



AGENDA



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, January 12, 2009

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Capital Budget Meeting of Monday December 8, 2008 and the Regular Meeting of Monday December 15, 2008.
- (2) **UNFINISHED BUSINESS**
 1. Financial Services Manager – *Re: Borrowing Bylaws for 2009 Capital Budget*
 - a) Borrowing Bylaw Amendment 3334/A-2008* .. 1
Amendment to Bylaw 3334/2004 to increase the borrowing authority by 39,902,000
(Consideration of 2nd and 3rd Readings)
 - b) Borrowing Bylaw 3414/2008 – Downtown Parkade* .. 1
(Consideration of 2nd and 3rd Readings)
 - c) Borrowing Bylaw 3415/2008 – Wastewater Treatment Plant Upgrades phase 4 through 6* ..1
(Consideration of 2nd and 3rd Readings)

d) Borrowing Bylaw 3416/2008 – Recreation, Parks & Culture Capital Projects .. 1

Borrowing Bylaw for Recreation, Parks & Culture Projects:

- Heritage Ranch Municipal Services Connection
- Maskepetoon Park Master Plan Implementation
- Recreation, Parks & Culture Sign System Update
- Skateboard Park Development
- New Park Land Aquisition

(Consideration of 2nd and 3rd Readings)

e) Borrowing Bylaws 3417/2008 – Wastewater Main Collection System Program .. 1

(Consideration of 2nd and 3rd Readings)

(3) PUBLIC HEARINGS

1. Major Projects Planner – *Re: Amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) to Add Compensation Agreement Bylaw Amendment 3393/A-2008* .. 6
(Consideration of 2nd and 3rd Readings)

2. Land and Appraisal Coordinator and Land & Economic Development Officer and Parkland Community Planning Services – *Re:*

a) Offer to Purchase and Land Exchange for portion of Plan 993 A.E. (The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.) and Road Closure Bylaw 3413/2008 .. 13
(Consideration of 2nd and 3rd Readings)

b) Land Use Bylaw Amendment No. 3357/BB-2008 Timberstone Park Neighbourhood – Phase 1 Timberstone Park Developments Ltd. (Laebon) .. 17
(Consideration of 2nd and 3rd Readings)

3. Parkland Community Planning Services – *Re:*

a) Neighbourhood Area Structure Plan Amendment No. 3217/C-2008 West Park Extension Neighbourhood Area Structure Plan Trademark Western Properties .. 20
(Consideration of 2nd and 3rd Readings)

b) Land Use Bylaw Amendment No. 3357/E-2008 West Park Extension (Westlake) Neighbourhood Area Structure Plan Trademark Western Properties .. 27
(Consideration of 2nd and 3rd Readings)

(4) **REPORTS**

1. City Assessor – *Re: 2009 Supplementary Assessment Bylaw/ Bylaw 3420/2009* .. 30
(Consideration of 3 Readings)
2. Acting Legislative & Administrative Services Manager – *Re: Red Deer Regional Airport Authority - Appointment* .. 32
3. Acting Legislative & Administrative Services Manager – *Re: Downtown Business Association – 2009 BRZ (Business Revitalization Zone) Budget* .. 34
4. City Solicitor – *Re: City of Red Deer – Expropriation - Plan 8421872, Lot 2A, Block 2 Red Deer Alberta* .. 44

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3334/A-2008** – Bylaw to amend Borrowing Bylaw No. 3334/2004 to increase the borrowing authority by \$39,902,000 to a total of \$86,977,000.
(2nd and 3rd Readings) .. 1
.. 48
2. **3414/2008** – Borrowing Bylaw for the Downtown Parkade
(2nd and 3rd Readings) .. 1
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3. **3415/2008** – Borrowing Bylaw for the Wastewater Treatment Plant Upgrades Phases 4 through 6
(2nd and 3rd Readings) .. 1
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4. **3416/2008** – Borrowing Bylaw for Recreation, Parks and Culture Capital Projects:
 - Heritage Ranch Municipal Services Connection
 - Maskepetoon Park Master Plan Implementation
 - Recreation, Parks and Culture Sign System Update
 - Skateboard Park Development
 - New Park Land Acquisition .. 1(2nd and 3rd Readings) .. 53
5. **3417/2008** – Borrowing Bylaw for the Wastewater Main Collection System Program
(2nd and 3rd Readings) .. 1
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6. **3393/A-2008** – Intermunicipal Development Plan Amendment Bylaw – proposing to amend the Red Deer County and City of Red Deer Intermunicipal Development Plan with the addition of a compensation agreement .. 6
(2nd and 3rd Readings) .. 57

7. **3413/2008** – Road Closure Bylaw – proposing a road closure for a portion of 27th Avenue , closure and sale of 0.57 acres, more or less, of Road Plan 993A.E., the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less, to The City for road widening, and the remaining southern most 0.05 acres to be dedicated as Municipal Reserve .. 13
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8. **3357/BB-2008** – Land Use Bylaw Amendment – proposing to conform to the Timberstone Park Neighbourhood Area Structure Plan. .. 17
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9. **3217/C-2008** – West Park Extension Neighbourhood Area Structure Plan – Al Terra Engineering Ltd. on behalf of Trademark Western Properties application - proposing to amend the maximum density and future land use/housing type of the final phase of the Neighbourhood Area Structure Plan .. 20
 (2nd & 3rd Readings) .. 65
10. **3357/E-2008** – Land Use Bylaw Amendment – proposing to rezone the final phase of the Westlake neighbourhood from A1 future Urban Development District to R1 Low Density Residential District and R1A Semi-Detached Dwelling Residential District .. 27
 (2nd & 3rd Readings) .. 117
11. **3420/2009** – Supplementary Assessment Bylaw for 2009 .. 30
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Unfinished Business Item No. 1



DATE: December 23, 2008

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Borrowing Bylaws for 2009 Capital Budget
Borrowing Bylaw Amendment 3334/A-2008
Borrowing Bylaw 3414/2008 – Downtown Parkade
Borrowing Bylaw 3415/2008 – Wastewater Treatment Plant Upgrades
phases 4 through 6
Borrowing Bylaw 3416/2008 – Recreation, Parks & Culture Capital
Projects
Borrowing Bylaw 3417/2008 – Wastewater Main Collection System
Program

History:

At the Monday, December 8, 2008 Capital Budget Meeting of Red Deer City Council, Borrowing Bylaw Amendment 3334/A-2008, Borrowing Bylaw 3414/2008, Borrowing Bylaw 3415/2008, Borrowing Bylaw 3416/2008 and Borrowing Bylaw 3417/2008 all received first readings.

Borrowing Bylaw Amendment 3334/A-2008 is an amendment to Borrowing Bylaw 3334/2004 to increase the borrowing authority by \$39,902,000 to a total of \$86,977,000. Borrowing Bylaw 3414/2008 provides for the downtown parkade. Borrowing Bylaw 3415/2008 provides for the Wastewater Treatment Plant upgrades for phases 4 through 6. Borrowing Bylaw 3416/2008 provides for Recreation, Parks & Culture Capital Projects: Heritage Ranch Municipal Services Connection, Maskepetoon Park Master Plan Implementation, Recreation, Parks & Culture Sign System Update, Skateboard Park Development, New Park Land Acquisition. Borrowing Bylaw 3417/2008 provides for the Wastewater Main Collection System Program.

Public Consultation Process:

The above referenced Bylaws were advertised to allow public input and are being presented to Council for consideration of second and third readings on January 12, 2009.

Discussion:

If the Bylaws receive third readings on January 12, 2009 there will be a 30 day waiting period. At the end of that period, on February 12, 2009 the bylaws will be valid.

January 12, 2009 Council Meeting
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The following is an excerpt from the MGA – Part 8 (Financial Administration) regarding challenging the validity of a bylaw:

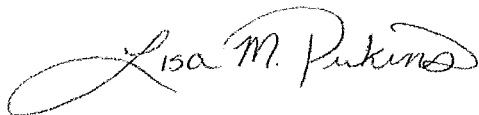
Section 273 (2) – ‘a borrowing bylaw is a valid bylaw if:

c) no application has been made to the Court of Queen’s Bench to have the bylaw declared invalid within 30 days after the bylaw has been passed, or

d) an application has been made to the Court of Queen’s Bench to have the bylaw declared invalid within 30 days after the bylaw has been passed and on the final disposition of the application is dismissed.’

Recommendation:

That Council consider giving second and third readings to Borrowing Bylaw Amendment 3334/A-2008, Borrowing Bylaws: 3414/2008, 3415/2008, 3416/2008 and 3417/2008.

A handwritten signature in cursive script that reads "Lisa M. Perkins". The signature is written in dark ink and is positioned above the printed name and title.

Lisa Perkins
Acting Manager

Originally Submitted to Council at the 2008
Capital Budget Meeting December 8 2008



DATE: December 3, 2008

TO: Lisa Perkins, Acting Legislative & Administrative Services Manager

FROM: Dean Krejci, Financial Services Manager

SUBJECT: Bylaws for the 2009 Capital Budget

Legislative History

Section 251 of the Municipal Government Act (MGA) requires that the borrowing be authorized by a borrowing bylaw. The borrowing bylaw must set out the amount of money to be borrowed, the purpose for which the money is borrowed, the maximum rate of interest, the term, the terms of repayment and the sources of funds to be used to repay the borrowing. In most cases, the bylaw must be advertised.

There are two exceptions to the requirement that the bylaw be advertised. Section 257 of the MGA states that if the term of the borrowing is 5 years or less then the bylaw does not have to be advertised. Section 258 of MGA states that if the borrowing bylaw needs to be amended, the term of borrowing is greater than 5 years and the cost does not exceed 15% of the original cost of the capital property then the bylaw does not have to be advertised.

Section 254 of the MGA states that no municipality may acquire, remove or start the construction or improvement of a capital property that is to be financed in whole or in part through a borrowing unless the borrowing bylaw that authorized the borrowing is passed.

Before a bylaw can be advertised 1st reading of the bylaw must occur. The bylaw is then advertised at least once a week for two consecutive weeks. After the two weeks then 2nd and 3rd reading of the bylaw can occur. After an additional thirty day waiting period where the bylaws can be challenged in court the bylaw is considered official and can be borrowed against.



Background

Water Treatment Plant and System

Bylaw 3334/2004 in the amount of \$14 million was passed in July 2004. Bylaw 3334/A-2006 in the amount of \$33.075 million was passed in January 2007 to bring the total borrowing on the project to \$47.075 million. Due to further cost escalations it is necessary to amend the bylaw again for a further \$39.902 million to bring the total borrowing on this project to \$86.977 million. As the term of borrowing is greater than five years and the amending amount is greater than 15% of the original capital cost this bylaw amendment must be advertised.

Land Acquisition

Bylaw 3405/2008 in the amount of \$10.5 million was passed in January 2008. Due to further cost escalations and the potential purchase of additional parcels of land it is necessary to amend the bylaw for a further \$34 million to bring the total borrowing on this project to \$44.5 million. Due to the term of the borrowing being less than 5 years this bylaw amendment does not need to be advertised and all three readings for this bylaw could be accomplished at the December 8, 2008 Capital Budget Meeting.

Parkade

This item is presented as part of the 2009 Capital Budget and the work will be completed in the period 2009 – 2010. The parking reserve was not able to fund the entire project and so borrowing is required.

Wastewater Treatment Plant Upgrades Phases 4 through 6

This item is presented as part of the 2009 Capital Budget and the work will be completed in the period 2009 to 2014. During the budget process it was decided that a new borrowing bylaw should be created for phases 4 through 6 to allow for the previous bylaw to be concluded.

Recreation Projects (various)

This bylaw covers several recreation projects which could not be funded from the Capital Projects Reserve:

- Heritage Ranch Municipal Services
- Maskepetoon Park Master Plan Implementation
- Recreation, Parks and Culture Sign System Update
- Skateboard Park Development
- New Park Land Acquisition



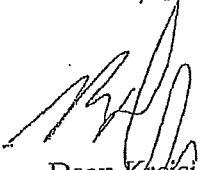
Wastewater Main/Collection System Program 2009 – 2018

This project was presented for approval as part of the 2009 – 2018 capital plan. Although only the 2009 portion of the work was presented for approval in the Capital Budget the bylaw covers the ten year period 2009 – 2018 in order to provide for easier administration in borrowing. If future budget amounts are not approved the related borrowing will not occur.

Recommendations

That Council:

1. Proceed with 1st reading of Amendment Bylaw 3334/A-2008 for the Water Treatment Plant System
2. Proceed with all three readings of Amendment Bylaw 3405/A-2008 for Land Acquisition
3. Proceed with 1st reading of Bylaw 3414/2008 for the Parkade
4. Proceed with 1st reading of Bylaw 3415/2008 for the Wastewater Treatment Plant Upgrades Phases 4 through 6
5. Proceed with 1st reading of Bylaw 3416/2008 for the Recreation Projects (various)
6. Proceed with 1st reading of Bylaw 3417/2008 for the Wastewater Main /Collection System Program 2009 – 2018


Dean Krejci, CA
Financial Services Manager

DATE: January 13, 2009

TO: Dean Krejci, Financial Services Manager

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Borrowing Bylaws for 2009 Capital Budget:
a) Borrowing Bylaw Amendment No. 3334/A-2008 – Water Treatment Plant System
b) Borrowing Bylaw No. 3414/2008 – Downtown Parkade
c) Borrowing Bylaw No. 3415/2008 – Wastewater Treatment Plant Upgrades phases 4 through 6
d) Borrowing Bylaw No. 3416/2008 – Recreation, Parks & Culture Capital Projects
e) Borrowing Bylaw No. 3417/2008 – Wastewater Main Collection System Program 2009 – 2018

FILE

Reference Report:

Acting Legislative & Administrative Services Manager, dated December 23, 2008.
Financial Services Manager, dated December 3, 2008.

Bylaw Readings:

Borrowing Bylaw Amendment No. 3334/A-2008, Borrowing Bylaw No. 3414/2008, Borrowing Bylaw No. 3415/2008, Borrowing Bylaw No. 3416/2008 and Borrowing Bylaw No. 3417/2008 received first reading at the December 8, 2008 Capital Budget Meeting. The above noted bylaws were advertised. Borrowing Bylaw Amendment No. 3334/A-2008, Borrowing Bylaw No. 3414/2008, Borrowing Bylaw No. 3415/2008, Borrowing Bylaw No. 3416/2008, Borrowing Bylaw No. 3417/2008 received second and third readings at the Monday, January 12, 2009 Council Meeting. Copies of all the above noted Bylaws are attached.

Report Back to Council: No.

Comments/Further Action:

Borrowing Bylaw Amendment 3334/A-2008 is an amendment to Borrowing Bylaw 3334/2004 to increase the borrowing authority by \$39,902,000 to a total of \$86,977,000. Borrowing Bylaw 3414/2008 provides for the downtown parkade. Borrowing Bylaw 3415/2008 provides for the Wastewater Treatment Plant upgrades for phases 4 through 6. Borrowing Bylaw 3416/2008 provides for Recreation, Parks & Culture Capital Projects: Heritage Ranch Municipal Services Connection, Maskepetoon Park Master Plan

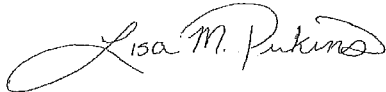
Implementation, Recreation, Parks & Culture Sign System Update, Skateboard Park Development, New Park Land Acquisition. Borrowing Bylaw 3417/2008 provides for the Wastewater Main Collection System Program.

There is now a thirty (30) day waiting period. At the end of the thirty (30) day waiting period, on February 12, 2009, the bylaw will be then valid.

The following is an excerpt from the *Municipal Government Act*, RSA 2000 Chapter M-26, Part 8 (Financial Administration), Section 273 regarding challenging the validity of a bylaw:

“(2) A borrowing bylaw or a bylaw authorizing a loan or guarantee is, for the purposes of this section, a valid bylaw if

- (a) no application has been made to the Court of Queen’s Bench to have the bylaw declared invalid within 30 days after the bylaw has been passed, or*
- (b) an application has been made to the Court of Queen’s Bench to have the bylaw declared invalid within 30 days after the bylaw has been passed and, on the final disposition of the application and any appeal, the application is dismissed.”*



Lisa Perkins
Acting Manager

Attachments

cc: Director of Development Services
Director of Community Services
Director of Corporate Services
Assessment and Tax Manager
Environmental Services Manager
Land & Economic Development Manager
Public Works Manager
Recreation, Parks & Culture Manager
Financial Services Manager
Mary Bovair, Financial Analyst
Parks Superintendent
Engineering Services Manager

BYLAW NO. 3334/A-2008

Being a bylaw to amend Borrowing Bylaw No. 3334/2004, as amended by Borrowing Bylaw No. 3334/A-2006, by increasing the borrowing authority by \$39,902,000 to a total of \$86,977,000.

WHEREAS:

- A. In order to complete the improvements to the existing Water Treatment Plant and system, and because of increased construction costs, the City needs to borrow an additional \$39,902,000.

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

1. The first two preamble paragraphs of Bylaw 3334/2004 (as amended by Bylaw 3334/A-2006) are deleted and replaced with the following two new paragraphs:

"The cost of improvements to the City's Water Treatment Plant and system is estimated to be \$97,763,000 which the City proposes to pay for as follows:

Reserves	\$10,786,000
Debenture(s)	<u>\$86,977,000</u>
Total Cost	\$97,763,000

To pay for completion of the project the City needs to borrow \$86,977,000 for a period not to exceed 20 years, by the issuance of debentures and on the terms and conditions referred to in this bylaw".

2. In paragraph 1 of Bylaw 3334/2004 (as amended by Bylaw 3334/A-2006), the words "FORTY SEVEN MILLION AND SEVENTY FIVE THOUSAND DOLLARS (\$47,075,000)" are deleted and replaced with the words "EIGHTY SIX MILLION AND NINE HUNDRED SEVENTY SEVEN THOUSAND DOLLARS (\$86,977,000)".
3. This bylaw comes into force on the date it is passed.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

BYLAW NO. 3414/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$18,500,000 for the purpose of the Downtown Parkade project.

WHEREAS:

- A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Downtown Parkade project, a capital project to construct a Parkade above the Transit Terminal.
- B. The total cost of the project is estimated to be \$21,291,000 and the Municipality estimates the following grants and contributions will be applied to the project:
- | | |
|--------------|---------------------|
| Reserves | \$2,791,000 |
| Debenture(s) | <u>\$18,500,000</u> |
| Total Cost | \$21,291,000 |
- C. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$18,500,000, for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- D. The estimated lifetime of the project financed under this by-law is equal to, or in excess of 30 years.
- E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.
- F. All required approvals for the project have been or will be obtained, and the project is and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Downtown Parkade project, the sum of EIGHTEEN MILLION AND FIVE HUNDRED THOUSAND DOLLARS (\$18,500,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Downtown Parkade project.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through parking income. Should those revenues be insufficient to repay the indebtedness due in any given year, the shortfall shall be paid through general municipal tax revenue.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

BYLAW NO. 3415/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$34,200,000 for the purpose of the Wastewater Treatment Plant Upgrades Phases 4 through 6.

WHEREAS:

A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Wastewater Treatment Plant Upgrades Phases 4 through 6.

B. The total cost of the project is estimated to be \$187,973,000 and the Municipality estimates that the project will be paid from the following funding sources:

Reserves	\$5,800,000
Grants	\$147,973,000
Debenture(s)	<u>\$34,200,000</u>
Total Cost	\$187,973,000

C. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$34,200,000, for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

D. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 20 years.

E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.

F. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Wastewater Treatment Plant Upgrades Phases 4 through 6, the sum of THIRTY FOUR MILLION AND TWO HUNDRED THOUSAND DOLLARS (\$34,200,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Wastewater Treatment Plant Upgrades Phases 4 through 6.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through rates charged to the City's wastewater utility service customers from time to time. Should those revenues be insufficient to repay the indebtedness due in any given year, the shortfall shall be paid through general municipal tax revenue.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

BYLAW NO. 3416/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA
(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$6,044,000 for the purpose of the following capital projects for Recreation and Parks purposes:

- Heritage Ranch Municipal Services Connection
- Maskepetoon Park Master Plan Implementation
- Recreation, Parks and Culture Sign System Update
- Skateboard Park Development
- New Park Land Acquisition

WHEREAS:

A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the above mentioned capital projects for Recreation and Parks purposes.

B. The total cost of the projects is estimated to be \$6,044,000 and the Municipality estimates the following funding sources will be applied to the projects:

Debenture(s)	<u>\$6,044,000</u>
Total Cost	\$6,044,000

C. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$6,044,000, for a period not to exceed 10 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

D. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 10 years.

