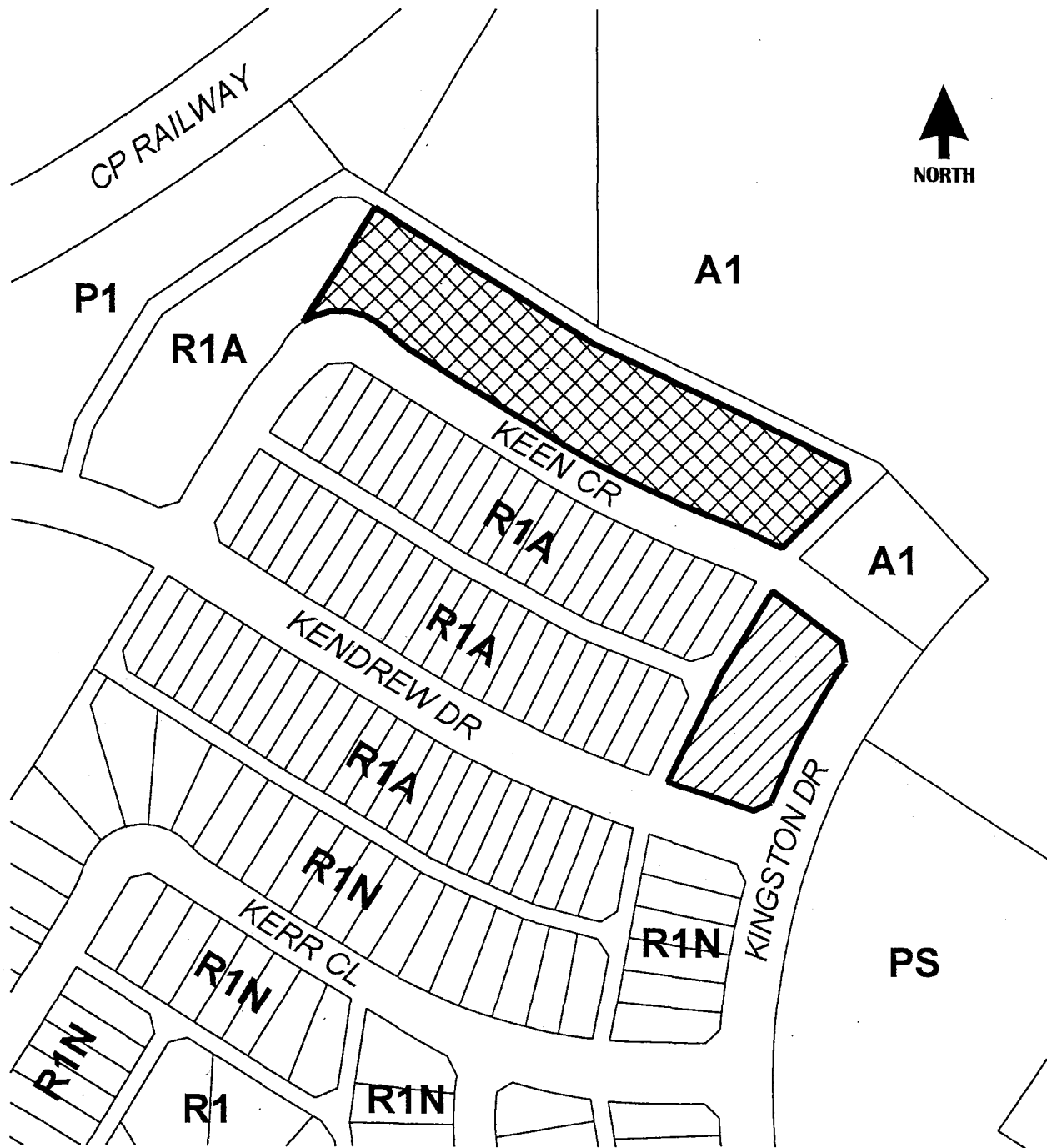
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003

Date: August 13, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: LUB Amendment 3156/LL-2003 Kentwood Northeast – Phase 24

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

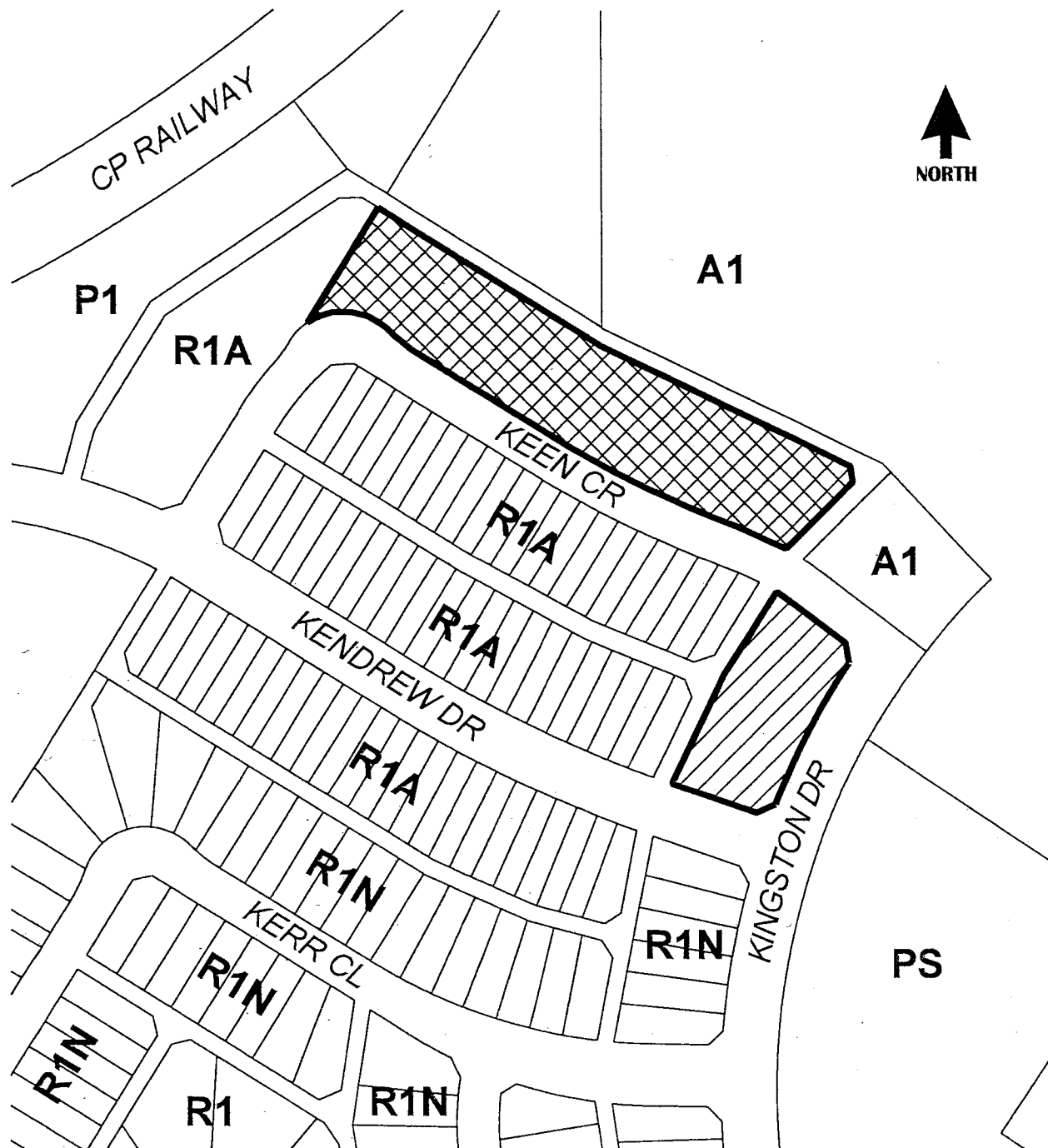
Thanks Norma.

A handwritten signature in cursive script, appearing to read "Cheryl Adams".

Cheryl Adams
Legislative & Administrative Services

Attach.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

A1 to R1A 

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003

FILE



LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

957292 Alberta Ltd.
Laebon Developments
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

***Land Use Bylaw Amendment 3156/LL-2003
Kentwood Northeast – Phase 24***

At the City of Red Deer's Council Meeting held September 8, 2003, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/LL-2003*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/LL-2003* was given second and third readings. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/LL-2003 provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District.

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services



FILE

Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/LL-2003
Kentwood Northeast – Phase 24
957292 Alberta Ltd.

Reference Report:

Parkland Community Planning Services, dated July 28, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/LL-2003 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/LL-2003 provides for the development of Phase 24 of the Kentwood Neighbourhood. Phase 24 will consist of 6 narrow single-family lots and 38 semi-detached lots. Approximately 1.152 ha (2.85 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District and R1A Residential (Semi-detached dwelling) District. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
B. Greter, Clerk Steno

BYLAW NO. 3156/LL-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2003 attached hereto and forming part of the bylaw.

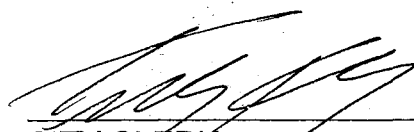
READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

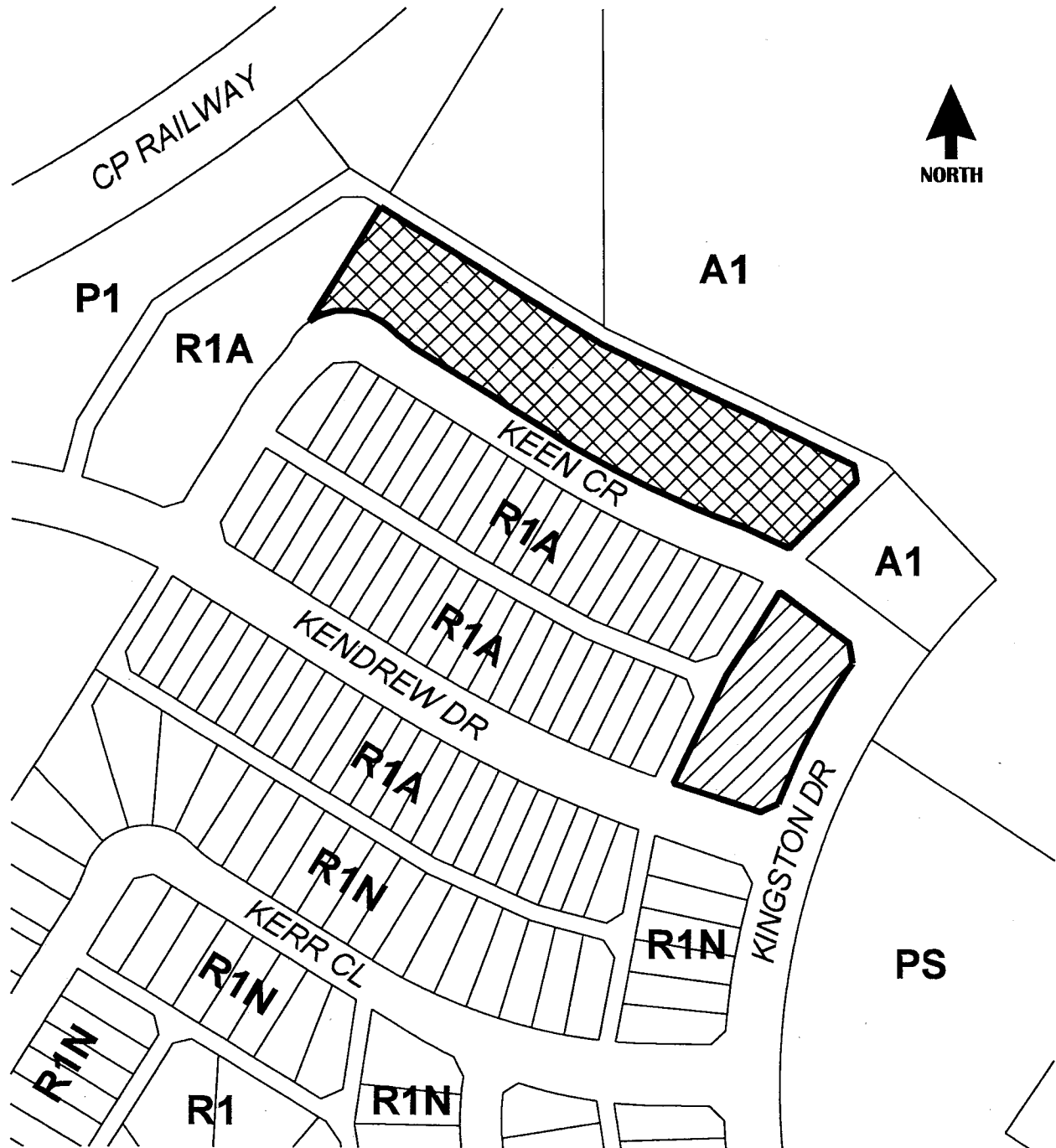
AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003



Legislative & Administrative Services

DATE: August 12, 2003
TO: City Council
FROM: Nona Housenga, Coordinator
SUBJECT: Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET, South Hill Neighbourhood
Abbey Master Builder

History

At the Monday, August 11, 2003 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3156/MM-2003.

Land Use Bylaw Amendment 3156/MM-2003 provides for rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District, in the South Hill Neighbourhood. A 3 storey multi-unit apartment condominium building is proposed to be constructed on the site.

Public Consultation Process

A Public Hearing has been advertised for Monday, September 8, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public hearing, Council may proceed with second and third readings of the bylaw.

Nona Housenga
Coordinator

DATE: August 1, 2003

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET, South Hill Neighbourhood
Abbey Master Builder

Background

Abbey Master Builder has requested rezoning, from R2 Residential (medium density) District to R3 Residential (multiple family) District, of six conventional residential lots (0.854 acres) in the City's South Hill neighbourhood in order to construct a 3 storey multi-unit apartment condominium building. Six older single family detached homes on the site will be removed and/or demolished.

Most of the South Hill neighbourhood west of Gaetz Avenue is zoned R2 Residential District with the exception of a few sites zoned R3 Residential District. While this older residential neighbourhood still contains some of the original single family detached homes built ± 60 years ago, the neighbourhood has seen significant redevelopment over the past 10-15 years. Many aging single family homes have been replaced with duplexes, triplexes, and apartment buildings of various sizes. Furthermore, many of the remaining single family homes have become rental housing. Much of the transition of this neighbourhood to higher densities and rental accommodation is due to its proximity to the hospital, nearby Gaetz Avenue C4 Commercial areas and the City's downtown commercial core and employment areas.

Notwithstanding that the existing R2 Residential zoning of the site permits the development of multiple family apartment buildings, the developer is requesting the R3 Residential zoning in order to increase the number of potential dwelling units that could be accommodated on this site. Under the current R2 zoning and its regulations, the site could yield ± 26 dwelling units. While both the R2 and R3 Districts permit 3 storey multiple family buildings, the minimum lot area requirement per apartment dwelling unit in the R3 District is less than that required in the R2 District (i.e. 102 m² of site area required for each 2 bedroom unit in a R3 District versus 139 m² of site area required for each 2 bedroom unit in a R2 District). The end result is that under the R3 zoning, this same site could yield approximately 35 dwelling units.

The developer has proposed to construct a three storey, 39 unit condominium building on the site under the R3 zoning however, this proposal would require some landscaping, site area and front yard relaxations. Any consideration for approval of the proposed building (development permit) for this site would be dealt with by the City's Municipal Planning Commission in an entirely separate process after the current zoning amendment request has been considered by City Council.

As this rezoning request has the potential to impact an established neighbourhood with increased densities by replacing six existing single family homes with a large multi-family redevelopment project, planning staff, pursuant to Section 31 of the Land Use Bylaw, required the holding of a public meeting to seek community input.

Neighbourhood Meeting

On July 31, 2003 planning staff hosted a neighbourhood meeting at which 3 area landowners were in attendance. No objections were received to the proposed R2 to R3 zoning amendment. Although not part of this rezoning process, the following development related items were requested of the developer:

1. **Lane should be paved.** Engineering Services has already indicated that as a condition of any development permit application, paving of the lane by the developer will be required.
2. **Proposed multiple family building to not exceed three stories in height.** Development proposal is for a 3 story building. Given the size of the site and in order to meet minimum lot area, landscaping and parking requirements under the Land Use Bylaw, a building greater than 3 stories is highly unlikely.
3. **Increase rear yard landscaping.** Developer will examine options to add increased landscaping at rear of building.

The above items would be addressed by the Municipal Planning Commission at the time of a development permit application for the site.

Planning Analysis

The location of the proposed R3 residential site is on the edge of an existing R2 zoned residential community, is located in close proximity to the Gaetz Avenue transportation corridor, nearby to transit service and C4 commercial areas (restaurants, retail services) and is in close proximity to the major employment nodes provided by the hospital and downtown commercial core areas.

This former small single family neighbourhood has been in transition to higher densities for many years reflective of its aging single family housing stock and the area's location relative to Gaetz Avenue, the hospital and downtown core. The entire neighbourhood is currently zoned a combination of R2 and R3 residential which already recognizes the advantage that this location has for the provision of an increased range/combination of housing types and the opportunity to provide higher density forms of housing near major employment areas.

From a land use and planning perspective, the proposed R3 residential site is well suited for multiple family development as it has good physical access, the site offers open views to the north-east over the downtown, area across the street is not developable (road right-of-ways) and this site/proposed development will act as a buffer between the existing R2 neighbourhood (which still contains some single family housing) and the Gaetz Avenue traffic and commercial corridor.

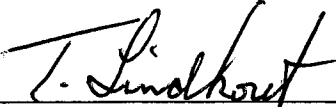
The proposed residential development concept for this site with its underground parking requires the R3 zoning to increase the density to make this project viable and is viewed as a better development alternative to a smaller multiple family building developed under the existing R2 zoning that would have all outside surface parking.

Legislative and Administrative Services Manager
Land Use Bylaw Amendment 3156/MM-2003
Page 3

The recently approved "Red Deer Growing Smarter" study (sustainable community growth) encourages higher density forms of housing to be located in close proximity to transit service and adjacent to commercial and employment nodes. Furthermore, the study recommended more intense use of land and buildings providing for an increased population density and greater mix of uses and activities.

Planning Recommendation

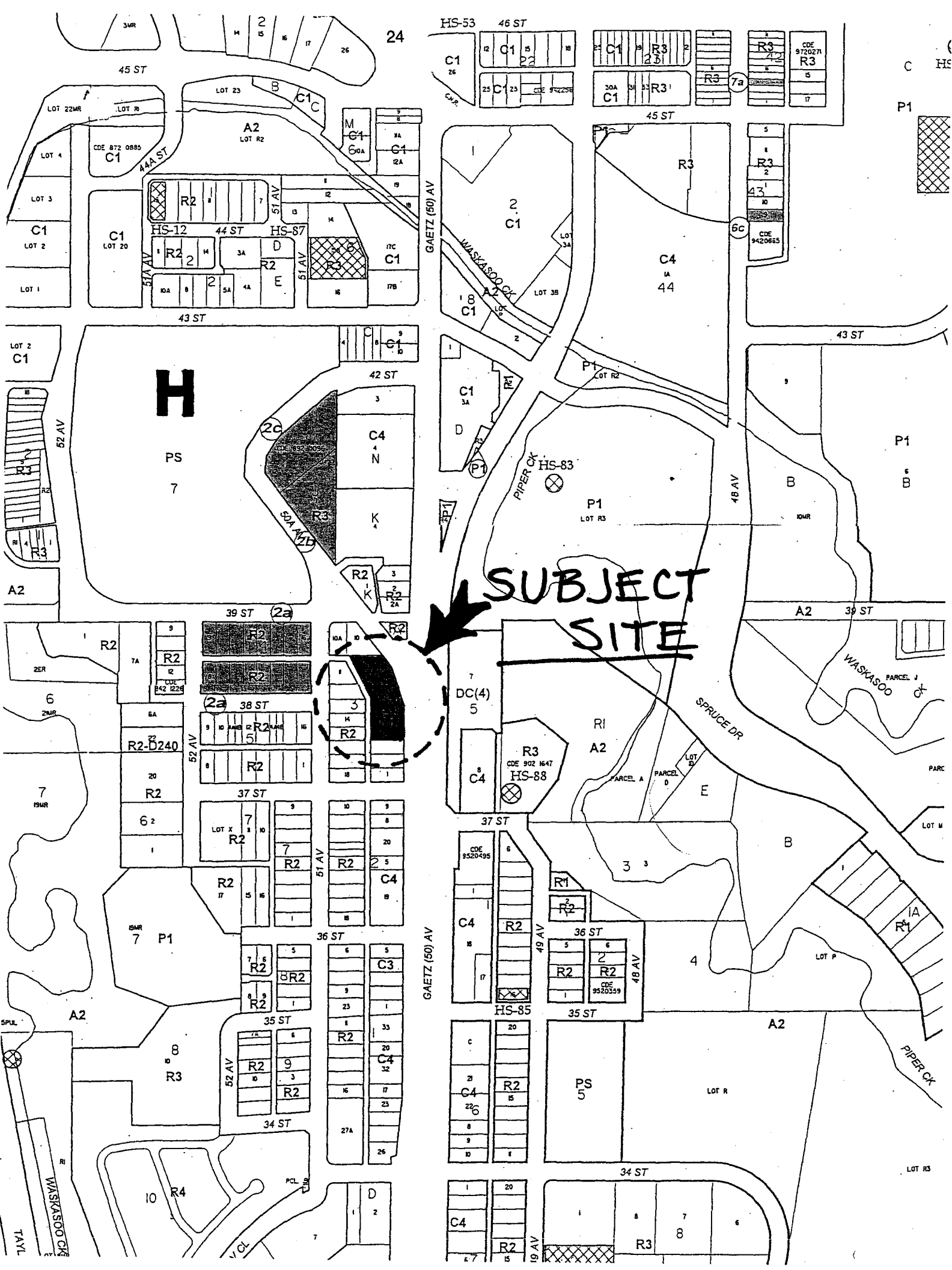
That City Council proceed with first reading of Land Use Bylaw Amendment 3156/MM-2003.



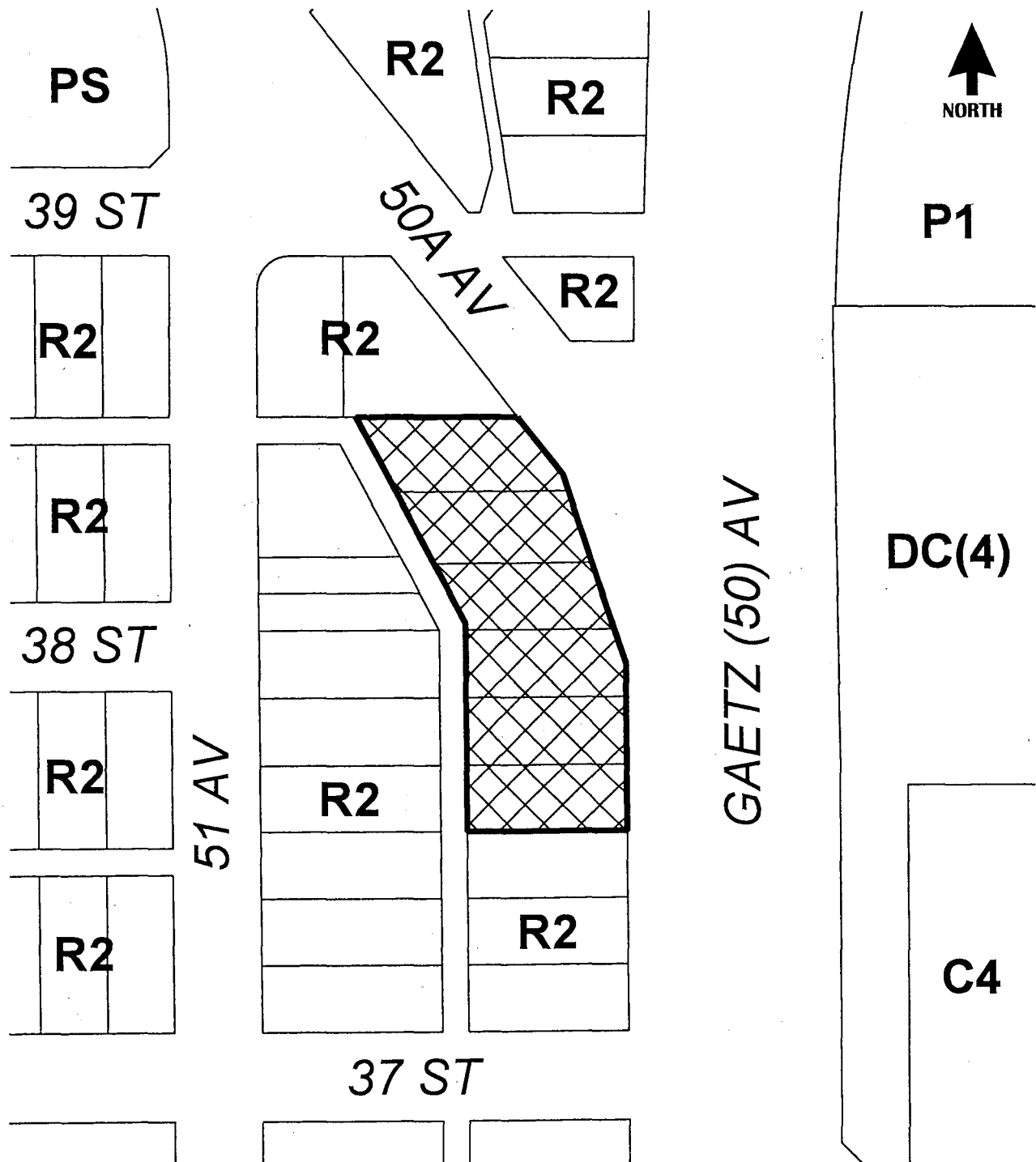
Tony Lindhout, ACP, MCIP
PLANNER

Attachment

c. Joyce Boon, Inspections & Licensing



The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :
R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003
BYLAW No. 3156 / MM - 2003

The Manager,
Legislative & Administrative Services,
City of Red Deer,
c.c. All City Councillors
T. Lindhout (PCPS)

3710 Gaetz Ave,
Red Deer.

Tel; 346 0200

7 September, 2003.

Dear Sir,

Re: South Hill Neighbourhood – Land Use Bylaw Amendment 3156/MM-2003

Thank you for your letter of the 20th August.

This proposed Amendment provides for the rezoning of 6 residential lots (Numbered 3716 to 3734 Gaetz Ave) from R2 (Medium Density) to R3 (Multiple Family) to facilitate the construction of a 3 storey 39 unit condominium apartment (the Building) with an underground Parkade. In the absence of any indication to the contrary I have to assume the Parkade will afford 39 stalls in addition to the further 21 proposed above ground, for a total of 60.

I am the Registered Proprietor of the property at 3710 Gaetz, immediately South of the subject site (the Site), and have lived there for over 21 years. I have been employed by Alberta Motor Association since 1978, as a full time Driving Instructor (for a while also as a Driver Examiner) until 1991. This involved Commercial Evaluations, Safety manoeuvres and associated topics. (I have evaluated a number of City employees.) In 1991 I took over the newly created position of School Patrol Co-ordinator for Central Alberta and am responsible for setting up, training and evaluating School Patrols throughout Central Alberta. I continued to do some Driving Instruction as well. Since 1996 I have continued to teach Driver Training for AMA in my spare time for about 18 hours per week as an Independent Contractor, including holding the position of Chief Instructor for a number of years until pressure of work forced me to relinquish the post.

I have read the Planning Recommendation dated 15th August prepared by Mr. Lindhout of PCPS and agree in principle the Site is in need of redevelopment in view of the dilapidated state of the majority of the 6 dwellings. However, I have a number of concerns regarding access to and egress from the Site and am surprised to learn from Mr. Lindhout the City's Traffic Planners raised no objection to the proposal. I base my remarks on my many years of observing driving behaviour and upon my many years of residence in this area. I set out my concerns as follows:- (I have attached a detailed plan for your assistance)

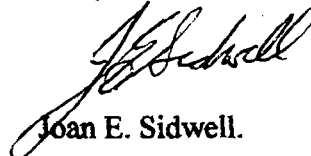
1. Both 51st Ave and the 50 Ave Service Road, also the North side of 37th St. between the two, have a 2 hour parking restriction in force. There are no front driveways on 51st Ave and only my own plus that for the Apartment at 5011 39 St on 50th Ave excluding the properties comprising the Site. As a consequence there are already a large number of parking stalls facing on to the lane between the 2 Avenues. The Apartment at 5011 39 St. has 8, the 4 – Plex at 3727 51 Ave has 8, the Duplex at 3723 51 Ave has 4 and the house and suite at 3715 has 5 for a total of 25 within the space of 3 lots.



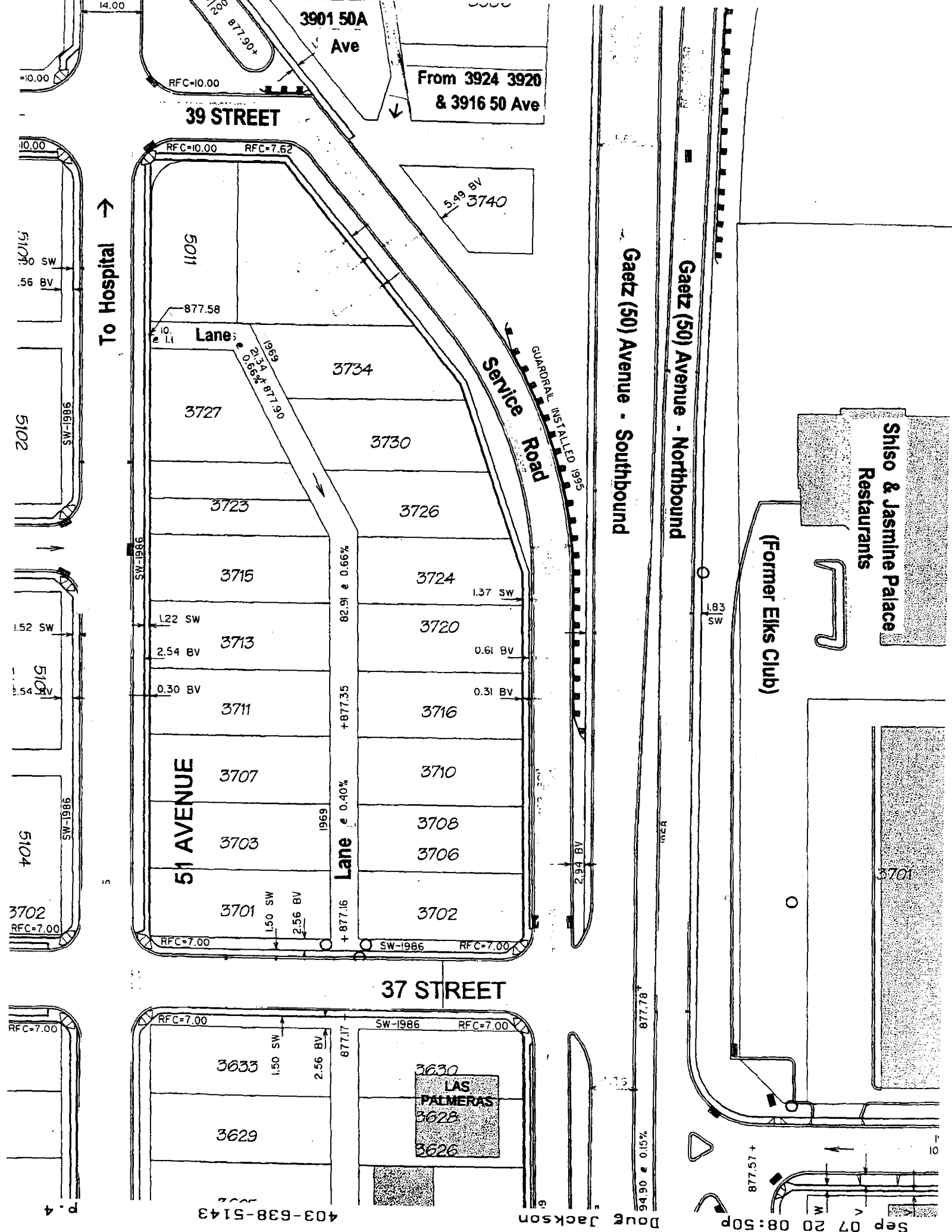
2. The lane at this point has two bends, one partially obscured by a tall hedge, the other describing an angle of some 60 degrees obscured by a tall fence and at the point where vehicles from the Apartment may be backing out on to the lane. In addition the occupants of the 9 remaining stalls at the Apartment may choose to take the exit which joins 51st Ave very close to the point where the lane joins it.
3. Continuing South along the lane to 37 St. there are a further 18 stalls to the West and 12 to the East. This makes for a total of 55. In most cases the number of stalls could be increased without too much difficulty .
4. The Building , as proposed, provides for a further 20 surface stalls with direct access to the lane. This produces a total of 75 stalls, all within a lineal distance of some 450 ft. It is also possible that occupants of the Parkade stalls and/or drivers of delivery vehicles serving the Building may wish to enter or exit by way of the lane. It would seem it could be a very busy place.
5. The Gaetz service road , in addition to giving access to the proposed Parkade also gives access to or from the parking areas for the following Apartments:-
 - (i) 5011 39 St (17 stalls)
 - (ii) 3901 50 A Ave (12 stalls)
 - (iii) 3924, 3920 & 3916 Gaetz, 66 units, number of stalls not known. This access is heavily used in Winter as an exit in view of the steep slope of the principal exit to 50A Ave.
6. The probable vehicular routes to and from the front (East) elevation of the Building by way of the service road are very easy to define and all present a number of hazards which I should like to address as follows:-
 - (i) To drive to and from the 50 Ave Service Road by way of 39 St. requires negotiation of the controlled intersection where 39 St. meets 51 Ave.. There are Stop Signs against the Street but it is often treated as a Four Way Stop, most likely by people from out of Town visiting the Hospital. Visibility along 51 Ave to the South is impaired by parked vehicles belonging to persons visiting the Hospital. Also there is a "Right Turn" arrow on the inner lane of 51 Ave Southbound which is often ignored, or more probably, unobserved.
 - (ii) To drive South to 37 St with the intention of joining Gaetz Southbound, which at this point has a 60km speed limit, for which read 80km, presents a number of problems as follows:-
 - (a) Visibility at the junction of the 50 Ave Service Road and 37 St is obscured to the west by a large hedge.
 - (b) Visibility on to Gaetz Southbound to the North is reduced by the fact that there is a somewhat flat spot in the grade of the roadway and also a grass bank which can hide or obscure an oncoming vehicle.
 - (c) Traffic turning West from Gaetz Southbound on to 37 St is often moving at high speed having been propelled up the hill by tailgaters.
 - (d) Drivers heading South on Gaetz intending to enter the Gaetz service road South of 37 St regularly straighten out the two turns they should make and often at high speed ignoring traffic moving Eastbound on 37 St.
 - (e) Drivers heading South on the service road to join Gaetz regularly ignore the two stop signs.

- (f) Drivers heading South on Gaetz will sometimes attempt to curl back North to enter the service road. It is virtually impossible to do this without straying on to the wrong side of the road and then only at very low speed. On more than one occasion I have only narrowly avoided collision with vehicles attempting this.
- (iii) If the lane is used to gain access or egress at the North end visibility is impaired as stated at (i), above.
At the South end traffic moving off Gaetz at an unsafe speed may be encountered. The intersection of 37 St and 51 Ave is a dangerous one because visibility to the South is badly restricted by parked vehicles belonging to Hospital staff.
- (iv) Traffic moving off 51 Ave on to 37 St encounters most of the hazards outlined above.
7. The Parkland Community Planning Services Report suggests the Site has good access. I strongly disagree for the reasons stated above. This is a very dangerous area for both motorists and pedestrians. I would urge Councillors to visit the Site to gain their own impressions in the hope that a satisfactory solution may be reached.
8. I have no ideal solutions to offer but consideration might be given to the following:-
(i) Creating a direct access to the proposed Parkade off Gaetz Southbound.
(ii) Blocking off the service road at a point immediately South of the proposed Parkade
(iii) Designating the service road as "One Way"
(iv) Any combination of the above.
- 9.. The Developer of the Site is attempting to build more units than the various regulations permit. I would ask Council to deny this request as now presented. This area is already far too congested.
10. If there are any items which require clarification please feel free to call me or my Husband.

Sincerely,



Joan E. Sidwell.



14.00
10.00
10.00
5106 SW
56 BV
5102
9861-MS
1.52 SW
5105
54 BV
5104
9861-MS
3702
RFC=7.00
P. 4

3901 50A Ave
From 3924 3920 & 3916 50 Ave
39 STREET
RFC=10.00 RFC=7.52
5011
877.58
Lane
1969
2.34
0.66% 871.90
3734
3727
3723
3715
3713
3711
3707
3703
3701
RFC=7.00
SW-1986
RFC=7.00
37 STREET
3633
3629
3630
LAS PALMERAS
3628
3626
403-638-5143

5.49 BV 3740
GUARDRAIL INSTALLED 1985
Service Road
1.37 SW
0.61 BV
0.31 BV
1.83 SW
Gaetz (50) Avenue - Northbound
Gaetz (50) Avenue - Southbound
Shiso & Jasmine Palace Restaurants
(Former Elks Club)
3701
1.83 SW
877.78
94.90 0.15%
877.57
Sep 07 20 08:50P
Doug Jackson

SOUTH HILL NEIGHBOURHOOD
LUB 3156/MM-2003

DESCRIPTION: Rezoning – R2 to R3

FIRST READING: August 11, 2003

FIRST PUBLICATION: August 22, 2003

SECOND PUBLICATION: August 29, 2003

PUBLIC HEARING & SECOND READING: September 8, 2003

THIRD READING: SEPT 8/03

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ BY: ABAEI MASTER BUILDER

ACTUAL COST OF ADVERTISING:

\$ 330.20 X 2 TOTAL: \$ 660.40

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ —

AMOUNT OWING/ (REFUND): \$ 660.40

INVOICE NO.: 71195

(Account No. 59.5901)

August 20, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: South Hill Neighbourhood
Land Use Bylaw Amendment 3156/MM-2003**

Council of The City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the South Hill area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/MM-2003** which provides for the rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District in the South Hill Neighbourhood. A three-storey multi-unit apartment condominium building is proposed for the site. The proposed bylaw may be inspected by the public at the Legislative & Administrative Services office, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

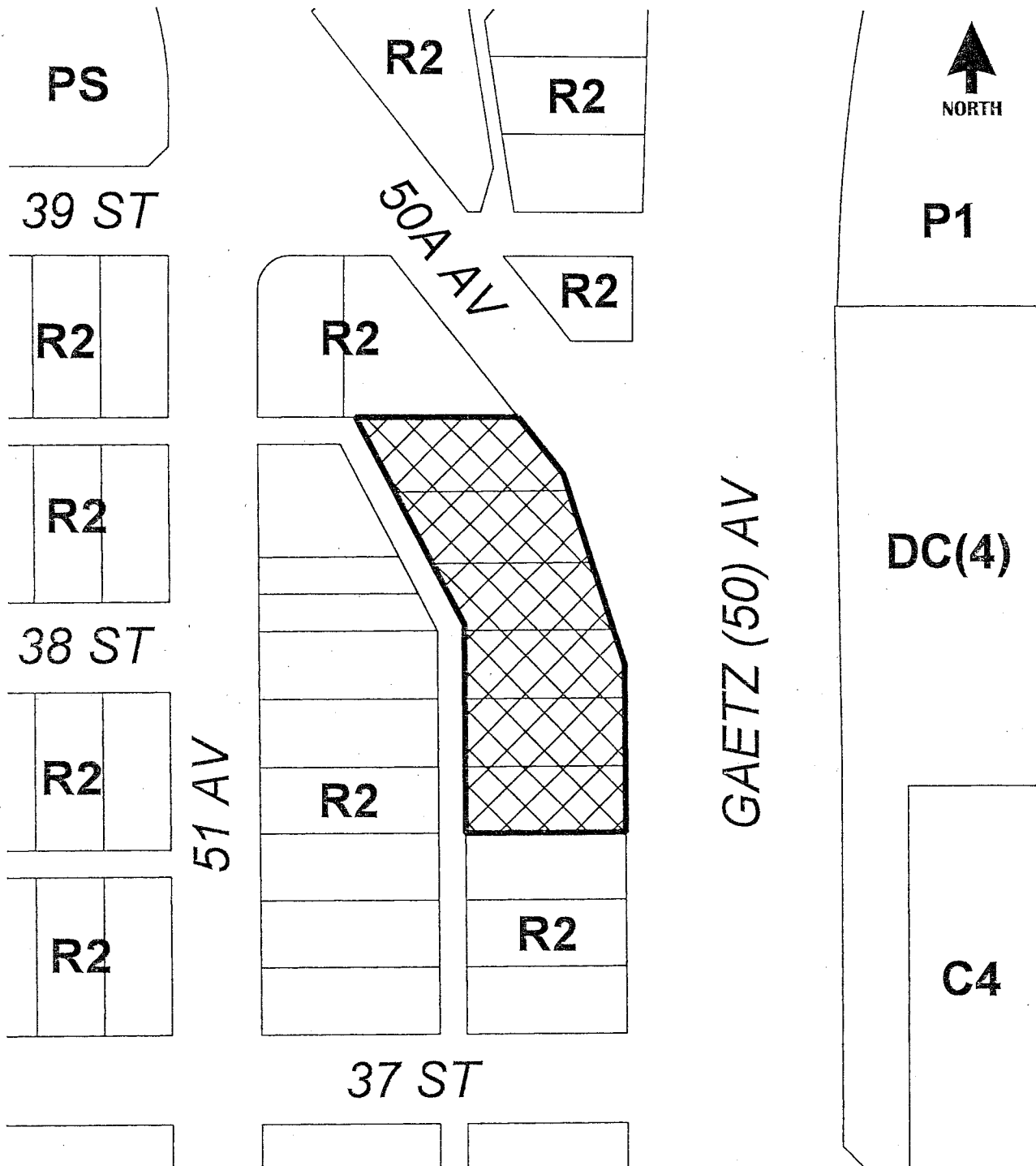
Yours truly,



Kelly Kloss
Manager
Legislative & Administrative Services

/encl.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003

BYLAW No. 3156 / MM - 2003

302229
11 letters

SOUTH HILL NEIGHBOURHOOD Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/MM-2003** provides for the rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District in the South Hill Neighbourhood. A three-storey multi-unit apartment condominium building is proposed for the site. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 22 & August 29, 2003)

3156-mm1-
2003

OwnerName	OwnerAdd1	OwnerAdd2	
117605 Holdings Ltd.	6711 Golden West Avenue	RED DEER, AB T4P 1A7	
Joan Elizabeth Sidwell	3710 Gaetz Avenue	RED DEER, AB T4N 3Y8	
Andrew C. & Janet M. Remillard	12 Harbour Town Crescent	SYLVAN LAKE, AB T4S 1Y1	
John C. & Lynda M. Fuller	8 37152 C & E Trail	RED DEER COUNTY, AB	
Trevor D. & Albert Warren Elgersma	3715 51 Avenue	RED DEER, AB T4N 4H5	
Cherry E. Miller	3713-51 Avenue	RED DEER, AB T4N 4G5	
Roderick Gordon	3711 51 Avenue	RED DEER, AB T4N 4G5	
Ronald W. & April Talbot	3707 51 Avenue	RED DEER, AB T4N 4G5	
310120 Alberta Ltd.	37 Payne Close	RED DEER, AB T4P 1T6	
Hermes Daniel Salas	3740 50 Avenue	RED DEER, AB T4N 3Y9	
United Global Enterprises Inc.	3731 50 Avenue	RED DEER, AB T4N 3Y7	

Legislative & Administrative Services

DATE: August 12, 2003

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Nona Housenga, Coordinator

SUBJECT: Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET, South Hill Neighbourhood
Abbey Master Builder

Reference Report:

Parkland Community Planning Services, dated August 1, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-2003 was given first reading. A copy of the bylaw is attached.