E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.

F. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the above mentioned Recreation Projects, the sum of SIX MILLION AND FOURTY FOUR THOUSAND DOLLARS (\$6,044,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the above mentioned Recreation projects.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TEN (10) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

BYLAW NO. 3417/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$3,876,000 for the purpose of the Wastewater Main/Collection System Program.

WHEREAS:

A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Wastewater Main/Collection System Program. This capital expenditure will replace or reline wastewater mains that have deteriorated or failed.

B. The total cost of the project is estimated to be \$22,303,000 and the Municipality estimates the project will be paid from the following funding sources:

Reserves	\$18,427,000
Debenture(s)	<u>\$3,876,000</u>
Total Cost	\$22,303,000

C. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$3,876,000, for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

D. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 20 years.

E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.

F. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Wastewater Main/Collection System Program, the sum of THREE MILLION AND EIGHT HUNDRED SEVENTY SIX THOUSAND DOLLARS (\$3,876,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Wastewater Main/Collection System Program.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through rates charged to the City's wastewater utility service customers from time to time. Should those revenues be insufficient to repay the indebtedness due in any given year, the shortfall shall be paid through general municipal tax revenue.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

"Lisa Perkins"

MAYOR

CITY CLERK

The City of Red Deer
Bylaw Readings

Moved by Councillor: Wong Seconded by Councillor: Mulder

That Bylaw No. 3417/2008 proposing indebtedness by the issuance of debenture(s) in the amount of \$3,876,000 for the purpose of the Wastewater Main/Collection System Program

BE READ A FIRST TIME THIS 8 DAY OF December, 2008.

BE READ A SECOND TIME THIS 8th 12 DAY OF January, 2009
December, 2008.

BE READ A THIRD TIME THIS 12 DAY OF January, 2009
2008.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

The City of Red Deer
Bylaw Readings

Moved by Councillor: Jeffries Seconded by Councillor: Parks

That Bylaw No. 3415/2008 proposing indebtedness by issuance of debenture(s) in the amount of \$34,200,000 for the purpose of the Wastewater Treatment Plant Upgrades Phases 4 through 6

BE READ A FIRST TIME THIS 8th DAY OF December, 2008.

BE READ A SECOND TIME THIS 12th DAY OF January, 2008.

BE READ A THIRD TIME THIS 12th DAY OF January, 2008.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

The City of Red Deer
Bylaw Readings

Moved by Councillor: Mueseler Seconded by Councillor: Wong

That Bylaw No. 3414/2008 proposing indebtedness by issuance of debenture(s) in the amount of \$18,500,000 for the purpose of the Downtown Parkade Project

BE READ A FIRST TIME THIS 8th DAY OF December, 2008.

BE READ A SECOND TIME THIS 12th DAY OF January, 2009.

BE READ A THIRD TIME THIS 12th DAY OF January, 2009.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

The City of Red Deer
Bylaw Readings

Moved by Councillor: Buchanan Seconded by Councillor: Pimm

That Bylaw Amendment No. 3334/A-2008 being an amendment to the Borrowing Bylaw 3334/2004 is proposing increasing the borrowing authority by \$39,902,000 to a total of \$86,977,000 for improvements to the existing Water Treatment Plant and System

BE READ A FIRST TIME THIS 8th DAY OF December, 2008.

BE READ A SECOND TIME THIS 12th DAY OF JANUARY, 200~~8~~⁹

BE READ A THIRD TIME THIS 12th DAY OF JANUARY, 200~~8~~⁹

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

The City of Red Deer
Bylaw Readings

Moved by Councillor: Jefferies Seconded by Councillor: Parks

That Bylaw No. 3416/2008 proposing indebtedness by the issuance of a debenture(s) in the amount of \$6,044,000 for the purpose of the following capital projects for Recreation, Parks & Culture:

- Heritage Ranch Municipal Services Connection
- Maskepetoon Park Master Plan implementation
- Recreation, Parks and Culture Sign System Update
- Skateboard Park Development
- New Park Land Acquisition

BE READ A FIRST TIME THIS 8th DAY OF December, 2008.

BE READ A SECOND TIME THIS 12th DAY OF January, 2008. *[Signature]*

BE READ A THIRD TIME THIS 12th DAY OF January, 2008. *[Signature]*

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

Public Hearings Item No. 1



DATE: December 23, 2008

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) to Add Compensation Agreement / IDP Bylaw Amendment 3393/A-2008

History:

At the Monday December 1, 2008 Council Meeting the Intermunicipal Development Plan Amendment 3393/ A-2008 received first reading.

The Intermunicipal Development Plan Bylaw Amendment 3393/ A-2008 proposes the addition of a compensation formula as outlined in the attached agreement. The compensation formula was required through Policy 3.6.3 (7) which states: "The City and the County shall negotiate a formula for the determination of compensation on annexation, whereupon such formula shall be added as an appendix to this plan by way of plan amendment.

At the Red Deer County Council Meeting on December 16, 2008 Bylaw 2008/26, received second and third readings. The Red Deer County Bylaw 2008/26 adds the Final Annexation Compensation Agreement to the Red Deer County and City of Red Deer Intermunicipal Development Plan.

Public Consultation Process:

A Public Hearing has been advertised for the above referenced Bylaw, to be held on Monday January 12, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Intermunicipal Development Plan Bylaw Amendment No. 3393/ A-2008.

A handwritten signature in cursive script that reads 'Lisa M. Perkins'.

Lisa Perkins
Acting Manager

Originally Submitted to Council as additional
agenda item at the December 1 2008
Council Meeting



Date: November 28, 2008

To: Legislative & Administrative Services Manager

From: Angus Schaffenburg, ACP, MCIP, Major Projects Planner

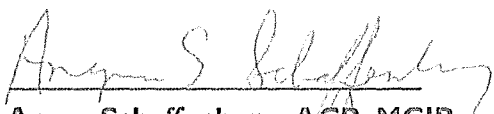
Subject: Amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) to Add Compensation Agreement

Purpose: This report proposes amendments to the Intermunicipal Development Plan (IDP), adopted July 5, 2007, to add a compensation formula. The compensation formula was required through Policy 3.6.3 (7) which states: "The City and the County shall negotiate a formula for the determination of compensation on annexation, whereupon such formula shall be added as an Appendix to this Plan by way of Plan amendment."

Discussion: The annexation compensation amounts for Phase I and the compensation formula, and other related matters should now be added to the IDP as an appendix as required in Policy 3.6.3 (7). Policy 3.6.3 (7) has been rewritten to reference the new appendix. In addition, Policy (8) (c) should be deleted as proposed Appendix A now contains the method for determining the calendar year for which compensation is calculated. All proposed changes are shown on the attached using bold (additions) and strikeout (deletions).

Policy 3.9.3 (3) allows amendments to be made at a time other than the annual review. A public hearing process is required by the Municipal Government Act for changes to the IDP. No public participation or referral process is required, however.

Recommendation: That Council proceed with first reading of Bylaw 3393/A-2008, being a Bylaw to amend the Red Deer County and City of Red Deer Intermunicipal Development Plan (Bylaw 3393/2007).


Angus Schaffenburg, ACP, MCIP
Major Projects Planner, City of Red Deer

/Attachment A

Attachment A: Proposed Amendments to the IDP Using Bold and Strikeout

Policy 3.6.3 (7) ~~The City and the County shall negotiate a formula for the determination of compensation on annexation, whereupon such formula shall be added as an Appendix to this Plan by way of Plan amendment. Prior to agreement on a formula for compensation, the parties shall negotiate compensation for each annexation, and failing agreement, The County shall be entitled to dispute the amount of compensation proposed by the City, notwithstanding the County's support for the annexation, and the amount of compensation shall be determined by the Municipal Government Board.~~ **Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan. The Phase I annexation area is defined in the Notice of Intent to Annex of July 17, 2007 sent to the Municipal Government Board.**

(8) Within the City's Growth Area:

- (a) Only the following development shall be included in the compensation formula for annexation:
 - (I) Development that occurred prior to adoption of this Plan;
 - (II) Development that occurs after the adoption of this Plan on land that was subdivided and redesignated to industrial, institutional, commercial or multi-lot residential prior to adoption of this Plan. For this purpose multi-lot residential means three or more residential parcels in a quarter section; and
 - (III) Residential development of two or less parcels in a quarter section that occurs after the adoption of this Plan.
- (b) Any subdivision or development other than those listed above that occurs within the City's Growth Area after this Plan is adopted is excluded from the compensation calculation used in an annexation.
- ~~(c) The value of compensation shall be determined on the date that the Notice of Intent to Annex is forwarded to the Municipal Government Board by the City of Red Deer.~~

Addition of "Final Compensation Agreement" as Appendix A

Note: The Tables of Contents would be amended to add reference to Appendix A.

Appendix "A"

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 3rd day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.

B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.

C. In accordance with these IDP requirements, The City and The County have negotiated compensation for the Phase 1 Annexation area, which area is shown as Attachment 1 to this Memorandum of Agreement, and additionally have agreed on a formula for compensation relative to the remainder of The City of Red Deer growth area as shown on Map 1 to the IDP, and which area, excluding Phase 1 is anticipated to be annexed in accordance with the provisions of the IDP.

THEREFORE THE PARTIES agree as follows:

Compensation for the Phase 1 Annexation Area

1. The effective date of Phase I Annexation shall be September 1, 2009 with the City assuming the provision of all municipal services for the annexation area effective this date.
2. The City shall pay The County by way of compensation for the annexation of Phase 1 area as shown in Schedule "1" hereto, as follows:
 - i) \$902,879 payable to Red Deer County by July 31, 2010, less \$300,960, which represents services to be provided in the last four months of 2009 to the annexed area by the City of Red Deer;
 - ii) \$722,303 payable to Red Deer County by July 31, 2011;
 - iii) \$541,728 payable to Red Deer County by July 31, 2012;

- 2 -

- iv) \$361,152 payable to Red Deer County by July 31, 2013;
 - v) \$180,576 payable to Red Deer County by July 31, 2014.
- 3, The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
4. No additional or other compensation of any nature or kind will be payable by The City to The County with respect to the Phase 1 Annexation area.

Formula for Compensation on Future Annexation

5. The parties agree that the formula to govern compensation payable by The City to The County on all future annexations under the IDP, excluding Phase 1, shall be as follows:

- a) The City will pay to The County sums based on the municipal portion of tax revenues that would have been collected by The County in the full calendar year preceding the effective year of annexation, subject to declining amounts as follows:
 - i) 100% of such tax will be paid by The City by July 31 of the year following the date the Annexation Order is effective;
 - ii) 80% of such tax will be paid by The City by July 31 of the second year following the date the Annexation Order is effective;
 - iii) 60% of such tax will be paid by The City by July 31 of the third year following the date the Annexation Order is effective;
 - iv) 40% of such tax will be paid by The City by July 31 of the fourth year following the date the Annexation Order is effective; and
 - v) 20% of such tax will be paid by The City by July 31 of the fifth year following the date the Annexation Order is effective;
- b) Each annexation subsequent to Phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.
- c) The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
- d) The County agrees to maintain all roads and provide fire-fighting services in the annexation area until May 1 of the year following the date the annexation order is effective.

- 3 -

- e) The County will provide all necessary assessment and tax rates necessary for calculation, and will provide all necessary or additional records required by The City.
- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.

Appendix to the IDP

6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.

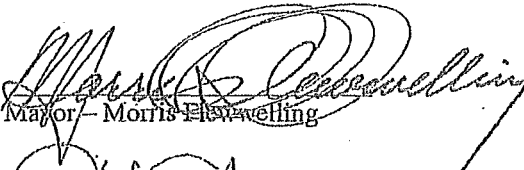
Authority

7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

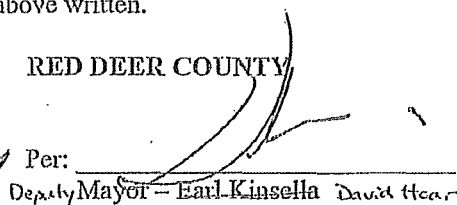
THE CITY OF RED DEER

RED DEER COUNTY

Per:


Mayor - Morris Elstaveling

Per:


Deputy Mayor - Earl Kinsella David Heer

Per:


City Manager - Craig Curtis

Per:


County Manager - Curtis Herzberg

DATE: 2008

BETWEEN:

THE CITY OF RED DEER
("The City")

- and -

RED DEER COUNTY
(The "County")

ANNEXATION COMPENSATION
AGREEMENT

CHAPMAN RIEBEEK LLP

Barristers and Solicitors
#300, 4808 Ross Street
RED DEER, Alberta
T4N 1X5

Phone: (403) 346-6603
Fax: (403) 340-1280

NICK P. RIEBEEK

File:

FILE

DATE: January 13, 2009

TO: Angus Schaffenburg, Major Projects Planner Community Services

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) to Add Compensation Agreement
IDP Bylaw Amendment No. 3393/A-2008

Reference Report:

Acting Legislative & Administrative Services Manager, December 23, 2008.
Major Projects Planner, November 28, 2008.

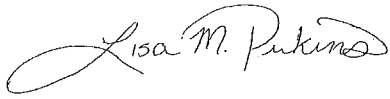
Bylaw Readings:

Intermunicipal Development Plan Bylaw Amendment 3393/A-2008 received first reading at the Monday, December 1, 2008 Council Meeting. The Bylaw as advertised. A Public Hearing was held on Monday January 12, 2009 and Bylaw No. 3393/A-2008 received second and third readings at the Monday, January 12, 2009 Council Meeting.

Report Back to Council: No.

Comments/Further Action:

The Intermunicipal Development Plan Bylaw Amendment No. 3393/A-2008 will amend the Intermunicipal Development Plan (IDP), adopted July 5, 2007, to add a compensation formula. The compensation formula was required through Policy 3.6.3 (7) which states: "The City and the County shall negotiate a formula for the determination of compensation on annexation, whereupon such formula shall be added as an Appendix to this Plan by way of Plan amendment."



Lisa Perkins
Acting Manager

Attachments

cc: Director of Development Services
Director of Community Services
Director of Corporate Services
Inspections & Licensing Manager
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services
Assessment and Tax Manager
Electric, Light & Power Manager
Emergency Services Manager
Engineering Services Manager
Environmental Services Manager
Land & Economic Development Manager
Public Works Manager
Recreation, Parks & Culture Manager
Social Planning Manager
Transit Manager
Financial Services Manager
Mary Bovair, Financial Analyst
Information Technology Manager
Red Deer County, Legislative Services Manager (separate letter)

BYLAW NO. 3393/A-2008

Being a bylaw to amend Bylaw No. 3393/2007, Red Deer County and City of Red Deer Intermunicipal Development Plan

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

- I. That Appendix "A" hereto, "FINAL ANNEXATION COMPENSATION AGREEMENT", shall be added to the Red Deer County and City of Red Deer Intermunicipal Development Plan and form part of that plan in conformity with the requirements of Section 3.6.3(7) thereof.
2. Section 3.6.3(7) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is repealed and replaced with the following:

3.6.3 (7) Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan. The Phase I annexation area is defined in the Notice of Intent to Annex of July 17, 2007 sent to the Municipal Government Board.
4. Section 3.6.3(8)(c) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is hereby deleted.
5. Reference to Appendix A is added to the "TABLE OF CONTENTS."

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 3rd day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

- A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.
- B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.
- C. In accordance with these IDP requirements, The City and The County have negotiated compensation for the Phase 1 Annexation area, which area is shown as Attachment 1 to this Memorandum of Agreement, and additionally have agreed on a formula for compensation relative to the remainder of The City of Red Deer growth area as shown on Map 1 to the IDP, and which area, excluding Phase 1 is anticipated to be annexed in accordance with the provisions of the IDP.

THEREFORE THE PARTIES agree as follows:

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- iv) \$361,152 payable to Red Deer County by July 31, 2013;
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3. The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
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 - i) 100% of such tax will be paid by The City by July 31 of the year following the date the Annexation Order is effective;
 - ii) 80% of such tax will be paid by The City by July 31 of the second year following the date the Annexation Order is effective;
 - iii) 60% of such tax will be paid by The City by July 31 of the third year following the date the Annexation Order is effective;
 - iv) 40% of such tax will be paid by The City by July 31 of the fourth year following the date the Annexation Order is effective; and
 - v) 20% of such tax will be paid by The City by July 31 of the fifth year following the date the Annexation Order is effective;
 - b) Each annexation subsequent to Phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.
 - c) The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
 - d) The County agrees to maintain all roads and provide fire fighting services in the annexation area until May 1 of the year following the date the annexation order is effective.

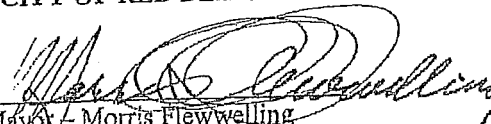
- e) The County will provide all necessary assessment and tax rates necessary for calculation, and will provide all necessary or additional records required by The City.
- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.


Appendix to the IDP

6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.


7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

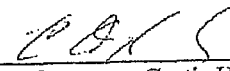
THE CITY OF RED DEER

Per: 
Mayor - Morris Flewelling

Per: 
City Manager - Craig Curtis

RED DEER COUNTY

Per: 
Deputy Mayor - Earl Kinsella David Hea-

Per: 
County Manager - Curtis Herzberg

DATE:

2008

BETWEEN:

THE CITY OF RED DEER
("The City")

- and -

RED DEER COUNTY
(The "County")

**ANNEXATION COMPENSATION
AGREEMENT**

CHAPMAN RIEBEEK LLP

Barristers and Solicitors

#300, 4808 Ross Street

RED DEER, Alberta

T4N 1X5

Phone: (403) 346-6603

Fax: (403) 340-1280

NICK P. RIEBEEK

File:

BYLAW NO. 2008/26

FILE

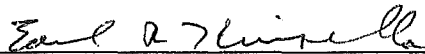
A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 2007/29, A BYLAW TO ADOPT THE RED DEER COUNTY AND CITY OF RED DEER INTERMUNICIPAL DEVELOPMENT PLAN.

Pursuant to the authority conferred upon it by the Municipal Government Act, the Council of Red Deer County hereby enacts that **Bylaw No. 2007/29, the bylaw to adopt the Red Deer County and City of Red Deer Intermunicipal Development Plan**, be amended as follows:


1. That Appendix "A" hereto, "Final Annexation Compensation Agreement," shall be added to the Red Deer County and City of Red Deer Intermunicipal Development Plan and form part of that Plan in conformity with the requirements of Section 3.6.3 (7) thereof;
2. Section 3.6.3 (7) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is repealed and replaced with the following:

3.6.3 (7) Compensation for the Phase 1 Annexation area and the formula for future annexations are attached hereto as Appendix "A," "Final Annexation Compensation Agreement" in this Plan. The Phase 1 annexation area is defined in the Notice of Intent to Annex of July 17, 2007, sent to the Municipal Government Board;
3. Section 3.6.3 (8) (c) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is hereby deleted; and
4. Reference to Appendix "A" is added to the "Table of Contents."

FIRST READING: DECEMBER 2, 2008
SECOND READING: DECEMBER 16, 2008
THIRD READING: DECEMBER 16, 2008



MAYOR
Date Signed: December 18, 2008



COUNTY MANAGER
Date Signed: December 18, 2008

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 3rd day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.

B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.

C. In accordance with these IDP requirements, The City and The County have negotiated compensation for the Phase I Annexation area, which area is shown as Attachment 1 to this Memorandum of Agreement, and additionally have agreed on a formula for compensation relative to the remainder of The City of Red Deer growth area as shown on Map 1 to the IDP, and which area, excluding Phase 1 is anticipated to be annexed in accordance with the provisions of the IDP.

THEREFORE THE PARTIES agree as follows:

Compensation for the Phase 1 Annexation Area

1. The effective date of Phase I Annexation shall be September 1, 2009 with the City assuming the provision of all municipal services for the annexation area effective this date.
2. The City shall pay The County by way of compensation for the annexation of Phase 1 area as shown in Schedule "1" hereto, as follows:
 - i) \$902,879 payable to Red Deer County by July 31, 2010, less \$300,960, which represents services to be provided in the last four months of 2009 to the annexed area by the City of Red Deer;
 - ii) \$722,303 payable to Red Deer County by July 31, 2011;
 - iii) \$541,728 payable to Red Deer County by July 31, 2012;

- iv) \$361,152 payable to Red Deer County by July 31, 2013;
 - v) \$180,576 payable to Red Deer County by July 31, 2014.
- 3, The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
4. No additional or other compensation of any nature or kind will be payable by The City to The County with respect to the Phase 1 Annexation area.