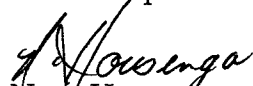
Report Back to Council: Yes

A Public Hearing will be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/MM-2003 provides for rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District, in the South Hill Neighbourhood. A 3 storey multi-unit apartment condominium building is proposed to be constructed on the site.

This office will now proceed with the advertising for a Public Hearing. Abbey Master Builder will be responsible for the advertising costs in this instance.


Nona Housenga
Coordinator

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno

BYLAW NO. 3156/MM-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map F7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

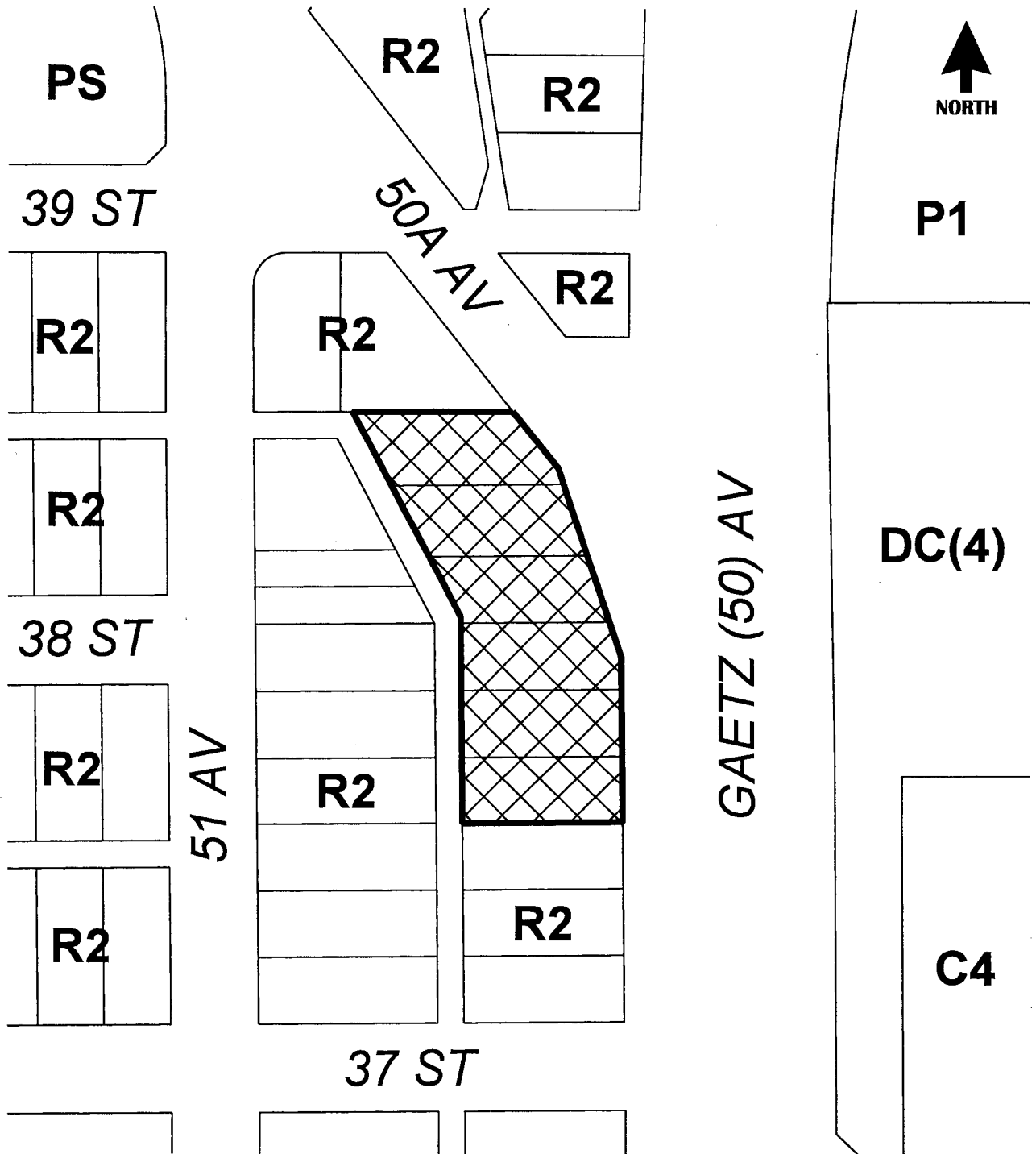
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R2 to R3 ☒



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003
BYLAW No. 3156 / MM - 2003

MAP No. 33 / 2003

BYLAW No. 3156 / MM - 2003



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 12, 2003

Fax: 342-6599

Abbey Master Builder
 #8, 4608 – 62 Street
 Red Deer, AB T4N 6T3

Dear Sirs:

Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET
South Hill Neighbourhood

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/MM-2003* at the City of Red Deer's Council Meeting held Monday, August 11, 2003. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/MM-2003 provides for rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District, in the South Hill Neighbourhood. A 3 storey multi-unit apartment condominium building is proposed to be constructed on the site.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, August 11, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

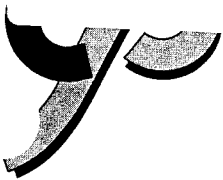
According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 20, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

Nona Housenga
 Coordinator
 /attach.

c Parkland Community Planning Services



KLAND COMMUNITY PLANNING SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: August 1, 2003
TO: Kelly Kloss, Legislative & Administrative Services Manager
RE: Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET, South Hill Neighbourhood
Abbey Master Builder

Background

Abbey Master Builder has requested rezoning, from R2 Residential (medium density) District to R3 Residential (multiple family) District, of six conventional residential lots (0.854 acres) in the City's South Hill neighbourhood in order to construct a 3 storey multi-unit apartment condominium building. Six older single family detached homes on the site will be removed and/or demolished.

Most of the South Hill neighbourhood west of Gaetz Avenue is zoned R2 Residential District with the exception of a few sites zoned R3 Residential District. While this older residential neighbourhood still contains some of the original single family detached homes built ± 60 years ago, the neighbourhood has seen significant redevelopment over the past 10-15 years. Many aging single family homes have been replaced with duplexes, triplexes, and apartment buildings of various sizes. Furthermore, many of the remaining single family homes have become rental housing. Much of the transition of this neighbourhood to higher densities and rental accommodation is due to its proximity to the hospital, nearby Gaetz Avenue C4 Commercial areas and the City's downtown commercial core and employment areas.

Notwithstanding that the existing R2 Residential zoning of the site permits the development of multiple family apartment buildings, the developer is requesting the R3 Residential zoning in order to increase the number of potential dwelling units that could be accommodated on this site. Under the current R2 zoning and its regulations, the site could yield ± 26 dwelling units. While both the R2 and R3 Districts permit 3 storey multiple family buildings, the minimum lot area requirement per apartment dwelling unit in the R3 District is less than that required in the R2 District (i.e. 102 m² of site area required for each 2 bedroom unit in a R3 District versus 139 m² of site area required for each 2 bedroom unit in a R2 District). The end result is that under the R3 zoning, this same site could yield approximately 35 dwelling units.

The developer has proposed to construct a three storey, 39 unit condominium building on the site under the R3 zoning however, this proposal would require some landscaping, site area and front yard relaxations. Any consideration for approval of the proposed building (development permit) for this site would be dealt with by the City's Municipal Planning Commission in an entirely separate process after the current zoning amendment request has been considered by City Council.

As this rezoning request has the potential to impact an established neighbourhood with increased densities by replacing six existing single family homes with a large multi-family redevelopment project, planning staff, pursuant to Section 31 of the Land Use Bylaw, required the holding of a public meeting to seek community input.

Neighbourhood Meeting

On July 31, 2003 planning staff hosted a neighbourhood meeting at which 3 area landowners were in attendance. No objections were received to the proposed R2 to R3 zoning amendment. Although not part of this rezoning process, the following development related items were requested of the developer:

1. **Lane should be paved.** Engineering Services has already indicated that as a condition of any development permit application, paving of the lane by the developer will be required.
2. **Proposed multiple family building to not exceed three stories in height.** Development proposal is for a 3 story building. Given the size of the site and in order to meet minimum lot area, landscaping and parking requirements under the Land Use Bylaw, a building greater than 3 stories is highly unlikely.
3. **Increase rear yard landscaping.** Developer will examine options to add increased landscaping at rear of building.

The above items would be addressed by the Municipal Planning Commission at the time of a development permit application for the site.

Planning Analysis

The location of the proposed R3 residential site is on the edge of an existing R2 zoned residential community, is located in close proximity to the Gaetz Avenue transportation corridor, nearby to transit service and C4 commercial areas (restaurants, retail services) and is in close proximity to the major employment nodes provided by the hospital and downtown commercial core areas.

This former small single family neighbourhood has been in transition to higher densities for many years reflective of its aging single family housing stock and the area's location relative to Gaetz Avenue, the hospital and downtown core. The entire neighbourhood is currently zoned a combination of R2 and R3 residential which already recognizes the advantage that this location has for the provision of an increased range/combination of housing types and the opportunity to provide higher density forms of housing near major employment areas.

From a land use and planning perspective, the proposed R3 residential site is well suited for multiple family development as it has good physical access, the site offers open views to the north-east over the downtown, area across the street is not developable (road right-of-ways) and this site/proposed development will act as a buffer between the existing R2 neighbourhood (which still contains some single family housing) and the Gaetz Avenue traffic and commercial corridor.

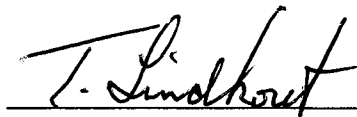
The proposed residential development concept for this site with its underground parking requires the R3 zoning to increase the density to make this project viable and is viewed as a better development alternative to a smaller multiple family building developed under the existing R2 zoning that would have all outside surface parking.

Legislative and Administrative Services Manager
Land Use Bylaw Amendment 3156/MM-2003
Page 3

The recently approved "Red Deer Growing Smarter" study (sustainable community growth) encourages higher density forms of housing to be located in close proximity to transit service and adjacent to commercial and employment nodes. Furthermore, the study recommended more intense use of land and buildings providing for an increased population density and greater mix of uses and activities.

Planning Recommendation

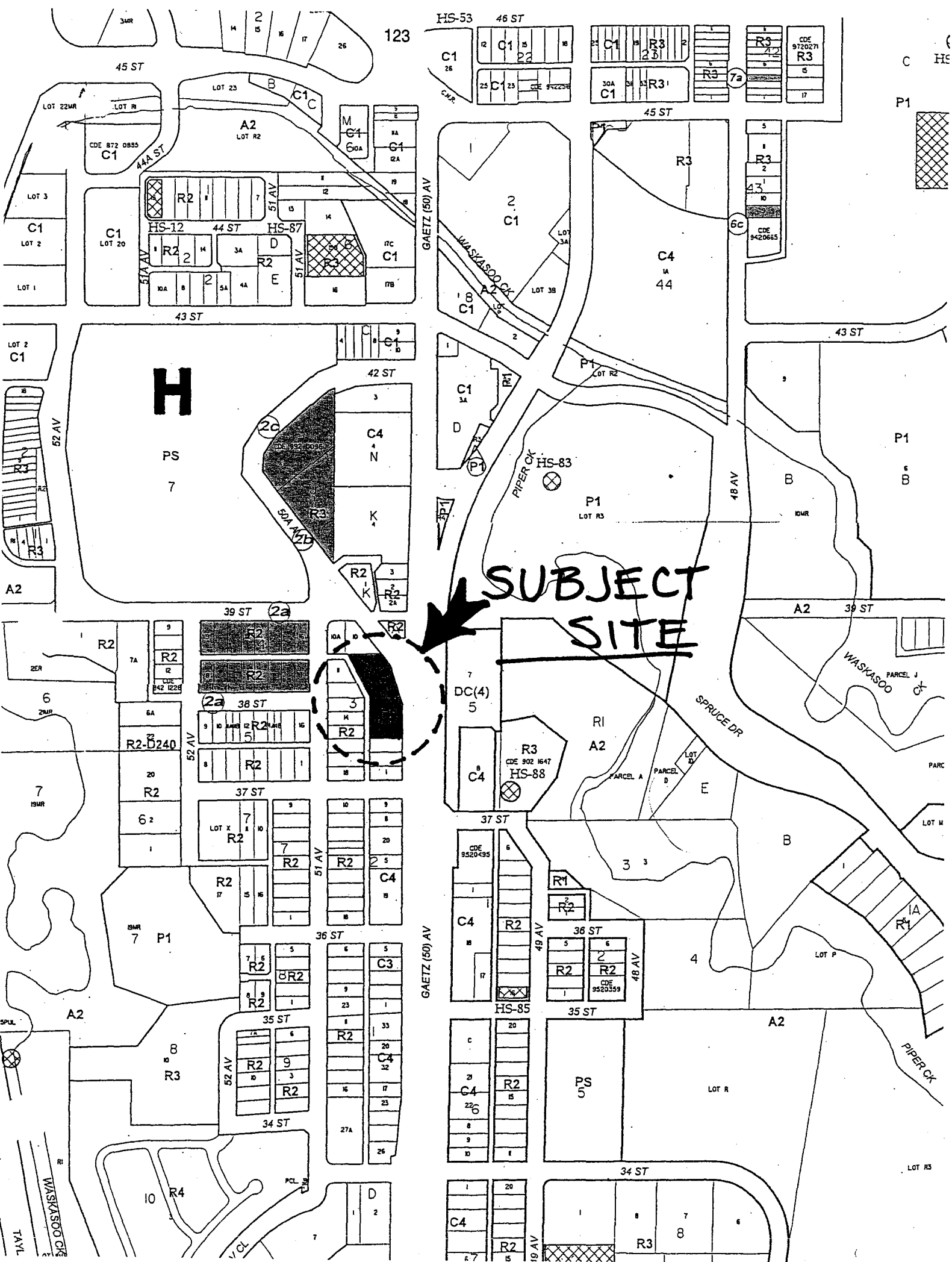
That City Council proceed with first reading of Land Use Bylaw Amendment 3156/MM-2003.



Tony Lindhout, ACP, MCIP
PLANNER

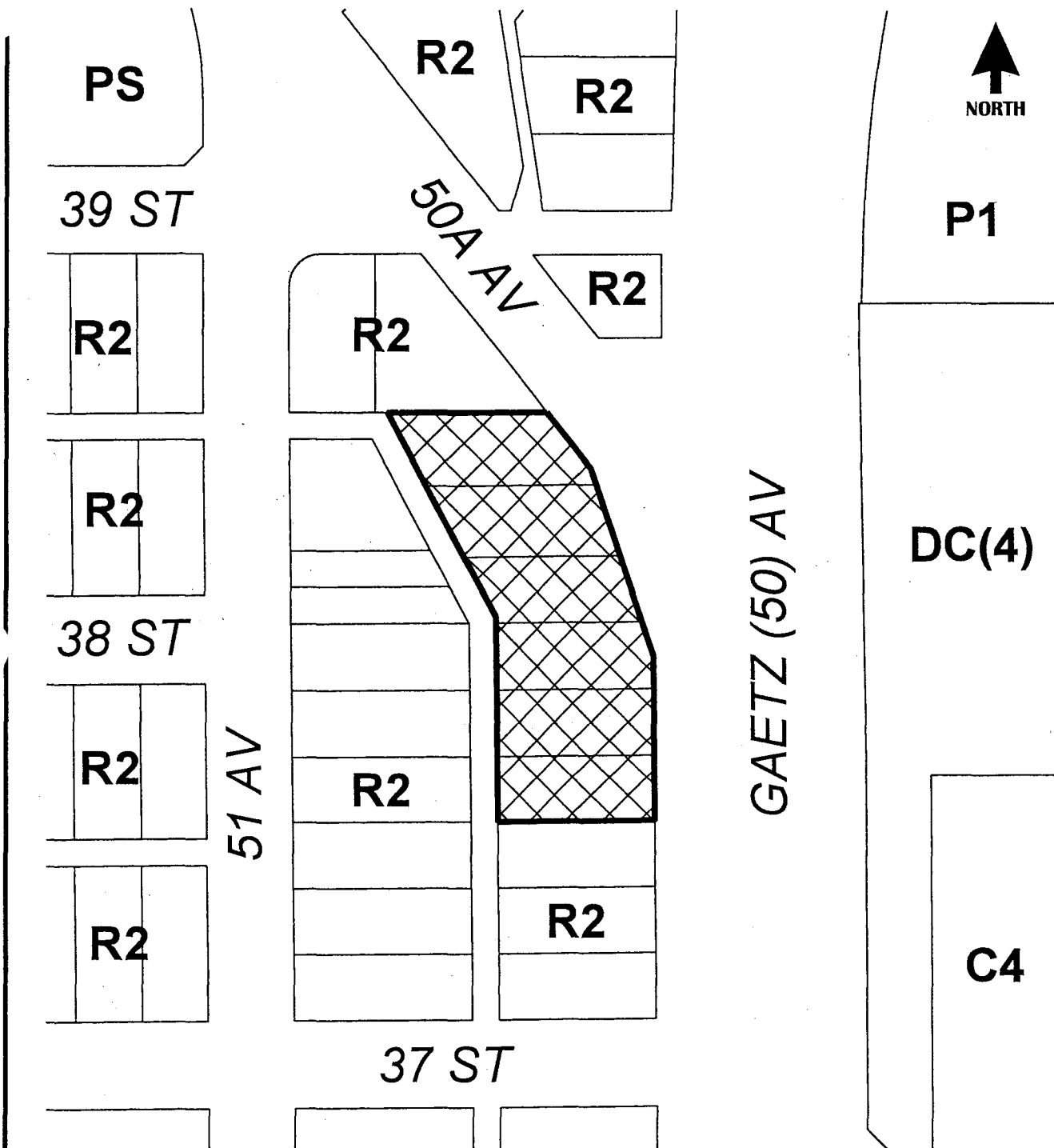
Attachment

c. Joyce Boon, Inspections & Licensing



The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003
BYLAW No. 3156 / MM - 2003

Item No. 10

BYLAW NO. 3156/MM-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map F7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

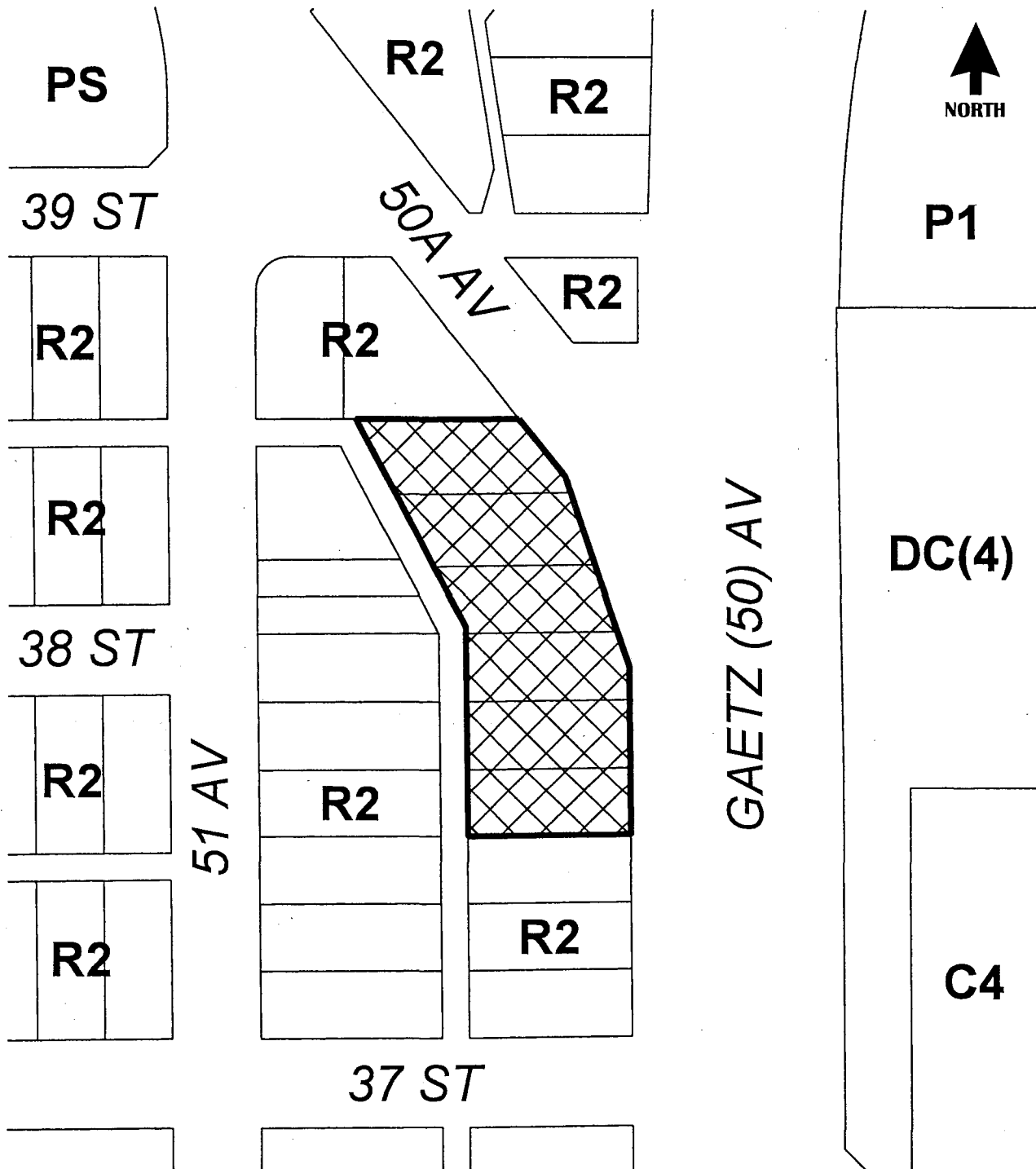
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003

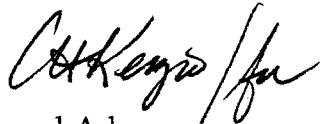
BYLAW No. 3156 / MM - 2003

Date: August 13, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: LUB Amendment 3156/MM-2003 South Hill Neighbourhood

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

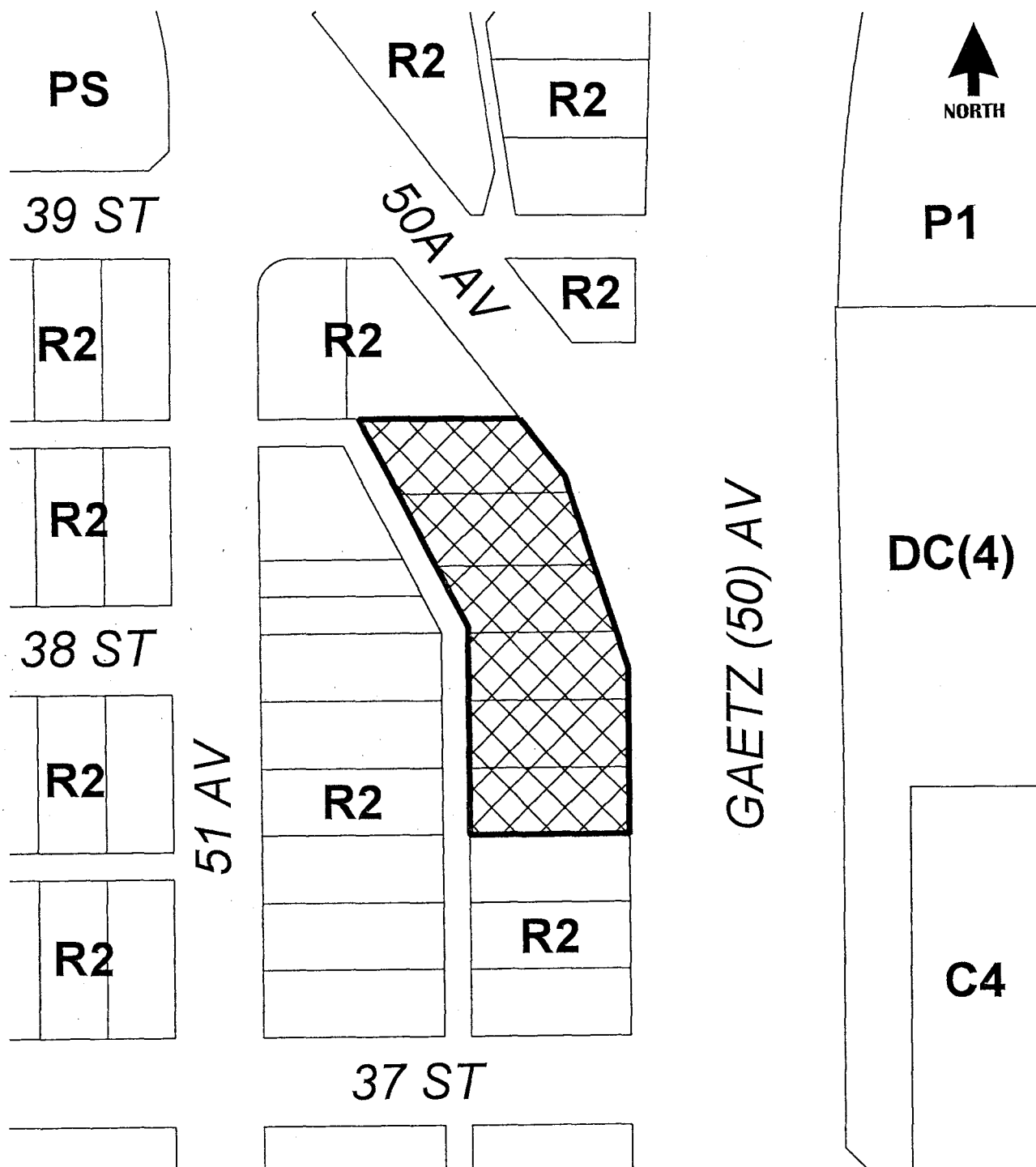
Thanks Norma.

A handwritten signature in black ink, appearing to read 'Cheryl Adams' with a stylized flourish at the end.

Cheryl Adams
Legislative & Administrative Services

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003
BYLAW No. 3156 / MM - 2003



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

Abbey Master Builder
#8, 4608 – 62 Street
Red Deer, AB T4N 6T3

Dear Sirs:

***Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET
South Hill Neighbourhood***

At the City of Red Deer's Council Meeting held September 8, 2003, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/MM-2003*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/MM-2003* was given second and third readings. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/MM-2003 provides for rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District, in the South Hill Neighbourhood. A 3 storey multi-unit apartment condominium building is proposed to be constructed on the site.

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

FILE



Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/MM-2003
Lots 4-9, Block 3, Plan 6159 ET, South Hill Neighbourhood
Abbey Master Builder

Reference Report:

Parkland Community Planning Services, dated August 1, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-2003 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/MM-2003 provides for rezoning of 0.854 acres (6 residential lots) from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District, in the South Hill Neighbourhood. A 3 storey multi-unit apartment condominium building is proposed to be constructed on the site. This office will amend the Land Use Bylaw and distribute copies in due course.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
B. Greter, Clerk Steno

BYLAW NO. 3156/MM-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map F7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2003 attached hereto and forming part of the bylaw.

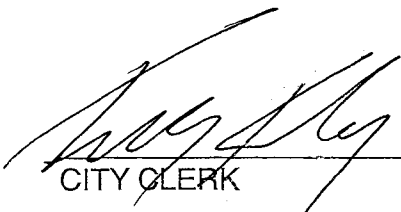
READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

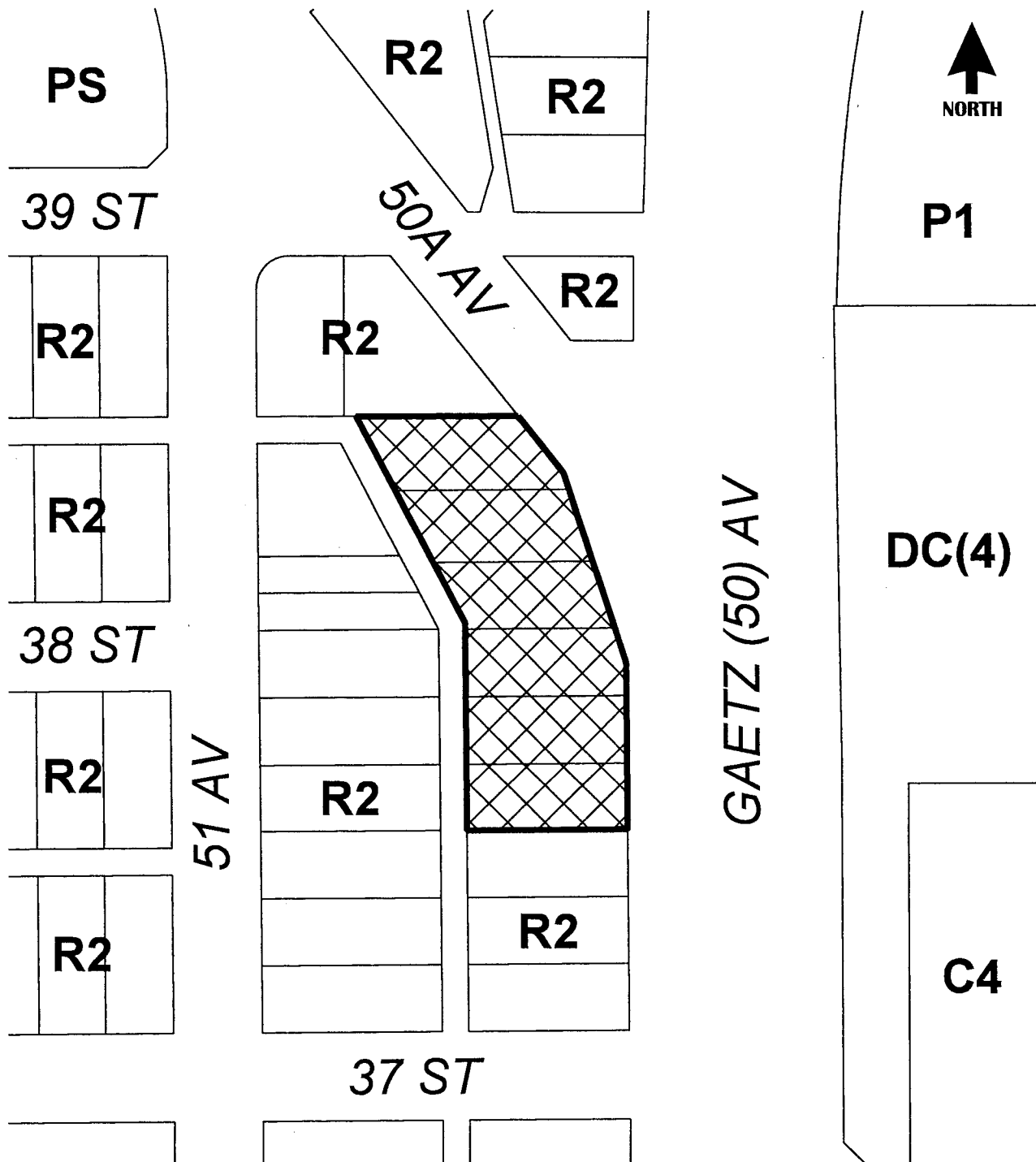
READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR


CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :
R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003
BYLAW No. 3156 / MM - 2003



Legislative & Administrative Services

DATE: August 12, 2003
TO: City Council
FROM: Nona Housenga, Coordinator
SUBJECT: Land Use Bylaw Amendment 3156/NN-2003
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7
Carolina Homes Inc.

History

At the Monday, August 11, 2003 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3156/NN-2003.

Land Use Bylaw Amendment 3156/NN-2003 provides for the development of Phase 7 of the Johnstone Park Neighbourhood. Approximately 0.55 ha (1.36 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot.

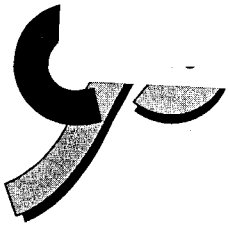
Public Consultation Process

A Public Hearing has been advertised for Monday, September 8, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public hearing, Council may proceed with second and third readings of the bylaw.

Nona Housenga
Coordinator



AND
MUNITY
PLANNING
SERVICES

27

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: July 28, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

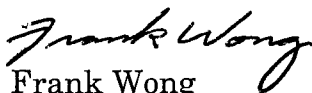
FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/NN-2003
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7
Carolina Homes Inc.

Carolina Homes Inc. is proposing to develop Phase 7 of the Johnstone Park Neighbourhood. Phase 7 consists of 10 narrow single-family lots and 1 municipal reserve lot. This proposal rezones approximately 0.55 ha (1.36 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District. The municipal reserve lot to accommodate the earth berm was rezoned to P1 Parks and Recreation District in an earlier application.

Staff recommendation

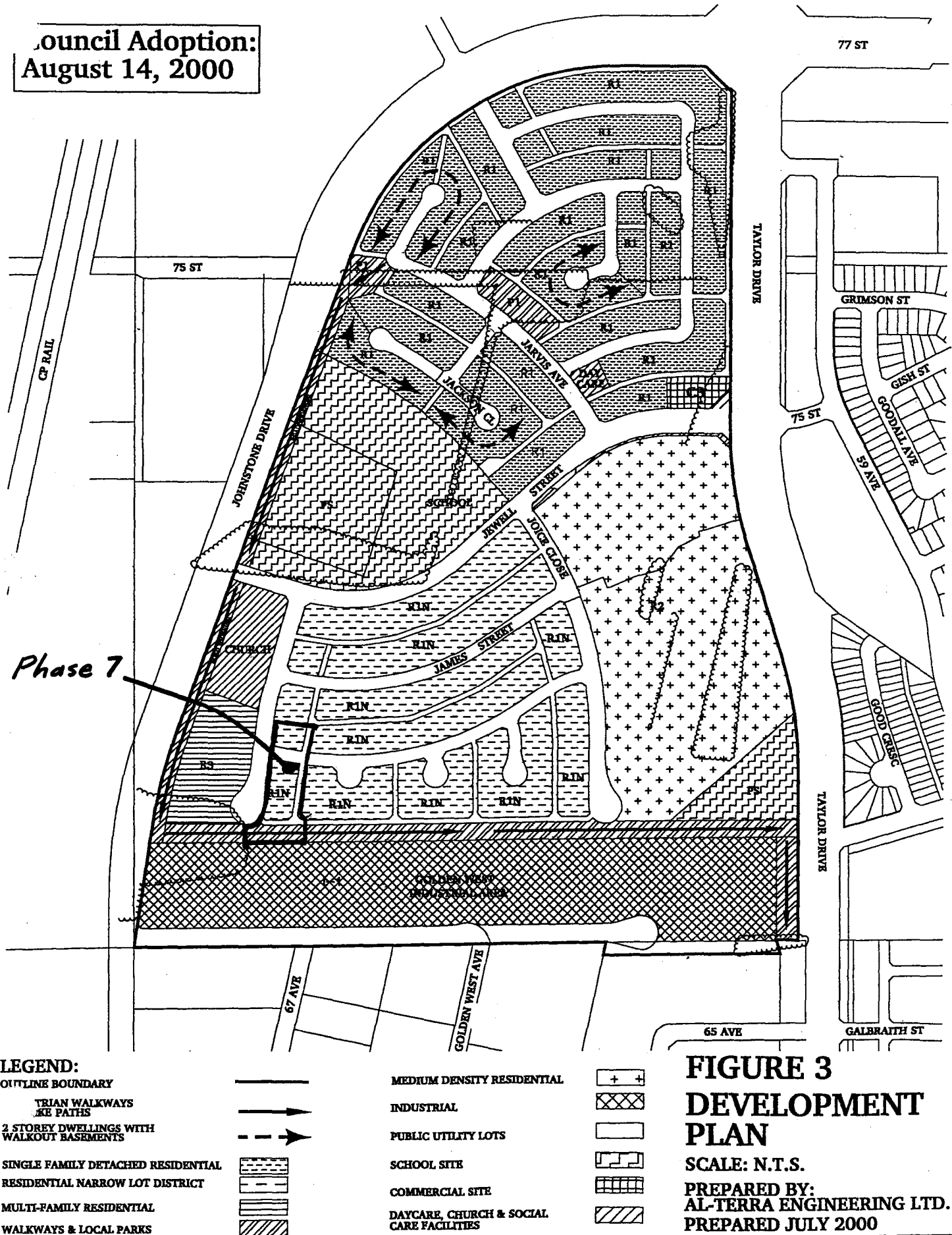
The proposal complies with the Johnstone Park Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/NN-2003.


Frank Wong
Planning Assistant

Attachments

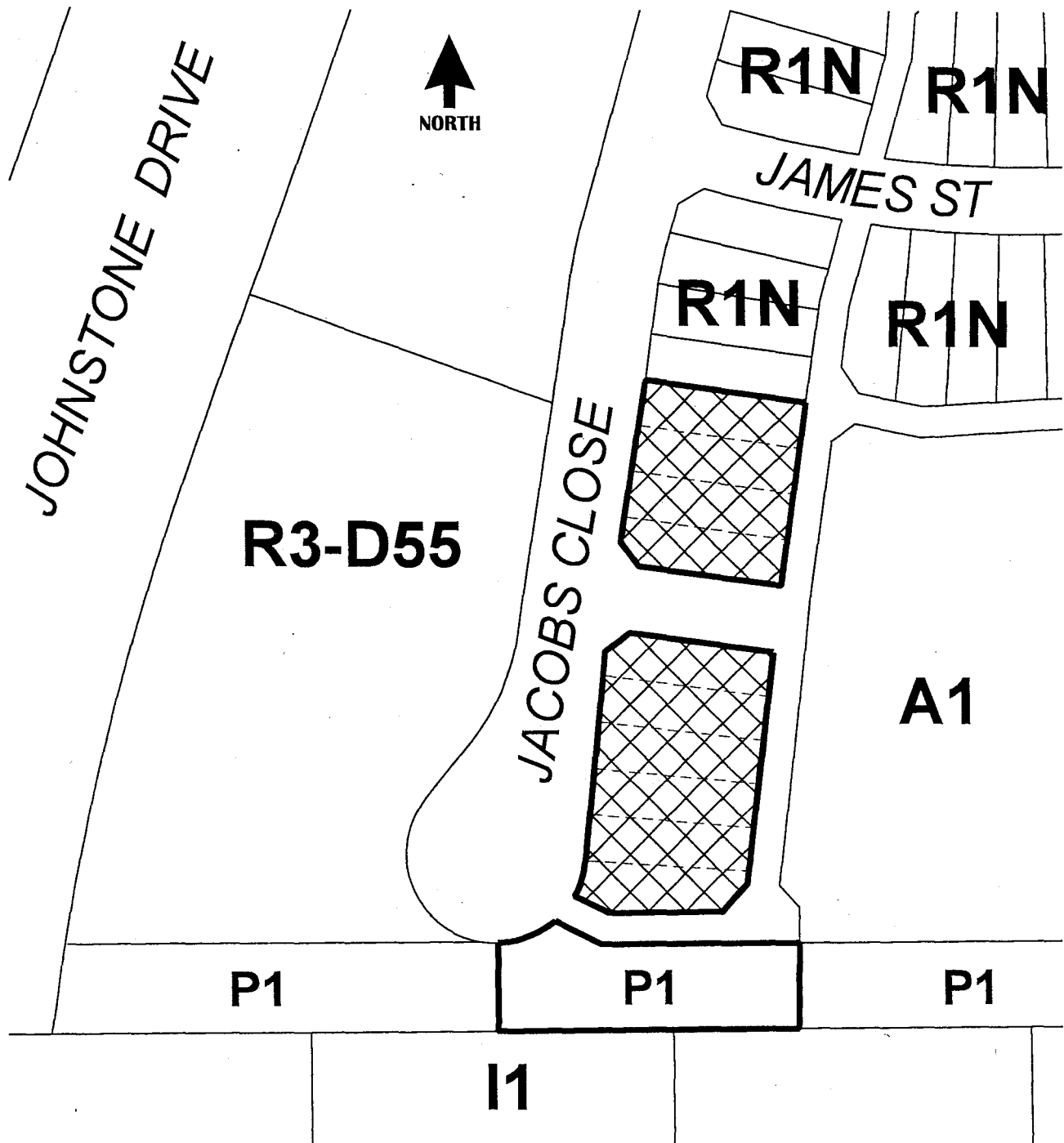
GENCAN DEVELOPMENT LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

Council Adoption:
August 14, 2000



The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003

BYLAW No. 3156 / NN - 2003

JOHNSTONE PARK – PHASE 7
LUB 3156/NN-2003

DESCRIPTION: Development of Phase 7

FIRST READING: August 11, 2003

FIRST PUBLICATION: August 22, 2003

SECOND PUBLICATION: August 29, 2003

PUBLIC HEARING & SECOND READING: September 8, 2003

THIRD READING: SEPT 8/03

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ BY: CARDLINA HOMES

ACTUAL COST OF ADVERTISING:

\$ 330.20 X 2 TOTAL: \$ 660.40

MAP PREPARATION: \$ _____

TOTAL COST: \$ 660.40

LESS DEPOSIT RECEIVED: \$ —

AMOUNT OWING/ (REFUND): \$ 660.40

INVOICE NO.: 71193

(Account No. 59.5901)

August 20, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Johnstone Park
Land Use Bylaw Amendment 3156/NN-2003**

Council of The City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Johnstone Park area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/NN-2003** which provides for the development of Phase 7 of the Johnstone Park Neighbourhood by rezoning approximately 0.55 (1.36 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot. The proposed bylaw may be inspected by the public at the Legislative & Administrative Services office, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

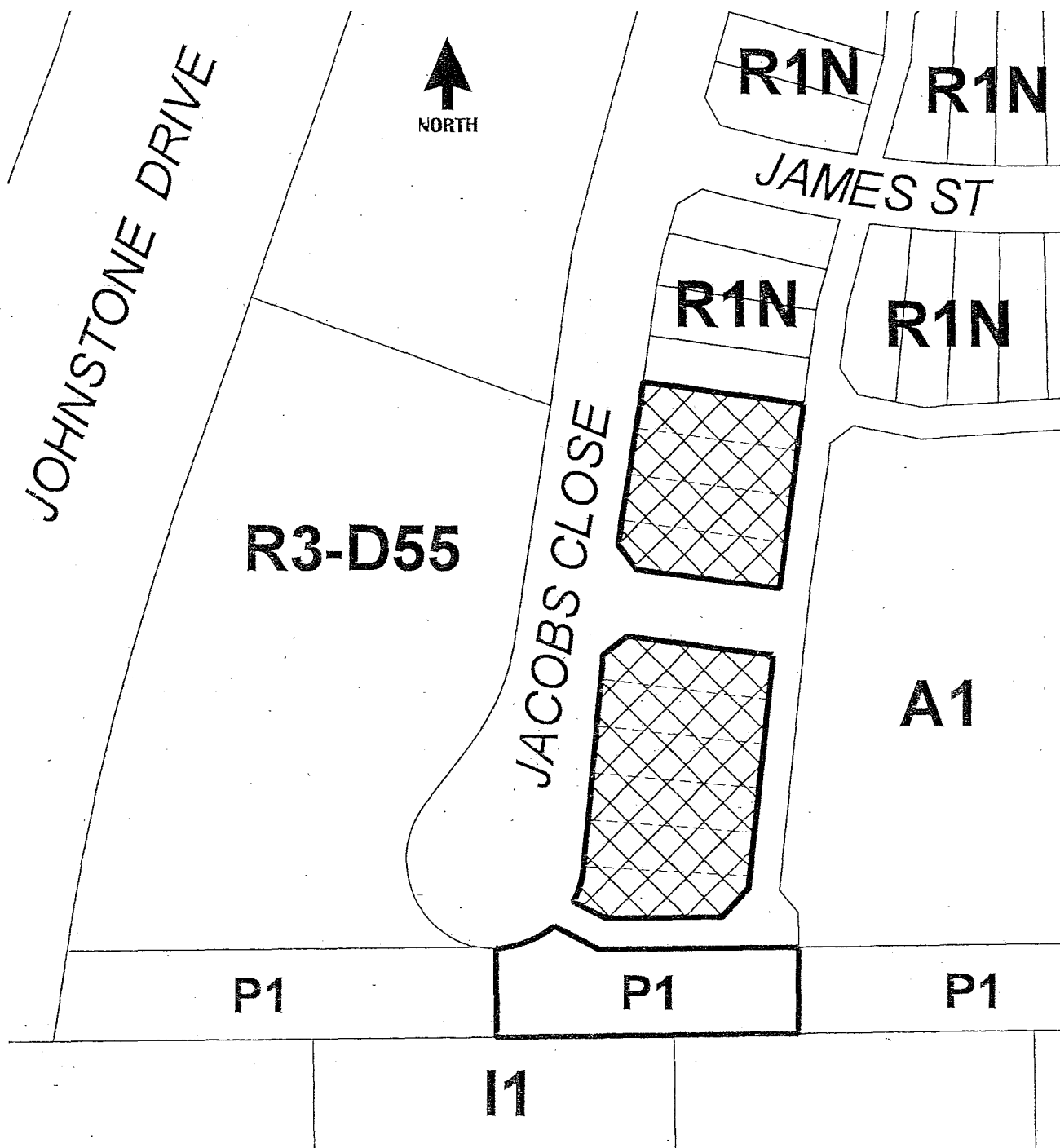


Kelly Kloss
Manager
Legislative & Administrative Services

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003

BYLAW No. 3156 / NN - 2003

302230 ✓

JOHNSTONE PARK
Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/NN-2003** provides for the development of Phase 7 of the Johnstone Park Neighbourhood by rezoning approximately 0.55 ha (1.36ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

“Map”

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 22 & August 29, 2003)

3156/NN 2003

OwnerName	OwnerAdd1	OwnerAdd2
Felco Holdings Ltd.	2450 Ainsley Place	NANOOSE BAY, BC V9P 9G9
897168 Alberta Ltd.	C/O Duane Claerhout	19 38317 RGE RD 272
Access Land Services Limited	2 6720 71 Street	RED DEER, AB T4P 3Y7
Darand Construction Ltd.	38 Wright Avenue	RED DEER, AB T4N 5X2
962442 Alberta Ltd.	10 Dalton Close	RED DEER, AB T4R 2P5
968180 Alberta Ltd.	5 6720 71 Street	RED DEER, AB T4P 1C8
940707 Alberta Ltd.	8 6720 71 Steet	RED DEER, AB T4P 3Y7
Carolina Homes Inc.	215 340 Midpark Way S E	CALGARY, AB T2X 1P1
Darcy & Coralee Troute & Robert & Joan Weder	29 Jacobs Close	RED DEER, AB T4P 4A1
Anne Ottenbreit	113 60 Jacobs Close	RED DEER, AB T4P 4A2
Daniel & Renee Marie Roy	114 60 Jacobs Close	RED DEER, AB T4P 4A2
Sunvillage Communities Inc.	215 340 Midpark Way Se	CALGARY, AB T2X 1P1
Judy Ann Rosenow	116 60 Jacobs Close	RED DEER, AB T4P 4A2
Terry & Donna Hofer	5 Jenkins Drive	RED DEER, AB T4P 3X1
Martin Kvapil	216 60 Jacobs Close	RED DEER, AB T4P 4A2
Raymond & Tina Fehr	217 60 Jacobs Close	RED DEER, AB T4P 4A2
Alan Roberts & Don Mckinley	218 60 Jacobs Close	RED DEER, AB T4P 4A2
Marion Olsen	315 60 Jacobs Close	RED DEER, AB T4P 4A2
Heather Ann Lewis	R R 1 Site 13 Box 21	PONOKA, AB T4J 1R1
Mark A & Barbara Krukowski	317 60 Jacobs Close	RED DEER, AB T4P 4A2
Kornelson Painting & Decorating Ltd.	37 Chaparral Cove S.E.	CALGARY, AB T2X 3L4



Council Decision – August 11, 2003

Legislative & Administrative Services

DATE: August 12, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Nona Housenga, Coordinator

SUBJECT: Land Use Bylaw Amendment 3156/NN-2003
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7
Carolina Homes Inc.

Reference Report:

Parkland Community Planning Services, dated July 28, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/NN-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2003 provides for the development of Phase 7 of the Johnstone Park Neighbourhood. Approximately 0.55 ha (1.36 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot.

This office will now proceed with the advertising for a Public Hearing. Carolina Homes Inc. will be responsible for the advertising costs in this instance.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Coordinator

/chk

/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 B. Greter, Clerk Steno

BYLAW NO. 3156/NN-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

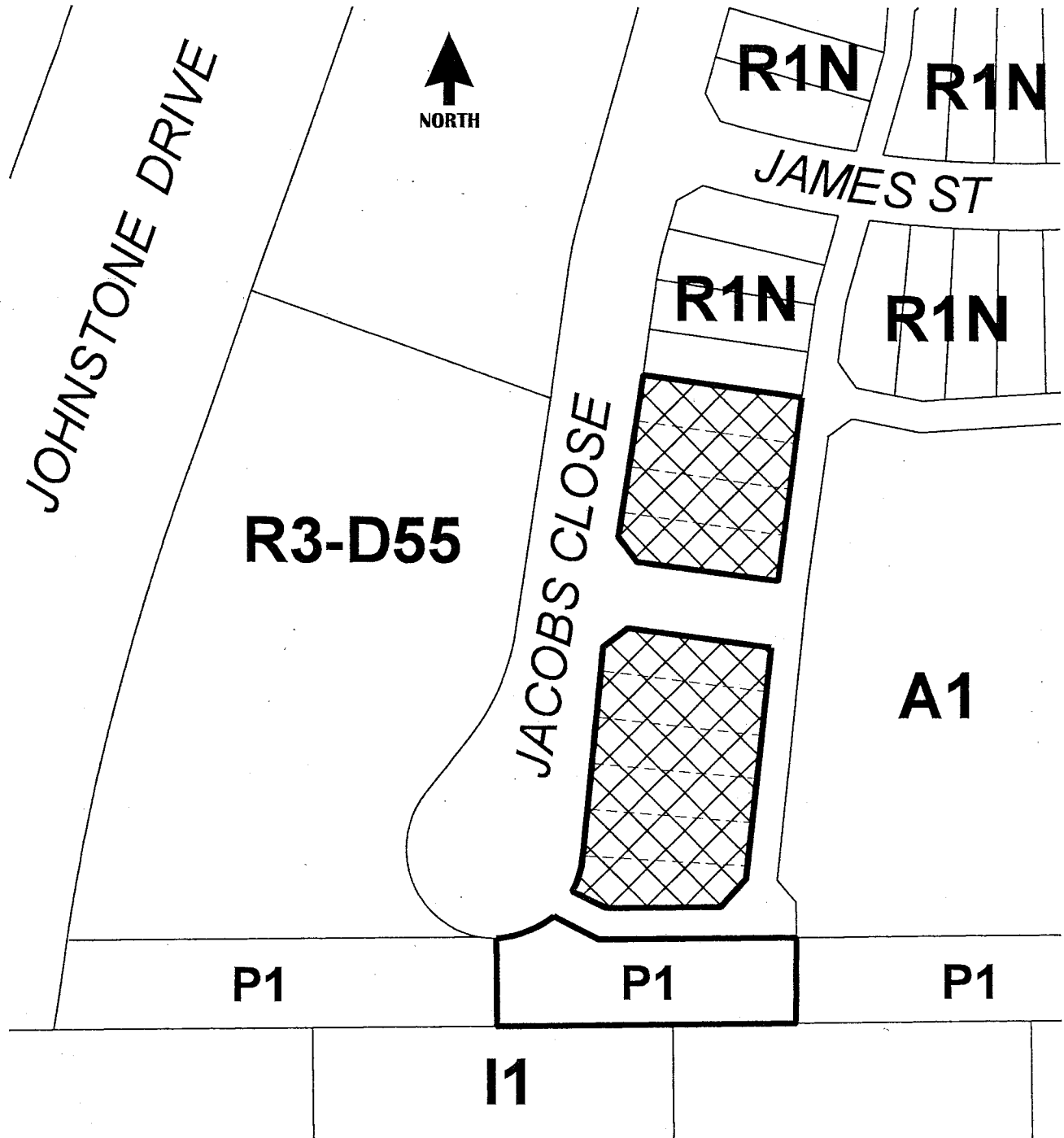
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003
BYLAW No. 3156 / NN - 2003



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 12, 2003

Fax: (403) 256-7991

Carolina Homes Inc.
#15, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sirs:

Land Use Bylaw Amendment 3156/NN-2003
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/NN-2003* at the City of Red Deer's Council Meeting held Monday, August 11, 2003. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/NN-2003 provides for the development of Phase 7 of the Johnstone Park Neighbourhood. Approximately 0.55 ha (1.36 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, August 11, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 20, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

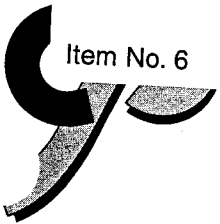


Nona Housenga

Coordinator

/attach.

c Parkland Community Planning Services



AND
MUNITY
PLANNING
SERVICES

126

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: July 28, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

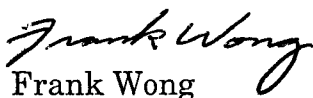
FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/NN-2003
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7
Carolina Homes Inc.

Carolina Homes Inc. is proposing to develop Phase 7 of the Johnstone Park Neighbourhood. Phase 7 consists of 10 narrow single-family lots and 1 municipal reserve lot. This proposal rezones approximately 0.55 ha (1.36 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District. The municipal reserve lot to accommodate the earth berm was rezoned to P1 Parks and Recreation District in an earlier application.

Staff recommendation

The proposal complies with the Johnstone Park Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/NN-2003.

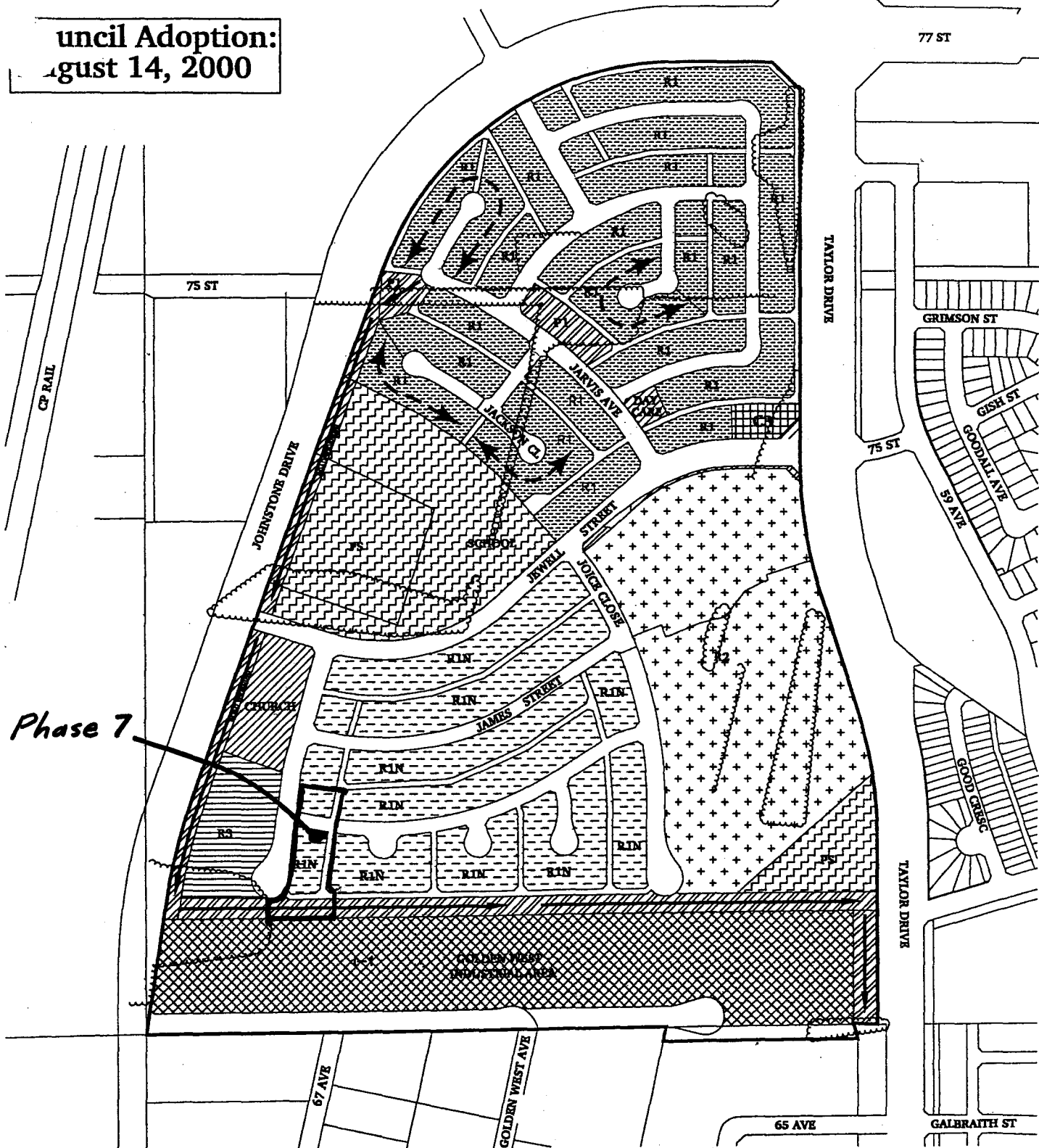

Frank Wong
Planning Assistant

Attachments

GENCAN DEVELOPMENT LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

127

uncil Adoption:
August 14, 2000



LEGEND:

OUTLINE BOUNDARY

URBAN WALKWAYS
& PATHS

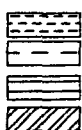
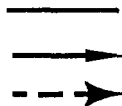
SINGLE FAMILY DWELLINGS WITH
WALKOUT BASEMENTS

SINGLE FAMILY DETACHED RESIDENTIAL

RESIDENTIAL NARROW LOT DISTRICT

MULTI-FAMILY RESIDENTIAL

WALKWAYS & LOCAL PARKS



MEDIUM DENSITY RESIDENTIAL

INDUSTRIAL

PUBLIC UTILITY LOTS

SCHOOL SITE

COMMERCIAL SITE

DAYCARE, CHURCH & SOCIAL
CARE FACILITIES



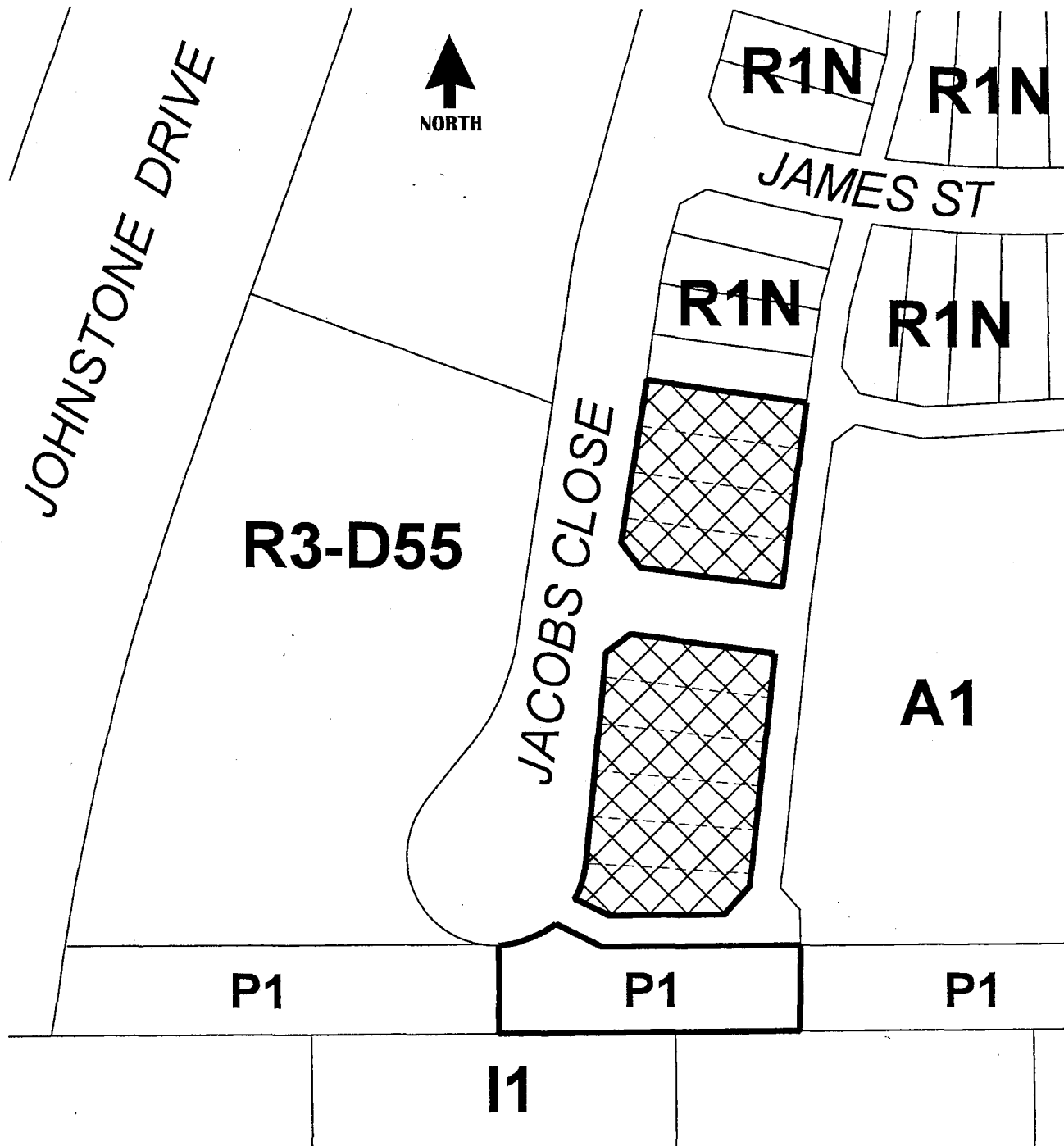
FIGURE 3 DEVELOPMENT PLAN

SCALE: N.T.S.

PREPARED BY:
AL-TERRA ENGINEERING LTD.
PREPARED JULY 2000

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003

BYLAW No. 3156 / NN - 2003

Item No. 11

BYLAW NO. 3156/NN-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

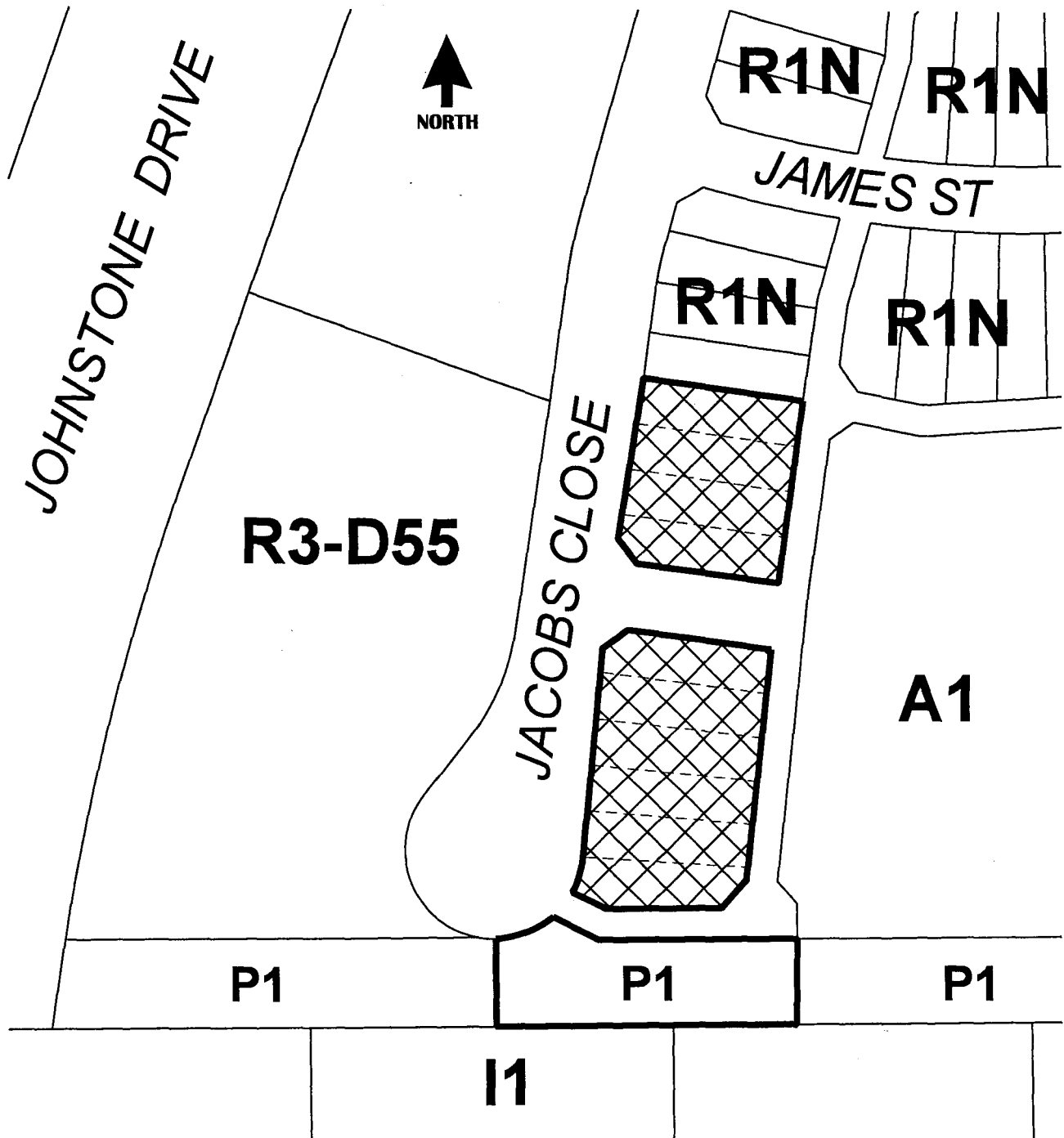
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003
BYLAW No. 3156 / NN - 2003

Date: August 13, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: LUB Amendment 3156/NN-2003 Johnstone Park – Phase 7

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

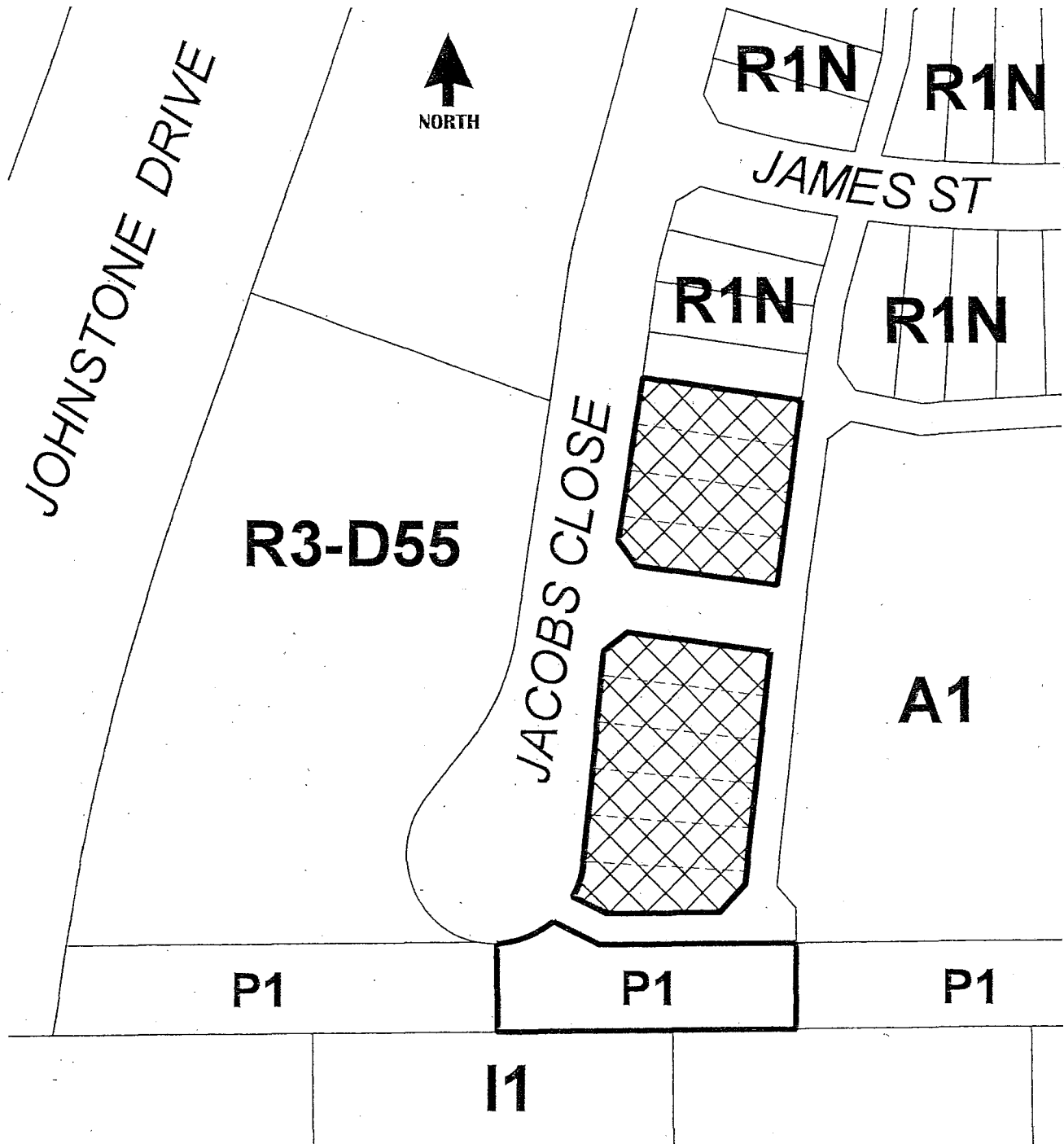
A handwritten signature in black ink, appearing to read "Cheryl Adams", written in a cursive style.

Cheryl Adams
Legislative & Administrative Services

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003

BYLAW No. 3156 / NN - 2003



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

Carolina Homes Inc.
#15, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sirs:

Land Use Bylaw Amendment 3156/NN-2003
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7

At the City of Red Deer's Council Meeting held September 8, 2003, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/NN-2003*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/NN-2003* was given second and third readings. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/NN-2003 provides for the development of Phase 7 of the Johnstone Park Neighbourhood. Approximately 0.55 ha (1.36 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot.

Please call me if you have any questions or require additional information.

Sincerely,


Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services



FILE
Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/NN-2003
Lot 3, Plan 962 4094, NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 7
Carolina Homes Inc.

Reference Report:

Parkland Community Planning Services, dated August 1, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/NN-2003 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2003 provides for the development of Phase 7 of the Johnstone Park Neighbourhood. Approximately 0.55 ha (1.36 ac) of land will be rezoned from A1 Future Urban Development District to R1N Residential Narrow Lot District. Phase 7 will consist of 10 narrow single-family lots and 1 municipal reserve lot. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
B. Greter, Clerk Steno

BYLAW NO. 3156/NN-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.



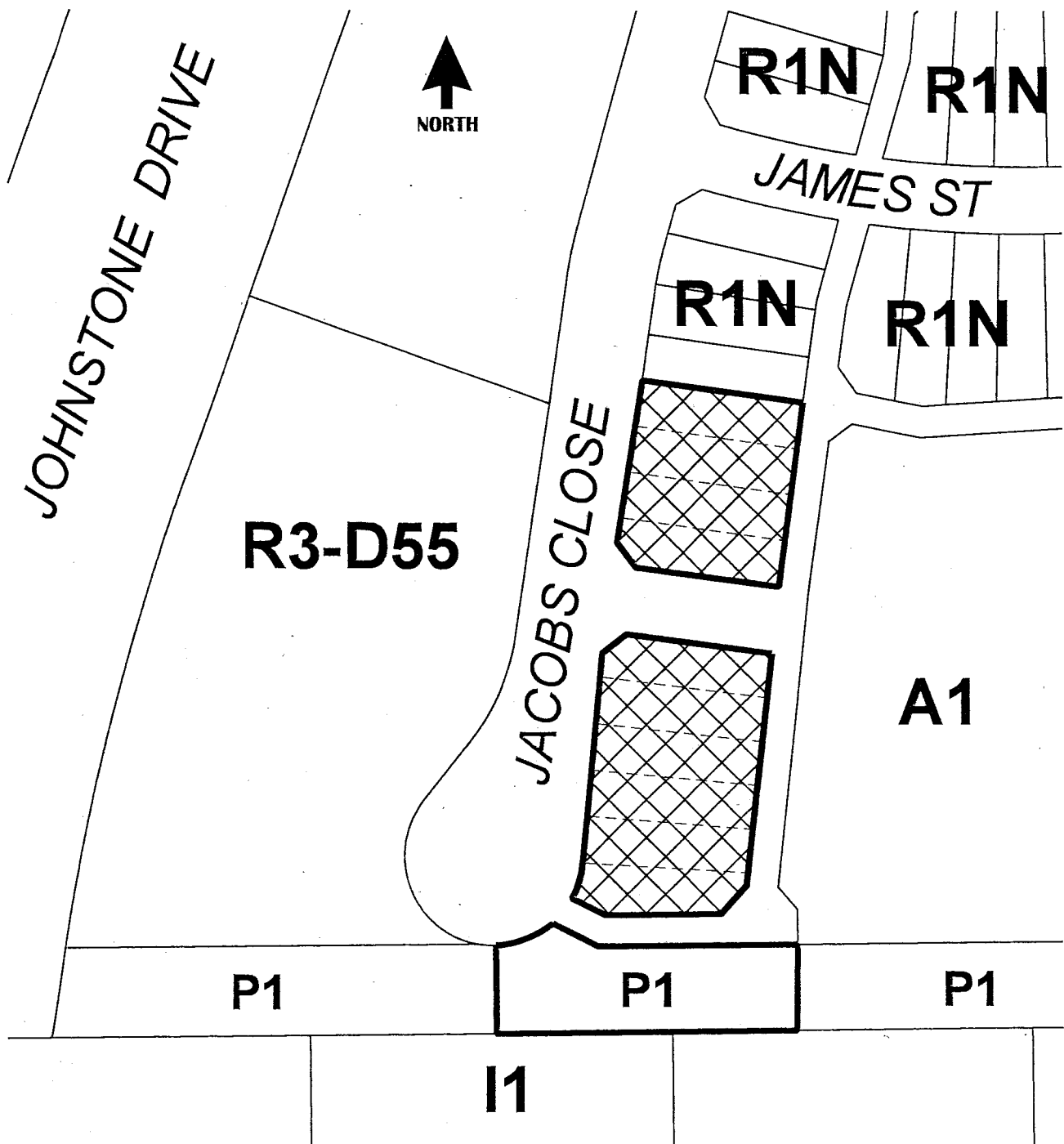
MAYOR



CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003

BYLAW No. 3156 / NN - 2003

**Legislative & Administrative Services**

DATE: August 12, 2003

TO: City Council

FROM: Nona Housenga, Coordinator

SUBJECT: Land Use Bylaw Amendment 3156/OO-2003
Lot 21ER, Block 8 Plan 032____ and
Lot 22, Block 8, Plan 032____
E ½ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 5
Trademark West Park Inc.

History

At the Monday, August 11, 2003 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3156/NN-2003.

Land Use Bylaw Amendment 3156/OO-2003 provides for the development of Phase 5 of the West Park Extension Neighbourhood. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multiple-family site, in Phase 1 needs to be adjusted to correspond to the rough grading of the development and to create more uniform residential lots. Approximately 294.2m² (3,166.8ft²) of land will be rezoned from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) of land from A2 to R1.

Public Consultation Process

A Public Hearing has been advertised for Monday, September 8, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public hearing, Council may proceed with second and third readings of the bylaw.

Nona Housenga
Coordinator



RKLAND
**COMMUNITY
PLANNING
SERVICES**

31

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: July 30, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

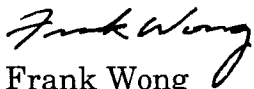
FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/OO-2003
Lot 21ER, Block 8 Plan 032 ____ and
Lot 22, Block 8, Plan 032 ____
E ½ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 5
Trademark West Park Inc.

Trademark West Park Inc. is proposing to develop Phase 5 of the West Park Extension Neighbourhood. Phase 5 consists of 49 single-family lots. To accommodate this, the boundary between the environmental reserve lot and the multiple-family site, approved in Phase 1, needs to be slightly adjusted. The adjustment is required to correspond to the rough grading of the development and to create more uniform residential lots. This proposal rezones 294.2m² (3166.8ft²) from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3162.5ft²) from A2 to R1.