Formula for Compensation on Future Annexation

5. The parties agree that the formula to govern compensation payable by The City to The County on all future annexations under the IDP, excluding Phase 1, shall be as follows:
- a) The City will pay to The County sums based on the municipal portion of tax revenues that would have been collected by The County in the full calendar year preceding the effective year of annexation, subject to declining amounts as follows:
 - i) 100% of such tax will be paid by The City by July 31 of the year following the date the Annexation Order is effective;
 - ii) 80% of such tax will be paid by The City by July 31 of the second year following the date the Annexation Order is effective;
 - iii) 60% of such tax will be paid by The City by July 31 of the third year following the date the Annexation Order is effective;
 - iv) 40% of such tax will be paid by The City by July 31 of the fourth year following the date the Annexation Order is effective; and
 - v) 20% of such tax will be paid by The City by July 31 of the fifth year following the date the Annexation Order is effective;
 - b) Each annexation subsequent to Phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.
 - c) The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
 - d) The County agrees to maintain all roads and provide fire fighting services in the annexation area until May 1 of the year following the date the annexation order is effective.

- e) The County will provide all necessary assessment and tax rates necessary for calculation, and will provide all necessary or additional records required by The City.
- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.


Appendix to the IDP

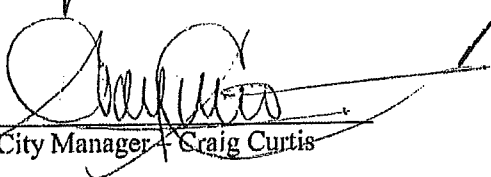
6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.

Authority


7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

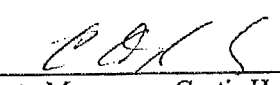
THE CITY OF RED DEER

Per: 
Mayor - Morris Flewelling

Per: 
City Manager - Craig Curtis

RED DEER COUNTY

Per: 
Deputy Mayor - Earl Kinsella David Hear

Per: 
County Manager - Curtis Herzberg

DATE:

2008

BETWEEN:

THE CITY OF RED DEER
(“The City”)

- and -

RED DEER COUNTY
(The “County”)

**ANNEXATION COMPENSATION
AGREEMENT**

CHAPMAN RIEBEEK LLP

Barristers and Solicitors
#300, 4808 Ross Street
RED DEER, Alberta
T4N 1X5

Phone: (403) 346-6603

Fax: (403) 340-1280

NICK P. RIEBEEK

File:



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

January 13, 2009

Nancy Lougheed, Legislative Services Manager
38106 Rge Rd 275
Red Deer County, AB T4S 2L9
Phone (403) 357-2366; Fax (403) 350-2164
nlougheed@reddeercounty.ab.ca

Dear Ms. Lougheed,

At the City of Red Deer's Council Meeting held on Monday January 12, 2009, a Public Hearing was held with respect to the *Intermunicipal Development Plan Bylaw Amendment 3393/A-2008*. Following the Public Hearing, *Intermunicipal Development Plan Bylaw Amendment 3393/A-2008* received second and third reading, a copy of the bylaw is attached.

Intermunicipal Development Plan Bylaw Amendment 3393/A-2008 amends the Intermunicipal Development Plan (IDP), adopted July 5, 2007, adding a compensation formula. The compensation formula was required through Policy 3.6.3 (7) which states: The City and the County shall negotiate a formula for the determination of compensation on annexation, whereupon such formula shall be added as an Appendix to this plan by way of bylaw amendment.

If you have any questions please do not hesitate to contact me.

Sincerely,

Lisa Perkins
Acting Manager

Cc: Major Projects Planner, Community Services

BYLAW NO. 3393/A-2008

Being a bylaw to amend Bylaw No. 3393/2007, Red Deer County and City of Red Deer Intermunicipal Development Plan

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

- I. That Appendix "A" hereto, "FINAL ANNEXATION COMPENSATION AGREEMENT", shall be added to the Red Deer County and City of Red Deer Intermunicipal Development Plan and form part of that plan in conformity with the requirements of Section 3.6.3(7) thereof.
2. Section 3.6.3(7) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is repealed and replaced with the following;

3.6.3 (7) Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan. The Phase I annexation area is defined in the Notice of Intent to Annex of July 17, 2007 sent to the Municipal Government Board.
4. Section 3.6.3(8)(c) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is hereby deleted.
5. Reference to Appendix A is added to the "TABLE OF CONTENTS."

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

"Lisa Perkins"

MAYOR

CITY CLERK

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 3rd day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.

B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.

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- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.

Appendix to the IDP

6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.

Authority

7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

THE CITY OF RED DEER

RED DEER COUNTY

Per: 

Mayor - Morris Flewwelling

Per: 

Deputy Mayor - Earl Kinsella David Hea-

Per: 

City Manager - Craig Curtis

Per: 

County Manager - Curtis Herzberg

DATE:

2008

BETWEEN:

THE CITY OF RED DEER
("The City")

- and -

RED DEER COUNTY
(The "County")

ANNEXATION COMPENSATION
AGREEMENT

CHAPMAN RIEBEEK LLP

Barristers and Solicitors
#300, 4808 Ross Street
RED DEER, Alberta
T4N 1X5

Phone: (403) 346-6603
Fax: (403) 340-1280

NICK P. RIEBEEK

File:

The City of Red Deer
Bylaw Readings

Moved by Councillor: Parkes Seconded by Councillor: Jeffries

That Bylaw Amendment No. 3393/A-2008 being an amendment to the Red Deer County and City of Red Deer Intermunicipal Development Plan

BE READ A FIRST TIME THIS 1st DAY OF December, 2008~~8~~

BE READ A SECOND TIME THIS 12TH DAY OF JANUARY, 2008~~8~~⁹

BE READ A THIRD TIME THIS 12TH DAY OF JANUARY, 2008~~8~~⁹

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

Intermunicipal Development Plan Bylaw Amendment 3393/A-2008

DESCRIPTION: incorporation of annexation compensation agreement with Red Deer County

FIRST READING: December 15, 2008

FIRST PUBLICATION: December 12, 2008

SECOND PUBLICATION: December 19, 2008

PUBLIC HEARING & SECOND READING: January 12, 2009

THIRD READING: January 12, 2009

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: _____

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

Red Deer County and City of Red Deer Intermunicipal Development Plan-Amendments to Incorporate Annexation Compensation Provisions

City Council proposes to pass Bylaw Amendment 3393/A-2008 which contains amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) related to compensation to Red Deer County. The IDP states that the City and County will negotiate a formula for the determination of compensation for annexation, and, once agreed upon, that formula would be added as an Appendix to the IDP. The specific amendment incorporates the Annexation Compensation Agreement into the IDP. The proposed Bylaw amendment may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or online at www.reddeer.ca / City Departments/ Legislative & Administrative Services / City Bylaws.

City Council will hear from any person claiming to be affected by the proposed amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan at a Public Hearing on **Monday, January 12, 2009** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you would like a letter or petition included on the Council agenda you must submit it to the Legislative & Administrative Services Department by **Tuesday, January 6, 2009**. Otherwise, you may submit your letter or petition at the Council meeting or simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions regarding the use of this information please contact the Legislative & Administrative Services Department at 403-342-8132.

(Publication Dates: Friday December 12, 2008 and Friday December 19, 2008)

Document Name: December 1 2008 IDP Amendment Advertising
Document Number: 807216
Document Author: KIMW
Document Type: AD
Application: MS WORD

look n book

online registration
& facility information
www.reddeer.ca/looknbook

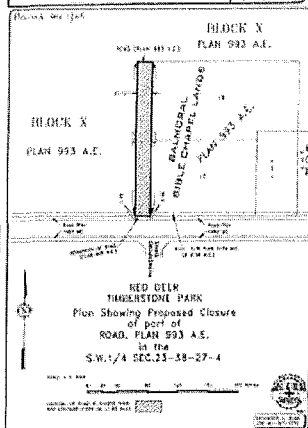
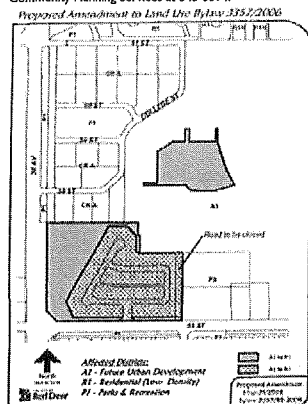
**LAND USE BYLAW
AMENDMENT
3357/BB-2008 and
ROAD CLOSURE BYLAW
3413/2008**

City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2008 and Road Closure Bylaw 3413/2008.

Land Use Bylaw Amendment 3357/BB-2008 is proposing to develop Phase 1 of the Timberstone Park neighbourhood. Reasoning is being sought for approximately 12.38 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots, and 1 public utility/municipal reserve lot.

Road Closure Bylaw 3413/2008 is proposing the closure and sale of 0.57 acres, more or less, of Road Plan 993 A.E. and the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less to The City of Red Deer and the remaining southern most 0.05 acres to be dedicated as Municipal Reserve.

The proposed bylaws may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday January 12, 2009 at 6:00 p.m. in Council Chambers, 2nd Floor at 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 January 6, 2009. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. 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.

**Development
Officer Approvals**

On December 16, 2008, the Development Officer issued approval for the following applications:

Permitted Use:

Anders Park

1. Beta Surveys Ltd. - a 0.79 metre rear yard relaxation to an existing detached garage located at 43 Abbott Close.

Oriole Park

2. Beta Surveys Ltd. - a 0.44 metre relaxation to the minimum side yard to an overhang on a single family dwelling and attached garage located at 62 Oaklands Crescent.

3. Beta Surveys Ltd. - a 0.73 metre rear yard relaxation to an existing detached garage located at 97 O'Brien Crescent.

Rosedale

4. Snell & Oslund Surveys Ltd. - a 0.25 metre relaxation to the minimum sideyard to an existing sunroom addition located at 40 Ramsey Close.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. on January 2, 2009. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 403-342-8399.

Do the Blue
RECYCLE YOUR
HOUSEHOLD WASTE

340-BLUE
www.reddeer.ca Red Deer



**Red Deer County and
City of Red Deer
Intermunicipal Development
Plan-Amendments to
Incorporate Annexation
Compensation Provisions**

City Council proposes to pass Bylaw Amendment 3393/A-2008 which contains amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) related to compensation to Red Deer County. The IDP states that the City and County will negotiate a formula for the determination of compensation for annexation, and, once agreed upon, that formula would be added as an Appendix to the IDP. The specific amendments incorporate the Annexation Compensation Agreement into the IDP. The proposed Bylaw amendment may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or online at www.reddeer.ca/CityDepartments/CityBylaws.

City Council will hear from any person claiming to be affected by the proposed amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan at a Public Hearing on Monday, January 12, 2009 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you would like a letter or petition included on the Council agenda you must submit it to the Legislative & Administrative Services Department by Tuesday, January 6, 2009. Otherwise, you may submit your letter or petition at the Council meeting or simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions regarding the use of this information please contact the Legislative & Administrative Services Department at 403-342-8132.

**Municipal Planning
Commission Approvals**

On December 15, 2008, the Municipal Planning Commission issued approval of the following applications:

Discretionary Use:

Rosedale Estates

Sunila Bieber o/a Works of Hands - for a home based massage therapy business to be located at 131 Roberts Crescent.

Normandeau

L.A. Radio Group Inc. - for a radio station and communications tower to be located at 6751 - 52 Avenue.

Burnt Lake Industrial

Big Guns Perforating and Logging Inc. - for the use of above ground fuel tanks and dangerous goods occupancy to be located at 13 Burnt Lake Avenue.

Lonsdale

Group 2 Architects - for site development for the discretionary use of a 223.5m2 addition to be located at 26 Lawford Avenue.

Permitted Use:

Riverside Heavy Industrial Park

Timcon Construction Ltd. - for site development for an 843.6m2 industrial building to be located at 7465-45 Avenue Close.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. on January 5, 2009. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 403-342-8132.

**CHRISTMAS
HOLIDAY HOURS
CITY OFFICES CLOSED**

All City of Red Deer offices will be closed on Wednesday, December 24th, Thursday December 25th, Friday December 26th, and Tuesday January 1st.

TRANSIT SERVICE

DECEMBER 24, 2008 (Christmas Eve)

Transit Administration Offices and Transit information phone lines are open 8:00 AM to 4:30 PM. Transit service operates with the first City Centre Terminal departure at 6:15 AM and the last bus from the City Centre Terminal is at 6:15 PM; these buses will complete their full routes back to the City Centre Terminal at which point they will be out of service. There will be no city centre transfer connection after 6:15 PM.

The Red Deer Transit Action Bus phone lines will be open from 7:30 AM to 5:00 PM. Action Bus service operates regular hours.

DECEMBER 25, 2008 (Christmas Day)

Transit Administration Offices and Transit information phone lines will be closed. There is no Transit service.

Red Deer Transit Action Bus phone lines will be closed. Limited Action Bus service will be provided.

DECEMBER 26, 2008 (Boxing Day)

Transit Administration Offices and Transit information phone lines will be closed. Transit information is available on-line at www.reddeer.ca/transit

Transit service will operate on SUNDAY / HOLIDAY service hours. First departure from the City Centre Terminal is 8:45 AM and the last departure is at 6:45 PM.

Red Deer Transit Action Bus phone lines will be closed. Limited Action Bus service will be provided.

DECEMBER 31, 2008 (New Year's Eve)

Transit Administration Offices and Transit information phone lines are open 8:00 AM to 4:30 PM.

Transit service will operate on the regular weekday schedule. Last departure from the City Centre Terminal will be at 11:15 PM.

Red Deer Transit Action Bus phone lines are open 7:30 AM to 5:00 PM. Action Bus service operates regular hours.

JANUARY 1, 2009 (New Year's Day)

Transit Administration Offices and Transit information phone lines will be closed. There is no Transit service.

Red Deer Transit Action Bus phone lines will be closed. Limited Action Bus service will be provided.

RECREATION CENTRE

Wed. Dec. 24 - Open 5:30 am to 2 pm

Thurs. Dec. 25 - Closed

Fri. Dec. 26 - Closed

Wed. Dec. 31 - Open 5:30 am to 2 pm

Thurs. Jan. 1 - Closed

THE COLLICUTT CENTRE

Wed. Dec. 24 - Open 5:30 am to 5 pm

Thurs. Dec. 25 - Closed

Fri. Dec. 26 - Open 10 am to 8 pm

Wed. Dec. 31 - Open 5:30 am to 5 pm

Thurs. Jan. 1 - Open 10 am to 8 pm

MICHENER CENTRE

The Roland Michener Recreation Centre will be closed December 24, 2008 and will remain closed until January 2, 2009. As a result, the Michener Aquatic Centre is also closed for the same period.

THE DAWE CENTRE

Reminder: The G.H. Dawe Centre remains closed for revitalization.

Public Hearings Item No. 2 (a)



DATE: December 23, 2008

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Offer to Purchase and Land Exchange for portion of plan 993 A.E.
(The Christian Brethren of Red Deer & Timberstone Park
Developments Ltd.) and Road Closure Bylaw 3413/2008

History:

At the Monday December 1, 2008 Council Meeting Road Closure Bylaw 3413/2008 received first reading. After first reading the Road Closure Bylaw 3413/2008 contained an administrative error and the total area exchanged/sold was 0.96 acres instead of 0.91, which was contained in the original report. Advertising took place and the correct total area exchanged/sold was used.

Timberstone Park Developments Ltd. Has expressed interest in purchasing part of the City Road Right of Way (Plan 993 A.E.). The Christian Brethren of Red Deer own lands located to the east of and adjacent to the City right of way. A three way agreement between the City of Red Deer, Timberstone Park Developments Ltd and The Christian Brethren has been negotiated. The closure and sale of this portion of road, as it is surplus to the City's needs, and the sale will provide opportunity for orderly redevelopment of this road and provide lands for road widening along Highway 11 to the south. This Bylaw is in conjunction with Land Use Bylaw Amendment 3357/BB-2008.

Public Consultation Process:

A Public Hearing has been advertised for the above referenced Bylaw, to be held on Monday January 12, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing:

- 1) Council consider passing a resolution to amend Bylaw 3413/2008, the total area exchanged from 0.91 to 0.96, and;
- 2) Council consider second and third readings of Road Closure Bylaw 3413/2008.

A handwritten signature in cursive script that reads 'Lisa M. Perkins'.

Lisa Perkins
Acting Manager

Memo

Originally Submitted to Council at the
December 1 2008 Council Meeting

Date: November 24, 2008

To: Kelly Kloss, Legislative and Administrative Manager

From: Rick Elm, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Officer

RE: Offer to Purchase and Land Exchange for portion of Plan 993 A.E. (The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.) and Road Closure Bylaw 3413/2008

Background:

Timberstone Park Developments Ltd. has expressed interest in purchasing part of the City Road Right of Way (Plan 993 A.E.). The Christian Brethren of Red Deer own lands located to the east of and adjacent to the City Road Right of Way. A 3-way agreement between The City, Timberstone Park Developments and The Christian Brethren has been negotiated which will result in the following:

- The City agrees to sell "Parcel A" of the Road Right of Way to Timberstone Park;
- The City agrees to transfer "Parcel B" of the Road Right of Way to The Christian Brethren, who will transfer Parcel B to Timberstone Park;
- The Christian Brethren will transfer "Parcel C" to The City in exchange for Parcel B.

The Administration supports the closure and sale of this portion of road, as it is surplus to the City's needs, and the sale will provide opportunity for orderly redevelopment of this road and provide lands for road widening along Highway 11 to the south. A report regarding the rezoning of this land appears elsewhere on this agenda.

Financial Implications:

The parties have agreed to a value of \$60,000 per acre for developable lands in this area.

The approximate area of Parcel A road to be closed and sold is 0.57 acres, more or less. The total proceeds of the sale of this part, approximately \$34,200.00 will be credited to the Road Right of Way Reserve.

The approximate area of Parcel B road to be closed and exchanged is 0.34 acres, more or less. Parcel B will be exchanged for Parcel C which contains an equivalent area of 0.34 acres, more or less. Please note that the final calculation of the purchase price will be adjusted based on the area as determined by a legal surveyor.

Memo


Kelly Kloss

Page 2

Recommendation:

1. That City Council approve the closure and sale of 0.57 acres, more or less, of Road Plan 993 A.E. and the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less, to The City for road widening, subject to the following conditions:
 1. The purchase price to be \$60,000 per acre + GST for unencumbered land with the final purchase price to be adjusted upon legal survey.
 2. Consolidation of the closed road (Parcel A & Parcel B) with the Purchaser's lands.
 3. All costs associated with advertising and legal survey to be the responsibility of the Purchaser.
 4. The net proceeds of the sale to be credited to the Road Right of Way Reserve.
 5. That the Purchaser enters into a Land Sale Agreement satisfactory to the City Solicitor.
 2. City Council approves first reading of a bylaw having the effect of closing;
 1. *'All that portion of Road as shown on Plan 993AE lying adjacent to the west boundary of Block 17 and 18, Plan 993AE, and lying within Subdivision Plan _____, and containing 0.369 hectares (0.91 acres) more or less.'*
- Attach.
- c. Tom Warder, Engineering Services Manager
Dean Krecji, Financial Services Manager

Rick Elm
Land and Appraisal Coordinator


Howard Thompson
Land & Economic Development Manager

Revised Dec. 1/08

BLOCK X
PLAN 993 A.E.

BLOCK X
PLAN 993 A.E.

ROAD (PLAN 993 A.E.)

20.12

193.22

193.23

18

PLAN 993 A.E.

BALMORAL
BIBLE CHAPEL LANDS

17

C. of T.

C. of T.
892 134 401

5.49

5.49

Road Plan
1480 MC

Road Plan
1480 MC

REMAINDER OF ROAD
(PLAN 993 A.E.)

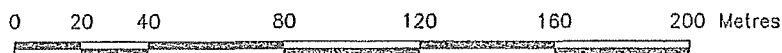
RUTHERFORD
DRIVE

N.U.L. R/W PLAN 2194 M.C.
(# 2748 M.G.)

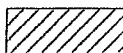


RED DEER
TIMBERSTONE PARK
Plan Showing Proposed Closure
of part of
ROAD, PLAN 993 A.E.
in the
S.W.1/4 SEC.23-38-27-4

SCALE = 1: 2000



DISPOSAL OF ROAD IS SHADED THUS
AND CONTAINS 0.389 ha. (0.96 Acs.)



WEEJ

DECEMBER 1, 2008
JOB No.: 397-157G

Kim Woods

From: Rick Elm
Sent: December 09, 2008 9:09 AM
To: Arminnie Good; Kim Woods
Subject: RE: Bylaw Amendment

Please just change the last line to say:

"Resolved that...Road Closure Bylaw 3413/2008, hereby approves the closure and sale of 0.57 acres, more or less, of Road Plan 993 A.E., the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less, to The City for road widening, and the remaining southern most 0.05 acres to be dedicated as Municipal Reserve at time of development, subject to the following conditions:"

Thanks,

Rick

From: Arminnie Good
Sent: December 09, 2008 9:01 AM
To: Kim Woods
Cc: Rick Elm
Subject: Bylaw Amendment

Hi Kim,

I've talked to Rick and here's what we propose for the change:

"Resolved that...Road Closure Bylaw 3413/2008, hereby approves the closure and sale of 0.57 acres, more or less, of Road Plan 993 A.E., the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less, to The City for road widening, and 0.05 acres to be dedicated as Municipal Reserve, subject to the following conditions:"

Thanks for your help.

Arminnie Good

Land Agent
City of Red Deer
403.356.8891

 Please consider the environment before printing this email.

Kim Woods

From: Arminnie Good
Sent: December 08, 2008 5:03 PM
To: Kim Woods
Subject: Bylaw Amendment No. 3357/BB-2008

Hi Kim,


In all the rush last week to get this by-law amended, the incorrect area was approved in the resolution on Dec. 1, 2008.

Total area exchanged/sold was 0.91 acres but should have been 0.96 acres. The diagram that I sent you last week for advertising shows the correct total area.

What is the process to correct this?

Arminnie Good

Land Agent
City of Red Deer
403.356.8891

 Please consider the environment before printing this email.

0.57
0.34
—
0.91
+ 0.05

↑ 0.96

Kim Woods

From: Lisa Perkins
Sent: December 09, 2008 8:04 AM
To: Kim Woods
Subject: FW: cc re December 8 2008 re memo to Council for assignment from 1324888 Alberta Ltd to Laebon
Attachments: 807753 - December 8 2008 re memo to Council for assignment from 1324888 Alberta Ltd to Laebon - 1.DOC

From: Dean Krejci
Sent: December 09, 2008 7:58 AM
To: Lisa Perkins
Cc: Howard Thompson
Subject: FW: cc re December 8 2008 re memo to Council for assignment from 1324888 Alberta Ltd to Laebon

Lisa,

FS has reviewed the report and agrees with the recommendations.

Dean
8204

From: Howard Thompson
Sent: December 08, 2008 1:50 PM
To: Craig Curtis; Paul Goranson; Dean Krejci
Subject: cc re December 8 2008 re memo to Council for assignment from 1324888 Alberta Ltd to Laebon

DATE: January 13, 2009

TO: Rick Elm, Land Appraisal Coordinator
Howard Thompson, Land & Economic Development Officer
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Offer to Purchase and Land Exchange for portion of Plan 993 A.E.
(The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.)
and Road Closure Bylaw 3413/2008

Reference Report:

Acting Legislative & Administrative Manager, dated December 23, 2008.

Land and Appraisal Coordinator and Land & Economic Development Officer, dated November 24, 2008.

Parkland Community Planning Services, dated November 10, 2008.

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated December 28, 2008, Re: Offer to Purchase and Land Exchange for portion of Plan 993 A.E. (The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.) and Road Closure Bylaw 3413/2008, hereby amends Resolution 7 passed by Council at the December 1, 2008 Council Meeting, concerning the road closure and sale of 0.57 acres, more or less, by deleting 0.57 acres and replacing it with 0.62 acres."

"***Resolved*** that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated December 23, 2008 Re: Offer to Purchase and Land Exchange for portion of plan 993 A.E. (The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.) and Road Closure Bylaw 3413/2008, hereby amends Road Closure Bylaw 3413/2008 by deleting 0.396 hectares (0.91 acres) and replacing it with 0.398 hectares (0.96 acres)."

Bylaw Readings:

Road Closure Bylaw 3413/2008 received first reading at the Monday, December 1, 2008 Council Meeting. The bylaw was advertised. Road Closure Bylaw 3413/2008 received

second and third readings at the Monday, January 12, 2009 Council Meeting. A copy of this Bylaw is attached.

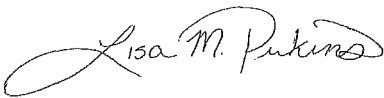
Report Back to Council: No.

Comments/Further Action:

Road Closure Bylaw 3413/2008 is for the closure and sale of 0.62 acres, more or less, of Road Plan 993 A.E. and the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less, to The City for road widening, subject to the following conditions:

1. The purchase price to be \$60,000 per acre + GST for unencumbered land with the final purchase price to be adjusted upon legal survey.
2. Consolidation of the closed road with the Purchaser's lands.
3. All costs associated with advertising and legal survey to be the responsibility of the Purchaser.
4. The net proceeds of the sale to be credited to the Road Right of Way Reserve.
5. That the Purchaser enters into a Land Sale Agreement satisfactory to the City Solicitor.

That the Land and Economic Development Manager correspond to The Christian Brethren of Red Deer & Timberstone Park Developments Ltd. on the land purchase and land exchange and provide a copy of the correspondence to the Legislative and Administrative Services Department.



Lisa Perkins
Acting Manager

Attachments

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment & Tax Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
LAS File

BYLAW NO. 3413/2008

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of Road as shown on Plan 993AE lying adjacent to the West boundary of Block 17 and 18, Plan 993AE, and lying within Subdivision Plan _____ and containing 0.398 hectares (0.96 acres) more or less.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

FILE

BYLAW NO. 3413/2008

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

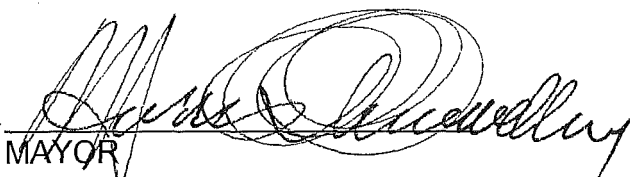
All that portion of Road as shown on Plan 993AE lying adjacent to the
West boundary of Block 17 and 18, Plan 993AE, and lying within
Subdivision Plan _____ and containing 0.398
hectares (0.96 acres) more or less.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.


MAYOR


CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL



The City of Red Deer
Bylaw Readings

Moved by Councillor: L. Schwartz Seconded by Councillor: P. Pinner

That Road Closure Bylaw No. 3413/2008 proposing a road closure of 0.57⁶² acres, more or less, of Road Plan 993 A.E. and the closure of 0.34 acres, more or less of Road Plan 993 A.E.

BE READ A FIRST TIME THIS 1 DAY OF Dec, 2008.

BE READ A SECOND TIME THIS 12 DAY OF Jan, 2008/9

BE READ A THIRD TIME THIS 12 DAY OF Jan, 2008/9

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

**Land Use Bylaw Amendment 3357/BB-2008 and
Road Closure Bylaw 3413/2008**

DESCRIPTION: LUB 3357/BB-2008 proposes development of Phase 1 of Timberstone Park and Road Closure Bylaw 3413/2008 proposes closure of 0.57 acres of road plan 993 A.E. and closure of 0.34 acres of Road Plan 993 A.E.

FIRST READING: December 15, 2008

FIRST PUBLICATION: December 12, 2008

SECOND PUBLICATION: December 19, 2008

PUBLIC HEARING & SECOND READING: January 12, 2009

THIRD READING: January 12, 2009

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: _____

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

BATCH NO.:

(Advertising Revenue to 180.5901)

**LAND USE BYLAW AMENDMENT 3357/BB -2008 and
ROAD CLOSURE BYLAW 3413/2008**

City Council proposes to pass **Land Use Bylaw Amendment 3357/BB -2008 and Road Closure Bylaw 3413/2008**.

Land Use Bylaw Amendment **3357/BB-2008** is proposing to develop Phase 1 of the Timberstone Park neighbourhood. Rezoning is being sought for approximately 12.38 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots, and 1 public utility /municipal reserve lot.

Road Closure Bylaw **3413/2008** is proposing the closure and sale of 0.57 acres, more or less, of Road Plan 993 A.E. and the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less to The City of Red Deer and the remaining southern most 0.05 acres to be dedicated as Municipal Reserve.

The proposed bylaws may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

Map 21/2008

Red Deer Timberstone Park Plan showing proposed Closure of Part of Road, Plan 993 A.E. in the S.W. ¼ Sec 23-38-27-4

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday January 12, 2009** at 6:00p.m. in Council Chambers, 2nd Floor at 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 January 6, 2009**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. 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: December 12, 2008 and December 19, 2008)

Document Name: December 1 2008 Land Use Bylaw 3357/BB-2008 & Road Closure 3413/2008

Document Number: 807229

Document Author: KIMW

Document Type: AD

Application: MS WORD

look n book

online registration
& facility information

www.reddeer.ca/looknbook

LAND USE BYLAW AMENDMENT 3357/BB-2008 and ROAD CLOSURE BYLAW 3413/2008

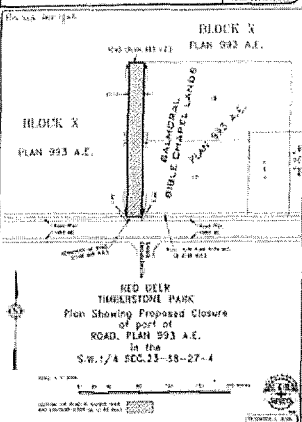
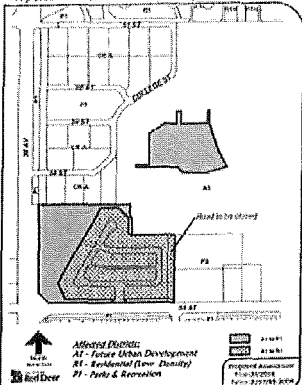
City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2008 and Road Closure Bylaw 3413/2008.

Land Use Bylaw Amendment 3357/BB-2008 is proposing to develop Phase 1 of the Timberstone Park neighbourhood. Rezoning is being sought for approximately 12.38 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bungalow condominium residential lots, 5 municipal reserve lots, and 1 public utility/municipal reserve lot.

Road Closure Bylaw 3413/2008 is proposing the closure and sale of 0.57 acres, more or less, of Road Plan 993 A.E. and the closure and exchange of 0.34 acres, more or less, of Road Plan 993 A.E. for 0.34 acres, more or less to The City of Red Deer and the remaining southern most 0.05 acres to be dedicated as Municipal Reserve.

The proposed bylaws may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2008



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday January 12, 2009** at 6:00 p.m. in Council Chambers, 2nd Floor at 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 January 6, 2009**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. 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.

Development Officer Approvals

On December 16, 2008, the Development Officer issued approval for the following applications:

Permitted Use:

Anders Park

1. Beta Surveys Ltd. - a 0.79 metre rear yard relaxation to an existing detached garage located at 43 Abbott Close.

Oriole Park

2. Beta Surveys Ltd. - a 0.44 metre relaxation to the minimum side yard to an overhang on a single family dwelling and attached garage located at 62 Oaklands Crescent.

3. Beta Surveys Ltd. - a 0.73 metre rear yard relaxation to an existing detached garage located at 97 O'Brien Crescent.

Rosedale

4. Snell & Osund Surveys Ltd. - a 0.25 metre relaxation to the minimum sideyard to an existing sunroom addition located at 40 Ramsey Close.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. on **January 2, 2009**. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 403-342-8399.

CHRISTMAS HOLIDAY HOURS CITY OFFICES CLOSED

All City of Red Deer offices will be closed on Wednesday, December 24th, Thursday December 25th, Friday December 26th, and Tuesday January 1st.

TRANSIT SERVICE

DECEMBER 24, 2008 (Christmas Eve)

Transit Administration Offices and Transit information phone lines are open 8:00 AM to 4:30 PM. Transit service operates with the first City Centre Terminal departure at 6:15 AM and the last bus from the City Centre Terminal is at 6:15 PM; these buses will complete their full routes back to the City Centre Terminal at which point they will be out of service. There will be no city centre transfer connection after 6:15 PM.

The Red Deer Transit Action Bus phone lines will be open from 7:30 AM to 5:00 PM. Action Bus service operates regular hours.

DECEMBER 25, 2008 (Christmas Day)

Transit Administration Offices and Transit information phone lines will be closed. There is no Transit service.

Red Deer Transit Action Bus phone lines will be closed. Limited Action Bus service will be provided.

DECEMBER 26, 2008 (Boxing Day)

Transit Administration Offices and Transit information phone lines will be closed. Transit information is available on-line at www.reddeer.ca/transit.

Transit service will operate on **SUNDAY / HOLIDAY** service hours. First departure from the City Centre Terminal is 8:45 AM and the last departure is at 6:45 PM.

Red Deer Transit Action Bus phone lines will be closed. Limited Action Bus service will be provided.

DECEMBER 31, 2008 (New Year's Eve)

Transit Administration Offices and Transit information phone lines are open 8:00 AM to 4:30 PM.

Transit service will operate on the regular weekday schedule. Last departure from the City Centre Terminal will be at 11:15 PM.

Red Deer Transit Action Bus phone lines are open 7:30 AM to 5:00 PM. Action Bus service operates regular hours.

JANUARY 1, 2009 (New Year's Day)

Transit Administration Offices and Transit information phone lines will be closed. There is no Transit service.

Red Deer Transit Action Bus phone lines will be closed. Limited Action Bus service will be provided.

RECREATION CENTRE

Wed. Dec. 24 - Open 5:30 am to 2 pm

Thurs. Dec. 25 - Closed

Fri. Dec. 26 - Closed

Wed. Dec. 31 - Open 5:30 am to 2 pm

Thurs. Jan. 1 - Closed

THE COLLIQUITT CENTRE

Wed. Dec. 24 - Open 5:30 am to 5 pm

Thurs. Dec. 25 - Closed

Fri. Dec. 26 - Open 10 am to 8 pm

Wed. Dec. 31 - Open 5:30 am to 5 pm

Thurs. Jan. 1 - Open 10 am to 8 pm

MICHENER CENTRE

The Roland Michener Recreation Centre will be closed December 24, 2008 and will remain closed until January 2, 2009. As a result, the Michener Aquatic Centre is also closed for the same period.

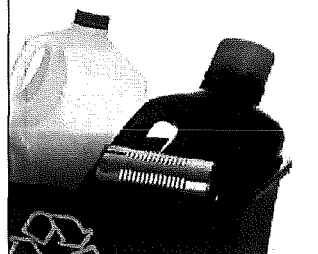
THE DAWE CENTRE

Reminder: The G.H. Dawe Centre remains closed for revitalization.

Do the Blue

RECYCLE YOUR HOUSEHOLD WASTE

340-BLUE
www.reddeer.ca Red Deer



Red Deer County and City of Red Deer Intermunicipal Development Plan-Amendments to Incorporate Annexation Compensation Provisions

City Council proposes to pass Bylaw Amendment 3393/A-2008 which contains amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) related to compensation to Red Deer County. The IDP states that the City and County will negotiate a formula for the determination of compensation for annexation, and, once agreed upon, that formula would be added as an Appendix to the IDP. The specific amendments incorporate the Annexation Compensation Agreement into the IDP. The proposed Bylaw amendment may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or online at www.reddeer.ca/CityDepartments/CityBylaws.

City Council will hear from any person claiming to be affected by the proposed amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan at a Public Hearing on **Monday, January 12, 2009** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you would like a letter or petition included on the Council agenda you must submit it to the Legislative & Administrative Services Department by **Tuesday, January 6, 2009**. Otherwise, you may submit your letter or petition at the Council meeting or simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions regarding the use of this information please contact the Legislative & Administrative Services Department at 403-342-8132.

Municipal Planning Commission Approvals

On December 15, 2008, the Municipal Planning Commission issued approval of the following applications:

Discretionary User:

Rosedale Estates

Sunila Bieber o/a Works of Hands - for a home based massage therapy business to be located at 131 Roberts Crescent.

Normandeau

L.A. Radio Group Inc. - for a radio station and communications tower to be located at 6751 - 52 Avenue.

Burnt Lake Industrial

Big Guns Perforating and Logging Inc. - for the use of above ground fuel tanks and dangerous goods occupancy to be located at 13 Burnt Valley Avenue.

Lonsdale

Group 2 Architects - for site development for the discretionary use of a 223.5m² addition to be located at 26 Lawford Avenue.

Permitted Use:

Riverside Heavy Industrial Park

Timcon Construction Ltd. - for site development for an 843.6m² industrial building to be located at 7465-45 Avenue Close.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. on **January 5, 2009**. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 403-342-8132.



Public Hearings Item No. 2(b)

DATE: December 23, 2008

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/BB-2008
Timberstone Park Neighbourhood – Phase 1
Timberstone Park Developments Ltd. (Laebon)

History:

At the Monday December 1, 2008 Council Meeting Land Use Bylaw Amendment No. 3357/BB-2008 received first reading.

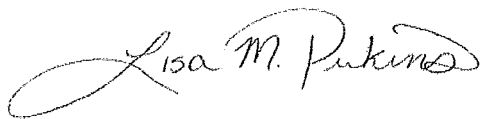
Land Use Bylaw Amendment 3357/BB-2008 provides for the proposed development of Phase 1 of the Timberstone Park neighbourhood. Rezoning is being sought for approximately 12.38 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots, and 1 public utility/municipal reserve lot. The proposed land use districts of Bylaw 3357/BB-2008 conform to the Timberstone Park Neighbourhood Area Structure Plan.

Public Consultation Process:

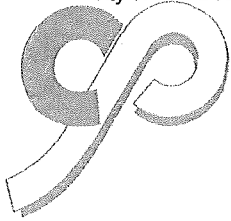
A Public Hearing has been advertised for the above referenced Bylaw, to be held on Monday January 12, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Land Use Bylaw amendment 3357/BB-2008.



Lisa Perkins
Acting Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to
Council at the December 1
2008 Council Meeting

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

DATE: November 10, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/BB-2008
Timberstone Park Neighbourhood – Phase 1
Timberstone Park Developments Ltd. (Laebon)

Proposal

Timberstone Park Developments Ltd. is proposing to develop Phase 1 of the Timberstone Park neighbourhood. Rezoning is being sought for approximately 12.38 ha (30.6 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots, and 1 public utility/municipal reserve lot. The proposed land use districts of Bylaw 3357/BB-2008 conform to the Timberstone Park Neighbourhood Area Structure Plan.

Furthermore, a road closure bylaw is required for that portion of 27th Avenue (Road Plan 993 AE) that is included within the subdivision area. A report supporting this closure appears elsewhere on this agenda.