Staff recommendation

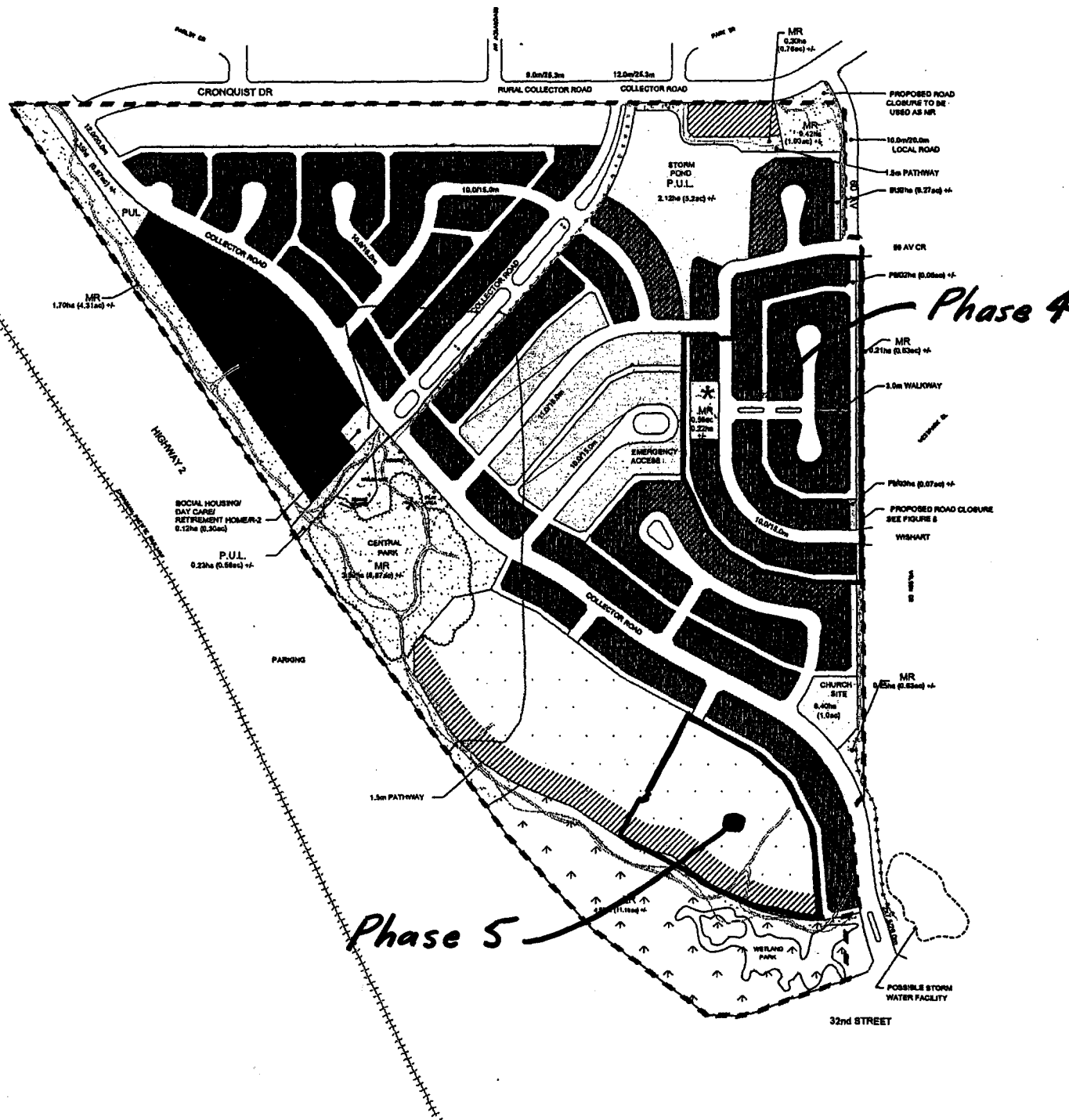
The proposal complies with the West Park Extension (Westlake) Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/OO-2003.

A handwritten signature in cursive script, appearing to read 'Frank Wong', is written over the printed name.

Frank Wong
Planning Assistant

Attachments

C Al-Terra Engineering Ltd.



West Park Extension

In Red Deer

Neighbourhood Area Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics		Acres	Hectares	%
Total Area		156.26	63.24	
Environmental Reserve		11.19	4.53	
Total Developable		145.07	58.71	
Single family Large Lots		8.08	3.27	5.57
Single family Std. Lots		48.31	18.74	31.92
Single family Narrow Lots		6.18	3.31	5.64
Single family Adult Living		19.84	8.03	13.68
Multi family - Town House		8.21	3.32	5.66
Street and Lanes		28.73	11.63	19.80
Public Utility Lots		7.88	3.18	5.42
Church Site		1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/R-2)		0.30	0.12	0.21
Municipal Reserve *		15.58	6.70	11.42
Net Developable Area		145.07	58.71	100.0

* Municipal Reserve Summary		Acres	Hectares	%
Central Park		8.87	3.58	
Highway 2 Buffer		4.19	1.70	
Buffer - Existing Community		1.18	0.47	
Tot Lot		0.55	0.22	
Feature Park		1.03	0.42	
N.E. Storm Pond		0.78	0.31	
Total Area for Municipal Reserve		16.56	6.70	

Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway

Planning Team

InterPlan Strategies Inc.
At-Terra Engineering Ltd.
Lim Associates Inc.
Finn Transportation Consultants
Westhoff Resources Engineering Inc.
McCarthy Consulting Services Ltd.
Group 2 Architects

Prepared By

InterPlan Strategies Inc.
Land Planning Services

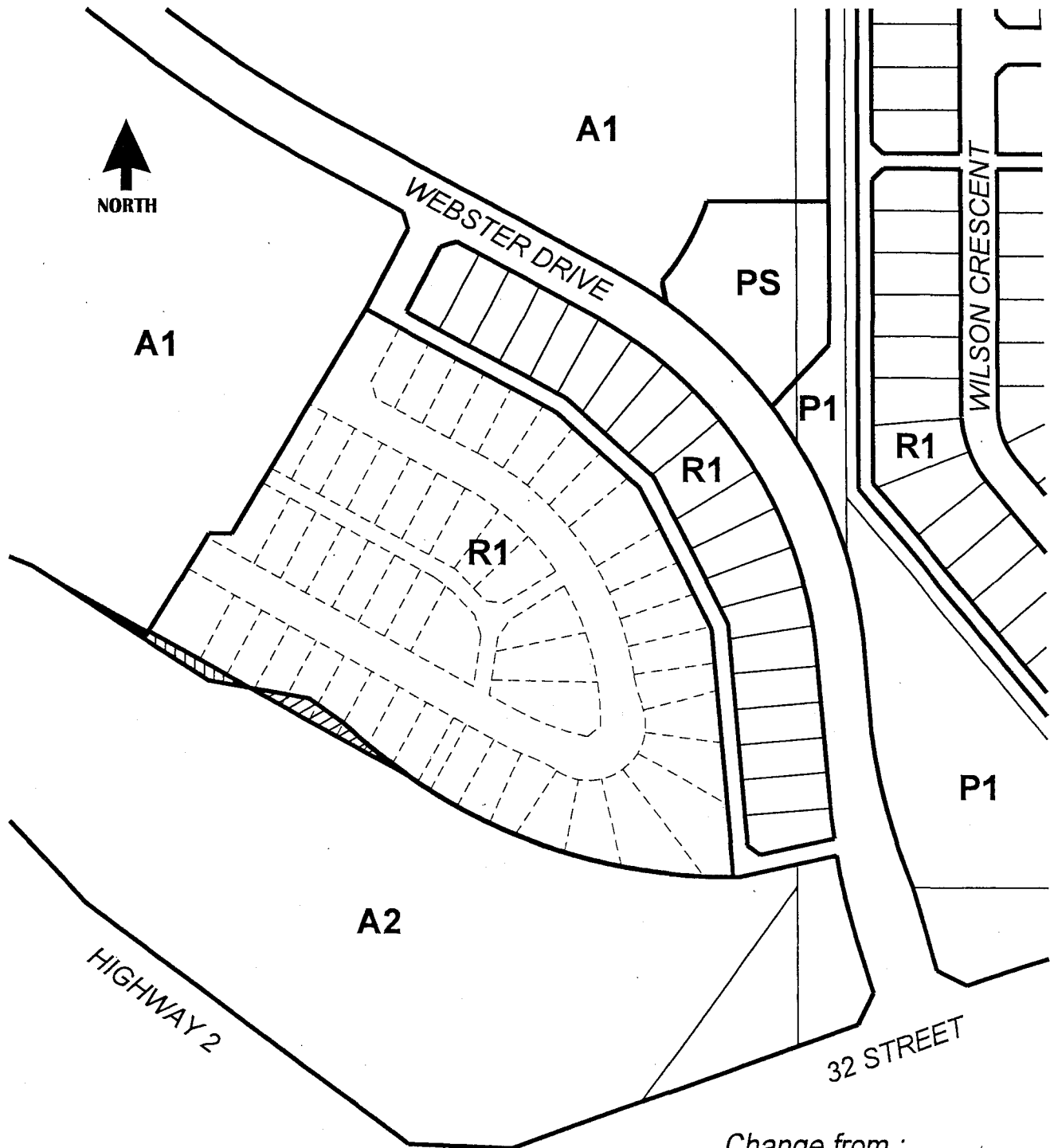
Date
Nov. 2001
Rev
Feb 14, 03
(MPC)

Scale
0 20 40 100m

Figure
4

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003

DESCRIPTION: Development of Phase 5

FIRST READING: August 11, 2003

FIRST PUBLICATION: August 22, 2003

SECOND PUBLICATION: August 29, 2003

PUBLIC HEARING & SECOND READING: September 8, 2003

THIRD READING: SEP. 8/03

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400.00 NO ☐ BY: TRADEMARK VENTURES LTD

ACTUAL COST OF ADVERTISING:

\$ 330.20 X 2 TOTAL: \$ 660.40

MAP PREPARATION: \$ _____

TOTAL COST: \$ 660.40

LESS DEPOSIT RECEIVED: \$ 400.00

AMOUNT OWING/ (REFUND): \$ 260.40

INVOICE NO.: 71187

(Account No. 59.5901)

August 20, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: West Park Extension (Westlake)
Land Use Bylaw Amendment 3156/OO-2003**

Council of The City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the West Park Extension (Westlake) area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/OO-2003** which provides for the development of Phase 5 of the West Park Extension Neighbourhood be rezoning approximately 294.2m² (3,166.8ft²) of land from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) from A2 to R1. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multi-family site, approved in Phase 2, will be slightly adjusted. The proposed bylaw may be inspected by the public at the Legislative & Administrative Services office, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

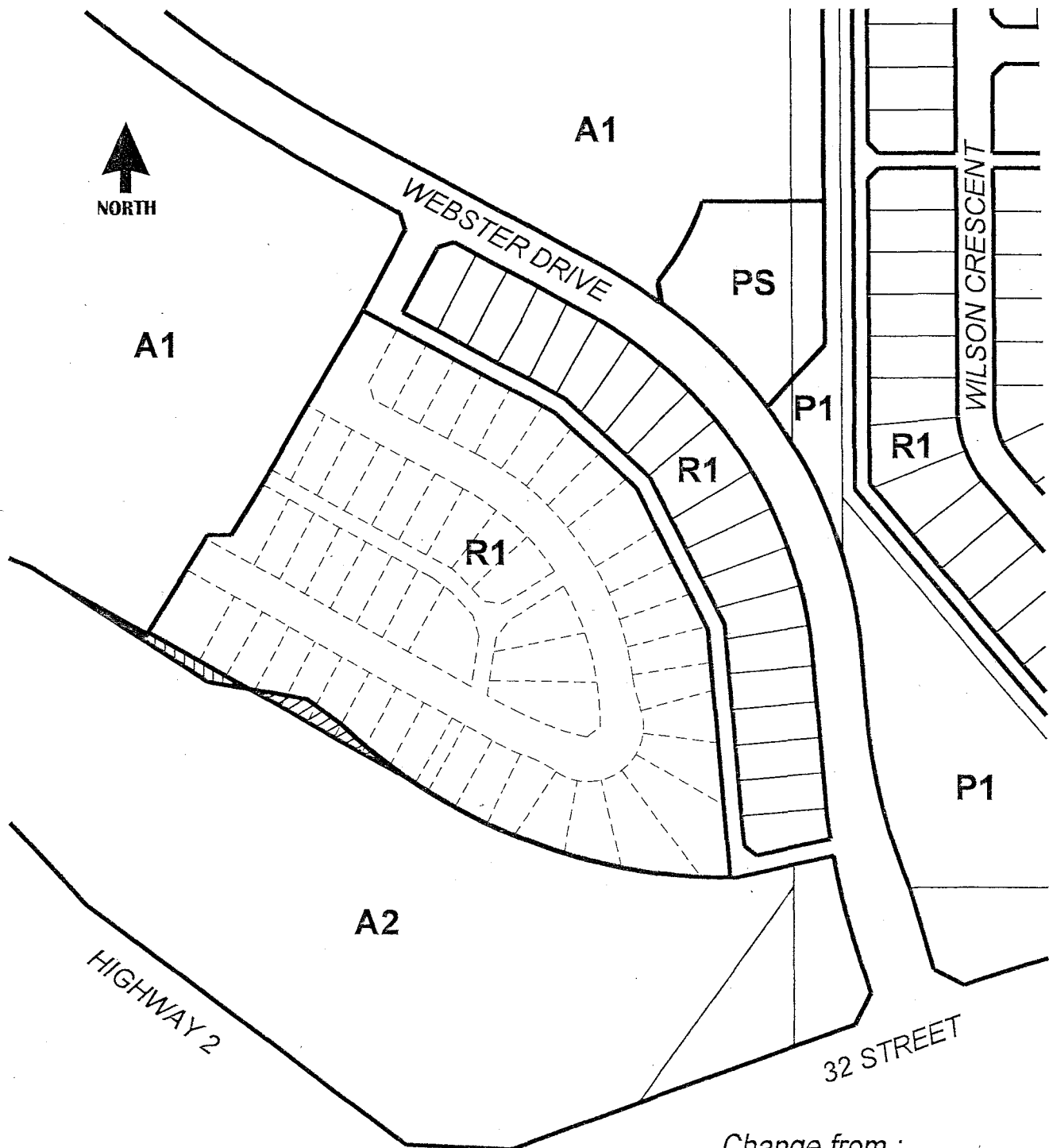
Yours truly,



Kelly Kloss
Manager
Legislative & Administrative Services
/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003

✓ 302203

WEST PARK EXTENSION (WEST LAKE) Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/00-2003** provides for the development of Phase 5 of the West Park Extension Neighbourhood by rezoning approximately 294.2m² (3,166.8ft²) of land from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) from A2 to R1. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multi-family site, approved in Phase 2, will be slightly adjusted. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 22 & August 29, 2003)

3156/00-2003.

OwnerName	OwnerAdd1	OwnerAdd2	C
Trademark West Park Inc	200 6245 136 St	SURREY, BC V3X 1H3	



THE CITY OF RED DEER
City Clerk's Department Payment Receipt

03/08/14
Year Month Day

Name: Trademark Ventures Ltd.

Reference: LUB Amendment 3156/00-2003.
West park ext. (weirake) Ph. 5
NOT VALID ULESS MACHINE PRINTED HERE

ITEM

	Account Number (Cost Centre.Object.Subeldiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400-
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785 TOTAL					400-

DEBITED TO CREDITED TO

SUNDAY
CHECK

400.00
\$ 400.00



TRANSMITTAL

#200, 6245 - 136th Street
Surrey, BC V3X 1H3

Telephone: (604) 590-1155
Fax: (604) 590-6766

Date: Wednesday, August 13, 2003

To: City of Red Deer
4914- 48th Avenue
Red Deer, AB T4N 3T4
Attention: Office of the City Clerk

403 342-8132

Re: West Park Extension (Westlake)
Land Use Bylaw Amendment 3156/OO-2003 =- Phase 5

Items Transmitted:

Cheque in the amount of \$400.00 as a deposit towards the cost of the advertising for a Public Hearing to be held on Monday, September 8, 2003 as required by your letter of August 12, 2003.

From: Alvin Schellenberg

Signature

Legislative & Administrative Services

DATE: August 12, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Nona Housenga, Coordinator

SUBJECT: Land Use Bylaw Amendment 3156/OO-2003
Lot 21ER, Block 8 Plan 032____ and
Lot 22, Block 8, Plan 032____
E ½ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 5
Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated July 30, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/OO-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/OO-2003 provides for the development of Phase 5 of the West Park Extension Neighbourhood. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multiple-family site, in Phase 1 needs to be adjusted to correspond to the rough grading of the development and to create more uniform residential lots. Approximately 294.2m² (3,166.8ft²) of land will be rezoned from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) of land from A2 to R1.

This office will now proceed with the advertising for a Public Hearing. Trademark West Park Inc. will be responsible for the advertising costs in this instance.


Nona Housenga

Coordinator

/chk

/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 B. Greter, Clerk Steno

BYLAW NO. 3156/00-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

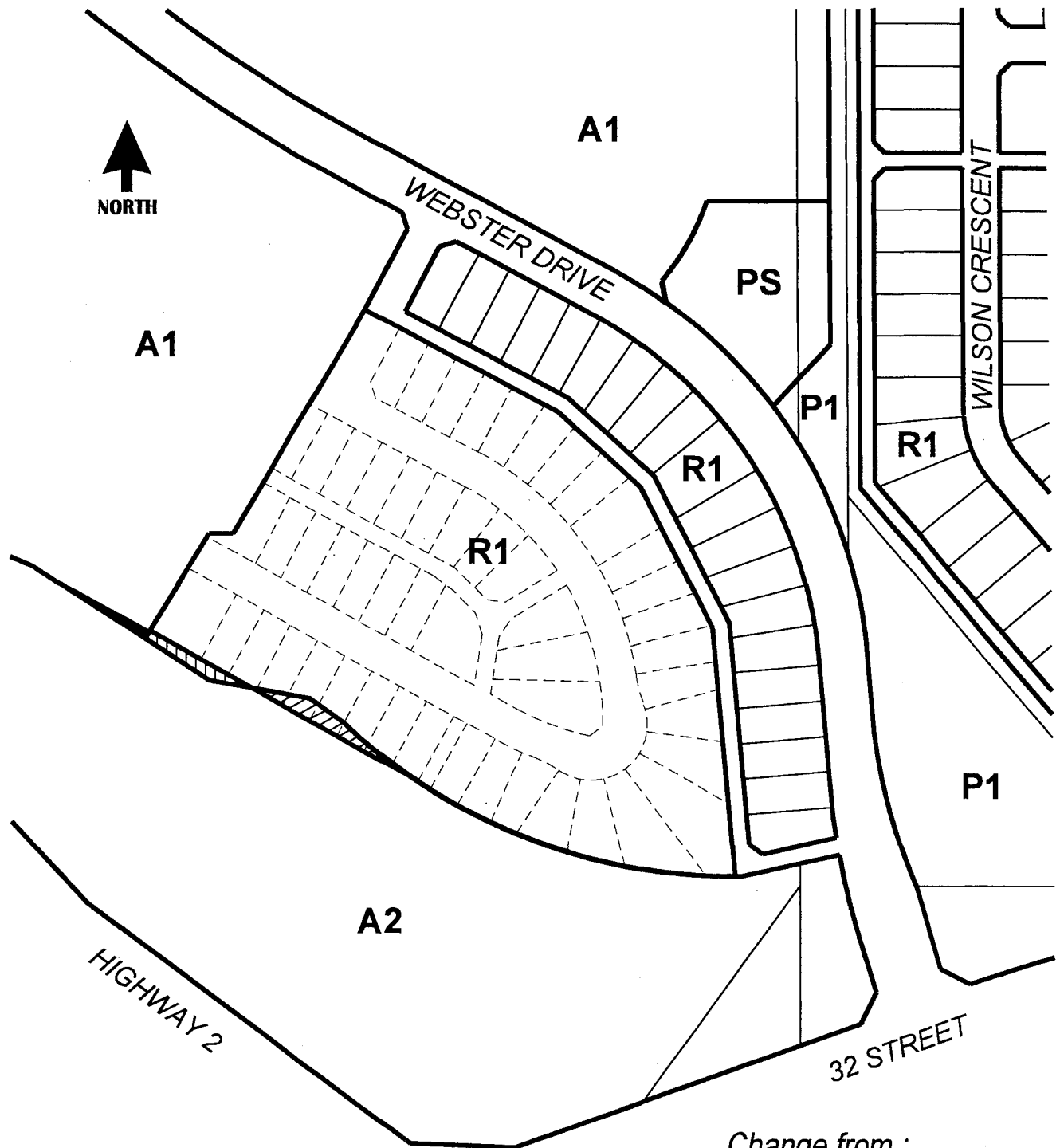
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 12, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish
 Trademark Pacific Properties Ltd.
 #200, 6245 – 136 Street
 Surrey, BC V3X 1H3

Dear Mr. Grelish:

Land Use Bylaw Amendment No. 3156/OO-2003***Lot 21ER, Block 8 Plan 032_____and******Lot 22, Block 8, Plan 032_____******E ½ Sec. 7-38-27-4******West Park Extension (Westlake) – Phase 5***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/OO-2003* at the City of Red Deer's Council Meeting held Monday, August 11, 2003. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/OO-2003 provides for the development of Phase 5 of the West Park Extension Neighbourhood. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multiple-family site, in Phase 1 needs to be adjusted to correspond to the rough grading of the development and to create more uniform residential lots. Approximately 294.2m² (3,166.8ft²) of land will be rezoned from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) of land from A2 to R1.

Council must hold a Public Hearing before giving second and third readings to the bylaws. This office will now advertise for a Public Hearing to be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 20, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/

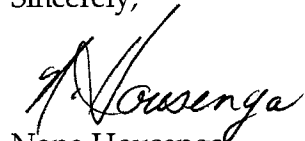
Trademark Pacific Properties Ltd.

August 12, 2003

Page 2

Please call if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

Nona Housenga
Coordinator

/attach.

c Parkland Community Planning Services



**RKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: July 30, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/OO-2003
Lot 21ER, Block 8 Plan 032 ____ and
Lot 22, Block 8, Plan 032 ____
E ½ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 5
Trademark West Park Inc.

Trademark West Park Inc. is proposing to develop Phase 5 of the West Park Extension Neighbourhood. Phase 5 consists of 49 single-family lots. To accommodate this, the boundary between the environmental reserve lot and the multiple-family site, approved in Phase 1, needs to be slightly adjusted. The adjustment is required to correspond to the rough grading of the development and to create more uniform residential lots. This proposal rezones 294.2m² (3166.8ft²) from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3162.5ft²) from A2 to R1.

Staff recommendation

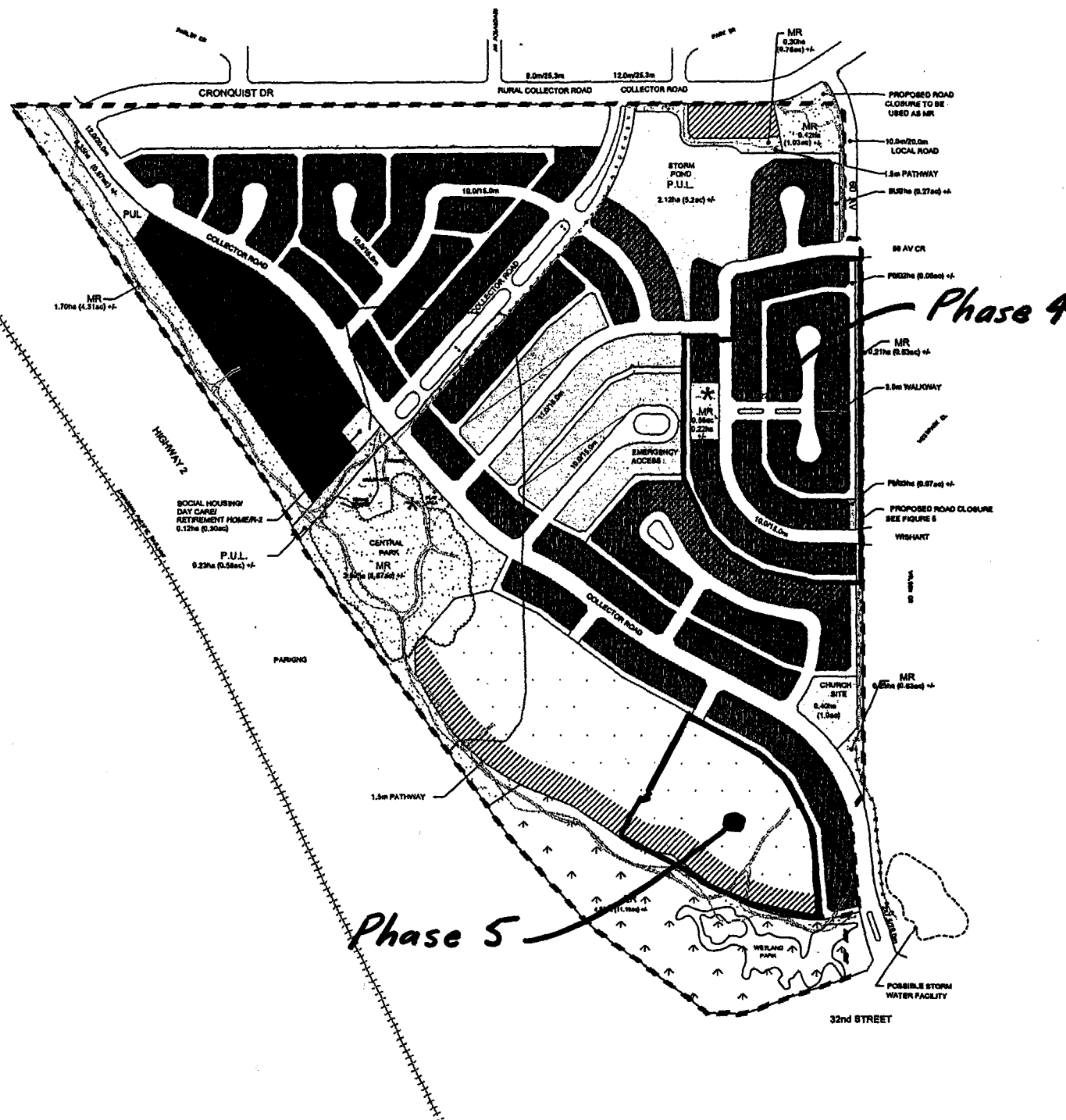
The proposal complies with the West Park Extension (Westlake) Neighbourhood Area Structure Plan; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/OO-2003.

Frank Wong

Frank Wong
Planning Assistant

Attachments

C Al-Terra Engineering Ltd.



West Park Extension

In Red.

Neighbourhood Area Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics		Acres	Hectares	%
Total Area		158.26	63.24	
Environmental Reserve		11.19	4.53	
Total Developable		145.07	58.71	
Single family Large Lots		8.08	3.27	5.57
Single family Std. Lots		48.31	18.74	31.92
Single family Narrow Lots		8.18	3.31	5.64
Single family Adult Living		19.84	8.03	13.68
Multi family - Town House		8.21	3.32	5.58
Street and Lanes		28.73	11.63	19.80
Public Utility Lots		7.86	3.16	5.42
Church Site		1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/Retirement Home/R2)		0.30	0.12	0.21
Municipal Reserve *		18.56	6.70	11.42

Net Developable Area 145.07 58.71 100.0

* Municipal Reserve Summary		Acres	Hectares	%
Central Park		8.87	3.58	
Highway 2 Buffer		4.19	1.70	
Buffer - Existing Community		1.16	0.47	
Tot Lot		0.55	0.22	
Feature Park		1.03	0.42	
N.E. Storm Pond		0.76	0.31	
Total Area for Municipal Reserve		16.56	6.70	

Legend

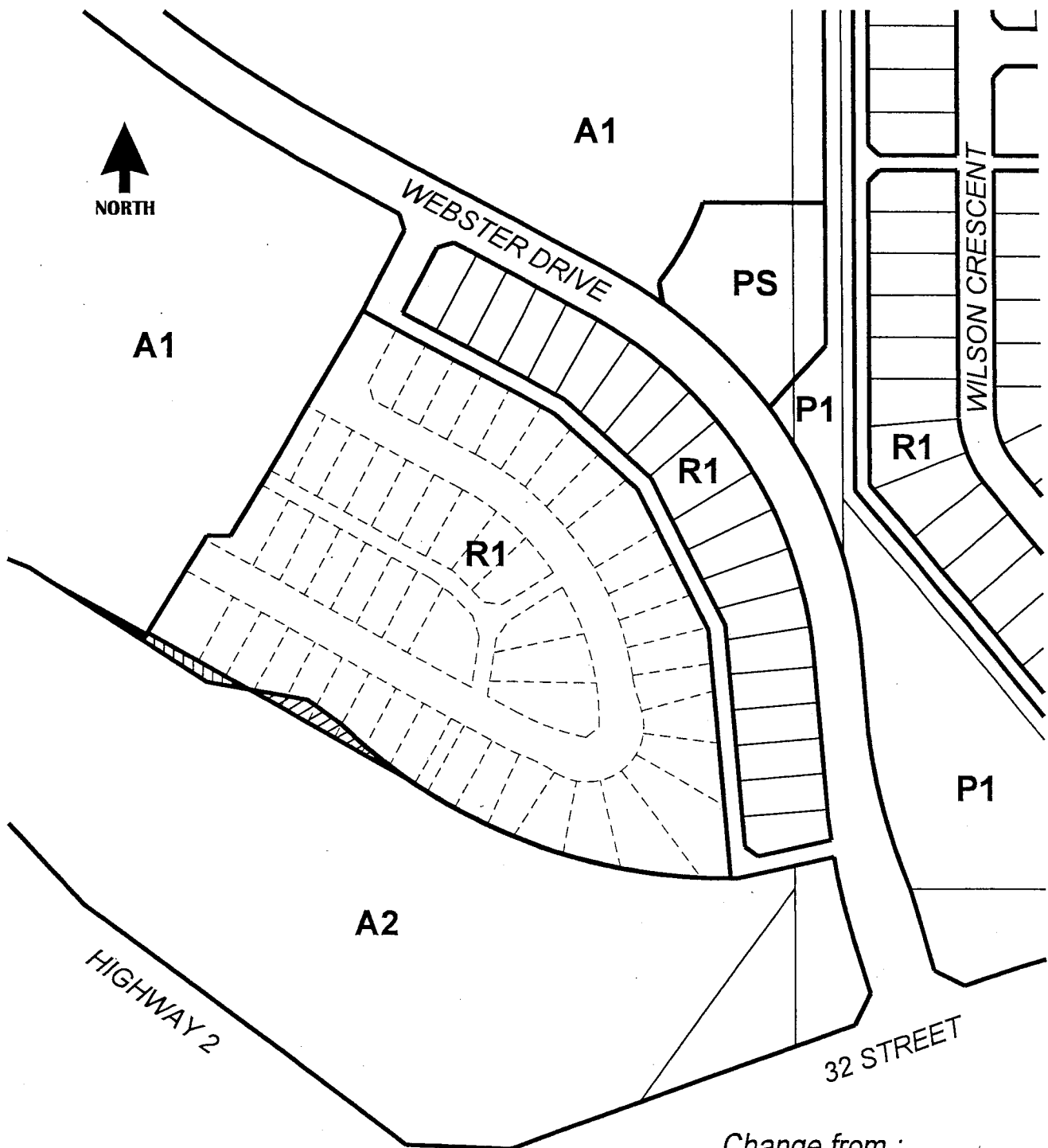
- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway

Planning Team
InterPlan Strategies Inc.
At-Terra Engineering Ltd.
LJM Associates Inc.
Plan Transportation Consultants
Westhoff Resources Engineering Inc.
McElhenney Consulting Services Ltd.
Group 2 Architects

Prepared By
InterPlan Strategies Inc.
Land Planning Services

Date	Scale	Figure
Nov. 2001	0 20 40 100m	4
Rev		
Feb 14, 03 (MPC)		

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003

Item No. 12

BYLAW NO. 3156/00-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

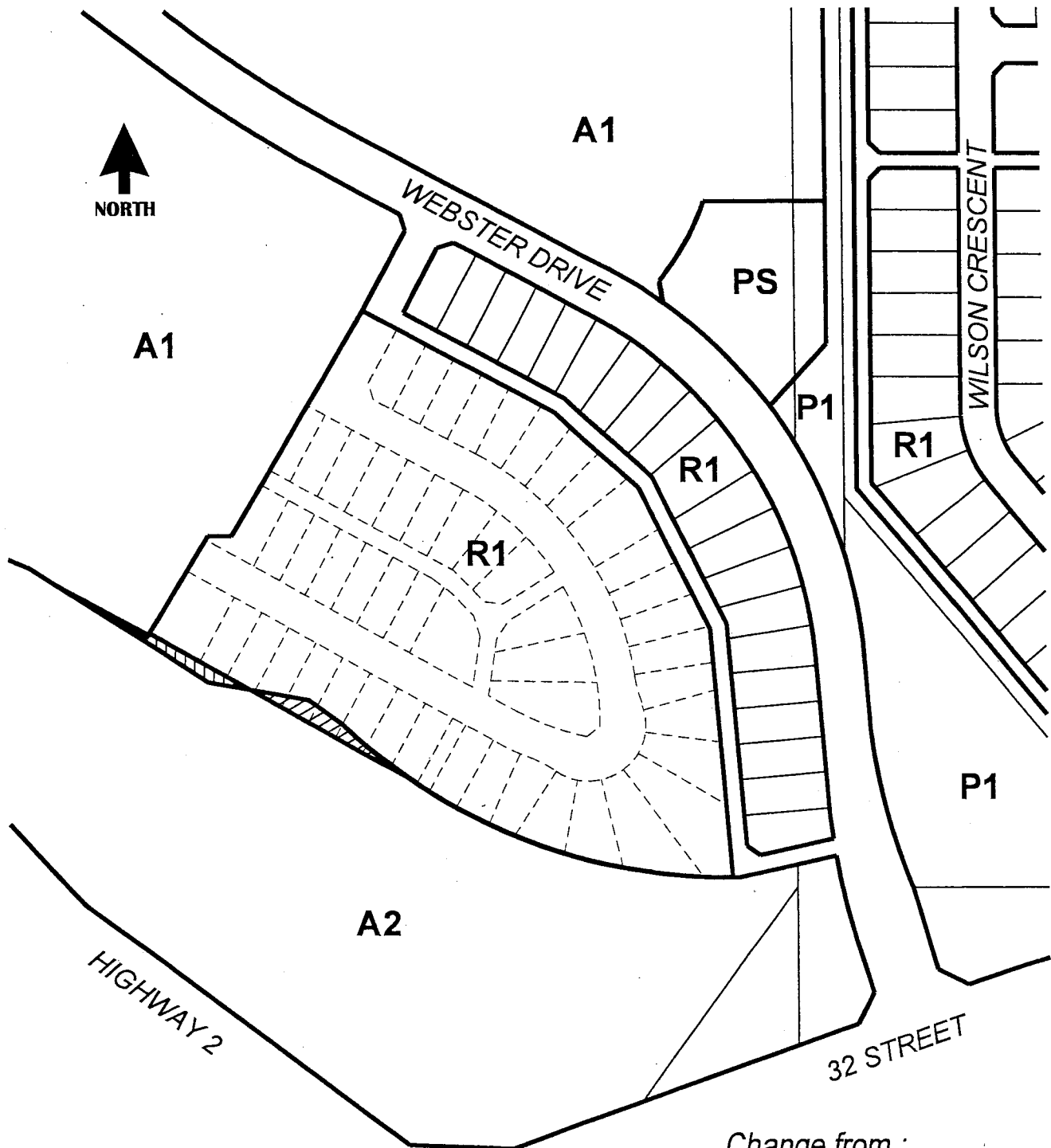
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003

Date: August 13, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: LUB Amendment 3156/OO-2003 West Park Extension – Phase 5

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

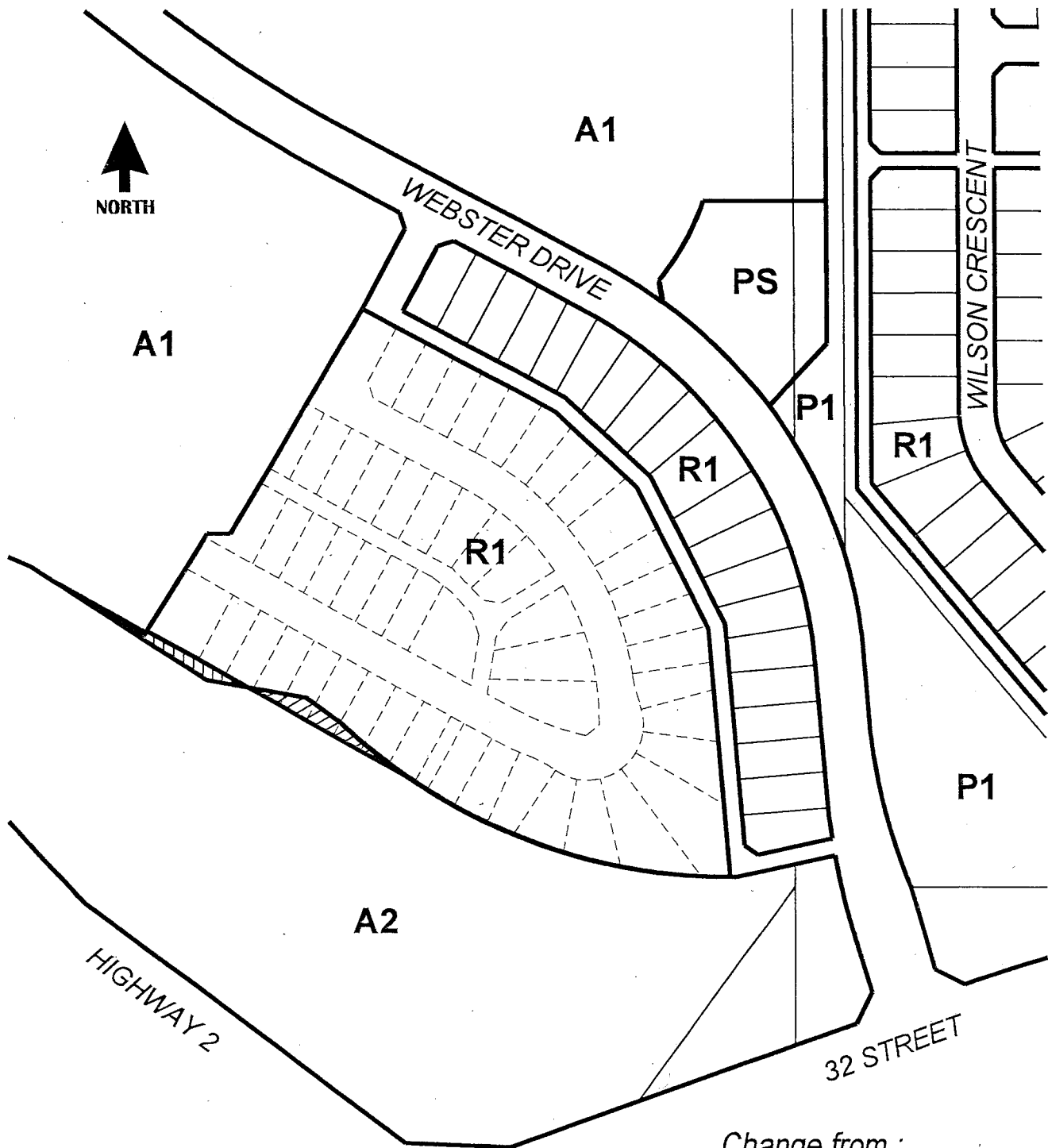
A handwritten signature in black ink, appearing to read "Cheryl Adams" with a stylized flourish at the end.

Cheryl Adams
Legislative & Administrative Services

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Land Use Bylaw Amendment No. 3156/00-2003
Lot 21ER, Block 8 Plan 032____and
Lot 22, Block 8, Plan 032____
E ½ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 5

At the City of Red Deer's Council Meeting held September 8, 2003 a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/00-2003*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/00-2003* was given second and third readings. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/00-2003 provides for the development of Phase 5 of the West Park Extension Neighbourhood. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multiple-family site, in Phase 1 needs to be adjusted to correspond to the rough grading of the development and to create more uniform residential lots. Approximately 294.2m² (3,166.8ft²) of land will be rezoned from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) of land from A2 to R1.

Please call if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

FILE



Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/OO-2003
Lot 21ER, Block 8 Plan 032____ and
Lot 22, Block 8, Plan 032____, E ½ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 5
Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated July 30, 2003

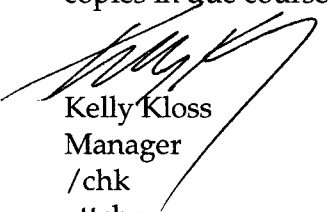
Bylaw Readings:

Land Use Bylaw Amendment 3156/OO-2003 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/OO-2003 provides for the development of Phase 5 of the West Park Extension Neighbourhood. Phase 5 will consist of 49 single-family lots. The boundary between the environmental reserve lot and the multiple-family site in Phase 1 needs to be adjusted to correspond to the rough grading of the development and to create more uniform residential lots. Approximately 294.2m² (3,166.8ft²) of land will be rezoned from R1 Residential Low Density District to A2 Environmental Preservation District and 293.8m² (3,162.5ft²) of land from A2 to R1. This office will amend the Land Use Bylaw and distribute copies in due course.