Staff Recommendation

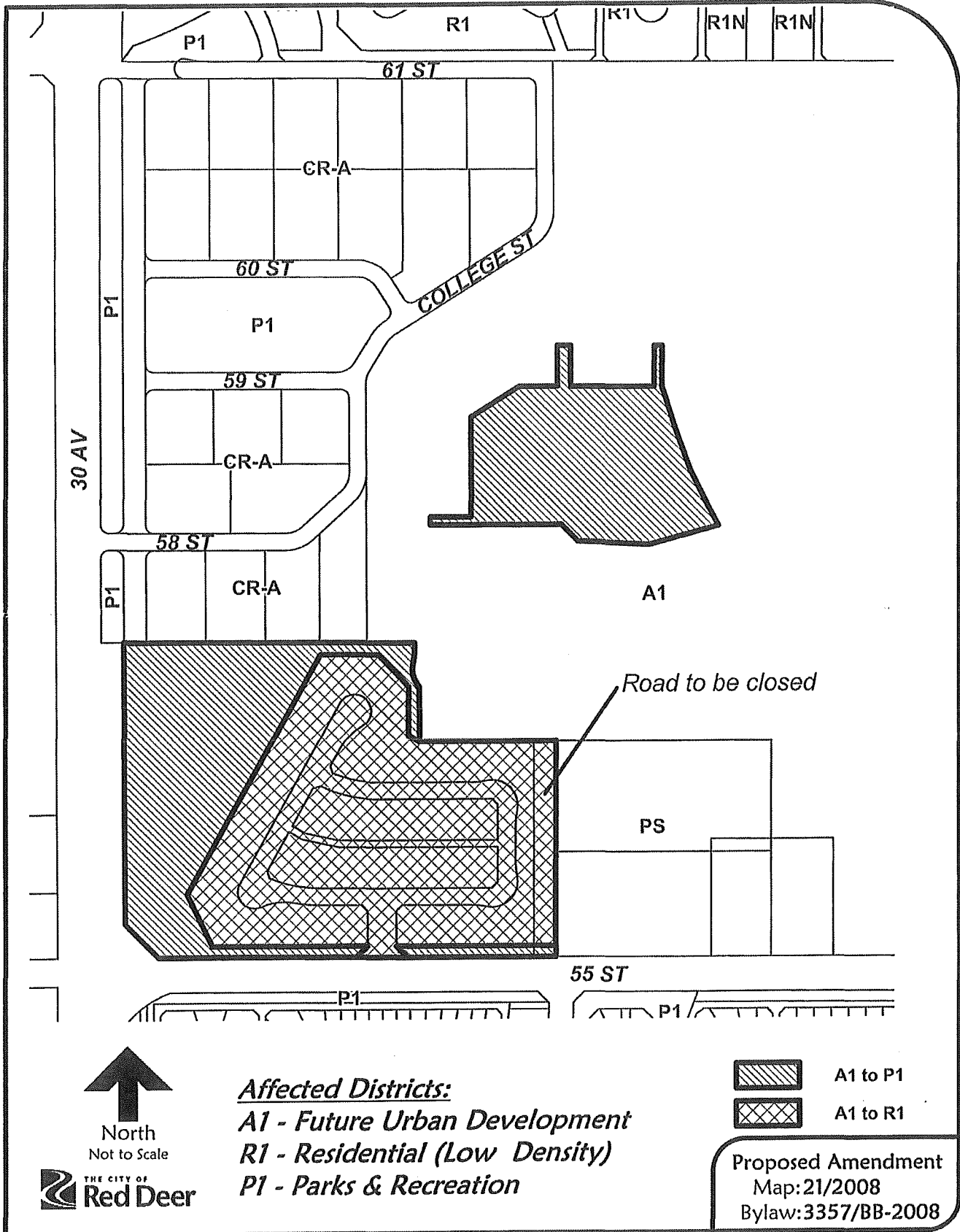
That City Council, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment No. 3357/BB -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



FILE

DATE: January 13, 2009

TO: Rick Elm, Land Appraisal Coordinator
Howard Thompson, Land & Economic Development Officer
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/BB-2008 Timberstone Park
Neighbourhood – Phase 1 Timberstone Park Developments Ltd. (Laebon)

Reference Report:

Acting Legislative & Administrative Manager, dated December 23, 2008.

Land and Appraisal Coordinator and Land & Economic Development Officer, dated November 24, 2008.

Parkland Community Planning Services, dated November 10, 2008.

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated December 28, 2008, Re: Offer to Purchase and Land Exchange for portion of Plan 993 A.E. (The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.) and Road Closure Bylaw 3413/2008, hereby amends Resolution 7 passed by Council at the December 1, 2008 Council Meeting, concerning the road closure and sale of 0.57 acres, more or less, by deleting 0.57 acres and replacing it with 0.62 acres."

"*Resolved* that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated December 23, 2008 Re: Offer to Purchase and Land Exchange for portion of plan 993 A.E. (The Christian Brethren of Red Deer & Timberstone Park Developments Ltd.) and Road Closure Bylaw 3413/2008, hereby amends Road Closure Bylaw 3413/2008 by deleting 0.396 hectares (0.91 acres) and replacing it with 0.398 hectares (0.96 acres)."

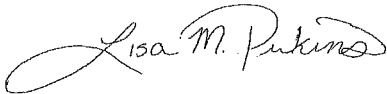
Bylaw Readings:

Land Use Bylaw Amendment No. 3357/BB-2008 received first reading at the Monday, December 1, 2008 Council Meeting. The bylaw was advertised. Land Use Bylaw Amendment 3357/BB-2008 received second and third readings at the Monday, January 12, 2009 Council Meeting. A copy of this Bylaw is attached.

Report Back to Council: No.

Comments/Further Action:

Land Use Bylaw Amendment No. 3357/BB-2008 Timberstone Park Neighbourhood – Phase 1 Timberstone Park Developments Ltd. (Laebon), provides for the development of Phase 1 of the Timberstone Park Neighbourhood. Approximately 12.38 ha of land will be rezoned from A1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots, and 1 public utility / municipal reserve lot. The land use districts of Bylaw 3357/BB-2008 conform to the Timberstone Park Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3357/BB-2008 was presented in conjunction with Road Closure Bylaw 3413/2008.



Lisa Perkins
Acting Manager

Attachments

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment & Tax Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
LAS File

BYLAW NO. 3357/BB-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

- 1 That "Use District Map Q16" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

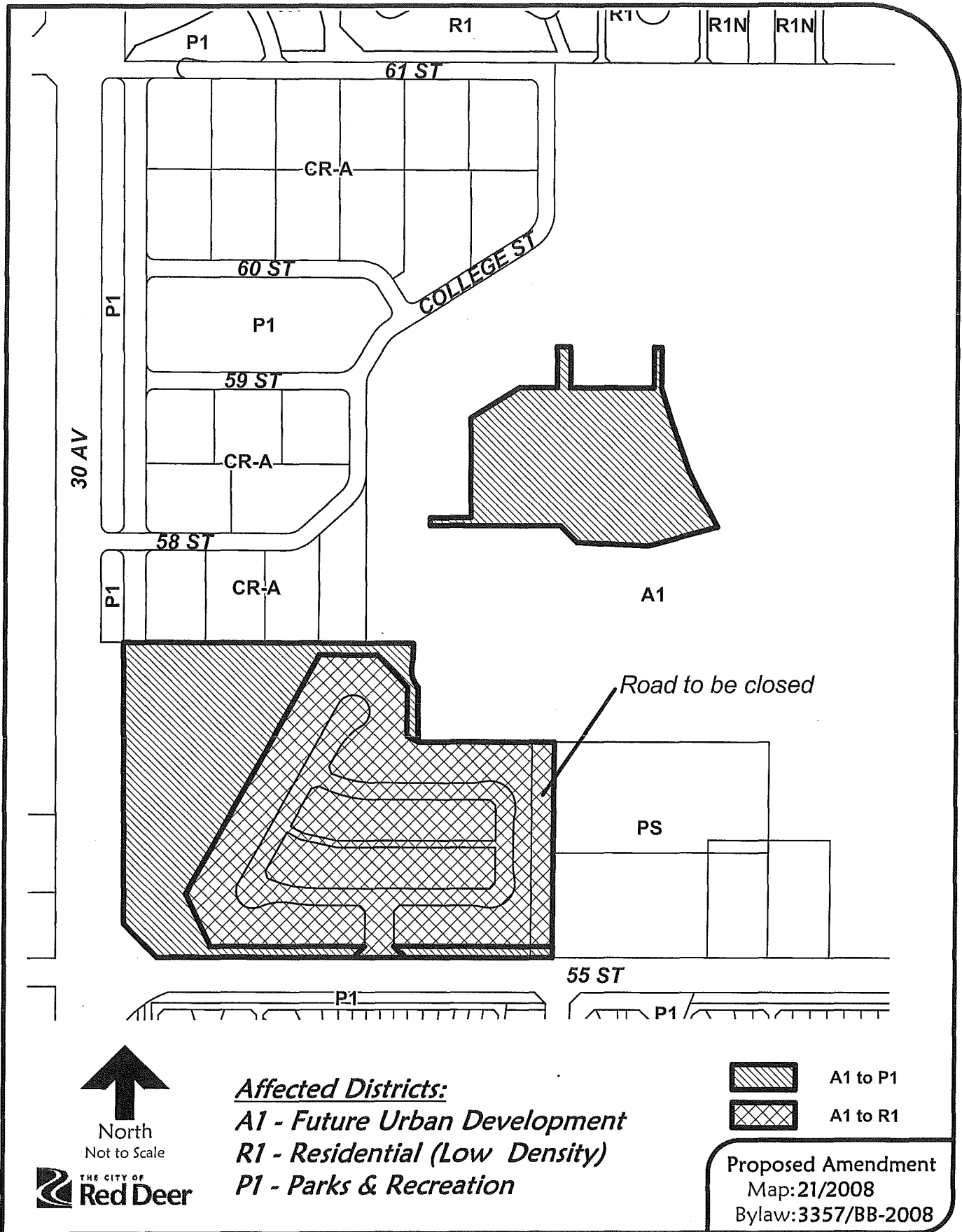
"Morris Flewwelling:

MAYOR

"Lisa Perkins"

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





LEGISLATIVE & ADMINISTRATIVE SERVICES

January 13, 2009

Mr. G. Bontje
Laebon Developments Ltd.
5128 – 52 Street
Red Deer, AB T4N 6Y4

FILE

Dear Sir,

Re: Land Use Bylaw Amendment No. 3357/BB-2008
Timberstone Park Neighbourhood – Phase 1
Timberstone Park Developments Ltd. (Laebon)

At the City of Red Deer's Council Meeting held January 12, 2009, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/BB-2008*. Following the Public Hearing, *Land Use Bylaw Amendment 3357/BB-2008* was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3357/BB-2007 provides for the development of Timberstone Park neighbourhood. Approximately 12.38 ha of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots and 1 public utility/municipal reserve lot.

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

Sincerely,

Lisa Perkins
Acting Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/BB-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

- 1 That "Use District Map Q16" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

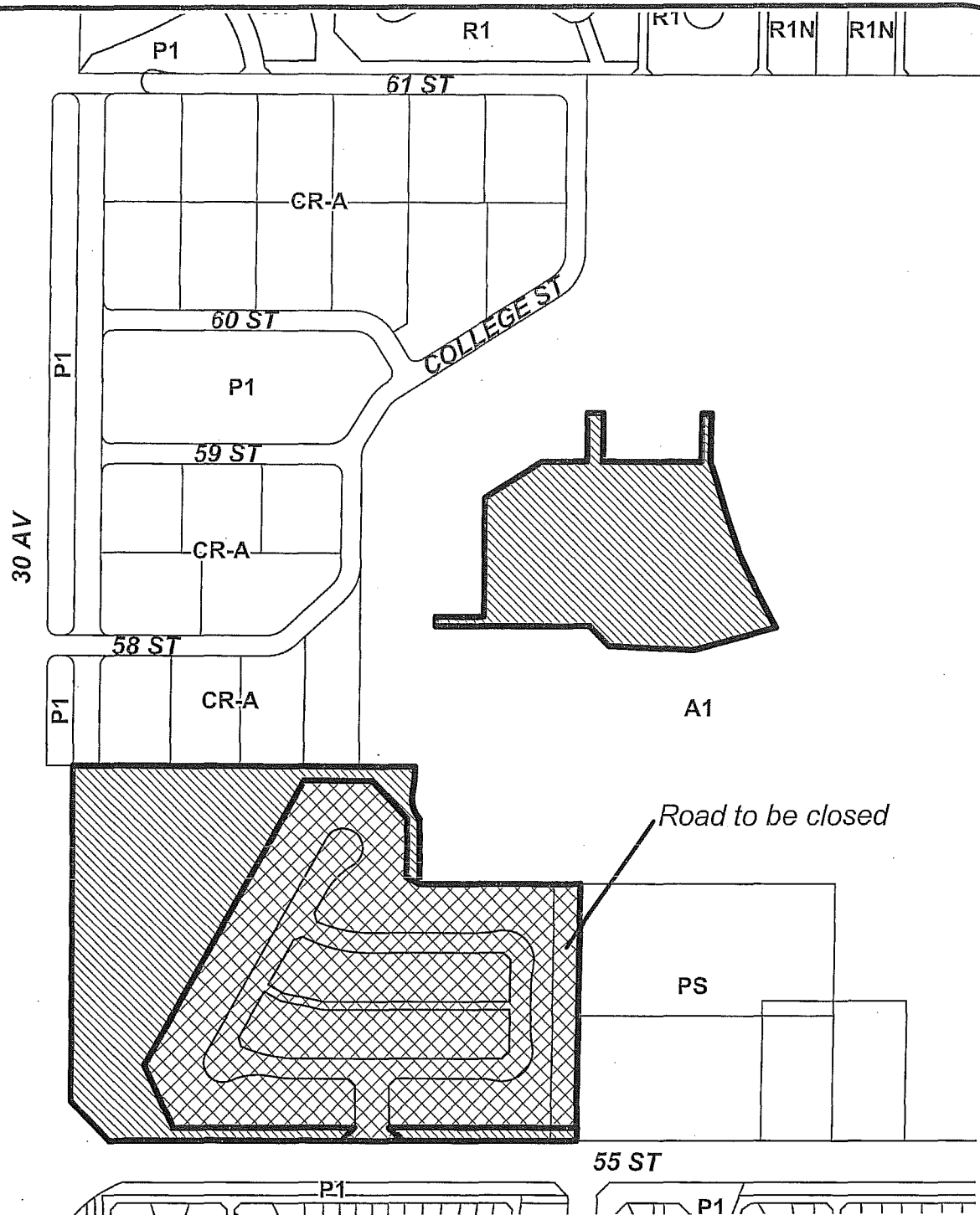
"Morris Flewwelling:

MAYOR

"Lisa Perkins"

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks & Recreation



A1 to P1



A1 to R1

Proposed Amendment

Map: 21/2008

Bylaw: 3357/BB-2008

The City of Red Deer
Bylaw Readings

Moved by Councillor:

LS07

Seconded by Councillor:

Am.

That Land Use Bylaw Amendment No. 3357/BB-2008 proposing to develop Phase 1 of the Timberstone Park Neighbourhood, rezoning is being proposed for approximately 12.38 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 83 detached bareland condominium residential lots, 5 municipal reserve lots, and 1 public utility/municipal reserve lot

BE READ A FIRST TIME THIS 1 DAY OF Dec., 2008.

BE READ A SECOND TIME THIS 12 DAY OF Jan., 2008/9

BE READ A THIRD TIME THIS 12 DAY OF Jan., 2008/9

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.



Public Hearings Item No. 3 (a)

DATE: December 23, 2008

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Neighbourhood Area Structure Plan Amendment No. 3217/C-2008
West Park Extension Neighbourhood Area Structure Plan
Trademark Western Properties

History:

At the Monday December 15, 2008 Council Meeting Neighbourhood Area Structure Plan Amendment 3217/C-2008 received first reading.

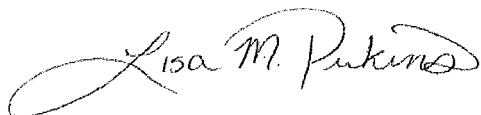
Neighbourhood Area Structure Plan Amendment 3217/C-2008 proposes to amend the maximum density and future land use / housing type of the final phase of the neighbourhood area structure plan. Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2008 is being considered in conjunction with Land Use Bylaw Amendment 3357/E-2008.

Public Consultation Process:

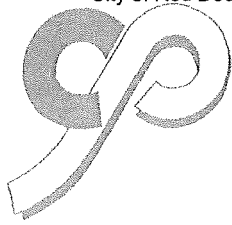
A Public Hearing has been advertised for the above referenced Bylaw, to be held on Monday January 12, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Neighbourhood Area Structure Plan Amendment 3217/C-2008.



Lisa Perkins
Acting 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
www.pcps.ca

Originally Submitted to Council at the December 15 2008 Council Meeting
--

DATE: December 8, 2008

TO: Lisa Perkins, Acting Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Neighbourhood Area Structure Plan Amendment No. 3217/C-2008
West Park Extension Neighbourhood Area Structure Plan
Trademark Western Properties

Proposal

A proposal has been received by The City of Red Deer to amend the *West Park Extension Neighbourhood Area Structure Plan* (NASP). The original NASP was adopted by Council in May 2002, and therefore, this proposed amendment is being considered and reviewed in accordance with the *Former Planning and Subdivision Guidelines*.

Al-Terra Engineering Ltd. on behalf of Trademark Western Properties Inc. has submitted an amendment application for the above neighbourhood area structure plan (NASP). The applicant is proposing to amend the maximum density and future land use/housing type of the final phase of the NASP.

Presently, the final phase includes a medium density residential (R2) site which is to accommodate 66 townhouse units. The applicant is seeking to change this land use to detached and semi-detached residential (R1 and R1A), including an additional public road and the addition of 14 dwelling units overall. Four of the proposed R1 lots are to be allocated for possible future secondary suite development. The existing designated social care site (0.12 ha) is proposed to be replaced with approximately three single-family residential lots.

Department Referral

Social Planning confirmed that the advertising requirement for the current social care site has been completed. The developer, through the NASP amendment, is now proposing future R1 residential use.

Community Services supports the proposal, as it increases the housing unit number/mix of the site from the originally-approved NASP and continues to provide a housing type mix, which

could appeal to a wider income range. Community Services hopes the secondary suites are constructed, although the department understands that this is at the discretion of the builder.

Public Consultation

In accordance with the *Former Planning and Subdivision Guidelines*, a public meeting was conducted by Parkland Community Planning Services (PCPS). The neighbourhood was notified of a public meeting by door-to-door flyer delivery. The June 10, 2008 meeting, held at West Park Elementary School, was attended by 10 residents. All of the written comment sheets (5) received by PCPS were supportive of the proposal.

Planning Analysis

The proposed amendment would increase the density of the NASP's final phase with the addition of 14 dwelling units; however, the NASP's overall density will not increase. The current NASP allowed for an overall dwelling unit total of 699. Due to actual development and projected unit counts for undeveloped Westlake areas, the NASP build-out is anticipated to be 652 dwelling units. An overall density of 11.14 units per hectare would be achieved, which is below the City's *Former Planning and Subdivision Guidelines* density minimum of 12.35 units per hectare. Compared to other city neighbourhoods of similar age and size, Westlake is considered to have one of the lower overall densities of any city neighbourhood.

All of the lots are anticipated to meet the land use bylaw minimum requirements and an emergency access has been provided at the end of the cul-de-sac.

Neighbourhood	Year Adopted (Amended)	Developable Area (ha)	Anticipated Dwelling Units	Projected Units Per Hectare
Westlake	2002 (2008)	58.53	652	11.14
Kingsgate	1998 (2005)	45.91	515	12.48
Inglewood West	2002 (2004)	57.74	798	13.82
Lonsdale	1997 (2006)	60.71	875	14.41
Johnstone Park	1999 (2007)	49.93	814	16.30

From a land use and planning perspective, the proposed NASP amendment provides a more enhanced, sustainable, and livable neighbourhood.

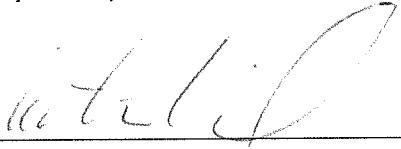
Municipal Planning Commission

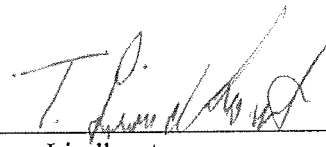
The City of Red Deer Municipal Planning Commission at its December 8, 2008 meeting supported the proposed amendment and recommended that City Council proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/C-2008 to amend the *West Park Extension Neighbourhood Area Structure Plan*.

Recommendation

That City Council proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/C-2008 to amend the *West Park Extension Neighbourhood Area Structure Plan*.

Respectfully submitted,



Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Westlake Neighbourhood Area Structure Plan Amendment No. 3217/C-2008

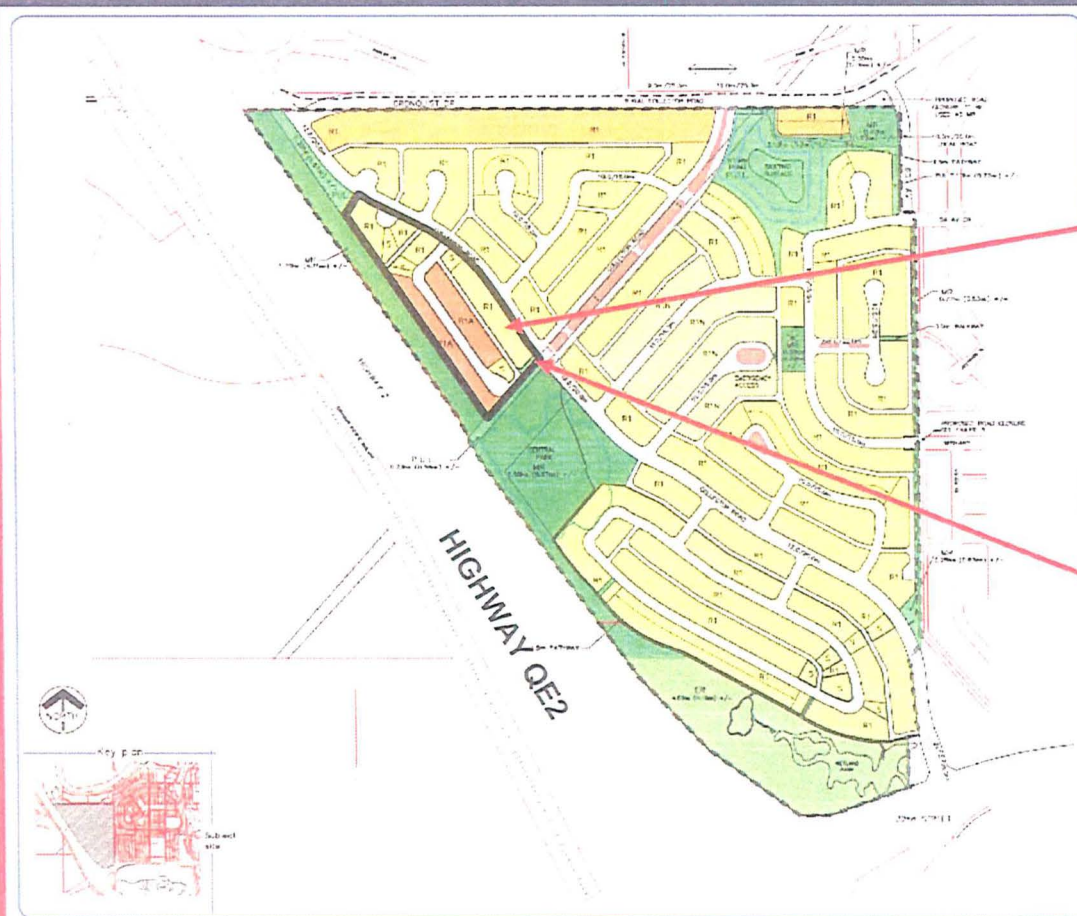


Changes to Existing NASP Concept

Change entire phase from R2 Residential to future R1 and R1A Residential
(4 lots – possible future SS development)

Social care site to be removed, replaced with alternate use of single-family residential
(advertising completed, no interest expressed)

Westlake Neighbourhood Area Structure Plan Amendment No. 3217/C-2008



Proposed NASP

Changed from R2 Residential to future R1 and R1A Residential, added roadway (4 lots – possible future SS development)

Social care site replaced with single-family residential

Westlake Neighbourhood Area Structure Plan Amendment No. 3217/C-2008



Proposed NASP

Changed from R2 Residential to future R1 and R1A Residential, added roadway (4 lots – possible future SS development)

Social care site replaced with single-family residential

DATE: January 13, 2009
TO: Brian Lutz, City Assessor
FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager
SUBJECT: 2009 Supplementary Assessment Bylaw/Bylaw 3420/2009

FILE

Reference Report:

City Assessor, dated December 5, 2008.

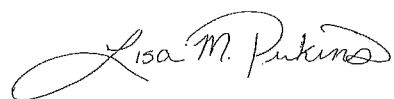
Bylaw Readings:

Bylaw No. 3420/2009 – Supplementary Assessment Bylaw for 2009 received three readings at the Monday, January 12, 2009 Council Meeting. A copy of which is attached.

Report Back to Council: No.

Comments/Further Action:

Bylaw No. 3420/2009 – Supplementary Assessment Bylaw for 2009 is the assessment of newly constructed buildings, additions, and renovations that are occupied or completed during the 2009 year, but were not assessed at 100% of completion on the regular assessment notice mailed on January 20, 2008. The resulting supplementary tax is prorated, based on the number of months the improvement has been completed or occupied. The 2009 proposed budget includes estimated revenue of \$350,000 that will be generated from supplementary taxation.



Lisa Perkins
Acting Manager

Attachment

cc: Director of Corporate Services
Assessment and Tax Manager
Financial Services Manager
LAS Projects Coordinator

BYLAW NO. 3420/2009

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2009.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

- 1 That a supplementary assessment shall be prepared for all improvements in 2009.

READ A FIRST TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of January 2009.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of January 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of January 2009.

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

The City of Red Deer
Bylaw Readings

Moved by Councillor: Pimm Seconded by Councillor: Buchanan

That the 2009 Supplementary Assessment Bylaw

BE READ A FIRST TIME THIS 12 DAY OF January, 2009.

BE READ A SECOND TIME THIS 12 DAY OF January, 2009.

BE READ A THIRD TIME THIS 12 DAY OF January, 2009.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.



Reports Item No. 2

DATE: January 5, 2009
TO: City Council
FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager
SUBJECT: Red Deer Regional Airport Authority Appointment

History:

The Red Deer Regional Airport authority requests Council's approval of the new appointment.

The original appointment was made on December 20, 1999, expiring on December 31, 2002. The next appointment was made on July 14, 2003, expiring on December 31, 2006. The last and third appointment was made on October 23, 2006 with an expiration of December 2010. This last appointment was made in error, according to the Alberta Regulation 149/90 - Regional Airports Authorities Act.

Excerpt from Alberta Regulation 149/90 - Regional Airports Authorities Act Chapter R-9, Directors of Authority, Section 14 Qualifications of Directors (2):

A Director who has served 2 consecutive terms of office is not entitled

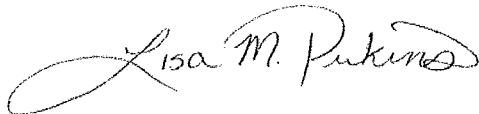
(a) to serve a 3rd consecutive term of office, or

(b) to fill a vacancy on the board with effect from any time before the expiry of the 4 year term of office for which the director's immediate successor was appointed.

The names of potential candidates have been submitted in confidence to Council.

Recommendation:

That Council pass a resolution appointing the new representative for the Red Deer Regional Airport Authority.



Lisa Perkins
Acting Manager

Comments:

We agree with the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

January 13, 2009

Red Deer Regional Airport Authority
P.O. Box 370
Penhold, Alberta
T0M 1R0

Via Fax: 403.304.5706

Dear Sir,

Re: Appointment to the Red Deer Regional Airport Authority

I am pleased to inform you that at the Monday January 12, 2009 Council Meeting the following resolution was passed by Red Deer City Council:

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated January 5, 2009, Re: Red Deer Regional Airport Authority Appointment, hereby appoints the following member to the Red Deer Regional Airport Authority Board: Mr. Bev Hughes, term to expire December 31, 2010."

Mr. Bev Hughes was appointed to the position that was left vacant with the resignation of Bruce Thorne. Mr. Hughes' term will expire in December, 2010.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Lisa Perkins'.

Lisa Perkins
Acting Manager

Cc: Mr. Bev Hughes



LEGISLATIVE & ADMINISTRATIVE SERVICES

January 13, 2009

Mr. Bev Hughes
16 Allsop Close
Red Deer, AB
T4R 1A3

Via Email: bev.hughes@shaw.ca

FILE

Dear Mr. Hughes,

Re: Appointment to the Red Deer Regional Airport Authority

Thank you for submitting your application for appointment to the Red Deer Regional Airport Authority. At the City of Red Deer's Council Meeting held on Monday, January 12, 2009, your appointment to the *Red Deer Regional Airport Authority* was made:

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated January 5, 2009, Re: Red Deer Regional Airport Authority Appointment, hereby appoints the following member to the Red Deer Regional Airport Authority Board: Mr. Bev Hughes, term to expire December 31, 2010."

Congratulations on your appointment. A representative with the Red Deer Regional Airport Authority will contact you in the near future regarding meeting dates and times. If, in the interim, you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Lisa Perkins
Acting Manager



P.O. Box 5008, Red Deer, Alberta T4N 3T4
Web Site: www.reddeer.ca

Legislative & Administrative Services (403) 342-8132
Email: legislativeservices@reddeer.ca

DATE: January 14, 2009

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: Red Deer Regional Airport Authority

ATTENTION: _____

THEIR FAX NO: 403.304.5706

FROM: Kum Woods

DEPARTMENT: Legislative Services, City of Red Deer

PHONE #: (403) 342.8201

MESSAGE AREA (if required):

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL ☒ BY COURIER ☐
NO ORIGINAL WILL BE FORWARDED: ☐

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

DATE: January 13, 2009
TO: Sanja Milinovic, Legislative Services Assistant
FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager
SUBJECT: Red Deer Regional Airport Authority - Appointment

FILE

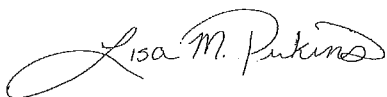
Reference Report:

Acting Legislative & Administrative Services Manager, dated January 5, 2009.

Resolution

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated January 5, 2009, Re: Red Deer Regional Airport Authority Appointment, hereby appoints the following member to the Red Deer Regional Airport Authority Board: Mr. Bev Hughes, term to expire December 31, 2010."

Report Back to Council: No.



Lisa Perkins
Acting Manager

cc: Director of Development Services
Land & Economic Development Manager
Land & Economic Development Officer



Reports Item No. 3

DATE: January 5, 2009

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Downtown Business Association's 2009 Budget

History:

In 1984 Council received a request from Businesses located in the Downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this request and input from the downtown businesses, Council agreed to establish this zone. The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board.
2. The BRZ budget is approved by Council.
3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council.
4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st.

Public Consultation Process:

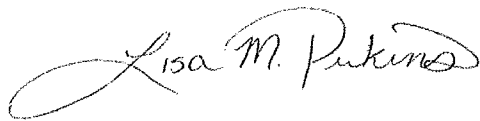
In early December 2008 the Legislative and Administrative Services Department received the Downtown Business Association's Budget for 2009. In accordance with Council's previous resolution, individual notices were mailed to every person assessed for business purposes within this zone, stating that on January 12, 2009 at 6:00 p.m. Council will consider written or verbal presentations concerning the budget and consider approval of the budget following any presentations.

Financial Implications:

The report and budget from the Downtown Business Association outlines the financial implications of approving this budget. If approval of this budget is received, an amendment to the BRZ Tax Bylaw would come forward to Council at a future meeting.

Recommendation:

That following any presentation, Council consider the approval of the 2009 BRZ Budget.

A handwritten signature in cursive script that reads "Lisa M. Perkins". The signature is written in dark ink and is positioned above the printed name and title.

Lisa Perkins
Acting Manager

December 10, 2008

Dear Sir/Madam:

*Re: Downtown Business Association – 2009 Budget
Request for Your Comments*

History

In 1984 businesses in the downtown formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are approximately ____ businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

2009 BRZ Budget

To comply with Provincial legislation, each year the Downtown Business Association (DBA) must present a budget for the BRZ to City Council for approval. This budget, if approved, will be used as the basis for the BRZ tax that members pay. Before Council considers this budget we want to give you, as a member of the Association, an opportunity to provide Council with your comments about this budget. The 2009 Downtown Business Association budget and the Downtown Business Association's 2008 Report are attached for your review.

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
c/o Legislative & Administrative Services Manager
Box 5008, Red Deer, AB T4N 3T4
Deadline: Tuesday, January 6, 2009
2. Emailing Council at: legislativeservices@reddeer.ca

Downtown Business Association – 2009 Budget
December 10, 2008
Page 2

3. Attending and speaking at the Council Meeting scheduled for **Monday, January 12, 2009** at 6:00 p.m. in Council Chambers, 2nd floor, City Hall (access through west, Park side, City Hall doors). Letters may also be submitted at the Council Meeting.

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

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

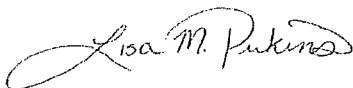
Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at info@downtownreddeer.com

Regarding the Council Meeting:

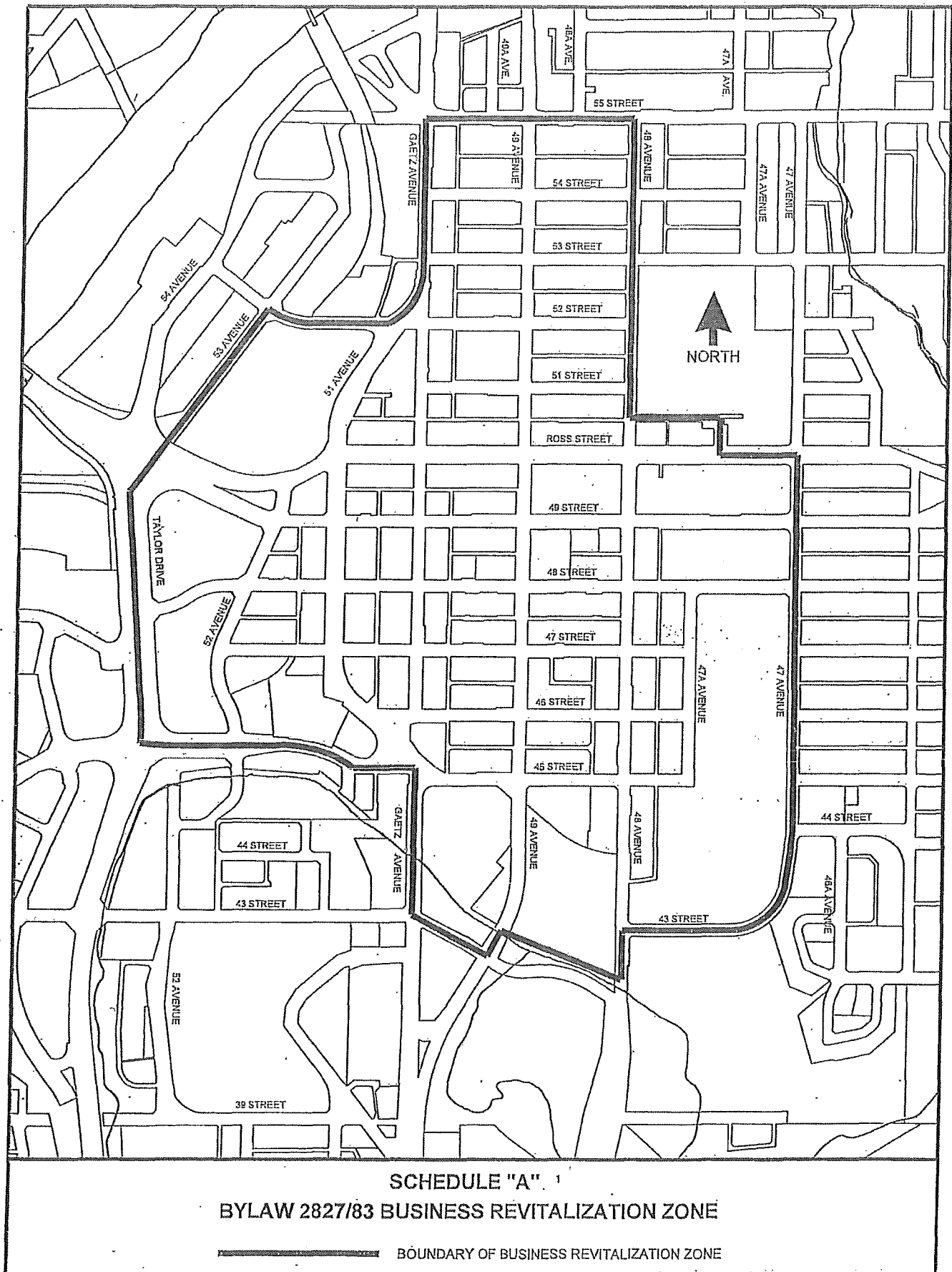
- Acting Legislative & Administrative Services Manager at (403) 342-8132 or email at legislativeservices@reddeer.ca

Sincerely,



Lisa Perkins
Acting Legislative & Administrative Services Manager
/attach.

c Director of Corporate Services
City Assessor
Tax Collector



¹ 2827/B-84, 2827/A-91, 2827/A-2001, 2827/A-2003



Red Deer Downtown Business Association 2009 Budget Package for Downtown BRZ Businesses

December 2008

Dear Downtown Business Operator,

Please find enclosed the 2009 budget package for the Downtown Business Revitalization Zone. This budget reflects the programs and initiatives the Red Deer Downtown Business Association Board of Directors proposes to undertake on your behalf in 2009.

The Red Deer Downtown Business Association (DBA) acts as a representative, liaison and resource to members and, on their behalf, undertakes initiatives that support and promote downtown by taking an active role and being an influential voice on matters that affect the downtown.

The DBA works to make downtown clean, safe and attractive. The organization develops marketing programs and works as a partner to develop and deliver events. The DBA seeks to attract and retain visitors and to positively reinforce the downtown experience, promoting downtown as a great place to live, work and play.

The DBA employs two office staff plus one full time and other part-time/seasonal streetscape staff-persons. In addition to the many programs and services we are solely responsible to provide, we are an active partner, committee member and/or representative of downtown business interests in other areas. The enclosed 2008 Annual Report summarizes the accomplishments of the organization over the past year.

This 2009 budget has been organized to reflect our strategic objectives and related reporting under the areas of Advocacy & Influence, Spaces & Places, Image & Awareness as well as operational costs. This summary budget will allow the organization to build on successes, to develop new initiatives and to continue to leverage your tax levy contribution in planning for 2009. The increased budgeted levy amount reflects the increased total assessment that results from a combination of new businesses and increased assessed values and does not include an increase in the mill rate. The majority of downtown businesses will continue to pay the minimum annual levy of \$155. When introduced more than twenty years ago, the minimum levy was \$100. This budget will be presented to City Council in mid-January.

I thank those of you who cast a ballot to elect new board members and those who attended the Annual General Meeting recently. I encourage you to review the 2008 Annual Report and to contact myself or Janice Shimek, Promotions Director, should you have questions, comments or a great idea to share. I can be reached at 403.340.8696 or laura@downtownreddeer.com.

If you are not receiving regular DBA communications, please contact us.

Regards,

Laura Turner
Executive Director

Downtown Business Association: 2009 Budget Summary

REVENUE	2009 Proposed	2008 Budget
BRZ Levy	\$250,000	\$238,235
Streetscape Agreement	\$114,000	\$110,365
Other Income (incl wage recapture and grants)	\$3,500	\$6,500
Adopt-a-Planter	\$900	\$900
ACCP Grant - Graffiti	\$0	\$18,000
Transfer from Reserves	\$0	\$0
Total Revenue	\$368,400	\$374,000

EXPENSES	2009 Proposed	2008 Budget
Advocacy & Influence		
Memberships, board and staff professional development, conferences, meetings and travel expenses, includes salary, benefits and payroll expenses	\$88,000	\$75,750
Total Advocacy & Influence	\$88,000	\$75,750

Spaces & Places		
Clean Team - includes salary, benefits and payroll expenses (incl WCB)	\$70,000	\$76,750
Vehicle operation and capital reserve	\$12,000	\$10,250
DBA Admin Fee - Streetscape Agreement	\$12,000	\$10,000
Streetscape Programming/Supplies and Graffiti Awareness	\$22,000	\$30,550
Ghost Loan	\$9,200	\$9,200
Total Spaces & Places	\$125,200	\$136,750

Image & Awareness		
Marketing and Events	\$107,000	\$107,300
includes salary, benefits and payroll expenses		
Total Image & Awareness	\$107,000	\$107,300

Operations		
BRZ Assessment Fee (to City of Red Deer)	\$9,000	\$9,000
Insurance	\$2,700	\$3,600
Professional Fees - Bookkeeping and Audit	\$13,500	\$12,750
Office Expenses (postage, supplies, telephone, IT, printing, equipment, etc)	\$16,000	\$19,050
Rent	\$16,000	\$16,800
Admin Recovery - Streetscape Agreement	-\$12,000	-\$10,000
General Contingency	\$3,000	\$3,000
Total Operations	\$48,200	\$54,200

Total Expenditures	\$368,400	\$374,000
---------------------------	------------------	------------------

One year ago, crews had begun work on the construction of Executive Place in the heart of downtown and Red Deer was in the throes of a municipal election. There was a strong focus on downtown during the campaign. The community was talking about arts and culture, through the Culture Plan update process, and about the Riverwalk canals proposal for Riverlands. Soon, the City would announce plans to update the Greater Downtown Action Plan. It has been an interesting and full year.

The new Thai Gardens Restaurant received the blessing of Buddhist monk, the Venerable Sounthone Inthirath at its opening. Saputo plans to upgrade their facility. The Golden Circle expansion began. The City announced plans for a new downtown parkade and expansion of City Hall. Construction began on the two-storey addition to the Millennium Centre. The Red Deer Lodge began major renovations. The Buffalo Hotel was sold and converted to affordable housing. The City purchased the Arlington Inn to prepare the site for redevelopment. Construction has begun on the new downtown RCMP Station. And the Rotary Clubs of Red Deer unveiled the Citizen of the Year clock - a stately addition to an important downtown corner.