Kelly Kloss
Manager
/chk
attchs.

c
Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
B. Greter, Clerk Steno

BYLAW NO. 3156/00-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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


- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

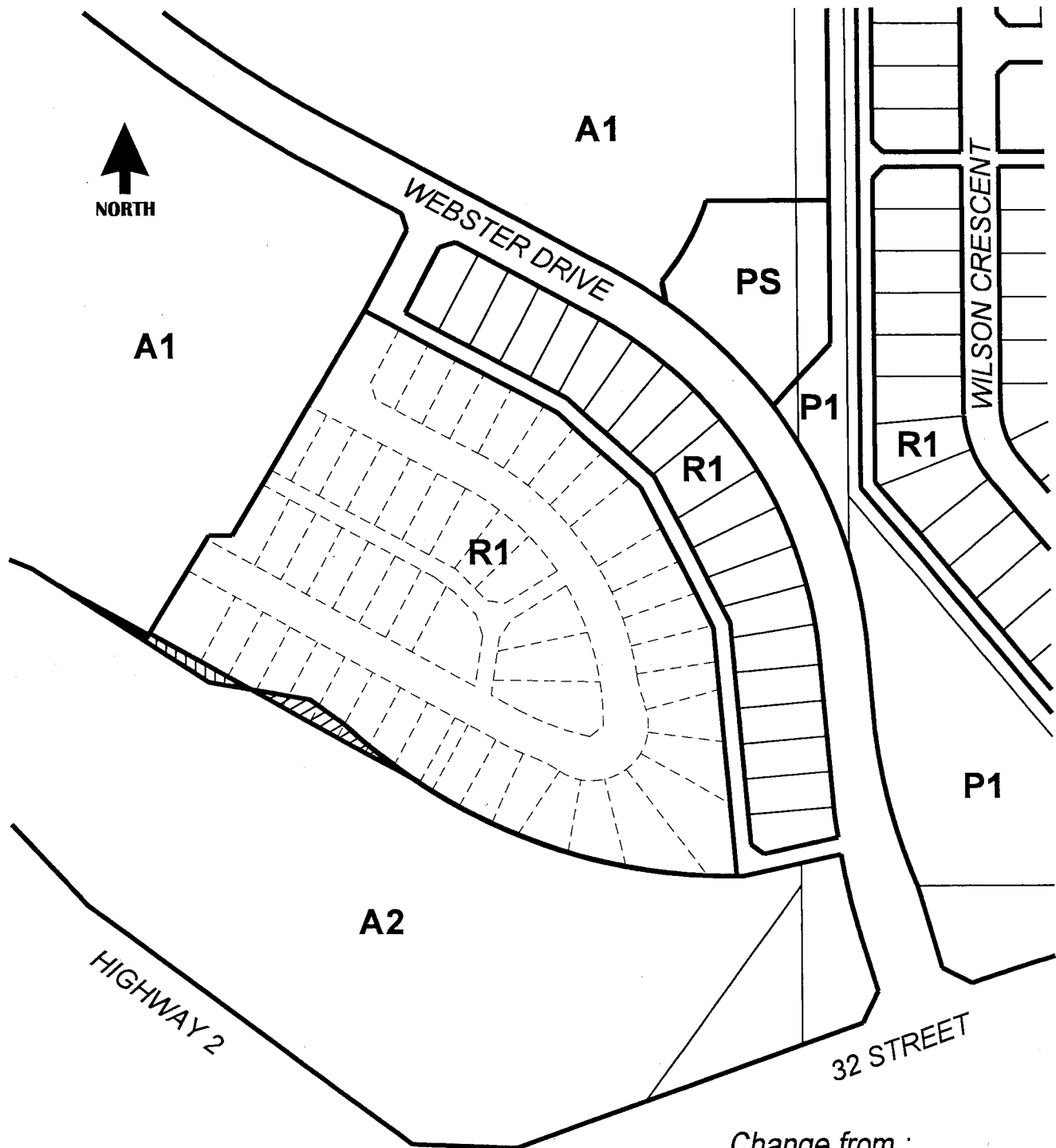
READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR





CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 A2 - Environmental Preservation District
 R1 - Residential (Low Density)

Change from :

A2 to R1	
R1 to A2	
A1 to A2	

MAP No. 35 / 2003
 BYLAW No. 3156 / 00 - 2003

**Legislative & Administrative Services**

DATE: August 12, 2003
TO: City Council
FROM: Nona Housenga, Coordinator
SUBJECT: Land Use Bylaw Amendment 3156/PP-2003
DC-15 District, Riverside Meadows

History

At the Monday, August 11, 2003 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3156/PP-2003.

Land Use Bylaw Amendment 3156/PP-2003 provides for the clarification of the intent of the DC-15 District in Riverside Meadows and ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the Land Use Bylaw. The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, fuel, and liquor beer or wine) service and repair of goods *contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings.*

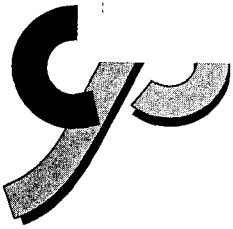
Public Consultation Process

A Public Hearing has been advertised for Monday, September 8, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public hearing, Council may proceed with second and third readings of the bylaw.

Nona Housenga
Coordinator



TO: Kelly Kloss, Legislative and Administrative Services Manager

DATE: July 30, 2003

FROM: Nancy Hackett, Planner

**RE: Land Use Bylaw Amendment 3156/PP-2003
DC-15 District, Riverside Meadows**

Introduction

The DC (15) Direct Control District No. 15 is located in the Riverside Meadows neighbourhood. It encompasses a group of properties located along the river front area of 58 Street stretching north to 59 Street along portions of 51 and 52 Avenues (see attached map). The general purpose of this district is to provide for a blend of destination type retail and commercial uses alongside residential development which enhances the area's proximity to the river. Specifically, the district allows limited commercial development such as offices, commercial service facilities, retail sales, and restaurants as well as single detached and multi-family residential development. The district's site design requirements focus on incorporating appropriate building orientation to highlight the river and suitable architectural design to blend into the surrounding residential area.

Background

The DC (15) Direct Control District No. 15 was adopted by City Council in January 2001, based on the direction of the Riverside Meadows Area Redevelopment Plan. Under the plan, the objective was to take advantage of the river front as well as the proximity of the trail system and the historic train bridge. Thus, the district was created to serve as a destination point along the river and also as a transition zone between the C4 commercial properties along Gaetz Avenue and the residentially zoned properties in the Riverside Meadows neighbourhood. As a blended commercial and residential district, DC-15 permits a mix of small scale commercial developments which may include developments in which the proprietor both lives and works on site or boutique style uses or other low impact commercial uses, as well as a mixture of residential uses. Properties in the district had previously been zoned either commercial (C4) or residential (R2).

In developing the district based on the Area Redevelopment Plan, planning staff, the real estate community, and landowners in Riverside Meadows discussed a district in which redevelopment would take the form of mixed commercial and residential uses. In particular, the two larger sites (former Perma Green and Cass's Stagger Inn sites) were

discussed for their potential as mixed multi-family (e.g. condominium apartments) and ground floor commercial uses. Smaller properties such as those with existing residential units, were seen to hold potential for boutique, low impact commercial or live-work uses (i.e. similar to Wright's Upholstery business). The district was written to allow for multi-family redevelopment and also to ensure that smaller sites close to the exiting residential dwellings would retain a residential appearance.

At the time when the district was created there were several vacant buildings within the area. Vacant buildings included both former commercial buildings and vacant residential dwellings. Given the number of vacant buildings there was some presumption of redevelopment taking the form of new buildings (i.e. there would be demolition of older vacant buildings and construction of new buildings in their place). Therefore, the district was written to ensure that any new commercial or multi-family buildings would undergo review by the Municipal Planning Commission and that any commercial buildings would have an appropriate, single family residential style appearance.

Interestingly, what has occurred is some of the existing vacant buildings have not been demolished but rather have been fully refurbished for reuse. In the case of the former Perma Green building at 5102-58 Street, the building's remodeling was approved by Municipal Planning Commission in 2002. It incorporates residential style roof line, windows, door, window planters and landscaping to provide the appearance of a single detached residential dwelling. The building is now fully occupied by office use.

In the case, of the former Cass's Stagger Inn building, Municipal Planning Commission approved this redevelopment in 2002 and required numerous residential features be incorporated into the redevelopment. In January 2003 a dentist office was approved by Municipal Planning Commission to locate as the first tenant in the refurbished building and in July 2003 a second tenant, a fitness centre, was approved by Municipal Planning Commission.

Proposed Amendment

In considering the current wording of the Direct Control District, it limits commercial uses to buildings which have the appearance from the street of a single family residential structure or are located on the ground floor of a multiple family building. While this requirement would work well for new buildings and some existing buildings (such as the Wright's Upholstery business which is also situated in this district or for existing single family homes that are to be converted into commercial uses), it is difficult to apply to refurbished buildings. Allowing adaptive reuse of existing buildings in the district is both fiscally and environmentally sound. Renovation of the buildings at the Perma Green site and the Cass's Stagger Inn site was supported by the community and surrounding land owners. The uses now occupying these properties, such as offices and a fitness centre, are consistent with the vision of a mixed commercial residential area complementing the river front. In order to make clear that the uses allowed in the district can continue to locate in redeveloped buildings a wording clarification to the Land Use Bylaw is necessary.

The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, machinery, fuel, and liquor beer or wine), service and repair of goods, **contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings.** Municipal Planning Commission will review architectural features and the renovation of the building to achieve this objective.

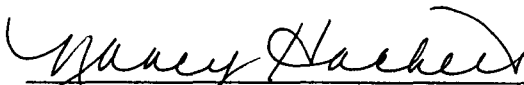
Municipal Planning Commission

The direction of Municipal Planning Commission at the Monday July 28, 2003 meeting was to clarify the wording of the DC-15 land use district to ensure that the ongoing renovation and reuse of existing buildings in the district would be possible. The wording of the proposed amendment has been reviewed by the city's solicitor.

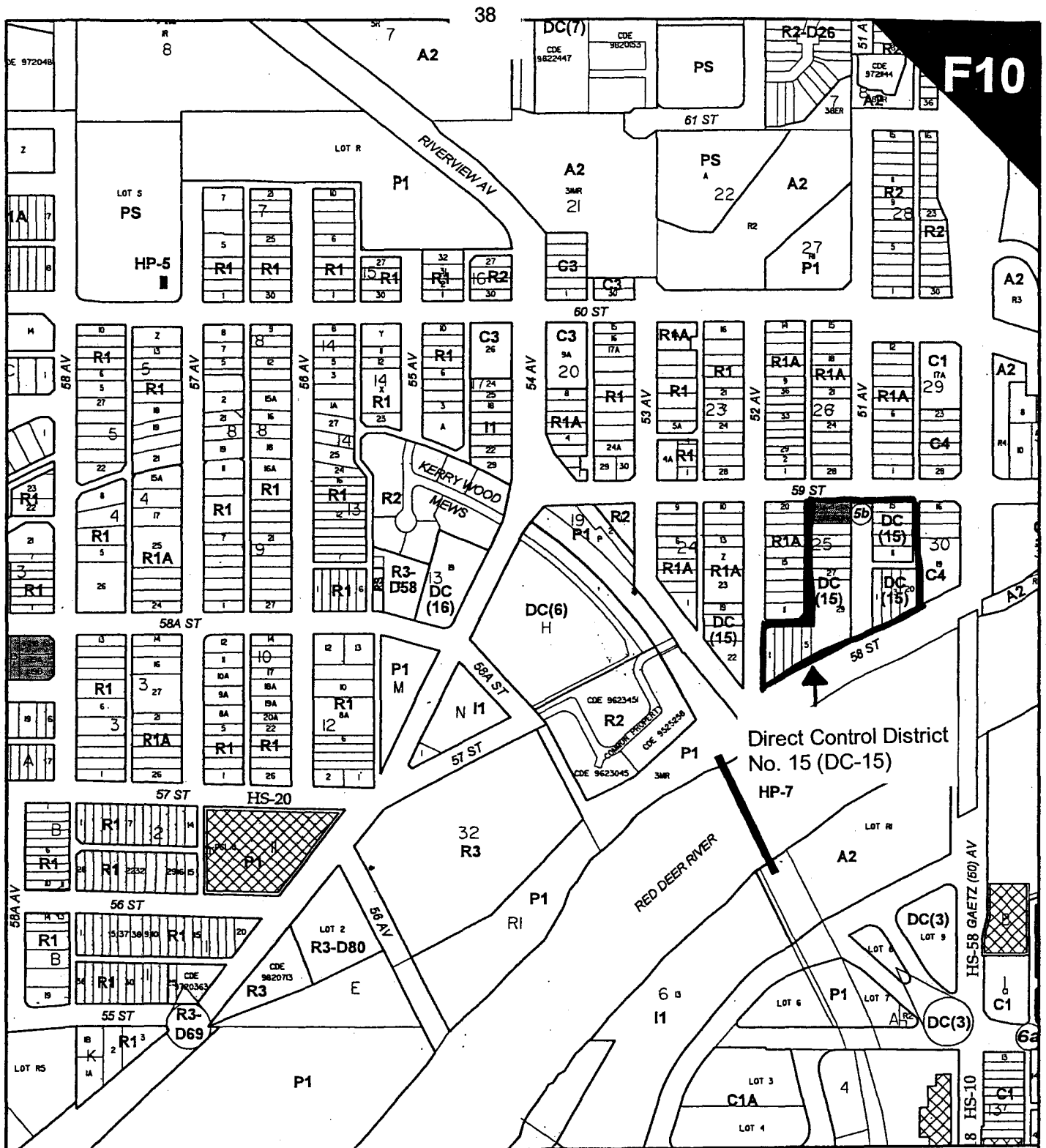
Recommendation

The proposed amendment to the Land Use Bylaw, Direct Control District No. 15 is intended to clarify the intent of the district and ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the land use bylaw. Planning staff ask that Council consider first reading of the proposed amendment.

Sincerely,



Nancy C. Hackett, ACP, MCIP
Planner



F10

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

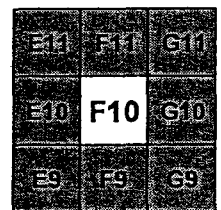
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE 1/4 Sec 20

2672 / C-96	April 9, 1996
3156 / A-96	May 6, 1996
3156 / II-98	Oct 5, 1998
3156 / K-99	May 10, 1999
3156 / U-99	Aug 3, 1999
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3156 / RR-2000	Jan 15, 2001
3156 / NN-2001	Oct 9, 2001
3156 / E-2002	Mar 25, 2002
3156 / G-2002	June 17, 2002



SE 1/4 Sec 20
Twp 38- Rge 27 - W4th

printed on
June 26, 2002

RIVERSIDE MEADOWS
LUB 3156/PP-2003

DESCRIPTION: Change to DC15 District in Riverside Meadows

FIRST READING: August 11, 2003

FIRST PUBLICATION: August 22, 2003

SECOND PUBLICATION: August 29, 2003

PUBLIC HEARING & SECOND READING: September 8, 2003

THIRD READING: SEPT 8/03

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☐ BY: _____

ACTUAL COST OF ADVERTISING:

\$ 314.96 X 2 TOTAL: \$ 629.92

MAP PREPARATION: (Yes) \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ 6

INVOICE NO.: _____

(Account No. 59.5901)

August 20, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Riverside Meadows
Land Use Bylaw Amendment 3156/PP-2003**

Council of The City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Riverside Meadows area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/PP-2003** which provides for the clarification of the intent of the DC-15 District in Riverside Meadows to ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the Land Use Bylaw. The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, fuel, and liquor beer or wine) service and repair of goods *contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings*. The proposed bylaw may be inspected by the public at the Legislative & Administrative Services office, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

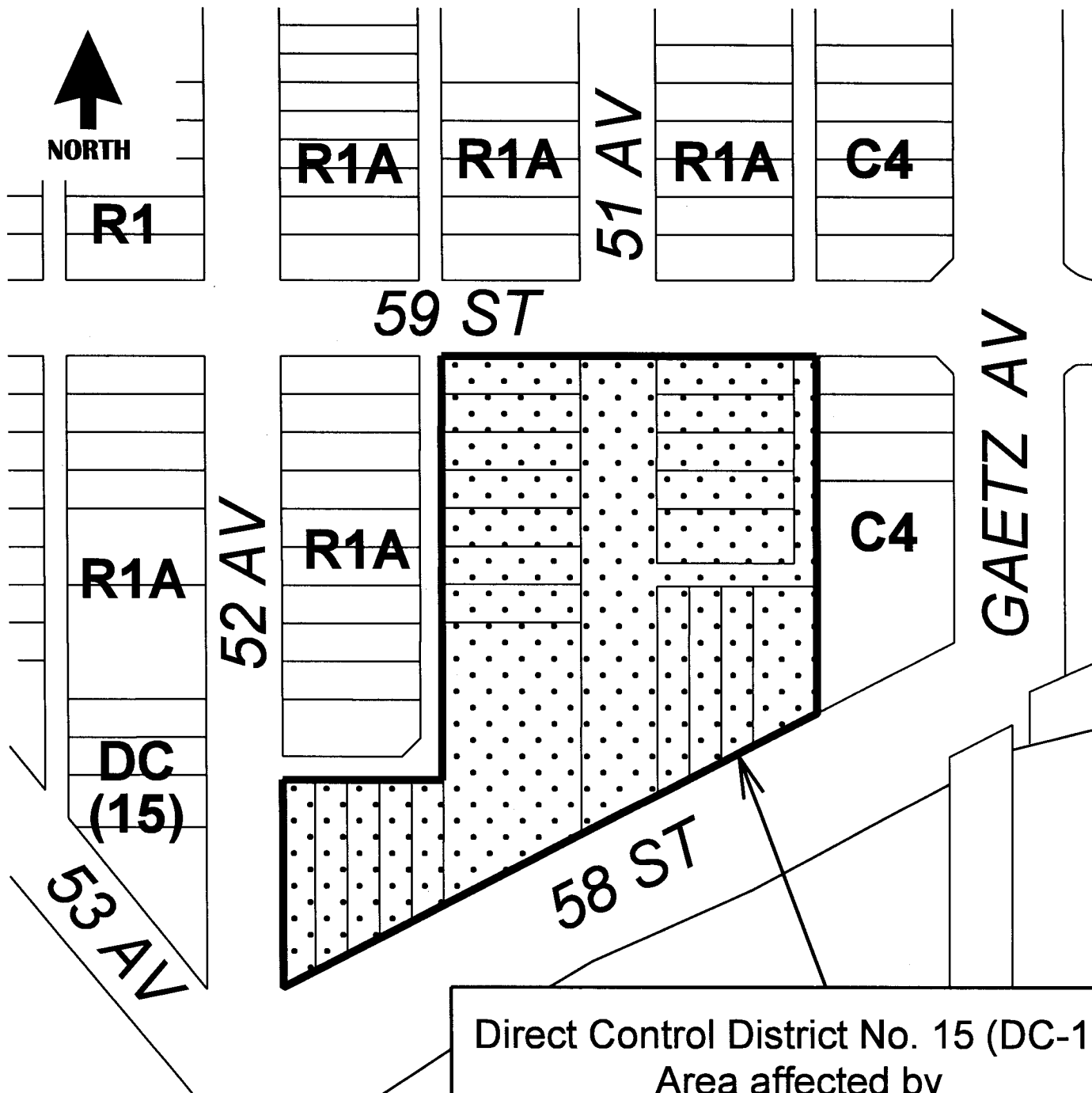
Yours truly,



Kelly Kloss

Manager

Legislative & Administrative Services, w/encl.



Direct Control District No. 15 (DC-15)
Area affected by
Land Use Bylaw Amendment
No. 3156 / PP - 2003

3156/PP-
2003

OwnerName	OwnerAdd1	OwnerAdd2	Ow
Parkland Properties Ltd.	Ste 110 5102 58 Street	RED DEER, AB T4N 2L8	
Calvin & Carla Everson	5120 58 Street	RED DEER, AB T4N 2L8	
Knox Presbyterian Church	4718 50 Street	RED DEER, AB T4N 1X2	
Parkland Properties Ltd.	Ste 110 5102 58 Street	RED DEER, AB T4N 2L8	
Pierre L. & Jeanne A. Touchette	24 Anderson Close	RED DEER, AB T4R 1E2	
Howard Grover Miller	5823 52 Avenue	RED DEER, AB T4N 4K5	
Orville C. & Elizabeth A. Van Slyke	R R 1 Site 7 Box 7	RED DEER, AB T4N 5E1	
Gilbert Albert Roy	Box 878	BLACKFALDS, AB T0M 0J0	
David & Lucia Villalta	5824 51 Avenue	RED DEER, AB T4N 4H7	
Parkland Properties Ltd.	236 4919 59 Street	RED DEER, AB T4N 6C9	
David Alan Swales	4527 49 Street	RED DEER, AB T4N 1T3	
Dallas Fankhanel & Rochelle Johnson	5814 51 Avenue	RED DEER, AB T4N 4H7	
826596 Alberta Ltd.	29 Cunningham Crescent	RED DEER, AB T4P 2S2	
Wrench Masters Auto Works Ltd.	5016 58 Street	RED DEER, AB T4N 6A8	
Speedmaster Holdings Ltd.	4617 63 Street	RED DEER, AB T4N 7A6	
977181 Alberta Ltd	5934 41 Street Crescent	RED DEER, AB T4N 1B7	
S & B Przybilla	R.R. 2	MILLET, AB T0C 1Z0	
Bhupinder & Sarvjeet Singh	5843 70 Street Drive	RED DEER, AB T4P 1C5	
Canadian Tire Corporation Limited	2180 Yonge Street	TORONTO, ON M4P 2V8	
Shadow Properties Inc.	74 Niven Street	RED DEER, AB T4P 1Y6	
Brian Patterson & Diane Gisele Patterson	5903 52 Avenue	RED DEER, AB T4N 4K7	

302233 ✓

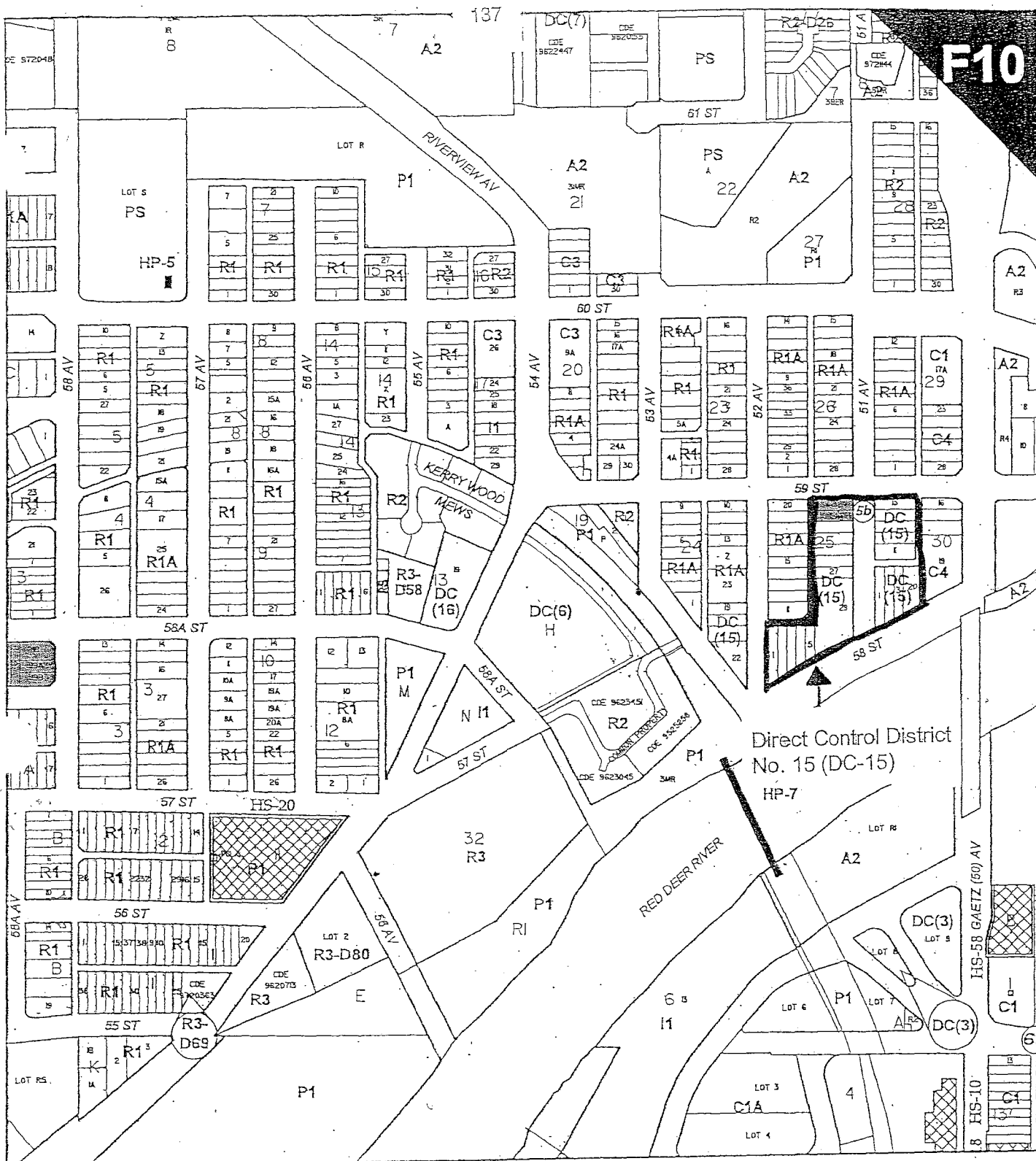
RIVERSIDE MEADOWS Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/PP-2003** provides for the clarification of the intent of the DC-15 District in Riverside Meadows to ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the Land Use Bylaw. The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, fuel, and liquor beer or wine) service and repair of goods *contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings*. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, September 8, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 2, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 22 & August 29, 2003)



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE 1/4 Sec 20

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3156 / G-2002	June 17, 2002

E11	F11	G11
E10	F10	G10
E9	F9	G9

SE 1/4 Sec 20
Twp 38- Rge 27 - W4th

LAND USE BYLAW
AMENDMENT 3156/PP-2003

printed on
June 28, 2002



Council Decision – August 11, 2003

Legislative & Administrative Services

DATE: August 12, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Nona Housenga, Coordinator
SUBJECT: Land Use Bylaw Amendment 3156/PP-2003
DC-15 District, Riverside Meadows

Reference Report:

Parkland Community Planning Services, dated July 30, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/PP-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 8, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/PP-2003 provides for the clarification of the intent of the DC-15 District in Riverside Meadows and ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the Land Use Bylaw. The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, fuel, and liquor beer or wine) service and repair of goods *contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings.*

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Nona Housenga

Coordinator

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno

BYLAW NO. 3156/PP-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

1 The DC Direct Control District No. 15 is amended as follows:

150 (4) Add to the Discretionary Uses:

- (h) Office, commercial service facility, restaurant, merchandise sales and/or rental (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores), and service and repair of goods traded within the Direct Control District, provided that they are contained in a renovated structure which has significant architectural features characteristic of residential style buildings.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

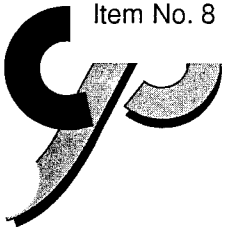
READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK



TO: Kelly Kloss, Legislative and Administrative Services Manager

DATE: July 30, 2003

FROM: Nancy Hackett, Planner

**RE: Land Use Bylaw Amendment 3156/PP-2003
DC-15 District, Riverside Meadows**

Introduction

The DC (15) Direct Control District No. 15 is located in the Riverside Meadows neighbourhood. It encompasses a group of properties located along the river front area of 58 Street stretching north to 59 Street along portions of 51 and 52 Avenues (see attached map). The general purpose of this district is to provide for a blend of destination type retail and commercial uses alongside residential development which enhances the area's proximity to the river. Specifically, the district allows limited commercial development such as offices, commercial service facilities, retail sales, and restaurants as well as single detached and multi-family residential development. The district's site design requirements focus on incorporating appropriate building orientation to highlight the river and suitable architectural design to blend into the surrounding residential area.

Background

The DC (15) Direct Control District No. 15 was adopted by City Council in January 2001, based on the direction of the Riverside Meadows Area Redevelopment Plan. Under the plan, the objective was to take advantage of the river front as well as the proximity of the trail system and the historic train bridge. Thus, the district was created to serve as a destination point along the river and also as a transition zone between the C4 commercial properties along Gaetz Avenue and the residentially zoned properties in the Riverside Meadows neighbourhood. As a blended commercial and residential district, DC-15 permits a mix of small scale commercial developments which may include developments in which the proprietor both lives and works on site or boutique style uses or other low impact commercial uses, as well as a mixture of residential uses. Properties in the district had previously been zoned either commercial (C4) or residential (R2).

In developing the district based on the Area Redevelopment Plan, planning staff, the real estate community, and landowners in Riverside Meadows discussed a district in which redevelopment would take the form of mixed commercial and residential uses. In particular, the two larger sites (former Perma Green and Cass's Stagger Inn sites) were

discussed for their potential as mixed multi-family (e.g. condominium apartments) and ground floor commercial uses. Smaller properties such as those with existing residential units, were seen to hold potential for boutique, low impact commercial or live-work uses (i.e. similar to Wright's Upholstery business). The district was written to allow for multi-family redevelopment and also to ensure that smaller sites close to the exiting residential dwellings would retain a residential appearance.

At the time when the district was created there were several vacant buildings within the area. Vacant buildings included both former commercial buildings and vacant residential dwellings. Given the number of vacant buildings there was some presumption of redevelopment taking the form of new buildings (i.e. there would be demolition of older vacant buildings and construction of new buildings in their place). Therefore, the district was written to ensure that any new commercial or multi-family buildings would undergo review by the Municipal Planning Commission and that any commercial buildings would have an appropriate, single family residential style appearance.

Interestingly, what has occurred is some of the existing vacant buildings have not been demolished but rather have been fully refurbished for reuse. In the case of the former Perma Green building at 5102-58 Street, the building's remodeling was approved by Municipal Planning Commission in 2002. It incorporates residential style roof line, windows, door, window planters and landscaping to provide the appearance of a single detached residential dwelling. The building is now fully occupied by office use.

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Proposed Amendment

In considering the current wording of the Direct Control District, it limits commercial uses to buildings which have the appearance from the street of a single family residential structure or are located on the ground floor of a multiple family building. While this requirement would work well for new buildings and some existing buildings (such as the Wright's Upholstery business which is also situated in this district or for existing single family homes that are to be converted into commercial uses), it is difficult to apply to refurbished buildings. Allowing adaptive reuse of existing buildings in the district is both fiscally and environmentally sound. Renovation of the buildings at the Perma Green site and the Cass's Stagger Inn site was supported by the community and surrounding land owners. The uses now occupying these properties, such as offices and a fitness centre, are consistent with the vision of a mixed commercial residential area complementing the river front. In order to make clear that the uses allowed in the district can continue to locate in redeveloped buildings a wording clarification to the Land Use Bylaw is necessary.

The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, machinery, fuel, and liquor beer or wine), service and repair of goods, **contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings.** Municipal Planning Commission will review architectural features and the renovation of the building to achieve this objective.

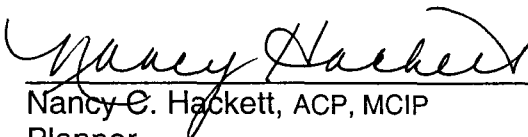
Municipal Planning Commission

The direction of Municipal Planning Commission at the Monday July 28, 2003 meeting was to clarify the wording of the DC-15 land use district to ensure that the ongoing renovation and reuse of existing buildings in the district would be possible. The wording of the proposed amendment has been reviewed by the city's solicitor.

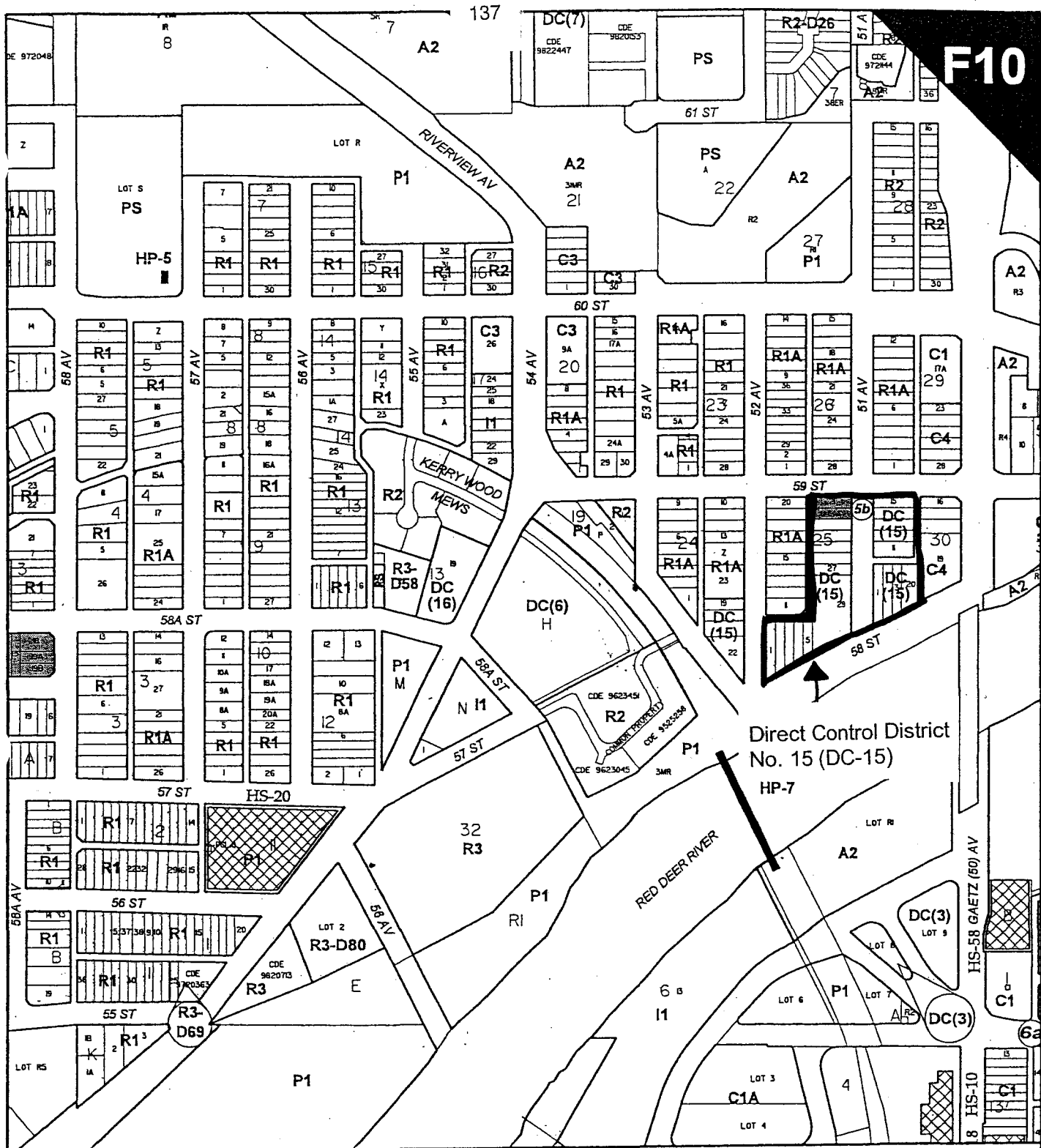
Recommendation

The proposed amendment to the Land Use Bylaw, Direct Control District No. 15 is intended to clarify the intent of the district and ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the land use bylaw. Planning staff ask that Council consider first reading of the proposed amendment.

Sincerely,



Nancy E. Hackett, ACP, MCIP
Planner



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



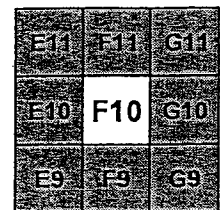
NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer Land Use Bylaw 3156/96

Amendments to SE¼ Sec 20

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3156 / NN-2000	Jan 15, 2001		



SE¼ Sec 20
Twp 38- Rge 27 - W4th

printed on
June 26, 2002

BYLAW NO. 3156/PP-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

1 The DC Direct Control District No. 15 is amended as follows:

150 (4) Add to the Discretionary Uses:

- (h) Office, commercial service facility, restaurant, merchandise sales and/or rental (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores), and service and repair of goods traded within the Direct Control District, provided that they are contained in a renovated structure which has significant architectural features characteristic of residential style buildings.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2003.

MAYOR

CITY CLERK

Date: August 13, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: LUB Amendment 3156/PP-2003 DC-15 Riverside Meadows

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

A handwritten signature in black ink, appearing to read "Cheryl Adams" with a stylized flourish at the end.

Cheryl Adams
Legislative & Administrative Services

Attach.

FILE



Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/PP-2003
DC-15 District, Riverside Meadows

Reference Report:

Parkland Community Planning Services, dated July 30, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/PP-2003 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/PP-2003 provides for the clarification of the intent of the DC-15 District in Riverside Meadows and ensure that existing buildings may be renovated to allow new permitted or discretionary uses as outlined within the Land Use Bylaw. The clarification will add to the district's list of discretionary uses: office, commercial service facilities, restaurants, merchandise sales and/or rental (excluding adult oriented merchandise, motor vehicles, fuel, and liquor beer or wine) service and repair of goods *contained in renovated buildings which have significant architectural features characteristic of the appearance of residential style buildings*. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 City Assessor
 D. Kutinsky, Graphics Designer
 B. Greter, Clerk Steno

BYLAW NO. 3156/PP-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

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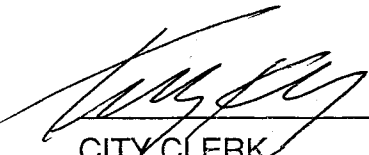
READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of September 2003.

READ A THIRD TIME IN OPEN COUNCIL this 8th day of September 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 8th day of September 2003.


MAYOR


CITY CLERK



Recreation, Parks & Culture

RPC – 10.450

DATE: August 29, 2003

TO: Kelly Kloss, City Clerk

CC: Harold Jeske, Recreation, Parks & Culture Manager
David Matthews, Community Development & Planning Coordinator

FROM: Doug Evans, Parks & Open Space Designer

SUBJECT: City of Red Deer Entrance Signs

1. Background

There has been concern expressed regarding the current condition of The City of Red Deer entrance signs. The City of Red Deer has acknowledged this concern by appointing the Recreation, Parks & Culture Department to develop a report recommending various new structural design concepts, respective cost estimations, and provide statistical data identifying major entrance locations and their current traffic volumes.

2. 'A Nuclear Weapons Free Zone' Slogan

In order to preserve the intent of the declaration established in 1989, the Recreation, Parks & Culture proposes the creation of a plaque to be located within City Hall Park with the following recommended wording as per Michael Dawe's Comments July 11th, 2003.

RED DEER: A NUCLEAR WEAPONS FREE ZONE

In 1989, a group of Red Deer citizens, led by Dorothy Corney, decided to do something about the threat of nuclear weapons to the world. They successfully lobbied for a plebiscite to declare Red Deer a nuclear weapons-free zone. More than 76% of voters endorsed this declaration.

City Council then passed a by-law designating Red Deer a nuclear weapons free zone. Council also decided to include the words "Nuclear Weapons Free Zone" on the entrance signs to the City. The declaration remained on the signs until 2003.

In 2003, City Council erected this plaque reaffirming Red Deer's status as a peaceful, cooperative, caring community that has formally endorsed the desire for a nuclear weapons free world.

3. Entrance Sign Standards

The following standards have been designed specifically for the entrance signs and are compatible with the corporate identity program. Please note that the standards are in draft form, and any deviation from the approved standards will require approval from City Council, (see attachment). Information regarding roadway signage setback has been included as part of the Manual Of Uniform Traffic Control Devices For Canada, (see attachment).

4. Design Concepts

Included within the report are a series of design concepts labeled A through E. The concepts provide a variation in the use of structural material, architectural style and cost to construct. Following is a list of associated features for each design concept. **Please note** that for concept C, black has been used for the logo color because the Fawn color, as part of the full color version of the Corporate Logo, is very difficult to use in an outdoor application, as the color tends to get lost, due to its neutral tone. The full color version does work well with Concepts B and E, using the solid panel and Flagstone backgrounds.

Concept A

- Provides symmetrical, and structural variation
- Materials: Flagstone, (Columns); Steel bar/mesh panel structure, (Center)
- Column edges are straight
- Signage shown in the traditional Corporate colors
- Reduced potential for graffiti

Concept B

- Column inside edges are irregular
- Provides structural variation
- Solid central panel insert
- Signage shown in the traditional Corporate colors

Concept C

- Similar to concept B
- Signage shown entirely in black
- Metal grid central panel shown in light grey

Concept D

- Similar to concept C
- 'Welcome To', & 'Population' removed
- Signage shown entirely in black
- Black metal arch central panel reduced to improve balance

Concept E

- Solid Flagstone structure
- Additional front left stone pedestal to display City population
- Signage shown in the traditional Corporate colors
- Higher potential for graffiti vandalism

5. Cost Estimations & Budget

A conceptual cost estimation has been provided from Bearden Engineering Ltd. The estimation identifies specifics such as scale, building material, mobilization and demobilization costs for concept C as follows,

Concepts A-D \$60,000 including landscaping & lighting.