During Downtown Planning Week in June, two hundred people attended the luncheon talk by renowned urban planner and educator, Michael Geller. Public input gathered through an ideas workshop led by the Michael von Hausen urban design team formed the basis for their design Concepts Presentation to an audience of 200. Over the summer, the vision was refined and presented by Grandview Consulting and John Hull Architect at the October Open House. The lead consultants continue to flesh out the update and recommendations. The final document will address long-term redevelopment, but will also include smaller, pilot initiatives that can be implemented in the shorter term. We are eager to begin to work on those opportunities.

The year-and-a-half that I have been with the Downtown Business Association has been productive and rewarding; and I know the momentum will persist. Not only have we continued to advocate on your behalf, worked to support, promote and beautify downtown and been an active partner in programs and events that encourage visitation and reinforce a positive experience, there have also been many changes within the organization. We no longer have a Main Street Coordinator in the office and miss Ray Congdon's depth and breadth of knowledge of the downtown. This summer we created a Promotions Director position to replace that of Executive Assistant. We transitioned to a new bookkeeper and new auditors. We have developed policies, refined administrative procedures and drafted a three-year plan. We upgraded office computer systems and relocated our offices.

The decision to move to the Scott Block allowed the Red Deer Housing Authority to take over our Ross Street space and remain in the downtown. It was a bold move taken to support the 'Scott Block as a community culture centre' concept. And it was an ambitious and disruptive undertaking. Renovations to our new space will soon be completed. So with all that behind us, we will be better-positioned to focus on the opportunities we foresee for the future. These are indeed exciting times and I look forward to working with the Board and members to champion our downtown!


Laura Turner
Executive Director

2008 Board of Directors

Paul Harris - President
Sunworks Home and Swerve Living

Laura Cadrin - Vice President
La Petite Jaune Fleur

Philip Boivin - Treasurer
Prairie Office Plus and CNC Office Solutions

Duane Smethurst - Executive Committee
Peak Chiropractic

Helen Bricker
Hempire

Candace Dunning
The Bistro on Gaetz and Hot Pot Studio

Shauna Fisher
La Casa Pergola

Al Gamble
BECA International - Executive Place

Terry Krause
Alberta Tourism Parks Recreation & Culture

Buck Buchanan
City of Red Deer Council

Staff

Laura Turner
Executive Director
laura@downtownredder.com

Janice Shimek
Promotions Director
janice@downtownredder.com

Sandy Cressman
Environmental Coordinator

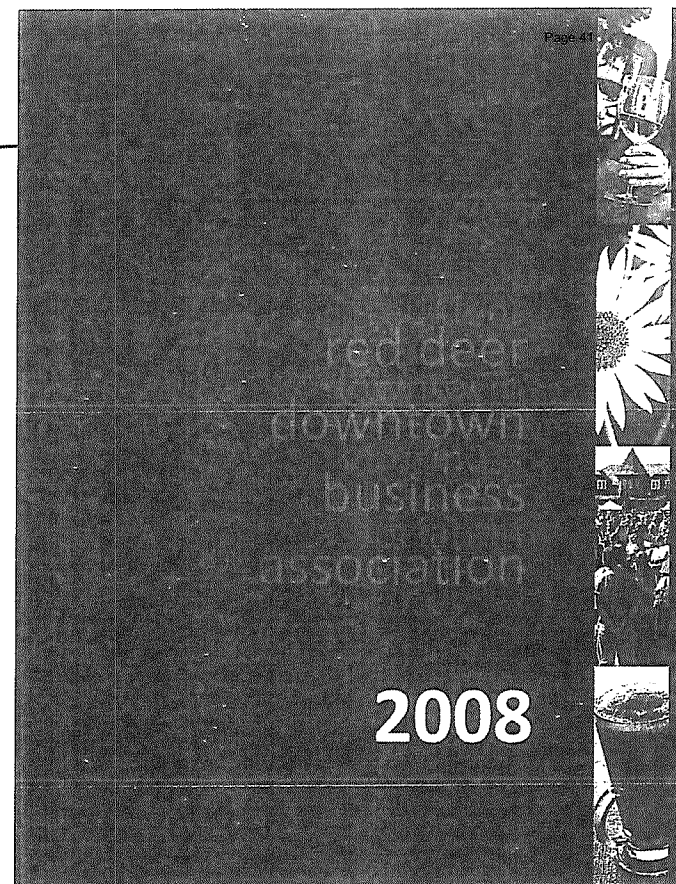


New Businesses

Aerus Electrolux
allescapes Studio
Bull-It Designs
Province and State Permitting Inc
Sacred Art Tattoo & Body Piercing
Thai Gardens Restaurant
Avenida 54 Hair Salon
King Shawarma
Restaurant 27
The Mystic Boutique
Adrienne Marie Photography
Canadian Heritage Crafts
Magic Mayhem M'porium
Quenched
Rowanok Law Office
Shek Interiors
U-Haul Downtown
World Taekwondo Academy
Beantrees Bookkeeping
Help U Drive
Red Deer Pizza Unlimited
Redpoint Design
Bottoms Up Scrubs
Toys, Cards & Rock'n'Roll
WJS Alberta Family Intervention Program
Arrissa Hair Studio
Brain Connections
Jean Friesen Barrister & Solicitor
Medi Aesthetics Institute of Canada
Speedy Cash
C & C Gifts and Convenience Store
Chairtease Dance
Gentle Touch
Loft 48
Outbound Productions
Quick Change Hypnotherapy
T56 Business Solutions

The DBA regrets any errors or omissions

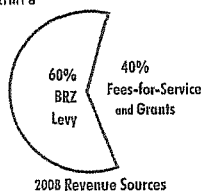
Red Deer Downtown Business Association
111A, 4818 50 Avenue Red Deer, AB T4N 4A3
Tel 403.340.8696 Fax 403.340.8699
info@downtownredder.com
www.downtownredder.com



red deer
downtown business association

A Business Revitalization Zone (BRZ) is a true example of a P3 (public-private partnership) in which businesses within a defined area pay a tax levy to fund services to improve and promote their downtown.

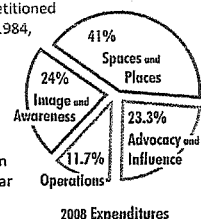
BRZs supplement services provided by the municipality and they operate similar to a shopping mall where tenants pay a common fee to pay for services to enhance the appearance of the mall's common areas and to provide cooperative advertising and promotion.



In 1983 a group of downtown businesses petitioned the City for the establishment of a BRZ. In 1984, City Council enacted a bylaw to create the Red Deer Downtown Business Association.

The DBA is administered by a volunteer Board of Directors and employs three full-time and up to two seasonal staff.

In 2008, the Downtown Business Association revisited its mandate, developed a three-year strategy and dedicated resources to:



Advocacy & Influence

Act as a representative, liaison and resource to members and, on their behalf, undertake initiatives that support and promote downtown by taking an active role and being an influential voice on matters that affect downtown.

- Maximize opportunities to be a resource to groups and committees
- Actively influence policy development
- Pursue/influence real property development
- Support groups and initiatives that reinforce the DBA's goals

Spaces & Places

Work to make downtown clean, safe and attractive. Under agreement with The City, the DBA provides litter control and streetscape maintenance services in the BRZ as well as the seasonal graffiti program.

- Ensure downtown is welcoming and attractive
- Take a lead role in making downtown a cleaner and safer place
- Build relationships amongst members and support business-to-business initiatives

Image & Awareness

Develop and/or partner in a variety of special events and marketing projects that attract and retain visitors, positively reinforce the downtown experience and promote downtown as a great place to live, work and play.

- Build and promote a positive downtown image
- Strengthen relationship with and amongst DBA members
- Increase the DBA's visibility and enhance communication vehicles
- Create an 'event-friendly' downtown

Advocacy & Influence

- We have been actively involved in the process to update the Greater Downtown Action Plan. Al Gamble, Duane Smethurst and Laura Turner are members of the steering committee that guides the work of the consulting team.

The plan recommends that downtown remain the focal area for offices, commercial and public buildings. Neighbouring districts - Railyards and Riverlands - are seen as mixed use areas with medium to high density residential and a diverse riverfront with visitor and convention facilities and attractions. Each district would have a distinct and complementary character.

The community has shown a strong interest throughout the process. Hundreds of people have attended public forums and took the opportunity to provide input and feedback. The updated vision and action plan will guide future development within the greater downtown. The final report is expected to go to Council early in the new year. The DBA will continue to be actively involved in the implementation of the recommendations.

- The City's highest-level planning document, the Municipal Development Plan, was updated this year. Our recommended amendments that address and support downtown were incorporated into the updated Plan.
- We successfully lobbied for an amendment to the Community Standards Bylaw to address graffiti and for enhanced enforcement. This was the first step towards establishing the Graffiti Reporting Hotline.
- In response to an application by Potters Hands Ministries, we successfully lobbied for an amendment to the Land-Use Bylaw to prohibit street-level residential in the downtown core, citing a desire to maintain and create vibrant streetscapes with commercial and people-places that attract visitors and promote walkability.
- As a member of the Downtown Parkade steering committee, we have provided input into the design and operation. The new facility will be a welcome and attractive addition to our downtown. Construction is slated to begin in 2009.
- We continue to work with the City and RCMP to address safety concerns and appreciate enhanced policing of the greater downtown area. We successfully lobbied for a Crime Prevention Through Environmental Design (CPTED) Incentive Fund that provides funding assistance to property-owners for crime prevention-related upgrades to downtown properties. More information and the application is available at www.downtownreddeer.com/opportunities.
- We have asked the Transit department to review usage of downtown bus-stops close to the Transit Terminal and, where appropriate, to convert those stops to metered parking. This has resulted in an additional fourteen parking stalls.
- While the Main Street program has ended, we continue to work with the province to explore initiatives that encourage restoration and preservation of downtown's heritage properties. There are new initiatives to be launched at the provincial level that we expect to be involved in.
- The International Downtown Association annual conference was held in Calgary this year enabling a number of representatives from the DBA and the City to take advantage of the valuable educational and networking opportunity.
- We regularly act as a resource to groups and committees; we serve on a number of boards and committees; and we support or participate in initiatives that are related to or affect downtown to ensure that the interests of members and downtown are represented.
- We take every opportunity to tell downtown's good news stories and be a resource to local media.

Spaces & Places

- Under agreement with the City, we provide year-round litter control and streetscape maintenance services in the downtown. We remove garbage from waste receptacles and collect recycling throughout the forty block BRZ area. The Clean Team also pick litter from public places including parking lots and park areas. In the spring and summer they pressure-wash sidewalks and street furniture.

- The Graffiti Hotline was established in the spring. We applied for grant funding to develop and launch an aggressive awareness program throughout the summer. More than two hundred calls were received allowing bylaw officers to provide information and removal tips and to document and photograph the graffiti which assists in prosecuting vandals. The Community Standards bylaw was amended to include graffiti and the penalty (\$2500 minimum fine) has been a deterrent.

Under our graffiti program, we also commissioned a public art mural on the west side of 4925 Ross Street and removed some fifty graffiti tags during a graffiti removal blitz of the downtown in August.

- The sidewalk patio and adopt-a-planter programs, introduced as pilot last year were brought back this summer. An additional thirteen planters were adopted by downtown businesses and modifications were made to the existing sidewalk patios to improve safety.
- Working with a local consulting firm, two crime prevention through environmental design (CPTED) audits were conducted to recommend upgrades that could be implemented to deter crime and nuisance behaviour and provide information about available funding.
- There have been many enhancements to the streetscape. In addition to the new street furniture, the City has painted the traffic light standards and began wrapping enhancements to parking meter posts, the Rotary Citizen-of-the-Year clock was installed in front of the old court house and we have upgraded the downtown kiosks. We have worked in partnership with the City to have more than 300 new banners installed throughout the downtown.

Image & Awareness

- To better reflect the work we do and our strategic objectives, we replaced the Executive Assistant position with a Promotions Director.
- We continue to be very active in the development and promotion of downtown events and annual festivals, including CentreFest, Earthdance and the Biggest Christmas Tree Festival & Parade.
- We chose to move into the Scott Block as a means to support the development of arts and culture in the downtown.
- Though the group has resolved not to continue, we encouraged and supported the work of a committee of downtown retailers meeting to explore initiatives of common interest and benefit - events, promotions and other cooperative programs. We launched a shop local campaign based on their recommendation.
- Christmas marketing plans include member co-operative advertising, Festival of Trees Mini-Trees, parking ambassadors, a smart cards program and a shop local/shop downtown campaign.

Comments:

We agree with the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Council Decision – January 12, 2009

DATE: January 13, 2009
TO: Deb Stott, Tax Collector
FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager
SUBJECT: Downtown Business Association – 2009 BRZ (Business Revitalization Zone) Budget

FILE

Reference Report:

Acting Legislative & Administrative Services Manager, dated January 5, 2009.

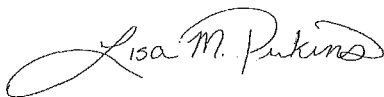
Acting Legislative & Administrative Services Manager, dated December 10, 2008.

Resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated January 5, 2009
Re: Downtown Business Association's 2009 Budget, hereby :

1. Approves said budget as presented to Council on January 12, 2009.
2. Authorizes the Downtown Business Association to amend its budget by:
 - a) transferring amounts to or from its reserves
 - b) transferring amounts between expenditures so long as the amount of total expenditures is not increased."

Report Back to Council: No.



Lisa Perkins
Acting Manager

cc: Director of Corporate Services
Assessment and Tax Manager
Financial Services Manager
Mary Bovair, Financial Analyst
Property Assessor, George Lipka



LEGISLATIVE & ADMINISTRATIVE SERVICES

January 13, 2009

FILE

Laura Turner, Executive Director
Red Deer Downtown Business Association
2nd Floor, 5024 Ross Street
Red Deer, AB T4N 1Y3

Dear Laura:

Re: Downtown Business Association – 2009 BRZ (Business Revitalization Zone) Budget

At the Monday, January 12, 2009 Red Deer City Council meeting, Council passed the following resolution regarding the Downtown Business Association 2009 Budget approval:

"Resolved that Council of the City of Red Deer having considered the report from the Acting Legislative and Administrative Services Manager, dated January 5, 2009 Re: Downtown Business Association's 2009 Budget, hereby :

1. Approves said budget as presented to Council on January 12, 2009.
2. Authorizes the Downtown Business Association to amend its budget by:
 - a) transferring amounts to or from its reserves
 - b) transferring amounts between expenditures so long as the amount of total expenditures is not increased."

Once the City's Assessment and Taxation Department has completed the Business Revitalization Zone Business Assessment, the Business Revitalization Zone Tax Rate Bylaw will come back to Council. This bylaw establishes the 2009 Tax Rate to allow the collection of the money needed to fund your budget.

Please call if you have any questions.

Sincerely,

Lisa Perkins
Acting Manager

Cc: Corporate Services Director
Assessment & Taxation Services Manager
Financial Services Manager

CHAPMAN RIEBEEK LLP

Reports Item No. 4

Barristers & Solicitors

NICK P. W. RIEBEEK*
LORNE E. GODDARD, Q.C.
SUZANNE M. ALEXANDER-SMITH

DONALD J. SIMPSON*
NANCY A. BERGSTROM*
BRADLEY J. MULDER*
MICHELLE A. BAER**

GARY W. WANLESS*
GAYLENE D. BOBB*
MAURICE C. COLLARD

*Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file:

January 7, 2009

VIA CITY INTERNAL MAIL

The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Attention: Lisa Perkins, Acting Legislative Services Manager

Dear Lisa:

RE: City of Red Deer – Expropriation
Plan 8421872, Lot 2A, Block 2 Red Deer, Alberta

Council, as Expropriating Authority, authorized the expropriation of land legally described as Plan 8421872, Block 2, Lot 2A, Excepting thereout all mines and minerals (Land), on September 8, 2008. The owner of the Land has withdrawn its objections to the expropriation.

Accordingly, given that all the steps for service and otherwise, under the Expropriations Act, have been complied with we are now recommending that Council as Approving Authority approve this expropriation. Please find enclosed a draft resolution for Council's consideration.

Yours truly,

CHAPMAN RIEBEEK LLP

Per:


NICK P. RIEBEEK

NPR/mcc
Enclosure

300, 4808 Ross Street Red Deer, Alberta T4N 1X5

Telephone: (403) 346-6603

Fax: (403) 340-1280

Email: info@chapmanriebeek.com

RESOLUTION OF COUNCIL

Be it resolved that:

Pursuant to the provisions of the Municipal Government Act and the Expropriation Act, Council for the City of Red Deer, acting as Approving Authority, resolves to approve the expropriation of an interest in fee simple in the following lands, namely:

- A) Approximately 11,683 square feet bordering Gaetz Avenue, as shown on Schedule "A" hereto

and forming part of the lands described as Plan 8421872, Block 2, Lot 2A, Excepting thereout all mines and minerals, Area 1.06 Hectares (2.62 Acres), More or Less.

ATS Reference 4;27;38;8;SE, estate fee simple, municipality City of Red Deer, registered in the Land Titles Office for Northern Alberta Land Registration District under Certificate of Title 882060681.

Council for the City of Red Deer, acting as Approving Authority, directs the Acting Legislative Services Manager to sign the Certificate of Approval.

Gaetz Avenue & 32 Street

Intention Improvements

Schedule A

showing proposed road right of way of part of

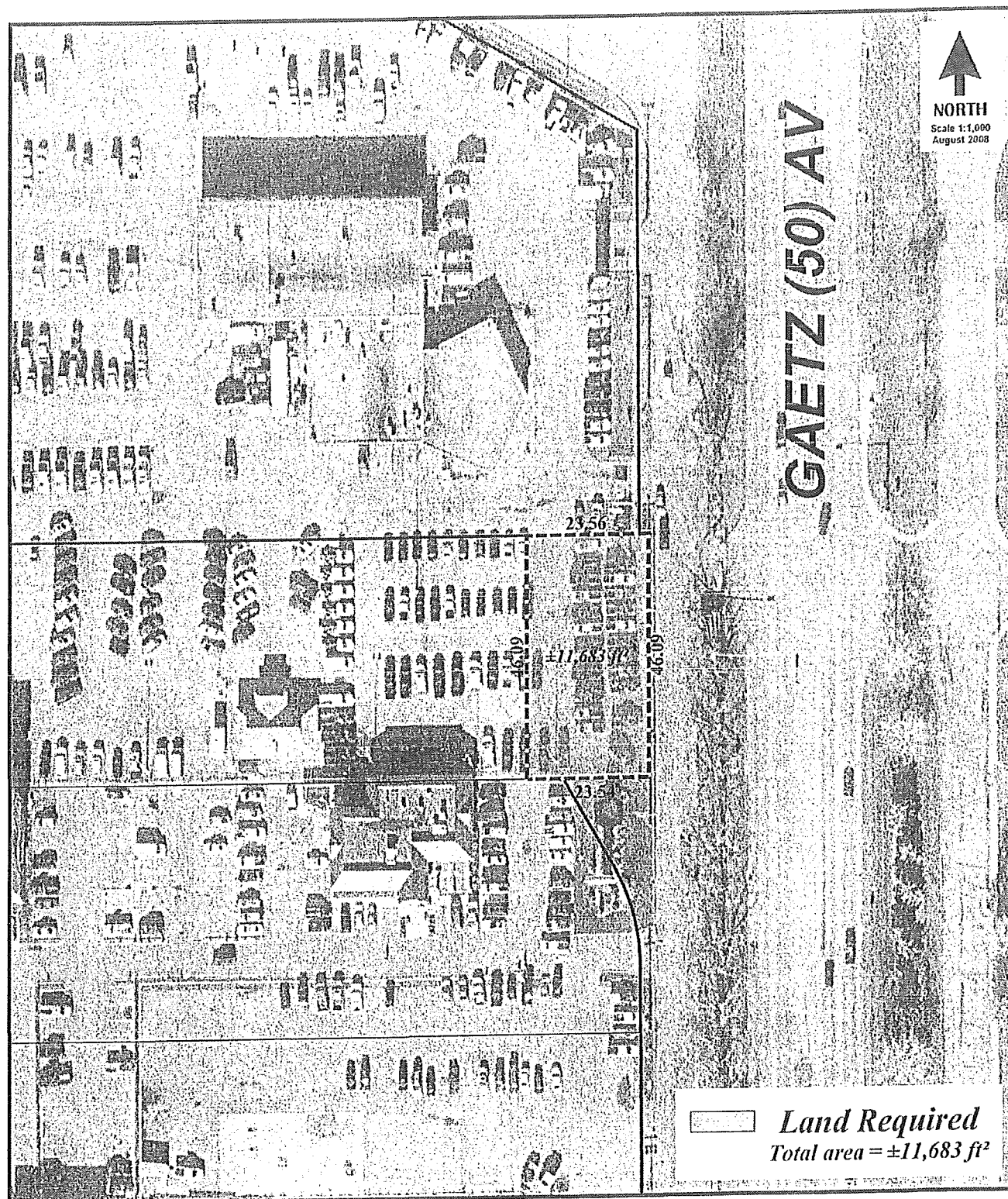
Lot 2A, Blk 2, Pln 842 1872

within the SE¼ Sec 8, Twp 38, Rge 27, W4th.