Concepts E \$70,000 including landscaping & lighting.

No concerns were raised from either the Public Works, or Electric, Light & Power Departments upon review of the sign concept structure, or locations.

The 2003 Budget allocated \$60,000 for signage.

6. Entrance Locations/Traffic Data

Statistical data was collected from The City of Red Deer Traffic Department *Traffic Count Map* pertaining to traffic volumes entering into the city from five existing entrance locations. The following information provides statistical evidence to assess the order of importance of each of the five identified entrance locations. Keep in mind that factors such as commuter vs. tourism traffic also play a part of the importance of certain entrance locations. The following data is based on a total number of vehicles entering into the City per a single summer weekday in 2002.

The following order represents priority of installation. Gaetz Avenue South, and 67th Street West receive the highest priority based on the fact that they represent the major City entrances from the south, and north. Please see attached map.

- | | |
|---------------------------------|-------|
| 1. Gaetz Avenue South | 9976 |
| 2. 67 th Street West | 11473 |
| 3. Gaetz Avenue North | 9676 |
| 4. 32 nd Street West | 5125 |
| 5. 55 th Street East | 3632 |

Not all of the statistical data is current. Data was multiplied by the % increase in City population growth to derive the 2002 figures.

7. Recommendation

1. The Recreation, Parks & Culture Department recommends that Council approve Concept C.
2. The Recreation, Parks & Culture Department recommends that Council approve the proposed site locations.
3. The Recreation, Parks & Culture Department recommends that Council allocate an additional \$60,000 in funding to complete construction of Major City Entrance signs for Gaetz Avenue South, and 67th Street West locations for 2003.


Doug Evans

:jb

Attachments – City Entrance Sign Concepts A-E

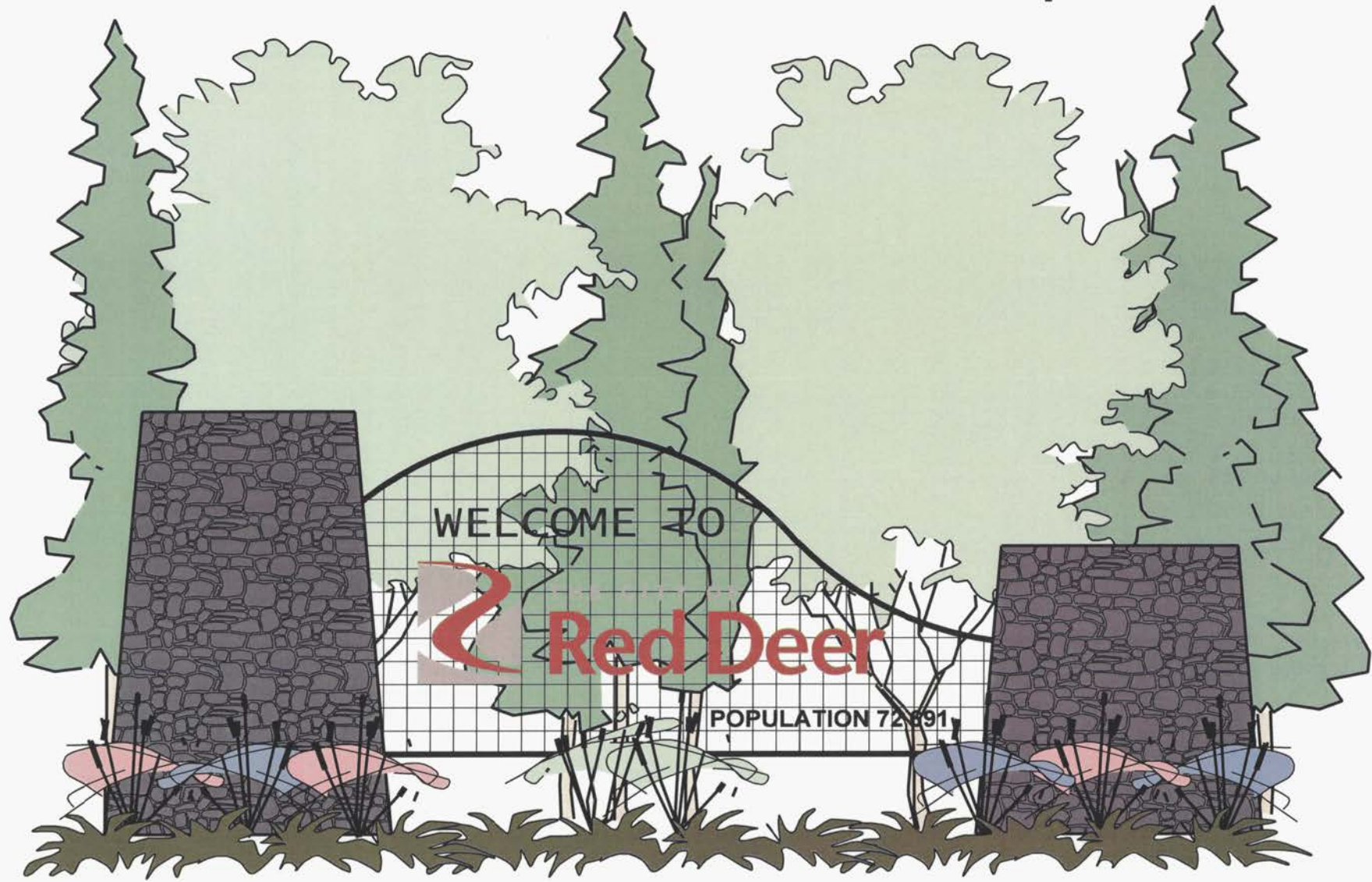
Proposed Sign Location Map

Entrance Sign Standard (Draft)

Excerpt from Manual of Uniform Traffic Control Devices for Canada

City Entrance Sign Concepts

Concept A



Scale: NTS

Plotted: August 15/2003

City Entrance Sign Concepts

Concept B



Scale: NTS

Plotted: August 15/2003

City Entrance Sign Concepts

Concept C

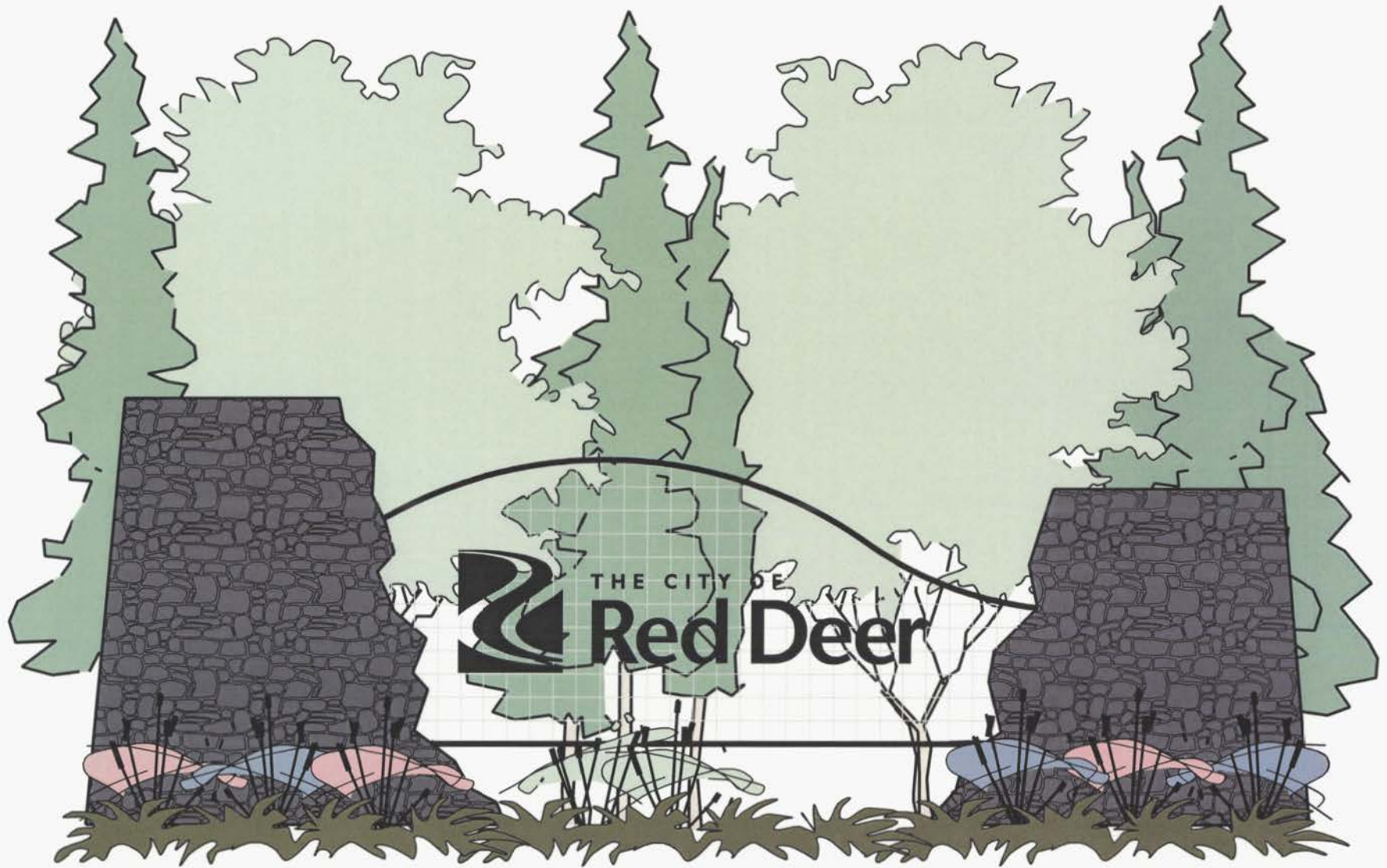


Scale: NTS

Plotted: August 15/2003

City Entrance Sign Concepts

Concept D

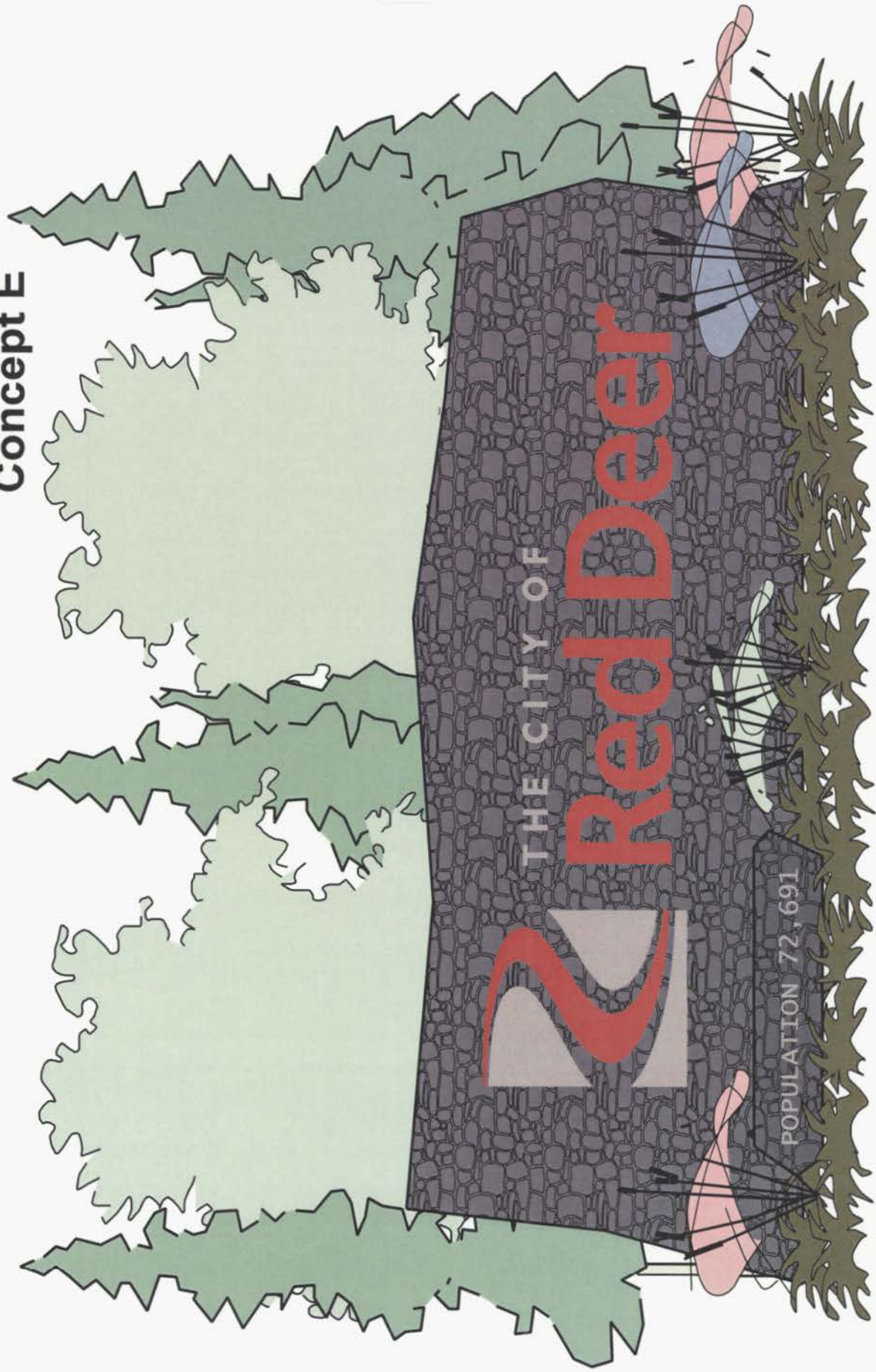


Scale: NTS

Plotted: August 15/2003

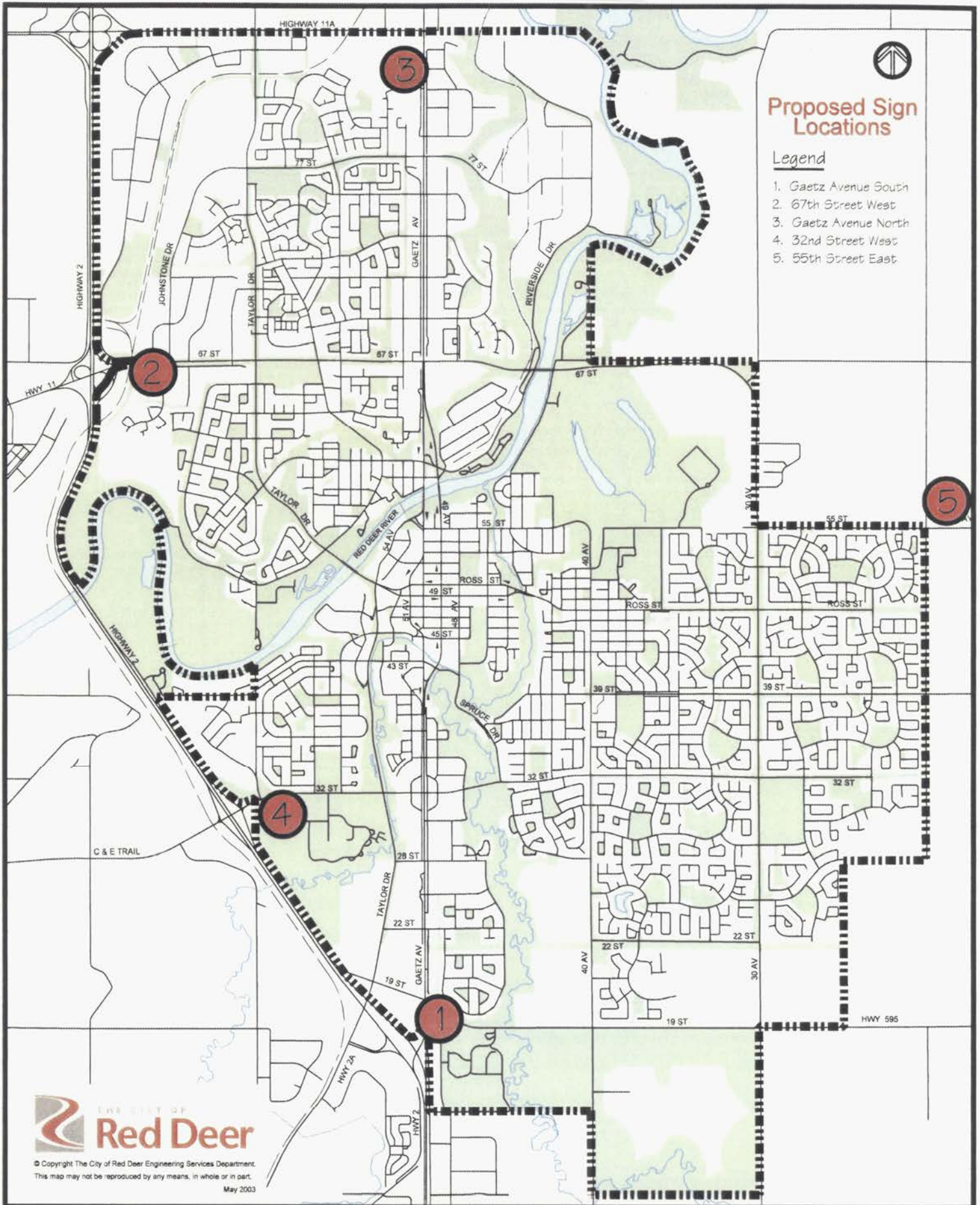
City Entrance Sign Concepts

Concept E



Scale: NTS

Plotted: August 15/2003



Comments:

I concur with the Parks & Open Space Designer that Council approve Concept C for the new City of Red Deer Entrance Signs.

I wish to acknowledge the work of Councillors Pimm and Hughes as well other community members lead by Ms. Dorothy Corney in proposing to create a plaque to be located within City Hall park recognizing the community's intent in 1989 to establish Red Deer as a Nuclear Weapons Free Zone.

In recommending Concept C I wish to advise that this also has the support of the Senior Management Team, which reviewed all of the concepts before you.

Administration has also provided an option to reconstruct both the 67th Street as well as the Gaetz Avenue South signs, however, that would require an approval for an additional \$60,000 to be funded from the Tax Rate Stabilization Reserve. The funding for the first entrance sign reconstruction is included in the budget for 2003. If Council does not wish to proceed with the second sign at this time funding can be included in the budget proposals for 2004.

"N. Van Wyk"
City Manager

*Mayor
Councillor
City Manager*

The Mayor and Council
City of Red Deer
P. O. Box 5008
Red Deer , Alberta T4N 3T4

It is said that in order to know where one is going one must know where one has been. Although that is usually referring to individual decision making it could be applied to an issue that is being raised for Red Deer City Council.

The Outreach Committee of Sunnybrook United Church is asking through their Church Council that representatives of the citizens of the City of Red Deer once again examine the reason that by way of a plebiscite our city has long been declared "A Nuclear Weapons Free Zone."

Perhaps it is a time in the history of this much admired community that we need to once again explain the rationale as to how the pledge came about and why it is even more important today than at the time it was first accepted.

In this age of fast food, rapid communication, high speed travel and life distractions some who would place little importance on the exact wording on the sign may have neglected to appreciate the value of a commitment made November 14, 1989 by 76% of voters. At that time this community declared itself publicly to be a "A Nuclear Weapons Free Zone."

The city of Red Deer through time has received many fitting titles , It has been named a City of Blooms , a City of Culture, a City of Volunteers, and on June 7, 1993 it was agreed it would accept the honour of being named a Sri Chinmoy City of Peace. The runners who arrive with their torches to acknowledge our co-operation with the City of Peace naming start their run at the United Nations in New York City and remind us of our expectations.

We all can fully appreciate Red Deer as an outstanding place for young and old alike. We take seriously the concerns of the hungry and the homeless .The beauty of our parks with provisions for biking, walking paths, playgrounds for children, all complemented by the Kerry Wood Nature Centre attest to our stewardship of the environment . Our art centre, libraries, and museum show a great appreciation for knowing our past and educating ourselves toward our future.

The dangers of nuclear weapons are well documented . The log book of U. S. Army Air Corp's Captain Robert Lewis, co-pilot of the Enola Gay, the plane that dropped the bomb on Hiroshimo, was sold at auction in New York this month for \$350,000.00. Lewis wrote after the 4090kg bomb was dropped , " My God what have we done?" he went on to write , " if I live a hundred years I'll never get these few minutes out of my mind."

Dr. Helen Caldicott MD, well known pediatrician, noted author, peace activist, and recent visitor to Alberta when asked what she would teach in elementary, junior high, and high schools is quoted as saying , " I would teach about the reality of the nuclear world. I would tell them what Einstein meant when he said, 'The splitting of the atom changed everything, save man's mode of thinking , thus we drift toward unparalleled catastrophe'. I'd teach them about weapons."

Red Deer residents have a deep desire that others may experience the harmony we enjoy . Retaining the slogan declares to all who pass the entrances of Red Deer our serious realization of the dangers of nuclear weapons. From the time the sign was erected the city has grown from 59,826 residents to over 70,000. Surely the effort that has gone before to obtain such a designation for our city can only benefit the newly arrived just as it has all who were here at the time of the original conception.

With your permission the designation will remain visible and Red Deer will continue to be known as " A Nuclear Weapons Free Zone".

Respectfully,

Colleen Dennehy

Colleen Dennehy

3707-44A. Ave.

Red Deer, AB

T4N 3K5

340-3458

THE CITY OF RED DEER
CITY CLERK
RECEIVED
JUNE 27/03
<i>[Signature]</i>

Christine Kenzie

From: Kelly Kloss
Sent: June 24, 2003 8:15 AM
To: Christine Kenzie
Subject: FW: Entrance Signs

Backup

For the agenda

Kelly

-----Original Message-----

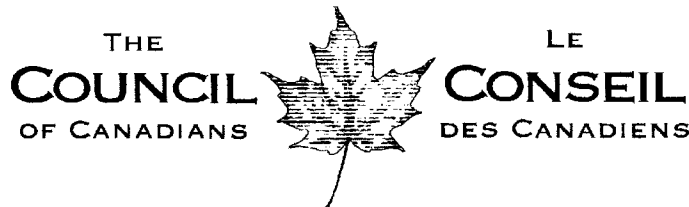
From: Gordon Becker [mailto:beckercg@shaw.ca]
Sent: Monday, June 23, 2003 6:28 PM
To: feedback@city.red-deer.ab.ca
Subject: Oriole Park rec centre

I sincerely hope the welcome signs at entrances of city do not show Nuclear free zone when new update population info is entered on signs.

Thank you

Gordon Becker
78 Oberlin Ave346 5160

[This message has been scanned for security content threats, including computer viruses.]



RED DEER CHAPTER

P.O. BOX 27158, PLAZA CENTRE P.O., RED DEER, AB, CANADA T4N 6X8

Kelly Kloss

cc: Mayor
Councillors
City Manager
Comm. Services
Director

June 20, 2003

KK

June 19, 2003

The Mayor and Council
City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4

Recently we have heard reports that City Council will once again discuss the removal of the "Nuclear Weapons Free" signs at the entrances to Red Deer. We discussed the matter at a recent meeting of the Red Deer Chapter. We are both troubled and puzzled by the idea that this issue should be raised yet another time. What can be the motivation?

We have heard some people say that the sign is from another era and is outdated. While it is certainly true that over a decade has passed since the signs were first installed, the danger posed by nuclear weapons has not significantly decreased. The lack of media coverage about nuclear weapons should not lull us into thinking that the problem has gone away. The attached table, published by the Natural Resources Defense Council in New York, indicates that there are still over 20,000 nuclear weapons held by the five major nuclear powers, most of them by the United States and Russia. To this number must be added 200 to 300 weapons in Israel, India and Pakistan. Nuclear weapons are without a doubt still a threat.

It is difficult for most of us to grasp the destructive capability of these weapons. When one considers, however, that one relatively weak nuclear weapon in the "tactical" or "non-strategic" class, which are by definition "low-yield" nuclear weapons, can still have a destructive force equivalent to 120,000 tons of TNT (almost ten times the yield of the bomb that was dropped on Hiroshima), the enormity (indeed the madness) of the present nuclear situation is evident.

In some ways, the situation now is even more serious than it was in 1989 when Council passed the bylaw designating the City a nuclear weapons free zone. The collapse of the Soviet Union means that the safekeeping of many of the weapons can no longer be assured and the possibility of their falling into the hands of extremists is greatly increased. Moreover among the major powers there seems to have been a shift in recent years away from diplomatic solutions to problems and toward a reliance on military solutions to every problem, thereby increasing the possibility that nuclear weapons will be used.

Following the years of devastation of World War II and the first use of nuclear weapons, the nations of the world agreed that violence was no longer an acceptable way to deal with conflict, and came together to form the United Nations. Canada played a major role in its formation, and has played a major role in UN peacekeeping operations ever since. The preamble and opening chapter of the UN Charter make clear the conviction at that time that the use of force is not an acceptable way to resolve differences. (A copy is attached.) But now, half a century later, the lessons learned in World War II seem to have been forgotten by many in positions of power, and we are threatened with militarization on a global scale. The attached article, "In Our Name ... Promoting Peace Through Justice", which appeared in the 2002 annual report of the Canadian NGO Inter Pares, describes this development clearly..

We have heard some people say that they are embarrassed when visitors to the city ask them about the signs. How significant is it, they say, that a city the size of Red Deer should be free of nuclear weapons? But surely they miss the point. The signs are making a statement in opposition to the use of nuclear weapons and, as well, a statement in favour of peaceful, non-violent means of resolving conflicts and living together in the world. What is there to be embarrassed about in that?

There are many examples in recent history of the power of nonviolent movements for positive change. The end of apartheid in South Africa comes immediately to mind, and the end of the tyranny of Pinochet in Chile, the end of communist and Soviet repression in Poland, the removal of the Berlin Wall, the peaceful dissolution of Czechoslovakia into two new nations, and there are many others. Nonviolent resolution of conflict is not mere wishful thinking; it is a demonstrable reality. Those who argue that there is no choice, that nonviolent approaches don't work, ignore history.

The present signs were placed at the entrances to the city in response to a plebiscite in which the citizenry expressed strong support for making a public statement in opposition to the use of nuclear weapons. In an editorial in the September 13, 2001 issue of *The Red Deer Advocate* Joe McLaughlin wrote, "They absolutely cannot be removed or diminished unless there's a new, formal expression of public opinion. The majority will has to be respected. That means not only keeping the slogans up but keeping them visible." We wholeheartedly agree.

If this matter is to come before Council again, we request that we be advised of the date when it is to be considered, and also request that one of our members be permitted to address Council to express our point of view.

Yours truly

A handwritten signature in black ink, appearing to read "Don Hepburn", with a long, sweeping horizontal stroke extending to the right.

Don Hepburn, Chair

Archive of Nuclear Data
From NRDC's Nuclear Program

Index of Nuclear Data

Table of Global Nuclear Weapons Stockpiles, 1945-2002

Notes

End Year	US	SU	UK	FR	CH	Total
1945	6	—	—	—	—	6
1946	11	—	—	—	—	11
1947	32	—	—	—	—	32
1948	110	—	—	—	—	110
1949	235	1	—	—	—	236
1950	369	5	—	—	—	374
1951	640	25	—	—	—	665
1952	1,005	50	—	—	—	1,055
1953	1,436	120	1	—	—	1,557
1954	2,063	150	5	—	—	2,218
1955	3,057	200	10	—	—	3,267
1956	4,618	426	15	—	—	5,059
1957	6,444	660	20	—	—	7,124
1958	9,822	869	22	—	—	10,713
1959	15,468	1,060	25	—	—	16,553
1960	20,434	1,605	30	—	—	22,069
1961	24,111	2,471	50	—	—	26,632
1962	27,297	3,322	205	—	—	30,823
1963	29,249	4,238	280	—	—	33,767
1964	30,751	5,221	310	4	1	36,287
1965	31,642	6,129	310	32	5	38,118
1966	31,700	7,089	270	36	20	39,105
1967	30,893	8,339	270	36	25	39,563
1968	28,884	9,399	280	36	35	38,633
1969	26,910	10,538	308	36	50	37,841
1970	26,119	11,643	280	36	75	38,153
1971	26,365	13,092	220	45	100	39,822
1972	27,296	14,478	220	70	130	42,193
1973	28,335	15,915	275	116	150	44,791
1974	28,170	17,385	325	145	170	46,195
1975	27,052	19,055	350	188	185	46,830
1976	25,956	21,205	350	212	190	47,913
1977	25,099	23,044	350	228	200	48,920
1978	24,243	25,393	350	235	220	50,441
1979	24,107	27,935	350	235	235	52,862
1980	23,764	30,062	350	250	280	54,706
1981	23,031	32,049	350	275	330	56,035

11/16/2002

1982	22,937	33,952	335	275	360	57,859
1983	23,154	35,804	320	280	380	59,938
1984	23,228	37,431	270	280	415	61,623
1985	23,135	39,197	300	360	425	63,416
1986	23,254	40,723	300	355	425	65,056
1987	23,490	38,859	300	420	415	63,484
1988	23,077	37,333	300	410	430	61,549
1989	22,174	35,805	300	410	435	59,124
1990	21,211	33,417	300	505	430	55,863
1991	18,306	28,595	300	540	435	48,176
1992	13,731	25,155	300	540	435	40,161
1993	11,536	21,101	300	525	435	33,897
1994	11,012	18,399	250	510	450	30,621
1995	10,953	14,978	300	500	400	27,131
1996	10,886	12,085	300	450	400	24,121
1997	10,829	11,264	260	450	400	23,203
1998	10,763	10,764	260	450	400	22,637
1999	10,698	10,451	185	450	400	22,184
2000	10,615	10,201	185	450	400	21,851
2001	10,491	9,126	200	350	400	20,567
2002	10,640	8,600	200	350	400	20,190
US = United States, SU = Soviet Union/Russia, UK = United Kingdom, FR = France and CH = China						

NOTES

US warhead estimates exclude a small number of warheads awaiting dismantlement and are accurate to within a few hundred warheads.

SU/Russian warhead estimates exclude warheads awaiting dismantlement or in reserve status. The total number of intact warheads is estimated to be 18,000.

UK and French stockpile estimates are believed to be accurate to within a few tens of warheads.

Chinese warhead estimates are probably not accurate to better than 50 percent, due to the uncertainty in the number of tactical warheads.

In addition to the above, Israel, India and Pakistan have nuclear arsenals, and South Africa produced six gun-assembly type weapons in the 1980s, but dismantled them in the early-1990s. Estimates of the composition and evolution of the arsenals of Israel, India and Pakistan are extremely difficult to make. Israel may have a stockpile of some 100-200 nuclear weapons, India 30-35, and Pakistan between 24 and 48 nuclear weapons.

last revised 11.25.02

PREAMBLE
TO THE
CHARTER OF THE UNITED NATIONS

WE THE PEOPLES OF THE UNITED NATIONS DETERMINED

to save succeeding generations from the scourge of war, which twice in our lifetime has brought untold sorrow to mankind, and

to reaffirm faith in fundamental human rights, in the dignity and worth of the human person, in the equal rights of men and women and of nations large and small, and

to establish conditions under which justice and respect for the obligations arising from treaties and other sources of international law can be maintained, and

to promote social progress and better standards of life in larger freedom,

AND FOR THESE ENDS

to practice tolerance and live together in peace with one another as good neighbours, and

to unite our strength to maintain international peace and security, and

to ensure, by the acceptance of principles and the institution of methods, that armed force shall not be used, save in the common interest, and

to employ international machinery for the promotion of the economic and social advancement of all peoples,

HAVE RESOLVED TO COMBINE OUR EFFORTS TO ACCOMPLISH THESE AIMS

Accordingly, our respective Governments, through representatives assembled in the city of San Francisco, who have exhibited their full powers found to be in good and due form, have agreed to the present Charter of the United Nations and do hereby establish an international organization to be known as the United Nations.

CHAPTER I

PURPOSES AND PRINCIPLES

Article 1

The Purposes of the United Nations are:

1. To maintain international peace and security, and to that end: to take effective collective measures for the prevention and removal of threats to the peace, and for the suppression of acts of aggression or other breaches of the peace, and to bring about by peaceful means, and in conformity with the principles of justice and international law, adjustment or settlement of international disputes or situations which might lead to a breach of the peace;
2. To develop friendly relations among nations based on respect for the principle of equal rights and self-determination of peoples, and to take other appropriate measures to strengthen universal peace;
3. To achieve international co-operation in solving international problems of an economic, social, cultural, or humanitarian character, and in promoting and encouraging respect for human rights and for fundamental freedoms for all without distinction as to race, sex, language, or religion; and
4. To be a centre for harmonizing the actions of nations in the attainment of these common ends.

Article 2

The Organization and its Members, in pursuit of the Purposes stated in Article 1, shall act in accordance with the following Principles.

1. The Organization is based on the principle of the sovereign equality of all its Members.
2. All Members, in order to ensure to all of them the rights and benefits resulting from membership, shall fulfill in good faith the obligations assumed by them in accordance with the present Charter.
3. All Members shall settle their international disputes by peaceful means in such a manner that international peace and security, and justice, are not endangered.
4. All Members shall refrain in their international relations from the threat or use of force against the territorial integrity or political independence of any state, or in any other manner inconsistent with the Purposes of the United Nations.
5. All Members shall give the United Nations every assistance in any action it takes in accordance with the present Charter, and shall refrain from giving assistance to any state against which the United Nations is taking preventive or enforcement action.
6. The Organization shall ensure that states which are not Members of the United Nations act in accordance with these Principles so far as may be necessary for the maintenance of international peace and security.
7. Nothing contained in the present Charter shall authorize the United Nations to intervene in matters which are essentially within the domestic jurisdiction of any state or shall require the Members to submit such matters to settlement under the present Charter; but this principle shall not prejudice the application of enforcement measures under Chapter VII.

In Our Own Name...

Promoting Peace Through Justice

Excerpted from the Inter Pares Annual Report, 2002

As we prepare this Annual Report we look back on a year of ever-increasing violence around the globe, and forward to more violence still, as the dogs of war pace and prowl, stripping their enemies of humanity while pleading the righteousness of aggression. This young millennium – a millennium that was promised to offer the dividends of peace – has been marked by the most intense militarization that the planet has ever seen, a militarization that is, for the first time, truly global.

This is the new significance of “globalization”.

This militarization is not only the phenomenon of pervasive global military build-up and influence. It is the imposition of military logic, and the power of arms, to maintain or contain deep global social and political contradictions that instead demand understanding, tolerance, and justice to resolve.

Militarization is a process of control – social control and mind control, as much as physical coercion. And when nations, or empires, prepare for war, the people who must be conquered first are their own citizens, whose hearts and minds and bodies must be bent, by persuasion or force, to the political will of the state, and to its military ends. It is said that the first casualty of war is truth. In fact, the first casualty of war is civil liberty – the indispensable liberty of each of us to know the truth, to speak the truth, to act on the truth as free and conscious citizens.

Militarization and freedom cannot co-exist. The right arm of militarization is propaganda, and propaganda also is its shield. It is for this reason that military means so rarely bring about the ends of freedom that are so often used to justify aggression.

Propaganda’s goal is to induce in citizens a will and desire to escape the responsibilities of free consciousness and political action – what Erich Fromm described as an “escape from freedom”. All so that war can be waged in our name; the “Other” maimed and destroyed in our name; the “Other” conquered and controlled in our name.

And so today – in Canada just as certainly as in the rest of the world – we find that misinformation is so pervasive that it is difficult for citizens to trust any source, even to trust our own minds. And misinformation is not merely the charge of government. The concentration of media in the hands of singular ideological interests has transformed major information outlets into platforms for polemic, prejudice, and paranoia.

At the same time, however, we are also seeing a profound mobilization worldwide of citizens joining together to repudiate militarism, propaganda, and the erosion of freedom and human rights. These are people who are taking back their voice to declare: “Not in our name, this violence, this aggression – not in our name!”

Inter Pares acts in common cause with organizations around the world who are part of this mobilization and whose mission is to promote peace and freedom in their communities, their nations, and internationally. This is not merely a process of resistance. It is a positive movement to re-invent peace and freedom in our societies and in all that we do, acting in our own name, and in common cause with others who have taken back their voice.

What are the elements of peace in this sense? Peace is rooted in justice. It is rooted in the principle of selfdetermination of all people and peoples, free of coercion, acting in their own name. Peace implies, therefore, profound respect for people, their places, their ideas, their aspirations, and their actions to realize the world they imagine. Peace means the acceptance and nurturance of diversity. It means openness to embrace others as ourselves. Peace means dialogue, within and among diverse societies and cultures.

Peace is also rooted in civic responsibility and accountability, where governments are accountable to citizens, and citizens are responsible to each other. Peace can only be built, consolidated and protected if people have been able to create the norms and mechanisms to express their aspirations and resolve differences to determine common interests and courses of action.

The ground of peace is affinity. It is cultivated by making connections, across space and time and culture. It is nurtured in a myriad of actions taken every day by citizens working together to make the world a safe and caring place to create and sustain livelihoods and community, in mutuality and social solidarity.

Inter Pares works in collaboration with people who understand peace in these terms and who are acting in their own name to create their future in harmony with others. This annual report summarizes some of the principles behind Inter Pares' work, and activities that we have been supporting over the past year.

DATE: June 11, 2003

TO: Kelly Kloss, Legislative and Administrative Services Manager

CC: Harold Jeske, Recreation, Parks & Culture Manager
David Matthews, Community Development & Planning Coordinator

FROM: Doug Evans, Landscape Designer

SUBJECT: City of Red Deer Entrance Signs

Background

There has been increasing concern addressed towards the current condition of The City of Red Deer entrance signs. The City of Red Deer has acknowledged this concern by appointing the Recreation, Parks & Culture Department to develop a report recommending various new structural design concepts and respective cost estimations, and provide statistical data identifying major entrance locations and their current traffic volumes. The report will assist City Council to make important decisions with respect to signage and location.

At the May 22, 2003 Senior Management Team meeting, four proposed design concepts were presented (see attachment #1). It was agreed, at the meeting, that the four design concepts be presented to Council on June 16th and that concept "C" would be put forth as the recommended option by the Senior Management Team. In addition, a draft copy of standards and guidelines for the proposed signage, similar to the standards created for the Corporate Identity Program will be presented at the Council Topics for Discussion meeting. The proposed guidelines will include direction that no logos or slogans be allowed on the entrance signs in order to maintain the integrity of the signs and to ensure a clean, crisp, and well-maintained look at all times. Further, the following is submitted to Council for information; that on November 14, 1989 City Council passed a resolution supporting the inclusion of the slogan "Nuclear Weapons Free Zone" onto the existing City of Red Deer Entrance Signs, (see attachment #2).

Design Concepts/Cost Estimations (see attached maps)

Included within the report are a series of design concepts labeled A through D. The concepts provide a variation in the use of structural material, architectural style and cost to construct. The following is a list of associated features for each design concept. A cost estimation has been provided and included within this document from Bearden Engineering Ltd. The estimation will identify specifics such as scale, building material, mobilization and demobilization costs for concepts C & D.

Concept A

- Provides symmetry, columns are regular
- Provides structural variation
- Column edges are straight
- Reduced potential for graffiti

Concept B

- Provides symmetry variation, columns are irregular

- Provides structural variation
- Columns edges are straight
- Signage shown in the traditional Corporate colors
- Metal grid shown in black
- Reduced potential for graffiti

Concept C

- Similar to concept B
- Column inside edges are irregular
- Signage shown entirely in black
- Metal grid shown in light grey

Concept D

- Solid stone structure
- 3 separate stone pedestals
- Front right pedestal to display slogan, or special event
- Signage shown in the traditional Corporate colors
- Higher potential for graffiti vandalism

Cost Estimations

- C. \$45,000 plus landscaping costs
- D. \$55,000 plus landscaping costs

Entrance Locations/Traffic Data

Statistical data was collected from The City of Red Deer Traffic Department *Traffic Count Map* pertaining to traffic volumes entering into the city from five different existing entrance locations. The following information provides statistical evidence to identify the priority in which to assess the order of importance for each of the five identified entrance locations. Keep in mind that factors such as commuter vs. tourism also play a part into the importance of certain entrance locations.

The following data is based on a total number of vehicles entering into the City per a single summer workday in 2002.

- | | |
|---------------------------------|-------|
| 1. 67 th Street West | 11473 |
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| 4. 32 nd Street West | 5125 |
| 5. 55 th Street East | 3632 |

Not all of the statistical data was current. Data was multiplied by the % increase in City population growth to derive the 2002 figures.

Recommendation

Based on the statistical, and cost estimate data provided, it is the recommendation of the Recreation, Parks & Culture Department to install a total of one entrance sign within 2003 at the Gaetz Avenue South location (see attachment #3). Council should consider allocating funds to construct additional entrance signs at other recommended key sites in the year 2004. A sign located at 55th Street east should be deferred until such time that further development of the future ring road (Northland Drive & 20th Avenue) are completed.


Doug Evans

:jb

Attachments

Doug Evans

From: Char Rausch
Sent: June 4, 2003 9:31 AM
To: Jilaire Wagner
Cc: Norbert Van Wyk; Doug Evans; Susan Taylor
Subject: Excerpts from "Draft" SMT Minutes

4. Entrance Signs to City

Doug Evans, Landscape Designer, was in attendance and presented the Team with four design concepts for proposed entrance signs to the city.

Decision:**The Senior Management Team agreed:**

1. That Doug Evans contact Kelly Kloss, Manager, Legislative and Administrative Services, to determine how the "Nuclear Free Zone" slogan came to be on the current entrance signs and if it was by Council resolution.
2. Doug Evans will work with Communications and Corporate Planning to prepare guidelines/rules for the proposed signage, similar to the guidelines prepared for the Corporate Identity Program. The guidelines will include direction that no logos or slogans are allowed to be used on the entrance signs in order to maintain the integrity of the signs and to ensure a clean, crisp, well-maintained look at all times.
3. It was agreed that the four design concepts would be presented to Council during Topics for Discussion on June 16 and that Concept "C" would be put forth as the recommended option by the Senior Management Team.

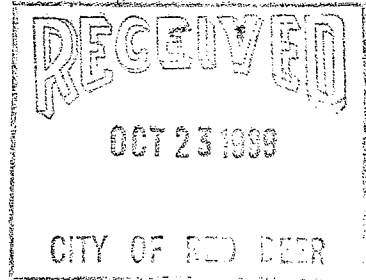
Responsibility: Doug Evans & Jilaire Wagner
--

Charlaine L. Rausch, Assistant
Corporate Planning & Communications

NO. 3

Nuclear Weapons Free Zone Coalition
c/o Dorothy Corney
4331 Michener Drive
Red Deer, Ab. T4N 2A9

Mayor R. J. McGhee
& Red Deer City Council members
Box 5008, Red Deer, Ab.



Dear Mr. Mayor and Council members:

RE: Red Deer, Nuclear Weapons Free Zone

Since the recent campaign involved the support of all candidates for the above noted issue, I am sure you are rejoicing with the coalition in the 73% majority.

It would seem there are only two items that remain as unfinished business, and then this active group can get on the other items that need the support of the electorate and those who have been given the mandate to govern.

Early in the petition process, we asked that Red Deer be declared a Nuclear Weapons Free Zone, in memory of Ethel Taylor. We also noted that it was hardly necessary to dwell on the appropriateness of the action. This will be a popular decision.

The second request by the coalition has not been presented before. We understand a sum of money was allocated for the expense involved to bring the Nuclear Weapons Free Zone to a vote. We also are aware that provincial funding has kept the cost of the municipal election below an anticipated figure. We are then in a good position to request that signs be erected at the city limits of Red Deer, which will read:

WELCOME TO RED DEER

A NUCLEAR WEAPONS FREE ZONE

We took the liberty of contacting the Mayor's office in Vancouver regarding the engineering details in their visible declarations that Vancouver is a Nuclear Weapons Free Zone. They used the message we have requested. The City Council was so enthused that one hundred signs have been erected at approaches to the City. We are no Vancouver, but we do have a half a dozen or more access roads to Red Deer.

.....2

Mayor R. J. McGhee
& City Council members

- 2 -

October 19, 1989

The cost estimate from the Engineering Department for a two foot square sign was \$23.00 to make, with a total cost of \$50. - \$60. to erect. Their signs are strapped to a utility pole, well up to avoid vandalism.

A larger sign on Highway 2A South into Red Deer would "Lift the Level of Awareness" -- a City Council phrase that the petitioners well understand. And now we pass it back to you.

Further, in conversation with Murray Brown from the Transport Division and the Engineering Department, he offered to send the paper print of the design, which I will forward to you when received. Mr. Brown will gladly assist in any further questions you may have. Phone 604 - 873 - 7331.

May we hear from you.

Sincerely



Dorothy Corney
Co-ordinator NWFZ Coalition

Phone 343 - 6447

3. that the redesignation of the area from A1-Future Urban Development to R2-Residential and A2-Environmental Preservation, as outlined on Attachment III in the report from the Director of Community Services dated November 7, 1989, be approved in principle;
 4. that the developer be required to submit a detailed geotechnical evaluation of the site before a development permit is issued;
 5. that the areas of lands to be exchanged to be determined by registered plan of survey;
 6. all legal fees, legal survey costs, and consolidating City lands with Developers' lands, and advertising costs and legal fees in closure of the lane at 61 Street be paid by the Developer;
 7. the Developer will be required to apply and pay for water, sanitary and storm services prior to development;
 8. the Developer will be required to pay any offsite levies, boundary improvement costs, etc. to be determined by the Engineering Department;
 9. agreement satisfactory to the City Solicitor;
- and as presented to Council November 14, 1989."

MOTION CARRIED

Consideration was given to correspondence from the Red Deer Tourist & Convention Board dated October 27, 1989 re: City Welcome Signs. Mr. Jim Spiers, Chairman of the Tourist & Convention Board was present to speak to Council relative to this matter. Following discussion, the motions as set out hereunder were introduced and passed.

Moved by Alderman Moffat, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Red Deer Tourist & Convention Board dated October 27, 1989, re: City Welcome Signs hereby agrees that the City Welcome Signs not be further upgraded at this time.

13

Council - Nov. 14, 1989

Council further agrees that the administration be directed to prepare an estimate as to the cost of lighting the City Welcome Signs and as presented to Council November 14, 1989."

MOTION CARRIED

Moved by Alderman Moffat, seconded by Alderman Statnyk

"THAT in order to reflect the will of the Community of Red Deer that 'Nuclear Weapons Free Zone' signage be included on the City Welcome signs."

Alderman McGregor, Alderman Campbell and Mayor McGhee registered dissenting votes.

MOTION CARRIED

PETITIONS & DELEGATIONS

Consideration was given to the Petition dated October 23, 1989 from residents of West Park re: Street Lights/ 60 Avenue between 43 Street and 32 Street. Following discussion, the motion as set out hereunder was introduced.

Moved by Alderman Pimm, seconded by Alderman Statnyk

"RESOLVED that Council of The City of Red Deer having considered a petition from residents of West Park dated October 23, 1989, re: Street Lights/60 Avenue between 43 Street and 32 Street hereby agrees that said request be deferred for consideration in the 1990 Engineering Department Budget and as presented to Council November 14, 1989."

Prior to voting on the above resolution, the following amending resolution was introduced and passed.

"RESOLVED that the motion be amended by deleting the words 'that said request be deferred for consideration' and 'as presented to Council November 14, 1989' and by adding the following words after the word 'agrees', 'that the work be undertaken as soon as possible, with costs to be included'."

MOTION TO AMEND - CARRIED

The original resolution as amended was subsequently voted on and passed.

MOTION CARRIED



City Entrance Sign Concepts

Concept A

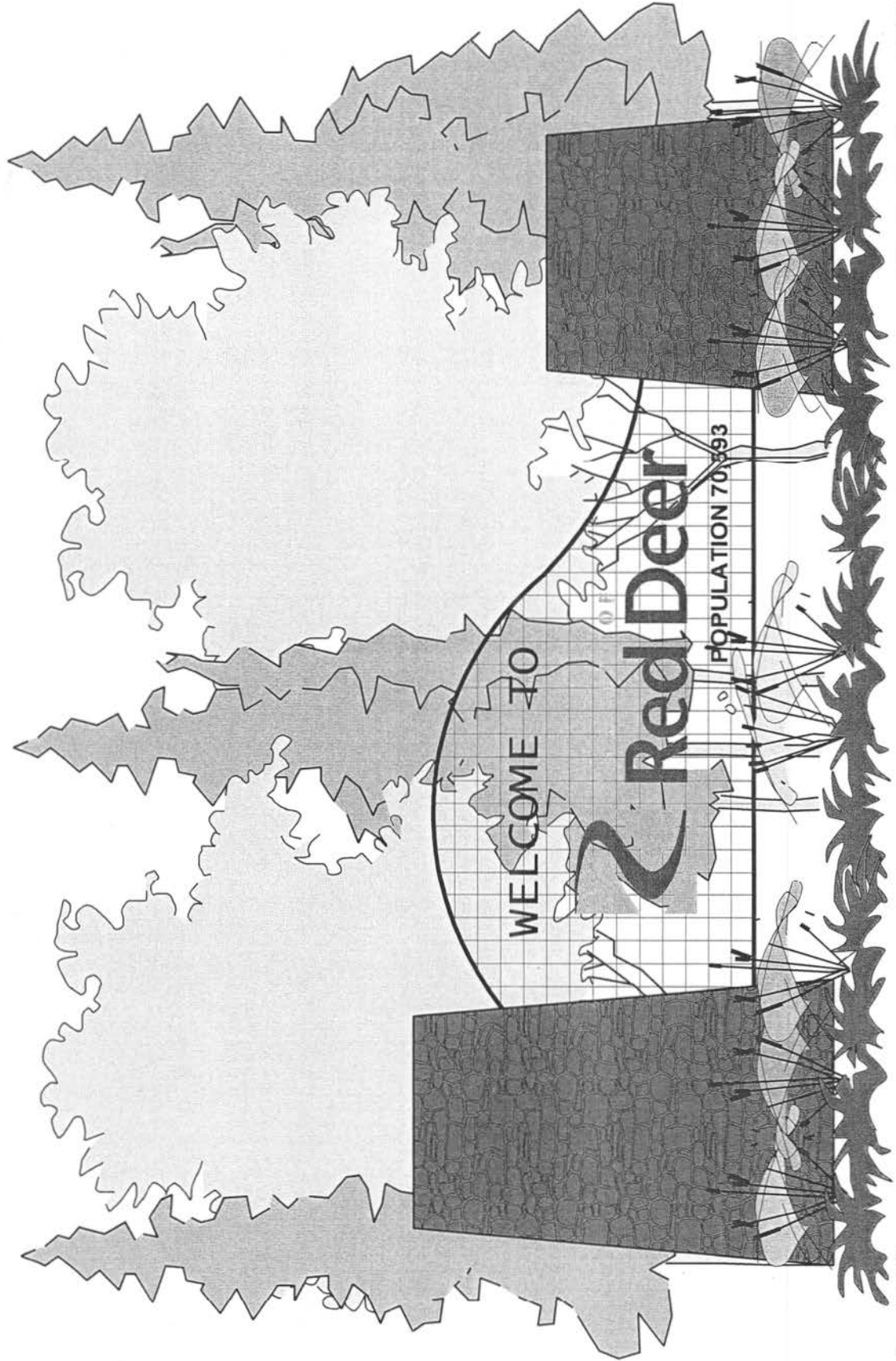


Scale: NTS

Plotted: June 10/2003

City Entrance Sign Concepts

Concept B



Scale: NTS

Plotted: June 10/2003

City Entrance Sign Concepts

Concept C

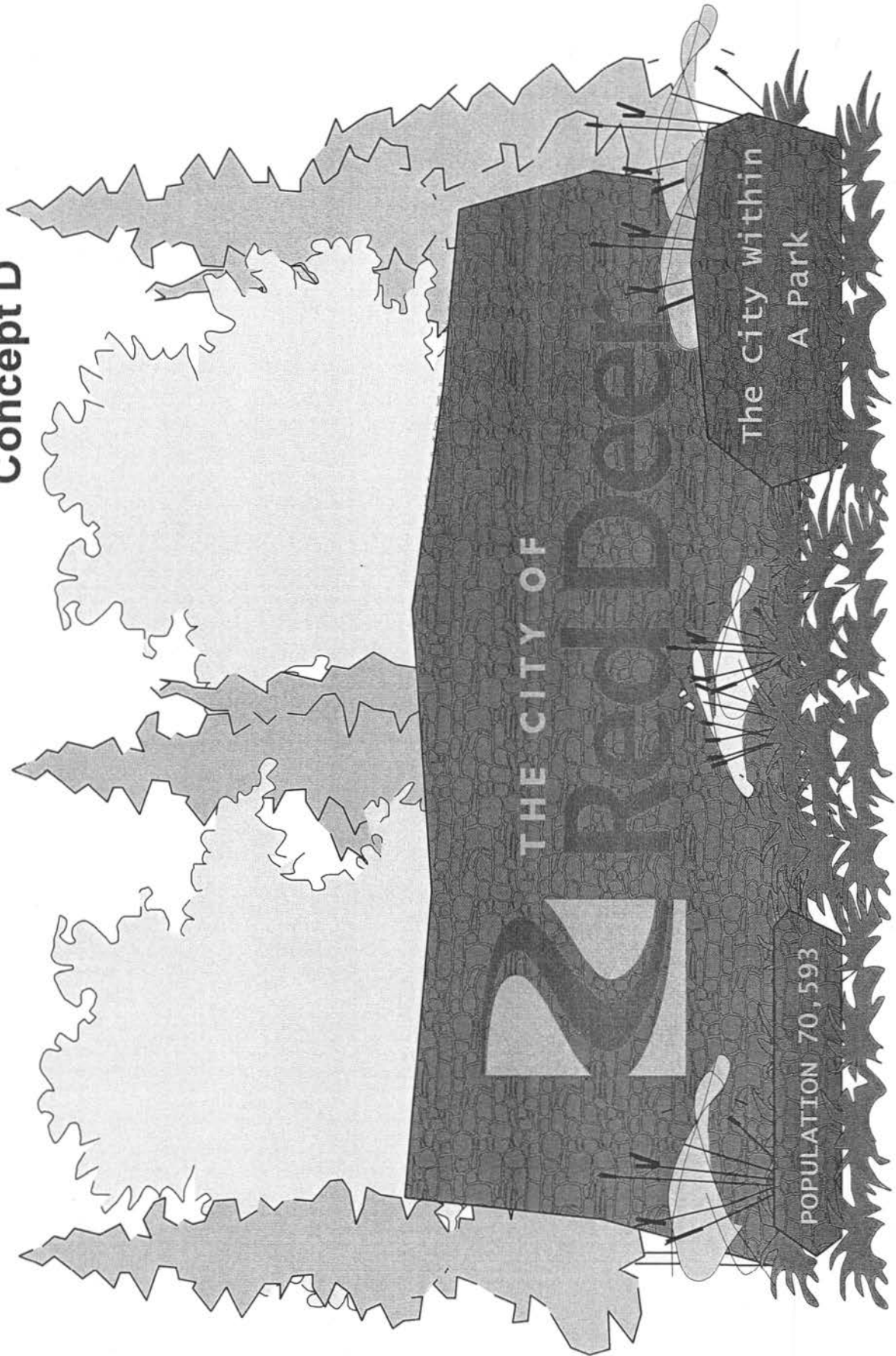


Scale: NTS

Plotted: June 10/2003

City Entrance Sign Concepts

Concept D



Scale: NTS

Plotted: June 10/2003

Kelly Kloss

From: Mary McGarry
Sent: August 26, 2003 2:00 PM
To: Kelly Kloss
Subject: Please see Norbert Sometime

Hi, Kelly, could you drop by to see the Norbster re info your dept copied to Mayor, Council and City Manager on how the "Nuclear Free Zone" came about--I have the info here if you just want to peruse it when you come to see N.

Mary McGarry
Office of the Mayor and City Manager
Box 5008
Red Deer, AB T4N 0P6
Ph 403-342-8279 Fax 342-8365
E-mail marym@city.red-deer.ab.ca

Christine Kenzie

From: Kelly Kloss
Sent: September 11, 2003 8:24 AM
To: Christine Kenzie
Subject: FW: City Hall Plaque

Please forward this to the Mayor, Councillors, City Manager, Directors, Harold Jeske, Nona and to Bev to print & file in the Council agenda

Thanks

Kelly

-----Original Message-----

From: Dorothy Corney [mailto:dicorney@shaw.ca]
Sent: September 10, 2003 5:08 PM
To: kkloss@city.red-deer.ab.ca
Cc: Don Hepburn
Subject: City Hall Plaque

Dorothy Corney
121 Rupert Crescent.
Red Deer , Alberta T4P 2Y9

September 10/2003

Mayor Gail Surkan and City Council Members
City Hall , Red Deer, Alberta

Attention: Kelly Kloss

To watch City Hall proceedings on Cable TV is informative, to attend a council meeting is inspiring, to actually read the content preparation for ONE meeting is exhausting. Thanks for the copy given to me.

My foremost thought --- Council members sure aren't in this for MONEY. The talent , ability , perseverance and dedication are all wound up in pages 1 - 85.

Thank you for the copy of the proposed new sign to be placed in City Hall Park. Thank you for including ME which is representative of only one of many who labour in multiple ways to make Red Deer a special place to live.

David and I have resided in seven locations across Canada. I live in Red Deer by choice. When you are burdened, pause and " Walk a Mile for Peace " along the river and know that a caring community is behind you. Thank you for your leadership . Know that you and your staff are appreciated.

Dorothy Corney

2003/09/11

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 9, 2003

Dorothy Corney
4331 Michener Drive
Red Deer, AB T4N 2A9

121 Report RES 249 (Re-directed Sept 15, 2003)
Red Deer, T4P (OK)

Dear Dorothy:

Thank you for attending the September 8, 2003 Red Deer City Council Meeting. Council reviewed the new designs for City of Red Deer Entrance Signs and passed the following resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Parks & Open Space Designer dated August 29, 2003, Re: City of Red Deer Entrance Signs hereby agrees:

1. That Concept C, as outlined in said report, is approved with the use of the colour version of the corporate logo;
2. That the proposed locations, as set out, are approved as site locations;
3. That Gaetz Avenue South location is approved for the location of the first entrance sign;

and as presented to Council September 8, 2003."

"Resolved that Council of the City of Red Deer having considered the report from the Parks & Open Space Designer dated August 29, 2003, Re: City of Red Deer Entrance Signs hereby:

1. Approves the installation of a plaque within City Hall park to recognize Red Deer's status as a Nuclear Weapons Free Zone.
2. Authorizes the City Manager to approve the exact location of the plaque within City Hall Park."

.. 2/

Dorothy Corney
September 9, 2003
Page 2

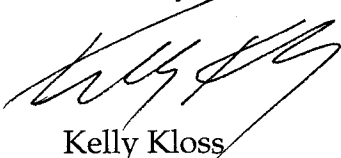
Erection of the new entrance sign on Gaetz Avenue south is planned for the spring of 2004. A budget for a second sign to be located at the 67th Street entrance to Red Deer will be included in budget deliberations for 2004.

The erection of the new entrance sign will be coordinated with the placement of the Nuclear Weapons Free Zone plaque in City Hall Park.

City Administration will be in touch to consult with you on the location of the plaque and participation in the unveiling of the plaque.

Your dedication and work in the Red Deer Community is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized, flowing script.

Kelly Kloss
Manager

c Don Hepburn
 Colleen Denehy
 Colleen Jensen, Community Services Director
 Harold Jeske, Recreation, Parks & Culture Manager
 Doug Evans, Parks & Open Space Designer



Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Doug Evans, Parks & Open Space Designer
FROM: Kelly Kloss, Manager
SUBJECT: City of Red Deer Entrance Signs

Reference Report:

Parks & Open Space Designer, dated August 29, 2003

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Parks & Open Space Designer dated August 29, 2003, Re: City of Red Deer Entrance Signs hereby agrees:

1. That Concept C, as outlined in said report, is approved with the use of the colour version of the corporate logo;
2. That the proposed locations, as set out, is approved as site locations;
3. That Gaetz Avenue South location is approved for the location of the first entrance sign;

and as presented to Council September 8, 2003."

"Resolved that Council of the City of Red Deer having considered the report from the Parks & Open Space Designer dated August 29, 2003, Re: City of Red Deer Entrance Signs hereby:

1. Approves the installation of a plaque within City Hall park to recognize Red Deer's status as a Nuclear Weapons Free Zone.
2. Authorizes the City Manager to approve the exact location of the plaque within City Hall Park."

Report Back to Council: Yes

Please include for the 2004 Budget deliberations a budget for a second sign.

Comments/Further Action:

As indicated erection of the sign is planned for the spring of 2004. This should be coordinated with the placement of the Nuclear Weapons Free Zone plaque in City Hall Park.

Also, it may be beneficial to consult Dorothy Corney on the location of the plaque and include her in its unveiling..



Kelly Kloss
Manager

/chk

c Community Services Director
 Recreation, Parks & Culture Manager
 Community Development & Planning Coordinator

**Assessment and Tax Section**

DATE: September 2, 2003

TO: City Clerk

FROM: Tax Collector

SUBJECT: 2003 Tax Sale

Background

The Municipal Government Act provides municipalities with a process to recover property taxes that have remained unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

For a property to be eligible for a tax sale, they must have a tax notification registered against their property for one full year, which means they have all or a portion of their property tax still in arrears.

Attached is a question & answer giving some additional background related to tax sales.

Process

To begin this process Section 419 of the Municipal Government Act states:

"The Council must set:

- a) For each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- b) Any conditions that apply to the sale."

Attached are: the properties up for sale, the suggested reserve bids, the terms and dates for the various advertisements.

It is our hope that by the time of the tax sale, all tax arrears will have been paid for these properties and thus would be withdrawn from the sale.

Recommendation

That Council pass a resolution establishing reserve bids and sale conditions as listed in Schedule "A" for the 2003 Tax Sale.

A handwritten signature in black ink, appearing to read 'N Ford'.

Norman Ford
Tax Collector

NF/ngl

Enc.

TAX SALE

What is a tax sale?

A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for four years. The goal of the tax sale is to encourage the registered owner, or any party having an interest in the property, to pay the outstanding taxes.

When is the tax sale held?

The City of Red Deer normally holds a tax sale in December of each year.

When is property eligible for tax sale?

A property is eligible for tax sale when there are four years of taxes outstanding (three years arrears and the current year). The timetable is as follows:

- March 31, 2002 – A tax recovery notification is registered at Land Titles Office on properties with two years of tax arrears.
- August 31, 2002 – Land Titles Office sends a notice to the owners of properties with a tax recovery notification advising that, if taxes are not paid prior to March 31 of the following year, the property is eligible for tax sale.
- March 31, 2003 – (Following year) – The tax recovery notification has now been filed with Land Titles Office for one full year. The tax sale proceedings must start.
- September, 2003 – Council sets a reserve bid, which is based on market value, and the date for tax sale is set.
- October, 2003 – Tax sale is advertised in the Alberta Gazette. Registered letters are sent to the owners and any parties having an interest in the property.
- November, 2003 – Tax sale is advertised in the Red Deer Advocate. Registered letters are sent as above.
- December, 2003 – Tax sale is held, and any properties eligible are offered for sale.

What happens with the revenue from the tax sale?

The outstanding property taxes including all penalties and costs are first paid to The City of Red Deer. Any remaining funds are paid to the property owner and any debtors.

Has The City of Red Deer ever sold a property through a tax sale?

The City has not sold a property at a tax sale for the last 25 years.

What happens if a property does not sell?

The property is transferred into the name of The City of Red Deer. The City applies for occupancy, and, once the City gains occupancy, the property is offered for sale on the open market.

SCHEDULE "A"
PROPOSED 2003 TAX SALE

Advertisement in The Alberta Gazette
 Advertisement in The Red Deer Advocate
 Tax Sale
 Terms

October 15, 2003
 November 21, 2003
 December 4, 2003
 Cash

Roll #	Legal Description	Reserve Bid
0932245	Unit 51 CDE 9021647	\$ 67,500
1530025	Lt 2 Bk 1 PI 4705HW	110,000
1611435	Lt 7 Bk 7A PI 495KS	143,000
1642315	Unit 19 CDE 9420656	74,000
2911190	Lt 2B Bk 5 PI 7620630	105,000

Comments:

I agree with the recommendations of the Tax Collector.

“N. Van Wyk”
City Manager

FILE



Council Decision – September 8, 2003

Legislative & Administrative Services

DATE: September 9, 2003
TO: Rod Risling, Assessment & Tax Manager
FROM: Kelly Kloss, Manager
SUBJECT: 2003 Tax Sale

Reference Report:

Tax Collector, dated September 2, 2003

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Tax Collector dated September 2, 2003, re: 2003 Tax Sale, hereby approves proceeding with the tax sales for properties known as Roll No. 1530025, Roll No. 1642315, and Roll No. 2911190; subject to the following conditions:

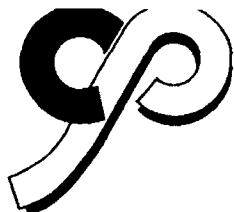
1. That said sale be held in the Council Chambers of City Hall, Red Deer Alberta, on December 4, 2003 at 11:00 a.m.,
2. Terms to be cash or certified cheque,
3. The minimum sale price for each parcel and the terms and dates that are applicable for the various parcels advertised, are to be as outlined in the above noted report from the Tax Collector."

Report Back to Council: No


Kelly Kloss
Manager

/chk

c Tax Collector
Treasury Services Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

DATE: August 26, 2003

TO: Kelly Kloss, Legislative & Administrative Manager

FROM: Johan van der Bank, Planner

RE: **Proposed Bylaw Amendment 3156/Z-2003**
Secondary Suites

BACKGROUND

Secondary suites refer to a second dwelling unit inside a house, having its own entrance, bathroom and kitchen and thus being able to accommodate a second household completely separate from the household in the main dwelling unit. This is different from providing 'room and board' in the basement of a house.

Once a common feature in Canadian cities and towns, secondary suites are restricted in many municipalities through zoning bylaws which set stringent requirements for the type of housing allowed in low density residential districts. According to the Canadian Mortgage & Housing Corporation this restrictive approach may be changing. In more communities, the reintroduction of secondary suites is now being considered based upon the following advantages:

- providing affordable rental housing (to students, seniors and low or fixed income families);
- making home ownership affordable to younger householders and first-time buyers (through rental income of a secondary suite to supplement mortgage payments of the principal dwelling);
- helping older householders continue to live in their neighbourhoods;
- absorbing underutilized capacity and allowing for more efficient provision of services such as water, sewer and garbage collection, and offset declines in school population;
- contributing to the revitalization and maintenance of existing neighbourhoods;
- supporting environmental objectives by contributing to more compact communities, less agricultural land conversion, more efficient use of energy (heating and transportation costs); and
- creating neighbourhoods with a finer mix of housing choices

The CMHC reports that secondary suites make up close to a fifth of the rental housing stock in large cities like Toronto and Vancouver, and are also an important source of rental housing in smaller and even rural communities where there is little conventional rental housing. Rental income from secondary suites are reported to reduce the mortgage carrying costs to first time home buyers by up to 25%.

REVIEW POSSIBLE APPROACHES

In the City of Red Deer Land Use Bylaw secondary suites are defined as “a secondary dwelling unit in a detached dwelling” and are allowed as a permitted use in a detached dwelling in the R2 Residential (Medium Density) District and as a discretionary use in a detached dwelling in the R3 Residential (Multiple Family) District. The land use bylaw contains no particular standards or regulations pertaining to the development of secondary suites.

The disadvantage is that new detached dwellings are not often, if ever, constructed in the R2 or R3 Residential Districts, both being intended primarily for medium and higher density development, with higher land values which tend to make the development of detached dwelling in these districts unfeasible. This means that very few new secondary suites are being developed in the districts where they are allowed, despite the fact that real estate professionals indicate a demand for single family dwellings with a secondary suite option (information obtained from an informal discussion).

The City of Red Deer Municipal Development Plan (Policy 11.4), discussions with builders and developers as well as the recent adoption by City Council of a study report entitled “Red Deer Growing Smarter”, provided an impetus for this investigation into secondary suites. Subsequently planning staff reviewed a range of possible district regulations and standards for secondary suites as they apply in a number of Canadian municipalities (focusing on western Canada). Details are presented in Appendix A.

Some municipalities permit secondary suites “as of right” in all single family homes while others permit them only in designated districts or by site specific rezoning. This varies according to local circumstances. Usually secondary suites are governed by provincial building codes that deal with health, safety and fire protection.

COMMENTS FROM CITY DEPARTMENTS

Alberta Building Code and Alberta Fire Code

Presently the provincial building and fire codes do not provide standards specifically tailored for secondary suites. Home owners can establish secondary suites legally by complying with the code for semi-detached dwellings / duplexes, which tends to increase the construction cost of a home designed to accommodate a secondary suite.

In view of the increasing awareness of and drive for the development of secondary suites, in March 2002 the Alberta government initiated public consultation on proposed amendments to the Alberta Building Code and the Alberta Fire Code that will provide more appropriate building codes and safety standards specifically regulating the construction and upgrading of new and existing secondary suites. Draft amendments to the Alberta Building Code and Alberta Fire Code have been circulated to municipalities as part of the public consultation process. It is expected that this process will be completed and the amendments to the building and fire codes implemented in 2004.

When this happens it is expected that there will be two separate codes, one for secondary suites and another one for duplexes / semi-detached dwellings. The code for secondary suites is expected to be more flexible and have lower standards for building and fire codes, because it is intended that secondary suites would be rented by the property owner and thus would be inherently part of the principal dwelling, whereas duplexes / semi-detached dwellings could be separately owned and therefore would

need to be completely self contained / self sufficient in terms of building and fire codes (as is the case presently, which also applies to secondary suites built to semi-detached dwelling code).

It is expected that the secondary suite building code will include requirements, such as a separate exterior entrance, to which most of the existing basement suites, whether those may be legal conforming, legal non-conforming or illegal, might not be able to comply without extensive rebuilding.

Engineering Services Department

The Engineering Services department indicated that it is not possible to assess the impact on infrastructure should secondary suites be allowed in existing neighbourhoods unless the number of suites and the additional population are known. For this reason it would be necessary to place some form of limit on either the number or density of secondary suites that can develop in a neighbourhood. If this predetermined number or density is exceeded, a more detailed assessment on the affect on infrastructure, traffic, and parking should be considered.

If there would be only a few secondary suites in an existing neighbourhood the impact on the sewer trunk line would be negligible. Additional traffic and parking may be more of an issue.

Further planning comments on this topic are provided under the heading *Some Research Findings about Secondary Suites* in this report.

Assessment and Taxes

The City Assessor advises that under the current legislation properties developed for a detached house with a secondary suite would be assessed at the single family residential rate.

Social Planning

The Social Planning Department assessed the concept of secondary suites from a social impact perspective. The recommendation was that the concept is supported. The Department also suggested that the parking requirement should be carefully considered so as to not reduce back yard space and add additional construction costs, particularly if research indicates that the car ownership rate of secondary suite occupants is lower than detached dwelling unit occupants.

PLANNING ANALYSIS

It is understood that the intent to have secondary suites allocated separately from other residential land uses was implied in Council's December 2002 adoption of the *Neighbourhood Planning & Design Guidelines & Standards*, where it states in Guideline E on p. 7 that:

“Developers are encouraged to allocate parcels on which the development of a ‘secondary suite’ may be permitted.”

The Municipal Development Plan Policy 11.4 is to the same effect when it states:

“The City will investigate the implications of, and public response to, amending the Land Use Bylaw to allow for secondary dwelling units, either at grade, or as second storey (loft) suites, as well as basement suites, in appropriate land use districts.”

The proposed approach to the possible incorporation of secondary suites into the City of Red Deer Land Use Bylaw is based on a review of bylaws in other communities and related literature. This provided the opportunity to consider which combination of existing approaches, or a completely different approach, would best be suited for application in the community of Red Deer. It was not intended to merely copy the land use bylaws of other communities.

Some Research Findings about Secondary Suites

Referring to the comments from the Engineering Services Department, two potential problems exist in applying a limit to the number or density of secondary suites that can develop in an existing neighbourhood where a statutory plan has not been adopted:

- Firstly, on what basis will the limit on the number or density of secondary suites be calculated if a plan with defined boundaries does not exist?
- Secondly, when the ‘predetermined number or density’ is reached, who will undertake and pay for the detailed assessment of the affect on infrastructure if additional applications for secondary suites are received?

In 1998 the Canadian Mortgage & Housing Corporation funded external research into the impact of secondary suites on municipal infrastructure and services. The project investigated neighbourhoods in Victoria (an urban core neighbourhood), North Vancouver (an inner suburb) and Abbotsford (an outer suburb), in British Columbia. The significant findings of this research include the following facts:

- The study found that the impact of secondary suites varies according to the type of municipality or neighbourhood, i.e. lower impact in the urban core municipality, higher impact in the outer suburb and somewhere in between in the inner suburb.
- The study suggests that secondary suite developments increase with rising mortgage rates and escalation in other home ownership costs.
- The study concluded that the majority of homeowners have no intention of converting their homes to accommodate secondary suites. The proportion of homes with secondary suites varied from a minimum of 6% to a maximum 25% per neighbourhood. Typically in the City of Red Deer, depending on the mix of housing provided in a neighbourhood, this would mean between 40 to 70 houses with secondary suites per neighbourhood, out of a typical total of between 400 and 600 detached dwellings.
- Given the trend to smaller households (i.e. fewer consumers of water, sewer and other services per house), the study concludes that secondary suites generally do not place an extra burden on municipal infrastructure or services beyond the original design capacity.
- The study found that, compared to a home without a secondary suite, a home with a secondary suite:
 - produces 36% to 42% more garbage; and
 - consumes 35% to 63% more water and sewer services.

These numbers are relevant to the question of how secondary suites impact municipal services: the study found that a home with a secondary suite, i.e. two households, does not generate twice (i.e. ratio of 2.0) the volume of garbage and consume twice (i.e. ratio of 2.0) the volume of water and sewer capacity. Rather, the maximum ratios are closer to 1.42 and 1.63 respectively.

- There appears to be a negligible impact on parking – the study found that people who live in secondary suites tend to have fewer cars on average than people who live in single detached houses. The overall effect is that a house with a secondary suite has only 27% to 40% higher car ownership rates than a house without a secondary suite.

It appears reasonable to expect that secondary suite development in the City of Red Deer would follow trends similar to those identified in the study findings and subsequently, would not have a significant impact on municipal services, in particular sewer trunk capacity.

The implication is that it may not be necessary to place a limit on the amount or density of secondary suite development in order to protect the sewer trunk capacity.

Amend the R1 Residential (Low Density) District

After having explored a number of possible alternatives, planning staff are proposing that the existing R1 District be amended to accommodate secondary suite development. A two-staged approach to implementing this is being recommended:

- Stage One would allow secondary suites as a permitted use in the R1 District only in neighbourhoods where land is designated for secondary suite development in a statutory plan. This requirement would ensure prior public consultation and awareness through the plan preparation or amendment process;
- Stage Two would involve some level of public consultation in which options would be explored whereby secondary suites could be incorporated on a wider basis in the R1 District in areas where land is not designated for secondary suite development in a statutory plan. One option would be to incorporate secondary suites as a discretionary use in a way similar to the provisions for home occupations.

Adopting a two-staged approach is based on the following rationale:

- The bylaw amendment proposed for Stage One would sooner enable developers to introduce secondary suite development in undeveloped phases of their subdivisions through the plan amendment process; and
- The public consultation process proposed for Stage Two would provide an opportunity to determine public input to a significant change in the R1 District, i.e. the potentially wider incorporation of secondary suites.

The proposed amendment must uphold the following primary objectives:

- Maintain the integrity of the R1 Residential (Low Density) District;
- Keep densities in neighbourhoods within the maximum range of 12.35 to 17.30 dwelling units per hectare;
- Facilitate planning for the provision of infrastructure and services; and
- Ensure that the supply of secondary suites is distributed throughout most neighbourhoods rather than being concentrated in only a few.

In neighbourhoods with statutory plans in place, these objectives could be met by requiring that, if a developer contemplates secondary suite development as a permitted use, then not more than 10% of the number of R1 lots in the plan area may be designated for secondary suite development. This would provide the engineers the numbers they need to plan efficient infrastructure and services, and also contribute to an

equitable distribution of secondary suites between neighbourhoods. Precisely how these objectives would be achieved in neighbourhoods without statutory plans would be the subject of Stage Two.

With a 10% restriction on the amount of secondary suite development, a typical newer Red Deer subdivision where the number of R1 lots can vary between 300 and 500 per quarter section neighbourhood, this would mean that approximately 30 to 50 lots may be designated for detached dwellings with secondary suites (which would imply between 60 to 100 persons per quarter section neighbourhood). This is considered sufficient to meet the present demand for secondary suites. If at some point in the future it appears that the 10% restriction does not meet the demand for secondary suites, it could be reviewed.

Although detached dwellings are developed in the R1N Residential (Narrow Lot) District, it is not recommended that secondary suites be allowed in this district because of existing concerns over parking and the reduced lot frontage.

Secondary Suite Development Regulations

A new definition of a secondary suite and a set of development regulations for secondary suites would be incorporated into the Land Use Bylaw. The following paragraphs serve to explain the principles behind some of these regulations:

- *Restricting Secondary Suites to the Building Envelope of the Principal Dwelling*
Some communities allow secondary suites only within the principal dwelling, and then usually in the basement. There are a few communities where secondary suites are allowed as a separate, detached accessory building, or as the second storey to a garage (sometimes called a 'coach house' or 'carriage suite'). In the proposed bylaw amendment secondary suites are being contained within the principal dwelling only (i.e. not necessarily in the basement) for the following three primary reasons:
 - Consideration for the privacy of neighbouring properties. A two-storey primary dwelling with a "garage suite" could potentially mean that two households could be overlooking the neighbouring yard;
 - A 'coach house' or 'carriage suite' would require special foundations for the garage which may be a costly item to build and might not meet the objective of providing opportunities for affordable housing which this proposed bylaw amendment has as one of its aims; and
 - Section 62(3)(a) of the Land Use Bylaw states that an accessory building (such as a garage) may not exceed one storey or 4.5 metres in height. This section might be intended to ensure rear yard sunlight exposure to neighbouring properties.

This does not mean that a homeowner would not be allowed to make an addition to the home in order to develop a secondary suite.

- *Ensuring Secondary Suites are Subordinate to the Principal Dwelling and are Distinguished from Semi-detached Dwelling Units*
In order to ensure that a secondary suite is subordinate to the primary use of the lot for detached dwelling purposes, and to distinguish it from a semi-detached dwelling and "garage suite", the secondary suite shall be completely contained within the detached dwelling, have a separate exterior entrance only in the side or rear yard, and have a minimum floor space of 38 m² and a maximum floor

space equal to the lesser of 90 m² or 40% of the total floor area of the principal building, including the upper, main and basement floors.

- *Parking Requirements*

Based on input from the Inspections & Licensing Department and the Social Planning Department, the parking requirement is one parking space for a secondary suite having not more than two bedrooms, and two parking spaces for a secondary suite having more than two bedrooms. In all instances the parking spaces required for a secondary suite shall be in addition to the two parking spaces required for the principal detached dwelling. Development regulations will require that secondary suite parking spaces be accessed off the rear lane, which means that all lots where secondary suites are developed shall be required to be serviced by a rear lane.

- *Promoting Affordable Rental Accommodation*

The subdivision or condominium titling of the secondary suite will not be allowed, in order to ensure that it remains available for rent.

- *Secondary Suites and Other Discretionary Uses*

In order to ensure acceptable levels of activity within the secondary suite district, discretionary home music instructor/instruction (i.e. where more than two students are taught at any time), discretionary home occupations (i.e. those which will generate additional traffic), bed & breakfasts or garden suites shall not be allowed at the same time as a Secondary Suite.

Other Considerations

Fiscal Impact of Secondary Suites on Municipal Services and Programmes

The fiscal impact of secondary suites on municipal services and programmes during Stage One of the proposed approach to implementing secondary suites in the City of Red Deer is expected to be minimal based on the restriction of secondary suites to not more than 10% of the number of detached dwellings in any new neighbourhood. The 10% restriction would be enforced through the preparation and amendment of neighbourhood statutory plans, similar to what is now being done with narrow lot development in the preparation of neighbourhood area structure plans. In addition to the 10% restriction, any secondary suite development proposed in a neighbourhood statutory plan would be subject to the City's maximum density range of 12.35 to 17.3 dwelling units per hectare, which in turn is subject to adequate capacity in infrastructure trunk lines (the sanitary sewer trunk capacity currently restricts density to 45 persons per hectare).

The impact of secondary suite development in new neighbourhoods on municipal programmes and leisure facilities and amenities would be controlled through the preparation of neighbourhood statutory plans.

During Stage Two of the proposed approach to implementing secondary suites in the City of Red Deer, the potential fiscal impacts of secondary suite development in existing neighbourhoods where neighbourhood statutory plans do not exist and where there are no restrictions on density will be researched and reported.

Neighbourhood Planning & Design Guidelines and Standards

The requirement to identify the location where a developer contemplates secondary suite development in a statutory plan would be incorporated in the Community Services Division's *Neighbourhood Planning & Design Guidelines & Standards*. The manner of secondary suite allocation could be similar to the manner in which walkout basement lots are identified in neighbourhood area structure plans.

The City's *Neighbourhood Planning & Design Guidelines and Standards* contain a guideline to the effect that developers are encouraged to allocate parcels for secondary suite development in neighbourhood area structure plans. If the proposed bylaw amendment is adopted, this guideline (voluntary) should be changed to a standard (obligatory). The amendment to the *Neighbourhood Planning & Design Guidelines and Standards* would be approved by the City Manager and the reworded standard could read as follows:

“1.2.4 Where a developer contemplates secondary suite development, it is required that the location of lots to be designated for this purpose be identified in the area structure plan. Not more than 10% of the number of lots in the R1 Residential (Low Density) District in a neighbourhood area structure plan may be allocated for the purpose of secondary suite development.”

The Role of Secondary Suites in Infill and Redevelopment

It should be noted that the proposed changes to the building and fire codes would most likely require that secondary suites have exterior entrances completely separate from the principal dwelling. This would mean that most existing basement suites would not be upgradeable to meet the new codes without extensive rebuilding. The implication of this is that it could be expected that most secondary suites in the established neighbourhoods would be constructed when a lot is redeveloped with a new house construction or when a larger lot is subdivided for new infill construction.

Existing Basement Suites

Presently the Land Use Bylaw allows a detached dwelling with a secondary suite as a permitted use in the R2 District and as a Discretionary Use in the R3 District. Under the bylaw amendment proposed in this report, the construction of new detached dwellings with secondary suites would no longer be allowed in the R2 and R3 Districts. This would be based on past experience which shows that developers are not interested in developing detached dwellings in the R2 or R3 Districts because the land values in these Districts do not justify it.

Presently in the City of Red Deer four secondary or 'basement' suites are approved as legal conforming land use exceptions. In addition, it is expected that an unknown number of legal non-conforming and illegal secondary suites exist throughout the City. In terms of the Municipal Government Act (Section 643), any existing suite in the City will continue to be either legal conforming, legal non-conforming, or illegal, as the case may be. The proposed bylaw will not change the status quo of the majority of existing suites.

MUNICIPAL PLANNING COMMISSION

Usually bylaw amendments for rezoning and Land Use Bylaw text amendments are not submitted to the Municipal Planning Commission. However, on June 23 and August 18,

2003 this item was submitted to the Municipal Planning Commission for discussion and general feedback because it represents a significant new initiative in terms of housing choices in the City. On June 23, 2003 MPC made the following resolution:

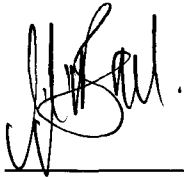
"Resolved that the Municipal Planning Commission agree to table consideration of the report relative to proposed Bylaw Amendment 3156/Z-2003 / R1S Residential (Secondary Suite) District to provide for:

1. The exploration of alternate options including the concept of dealing with secondary suites similarly to home occupations.
2. A review of the conditions that seem more strenuous than required, e.g. 2 parking stalls instead of just 1.
3. An examination of how secondary suites can facilitate infill development and redevelopment in existing neighbourhoods.
4. An assessment of impacts on infrastructure should secondary suites be permitted in existing neighbourhoods."

Planning staff prepared a second report which addressed the four items in the Commission's resolution. On August 18, 2003 the second report was considered by the MPC, and it was resolved to recommend that the report be filed with City Council, indicating MPC's support for the staff recommendation. MPC also resolved to recommend that City Council consider putting an urgent timeline on the implementation of Stage Two.

RECOMMENDATION

1. That City Council considers first reading of the proposed Bylaw Amendment No. 3156/Z-2003 (i.e. Stage One as outlined in this report); and
2. That City Council directs public consultation be undertaken on the wider incorporation of secondary suites into the R1 Residential (Low Density) District (i.e. Stage Two as outlined in this report).



Johan van der Bank
Planner
Attachments

cc: Colleen Jensen, Director of Community Services Division

SECONDARY SUITES IN OTHER COMMUNITIES

	City of Vancouver	City of Coquitlam	Town of Sidney	Village of Belcarra
Where permitted?	<ul style="list-style-type: none"> • In those residential districts opting for an area-wide rezoning • Only in a detached dwelling 	<ul style="list-style-type: none"> • All one-family and two-family residential districts • Only in a detached dwelling 	<ul style="list-style-type: none"> • The lower density residential districts • Only in a detached dwelling 	<ul style="list-style-type: none"> • The single family residential district • Only in a detached dwelling
Maximum or minimum floor space	<ul style="list-style-type: none"> • Min: 38 m² (410 ft²) • Max: The lesser of 90 m² (969 ft²) and 40% of the habitable floor space in the principle building 	<ul style="list-style-type: none"> • Min: not specified • Max: 40% of the total floor area of the main dwelling unit 	<ul style="list-style-type: none"> • Min: not specified • Max: the lesser of 40% of the gross floor area of the principle building and 120 m² 	<ul style="list-style-type: none"> • Min: not specified • Max: 75 m²
Occupancy	<ul style="list-style-type: none"> • The owner must live on site, either in the primary or the secondary suite 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified
Placement on lot	<ul style="list-style-type: none"> • Contained within the principle building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> • Contained within the principal building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> • Contained within the principal building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> • Contained either within a principal building or an accessory building if such accessory building is also used as a garage • In an accessory building a secondary suite may occupy only one storey of the building
Is subdivision or condominium title allowed?	<ul style="list-style-type: none"> • No • This condition must be registered on the land title 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified
Parking	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement
Increased standards, e.g. setbacks, lot size, frontage, etc?	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • No
Are additional uses allowed, e.g. home occupation; garden suite, or B&B?	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Yes
Other?	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Shall be located above or below the principal dwelling unit, except shared utility and storage areas • Shall have an own entrance separate from that of the principal dwelling unit 	<ul style="list-style-type: none"> • Not specified

	City of North Vancouver	District of Maple Ridge	City of New Westminster	City of Toronto
Where permitted?	<ul style="list-style-type: none"> All single family districts Only in a detached dwelling 	<ul style="list-style-type: none"> All one-family and two-family residential districts Only in a detached dwelling 	<ul style="list-style-type: none"> Each of the single detached residential districts Only in a detached dwelling 	<ul style="list-style-type: none"> All residential districts In a detached or semi-detached dwelling
Maximum or minimum floor space	<ul style="list-style-type: none"> Min: 38 m² (410 ft²) Max: The lesser of 90 m² (969 ft²) and 40% of the habitable floor space in the principle building 	<ul style="list-style-type: none"> Min: 37 m² (398 ft²) Max: 90 m² (969 ft²) 	<ul style="list-style-type: none"> Min: 32.50 m² (350 ft²) Max: 90 m² (969 ft²) 	<ul style="list-style-type: none"> Min: not specified Max: Must be smaller than the principal dwelling unit
Occupancy	<ul style="list-style-type: none"> The owner must live on site, either in the primary or the secondary suite 	<ul style="list-style-type: none"> The owner must live on site, either in the primary or the secondary suite 	<ul style="list-style-type: none"> Not specified 	<ul style="list-style-type: none"> Not specified
Placement on lot	<ul style="list-style-type: none"> Contained within the principle building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> Contained within the principal building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> Contained within the principal building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> Not specified
Is subdivision or condominium title allowed?	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Not specified
Parking	<ul style="list-style-type: none"> One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> At least two spaces in total
Increased standards, e.g. setbacks, lot size, frontage, etc?	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No Uses a flexible standards point scoring system for landscaping, placement of suite entry, parking treatment and suite liveability as part of the approval process 	<ul style="list-style-type: none"> Not specified
Are additional uses allowed, e.g. home occupation, garden suite, or B&B?	<ul style="list-style-type: none"> Not specified 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Not specified 	<ul style="list-style-type: none"> Not specified
Other?	<ul style="list-style-type: none"> Not permitted more than 5'-0" below the average lot grade 	<ul style="list-style-type: none"> Not specified 	<ul style="list-style-type: none"> All the above requirements shall be registered in a covenant against the land title 	<ul style="list-style-type: none"> The house must be at least five years old The addition of a secondary suite may not significantly alter the street appearance of the house

	Town of Lacombe	City of Edmonton	Town of Lac La Biche	Town of Banff
Where permitted?	<ul style="list-style-type: none"> • All single family districts except the narrow lot district • Only in a detached dwelling 	<ul style="list-style-type: none"> • Most residential districts, either as a permitted or discretionary use. • In lower density districts, it is allowed only where the side lot line is in close proximity to an industrial, commercial, row housing or apartment district • Only in a detached dwelling 	<ul style="list-style-type: none"> • Medium density residential land use district 	<ul style="list-style-type: none"> • Specifically designated low density residential districts
Maximum or minimum floor space	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Max: 60 m² (969 ft²)
Occupancy	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified
Placement on lot	<ul style="list-style-type: none"> • Contained within the principle building; not allowed in a detached accessory building 	<ul style="list-style-type: none"> • Allowed within the principal building or as a detached accessory building (garage or carriage suite) 	<ul style="list-style-type: none"> • Basement suite only 	<ul style="list-style-type: none"> • Not specified
Is subdivision or condominium title allowed?	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified
Parking	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> • One off-street space in addition to the normal residential requirement 	<ul style="list-style-type: none"> • One to 1½ off-street spaces in addition to the normal residential requirement, depending on the number of bedrooms
Increased standards, e.g. setbacks, lot size, frontage, etc?	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified
Are additional uses allowed, e.g. home occupation, garden suite, or B&B?	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified
Other?	<ul style="list-style-type: none"> • Must have a separate entrance from the principal building, either from a common interior landing or an exterior entrance 	<ul style="list-style-type: none"> • Must have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the exterior of the structure 	<ul style="list-style-type: none"> • Not specified 	<ul style="list-style-type: none"> • Not specified

**Legislative & Administrative Services**

DATE: August 19, 2003
TO: City Council
FROM: Municipal Planning Commission
RE: Proposed Land Use Bylaw Amendment 3156/Z-2003
Secondary Suites

On August 18, 2003 the Municipal Planning Commission gave consideration to a report from Parkland Community Planning Services, Re: Proposed Land Use Bylaw Amendment 3156/Z-2003 / Secondary Suites. Following discussion the motion as shown below was introduced and passed.

“Resolved that the Municipal Planning Commission supports the recommendations of the report on Secondary Suites in R1 Residential Low Density Districts and recommends City Council consider 1st reading of the related bylaw amendment.

The Municipal Planning Commission further recommends that the implementation of stage 2, as recommended, be expedited and requests that City Council make this item as a high a priority as time permits.”

This is provided for Council’s information and consideration.

Councillor Vesna Higham, Chair
Municipal Planning Commission

Comments:

I concur that we proceed with Stage 1 and provide first reading to the amending bylaw. A Public Hearing will be held on October 6, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

As far as the consultation process and the fiscal impact analysis contemplated for Stage 2, there may not be adequate resources in this year to begin and/or complete that work. The existing priorities and resources will be reviewed to determine when that might be undertaken.

"N. Van Wyk"
City Manager

FILE

DATE: September 9, 2003
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/Z-2003 – Secondary Suites

Reference Report:

Parkland Community Planning Services, dated August 26, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/Z-2003 was withdrawn and the following resolution passed.

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services dated August 26, 2003, re: Proposed Bylaw Amendment 3156/Z-2003 hereby directs the Administration to prepare a new version of Land Use Bylaw Amendment 3156/Z-2003 with the following changes:

1. Secondary suites allowed as a discretionary use
2. Two separate alternatives: one that provides secondary suites on properties with lanes only and one that allows secondary suites on properties with or without lanes."

Report Back to Council: Yes

Once an alternative has been prepared.


Kelly Kloss
Manager

/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 2827/A-2003

Being a bylaw to amend Bylaw No. 2827/83, the Downtown Business Revitalization Zone Bylaw of the City of Red Deer;

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

That Bylaw No. 2827/83 is hereby amended as follows:

- 1 Replace Schedule "A" with the revised Schedule "A" attached.
- 2 This Bylaw shall come into effect January 1, 2004.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

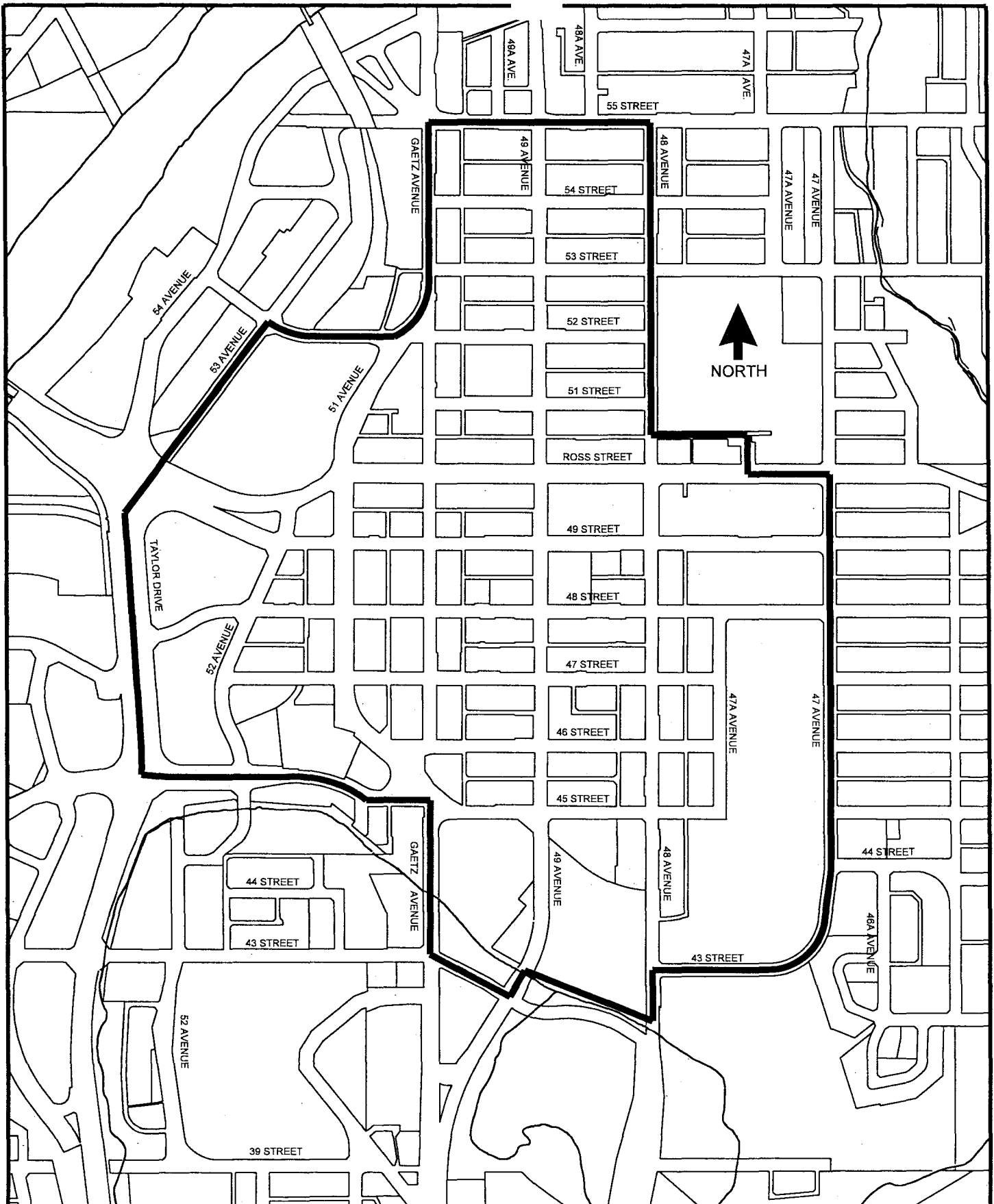
READ A SECOND TIME IN OPEN COUNCIL this 14th day of July 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

**SCHEDULE "A"****BYLAW 2827/83 BUSINESS REVITALIZATION ZONE**

————— BOUNDARY OF BUSINESS REVITALIZATION ZONE

SCHEDULE "A"
BYLAW 2827/83 BUSINESS REVITALIZATION ZONE

————— BOUNDARY OF BUSINESS REVITALIZATION ZONE



Item No. 2

BYLAW NO. 3156/Z-2003

Being a Bylaw to amend Bylaw No. 3156/96, 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. 3156/96 is hereby amended as follows:

1. By deleting the definition of "Secondary Suite" in section 2 and replacing it with the following:

"Secondary Suite" means a second self-contained dwelling unit in a detached dwelling containing separate cooking, sleeping, and bathroom facilities and which meets the requirements of section 71.1 and any other applicable requirements or regulations of this Bylaw."

2. By addition the following new section:

"71.1 Regulations for Development of Secondary Suites

- (1) Secondary Suites may only be developed on land designated as R1 in the Land Use Bylaw and which is allocated for secondary suite development in an area structure plan or an area redevelopment plan.
- (2) Only one Secondary Suite per detached dwelling shall be allowed.
- (3) A Secondary Suite shall be completely contained within the detached dwelling.
- (4) A Secondary Suite shall not exceed 40% of the total floor area of the detached dwelling including upper floors and basement combined or 90 m² (969 ft²), whichever is less, and shall not be smaller than 38 m² (approximately 400 ft²).
- (5) A Secondary Suite shall have a separate stairway, landing and exterior entrance from that of the main floor either at the side or rear yard.
- (6) A Secondary Suite with not more than two bedrooms must have one off-street parking space, and a secondary suite with more than two bedrooms must have two off-street parking spaces. Parking spaces for secondary suites shall be accessed with a separate driveway from the rear lane and be available for the exclusive use of the occupants of the Secondary Suite. Parking requirements for a secondary suite are in addition to the parking requirements applicable to a detached dwelling.
- (7) A dwelling containing a Secondary Suite may not be subdivided or converted into condominiums; ownership of a property containing a Secondary Suite must be an Undivided Fee Simple.

BYLAW NO. 3156/Z-2003

(8) Notwithstanding any other provision of this Bylaw, the following shall not be allowed on a property which is operating a Secondary Suite:

- a) Bed and Breakfast;
- b) Garden Suite;
- (c) Home Music Instructor/Instruction involving more than two students simultaneously;
- d) Home Occupation which will generate additional traffic."

3. By adding to the R1 Residential (Low Density) District the following wording:

To Section 175 Permitted Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan):

"(11) Secondary Suite, only on land which is allocated for this purpose in a neighbourhood area structure plan or an area redevelopment plan."

To Section 177 Regulations:

"(9) Parking: subject to sections 48 and 71.1(6);"

The following new Section 177.1:

"177.1 Regulations for Secondary Suites

- (1) Secondary Suites shall be developed and subject to section 71.1 of this Bylaw.
- (2) Land developed for a Secondary Suite must be serviced by a rear lane.
- (3) Land to be developed for Secondary Suites must be identified in an area structure plan or an area redevelopment plan, provided that not more than 10% of the number of lots to be designated in the R1 Residential (Low Density) District within the plan may be identified for Secondary Suite development."

4. By deleting Section 178 (3)(a) and replace it with the following:

"(a) not less than 95% of the minimum:
Front Yard
Side Yard
Rear Yard
Site Area or
Frontage;"

BYLAW NO. 3156/Z-2003

5. By adding to section 191(2) the words "in existence before October 6, 2003".
6. By deleting from section 200(8) the words "in a detached dwelling" and by adding to section 200(8) the words "in existence before October 6, 2003".
7. In all other respects, Bylaw No. 3156/96 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003
READ A SECOND TIME IN OPEN COUNCIL this day of 2003
READ A THIRD TIME IN OPEN COUNCIL this day of 2003
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003

MAYOR

CITY CLERK

Item No. 3

BYLAW NO. 3156/JJ-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

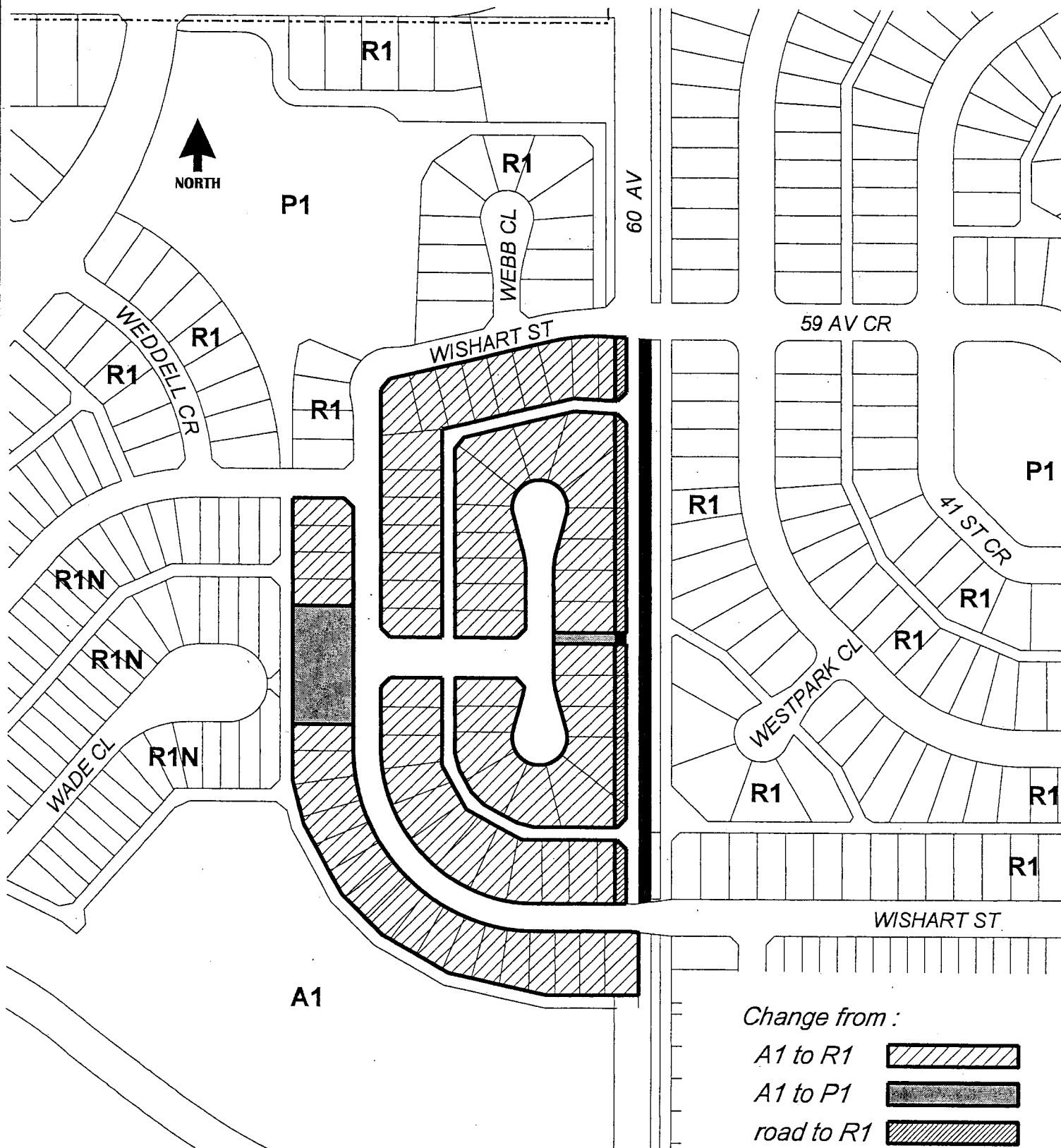
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer





PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

Change from :

- A1 to R1 
- A1 to P1 
- road to R1 
- road to P1 

MAP No. 30 / 2003
BYLAW No. 3156 / JJ - 2003

BYLAW NO. 3156/LL-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

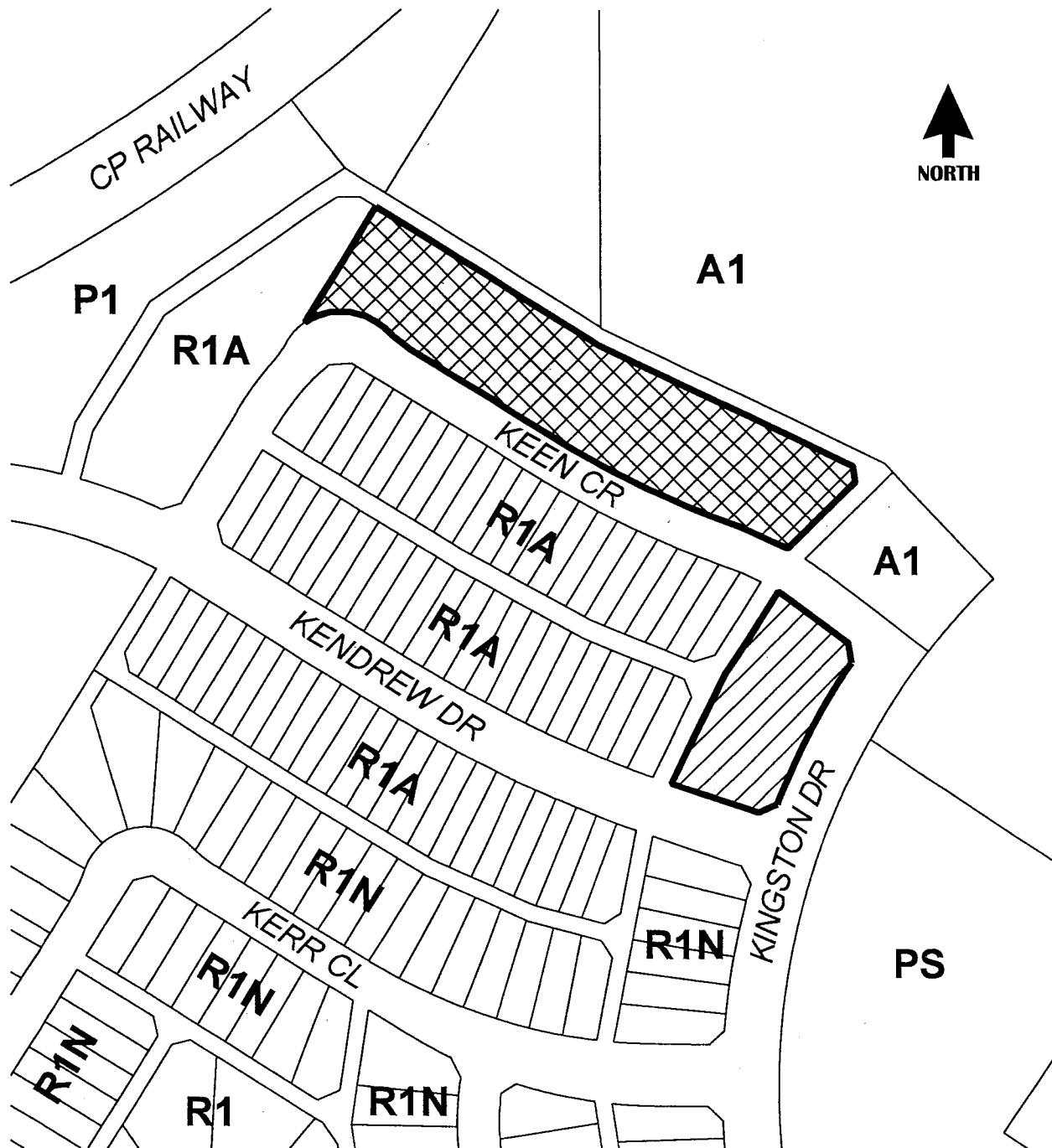
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential Narrow Lot

Change from :

A1 to R1A 

A1 to R1N 

MAP No. 32 / 2003
BYLAW No. 3156 / LL - 2003

BYLAW NO. 3156/MM-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map F7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

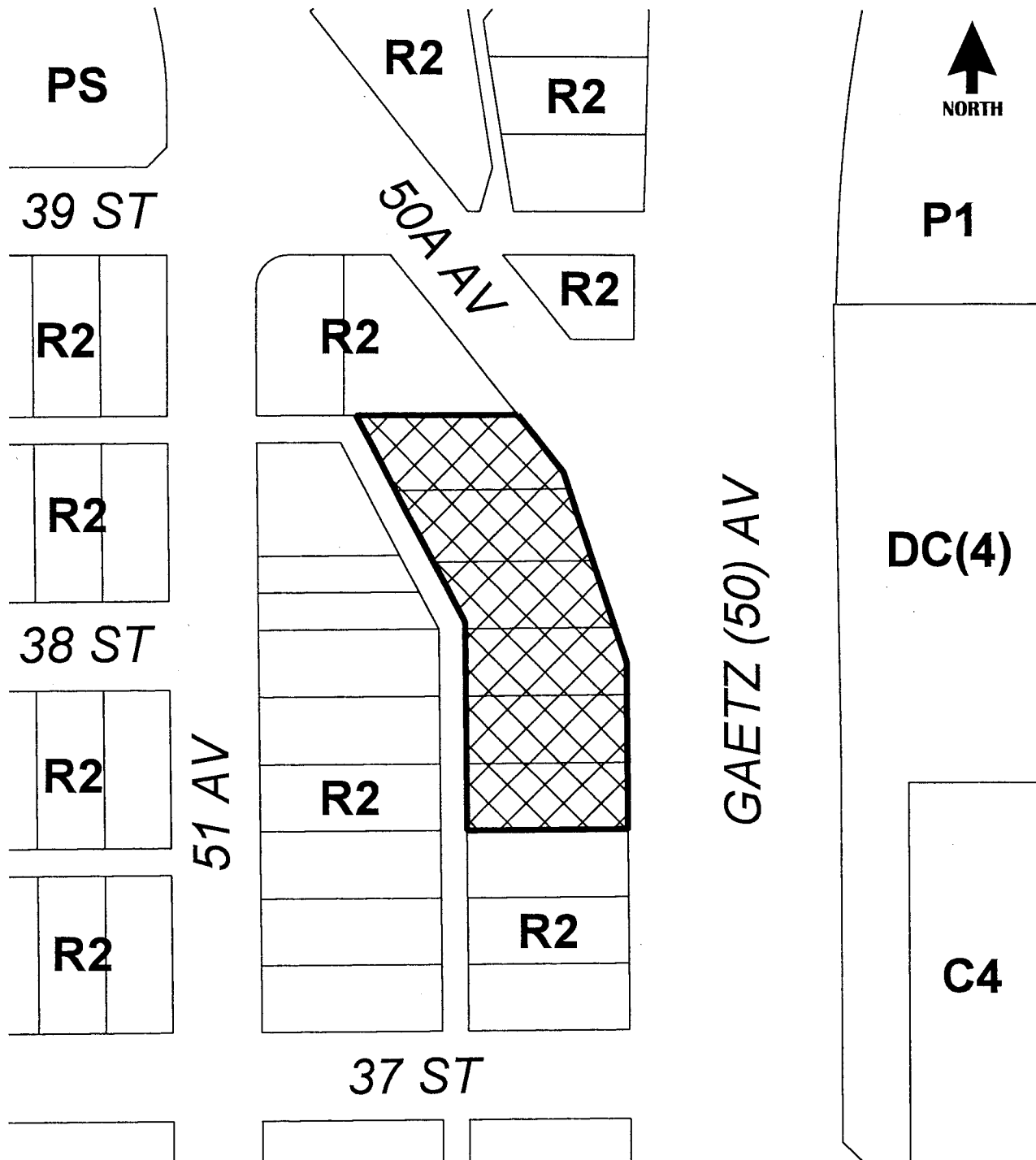
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

R2 to R3



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

MAP No. 33 / 2003

BYLAW No. 3156 / MM - 2003

BYLAW NO. 3156/NN-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

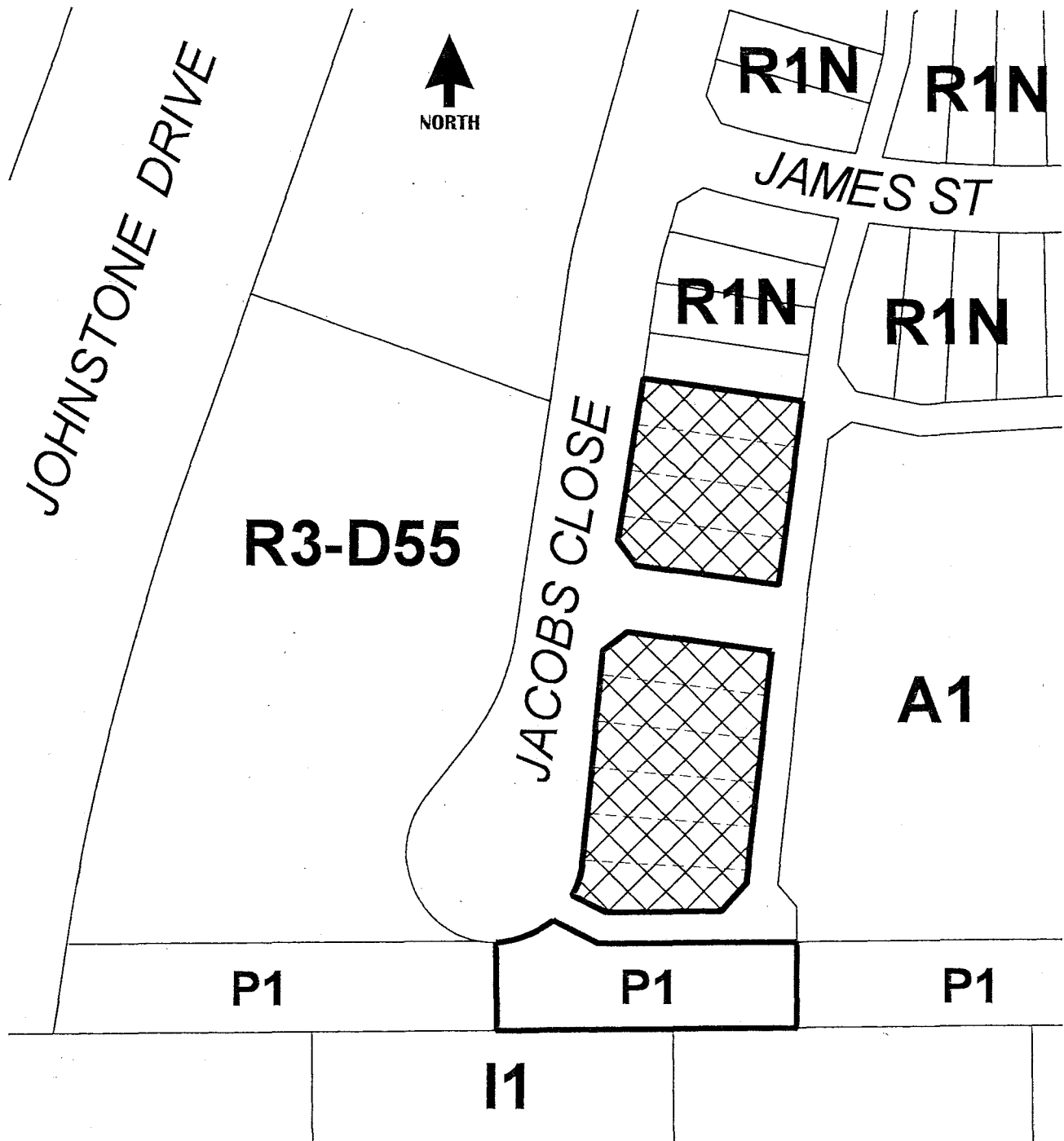
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential Narrow Lot

MAP No. 34 / 2003

BYLAW No. 3156 / NN - 2003

BYLAW NO. 3156/00-2003

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **11th** day of **August** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

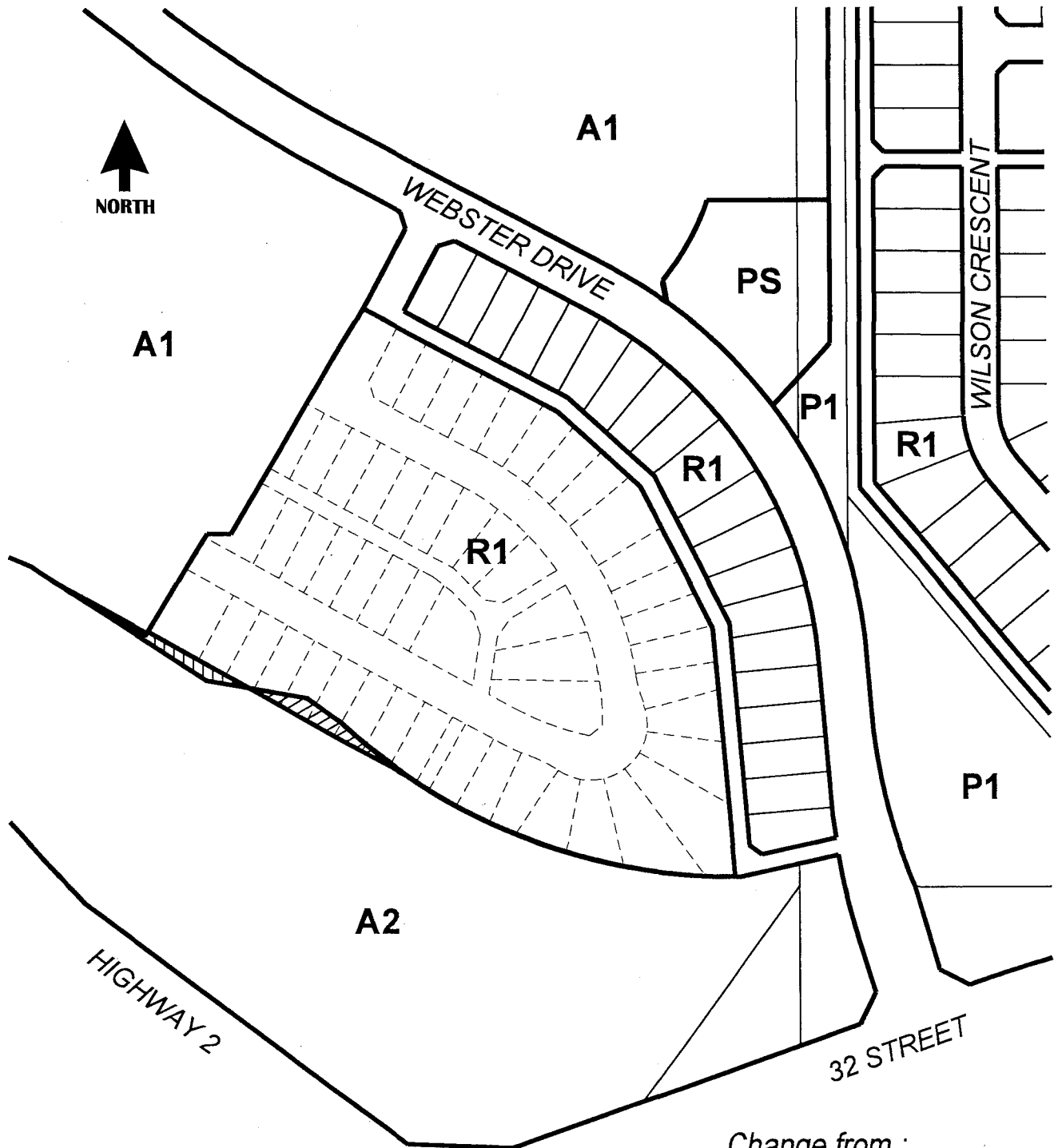
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

A2 - Environmental Preservation District

R1 - Residential (Low Density)

Change from :

A2 to R1



R1 to A2



A1 to A2



MAP No. 35 / 2003
BYLAW No. 3156 / 00 - 2003

BYLAW NO. 3156/PP-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

1 The DC Direct Control District No. 15 is amended as follows:

150 (4) Add to the Discretionary Uses:

- (h) Office, commercial service facility, restaurant, merchandise sales and/or rental (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores), and service and repair of goods traded within the Direct Control District, provided that they are contained in a renovated structure which has significant architectural features characteristic of residential style buildings.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of August 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3296/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR.”

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3318/2003

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4M and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5379CL, and lying north of the production westerly of the north boundary of Wishart Street as shown on Plan 2886TR.”

READ A FIRST TIME IN OPEN COUNCIL this	11 th	day of	August	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

MAYOR

CITY CLERK