Registered Owner:

Certificate of Title Number:

882 060 681



Comments:

We agree with the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

CHAPMAN RIEBEEK LLP

Barristers & Solicitors

NICK P. W. RIEBEEK*
LORNE E. GODDARD, Q.C.
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GARY W. WANLESS*
GAYLENE D. BOBB*
MAURICE C. COLLARD

*Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file:

January 7, 2009

VIA CITY INTERNAL MAIL

The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Attention: Lisa Perkins, Acting Legislative Services Manager

Dear Lisa:

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Plan 8421872, Lot 2A, Block 2 Red Deer, Alberta

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Accordingly, given that all the steps for service and otherwise, under the Expropriations Act, have been complied with we are now recommending that Council as Approving Authority approve this expropriation. Please find enclosed a draft resolution for Council's consideration.

Yours truly,

CHAPMAN RIEBEEK LLP

Per:



NICK P. RIEBEEK

NPR/mcc
Enclosure

300, 4808 Ross Street Red Deer, Alberta T4N 1X5

Telephone: (403) 346-6603

Fax: (403) 340-1280

Email: info@chapmanriebeek.com

RESOLUTION OF COUNCIL

Be it resolved that:

Pursuant to the provisions of the Municipal Government Act and the Expropriation Act, Council for the City of Red Deer, acting as Approving Authority, resolves to approve the expropriation of an interest in fee simple in the following lands, namely:

- A) Approximately 11,683 square feet bordering Gaetz Avenue, as shown on Schedule "A" hereto

and forming part of the lands described as Plan 8421872, Block 2, Lot 2A, Excepting thereout all mines and minerals, Area 1.06 Hectares (2.62 Acres), More or Less.

ATS Reference 4;27;38;8;SE, estate fee simple, municipality City of Red Deer, registered in the Land Titles Office for Northern Alberta Land Registration District under Certificate of Title 882060681.

Council for the City of Red Deer, acting as Approving Authority, directs the Acting Legislative Services Manager to sign the Certificate of Approval.

CONFIDENTIAL

Gaetz Avenue & 32 Street

Intersection Improvements

Schedule A

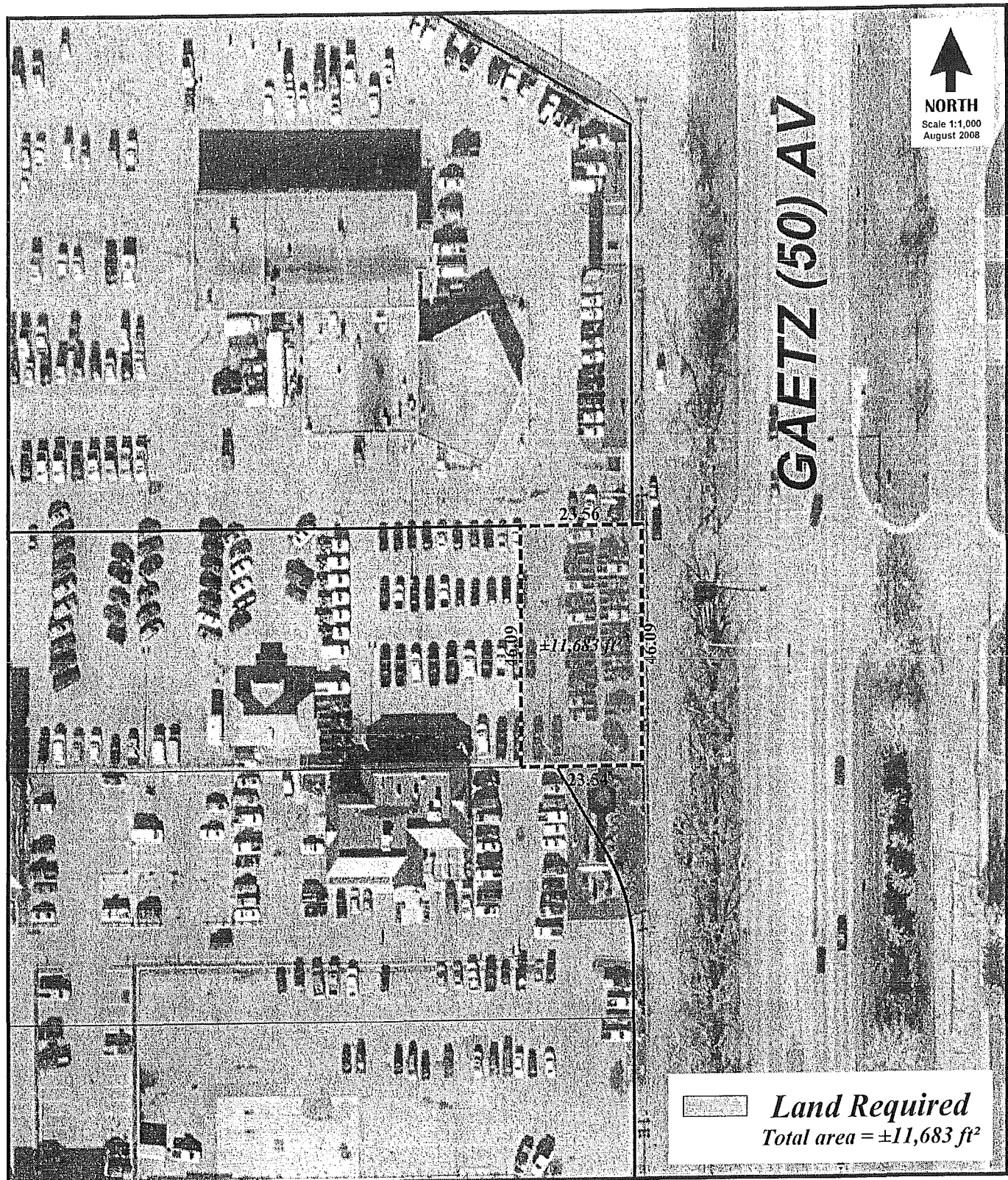
showing proposed road right of way of part of

Lot 2A, Blk 2, Pln 842 1872

within the SE¼ Sec 8, Twp 38, Rge 27, W4th.

Registered Owner:

Certificate of Title Number:
882 060 681



Gaetz Avenue & 32 Street

Intention Improvements

Schedule A

showing proposed road right of way of part of

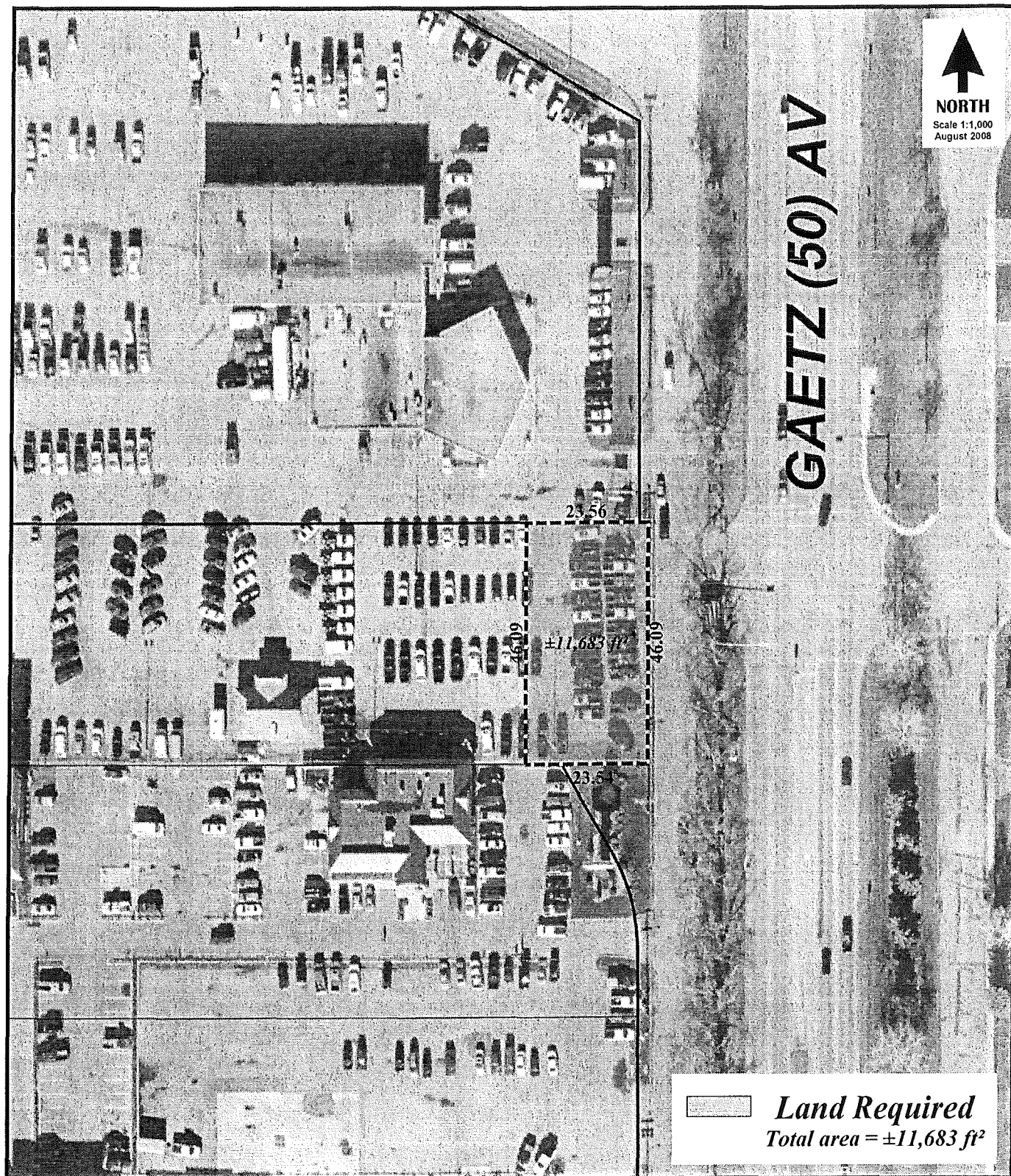
Lot 2A, Blk 2, Pln 842 1872

within the SE¼ Sec 8, Twp 38, Rge 27, W4th.

Registered Owner:
MGM Ventures Ltd.

Certificate of Title Number:
882 060 681

CONFIDENTIAL



Land Required
Total area = ±11,683 ft²

DATE: January 13, 2009
TO: Nick Riebeek, City Solicitor
FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager
SUBJECT: City of Red Deer – Expropriation
Plan 8421872, Lot 2A, Block 2 Red Deer, Alberta

Reference Report:
City Solicitor, dated January 7, 2009.

FILE

Resolution:

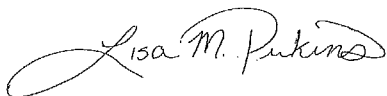
"Be it **Resolved** that pursuant to the provisions of the Municipal Government Act and the Expropriation Act, Council for the City of Red Deer, acting as Approving Authority, resolves to approve the expropriation of an interest in fee simple in the following lands, namely:

A) Approximately 0.108 Hectares bordering Gaetz Avenue, as shown on Plan of Survey attached hereto

and forming part of the lands described as Plan 8421872, Block 2, Lot 2A, within the S.E. ¼ Sec. 8, TWP. 38, RGE. 27, W.4th M.

Council for the City of Red Deer, acting as Approving Authority, directs the Acting Legislative Services Manager to sign the Certificate of Approval."

Report Back to Council: No.



Lisa Perkins
Acting Manager

Attachments

cc: Director of Development Services
Engineering Services Manager
Land & Economic Development Manager

Kim Woods

From: Nick Riebeek
Sent: January 13, 2009 10:22 AM
To: Kim Woods
Subject: RE: Certificate of Approval and signed resolution

Hello Kim,

Either my assistant or yourself could get these to me. There are no notice or advertising requirements.

thank you

Nick Riebeek

Chapman Riebeek LLP
Barristers & Solicitors
300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: (403) 346-6603
Fax: (403) 340-128
Nick.Riebeek@reddeer.ca

From: Kim Woods
Sent: Tue 2009/01/13 9:38 AM
To: Nick Riebeek
Subject: Certificate of Approval and signed resolution

Good Morning:

The certificate of approval and the resolution is signed and under seal. I can walk it over this morning, or is internal mail sufficient?

I have briefly researched if there are any advertising requirements for this, as I do not have a copy of the expropriation act and the MGA does not specifically address advertising for expropriation at this particular stage, I would ask that you advise me on any advertising requirements.

Thank you,

Kim

Kim Woods

Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

IN THE MATTER OF THE EXPROPRIATION ACT BEING CHAPTER
E-13 OF THE REVISED STATUTES OF ALBERTA 2000 AND
AMENDMENTS THERETO

AND IN THE MATTER OF THE INTENDED EXPROPRIATION BY THE
COUNCIL OF THE CITY OF RED DEER

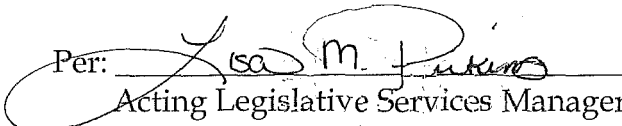
FILE

CERTIFICATE OF APPROVAL

1. The City of Red Deer, 4914 48 Avenue, Red Deer, in the Province of Alberta, hereby approves the expropriation of the following lands:

Part of Plan 842 1872
Block 2
Lot 2A
containing 0.108 Hectares
as shown on shown on Plan of Survey attached hereto.
2. The nature of the interest in the lands expropriated is fee simple.
3. The work or purpose for which the interest in the lands is expropriated is:
 - a) Widening and redesign of 32nd Street;
 - b) Widening and redesign of access requirements necessary to adjacent properties due to the redesign of 32nd Street in the vicinity of intersections of Gaetz Avenue and 49th Avenue.
4. The Expropriating Authority is the City of Red Deer, 4914 48 Avenue, Red Deer, Alberta.
5. The lands stand in the Register of the Northern Alberta Land Registration District in the name of MGM VENTURES LTD., in Certificate of Title No. 882 060 681.

DATED this 13 day of January, 2009.

Per: 
Acting Legislative Services Manager

Approving Authority
THE CITY OF RED DEER
4914 48 Avenue
Red Deer, Alberta T4N 3T4

RESOLUTION OF COUNCIL

FILE

Be it resolved that:

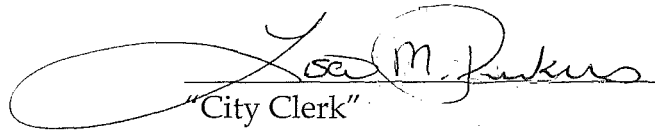
Pursuant to the provisions of the Municipal Government Act and the Expropriation Act, Council for the City of Red Deer, acting as Approving Authority, resolves to approve the expropriation of an interest in fee simple in the following lands, namely:

- A) Approximately 0.108 Hectares bordering Gaetz Avenue, as shown on Plan of Survey attached hereto

and forming part of the lands described as Plan 8421872, Block 2, Lot 2A, Within the S.E ¼ Sec. 8, TWP. 38, RGE. 27, W.4th M.

Council for the City of Red Deer, acting as Approving Authority, directs the Acting Legislative Services Manager to sign the Certificate of Approval.

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL PASSED BY COUNCIL OF THE CITY OF RED DEER, ON THE 12 DAY OF JANUARY, 2009.


"City Clerk"

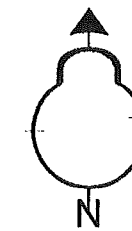
NOTES

- The Basis Of This Plan Is As Follows
Datum North American Datum 1983
Projection 3° Transverse Mercator
Combined Factor 0.999766
Reference Meridian 114° West Longitude
- All distances are expressed in metres and decimals thereof.
- All bearings are grid and derived from GPS observations to Alberta Survey Control Markers shown on this plan.

LEGEND

- Area To Be Registered Shown Bounded Thus _____
- Statutory Iron Survey Posts found shown thus _____
- Statutory Iron Survey Posts planted with the number P025 stamped thereon shown thus _____
- Alberta Survey Control Markers found shown thus _____
- Concrete Nails planted shown thus _____
- List Of Abbreviations Used On This Plan:

SEC.	denotes Section	r/w	denotes Right-of-way
TWP.	denotes Township	N.	denotes North
RGE.	denotes Range	S.	denotes South
M.	denotes Meridian	W.	denotes West
A.L.S.	denotes Alberta Land Surveyor	E.	denotes East
G.P.S.	denotes Global Positioning System	ha.	denotes hectare
I.	denotes statutory Iron post	Fd.	denotes found
re-est.	denotes re-established	mk.	denotes mark



LAND TITLES OFFICE

PLAN No. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT No. _____

A.D. REGISTRAR
N.A.L.R.D.

ROAD PLAN 782 1412

F1
PLAN 3237 NY

F1
PLAN 3237 NY

K1
PLAN 3237 NY

R/W PLAN 5969 HW

LOT 2A REMAINDER

2
PLAN 842 1872

201.69
89°46'13"

2B

ROAD PLAN 012 1485

ROAD
AREA=0.108 ha

PLAN 737 HW

ROAD PLAN 1596 EU

CAETZ AVENUE

RED DEER, ALBERTA

SOUTH HILL

PLAN SHOWING SURVEY OF

**AREA REQUIRED FOR
EXPROPRIATION PURPOSES (ROAD)**

OF PART OF

PLAN 842 1872

BLOCK 2

LOT 2A

WITHIN THE

S.E. 1/4 SEC. 8, TWP. 38, RGE. 27, W.4th M.

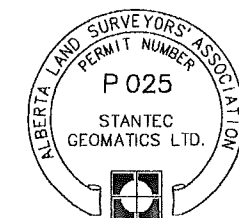
JOHN W. VAN BERKEL, A.L.S.

2009

Scale: 1:500
0 5 10 20 30 40 50 Metres

SURVEYOR

NAME: JOHN W. VAN BERKEL, A.L.S.
Surveyed between the dates of November 4, 2008 and January 7, 2009 in accordance with the provisions of the Surveys Act.
FILE: 38090EXP1



Stantec Geomatics Ltd.
600-4808 Ross St
Red Deer, Alberta
T4N 1X5
Tel. 403-341-3320
Fax. 403-342-0969
www.stantec.com

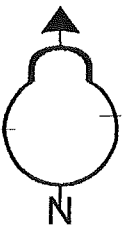
Stantec

NOTES

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 - Projection 3° Transverse Mercator
 - Combined Factor 0.999766
 - Reference Meridian 114° West Longitude
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 - TWP. denotes Township
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 - M. denotes Meridian
 - A.L.S. denotes Alberta Land Surveyor
 - G.P.S. denotes Global Positioning System
 - I. denotes statutory iron post
 - re-est. denotes re-established
 - r/w denotes Right-of-way
 - N. denotes North
 - S. denotes South
 - W. denotes West
 - E. denotes East
 - ha. denotes hectare
 - Fd. denotes found
 - mk. denotes mark



LAND TITLES OFFICE

PLAN No. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT No. _____

A.D. REGISTRAR
N.A.L.R.D.

ROAD PLAN 782 1412

F1
PLAN 3237 NY

F1
PLAN 3237 NY

K1
PLAN 3237 NY

R/W PLAN 5969 HW

LOT 2A REMAINDER

2
PLAN 842 1872

2B ROAD PLAN 012 1485

ROAD
AREA=0.108 ha

PLAN 737 HW

ROAD PLAN 1596 EU

GAETZ AVENUE

RED DEER, ALBERTA

SOUTH HILL

PLAN SHOWING SURVEY OF
**AREA REQUIRED FOR
EXPROPRIATION PURPOSES (ROAD)**

OF PART OF
**PLAN 842 1872
BLOCK 2
LOT 2A**

WITHIN THE
S.E. 1/4 SEC. 8, TWP. 38, RGE. 27, W.4th M.

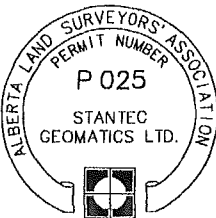
JOHN W. VAN BERKEL, A.L.S.

2009

Scale: 1:500
0 5 10 20 30 40 50 Metres

SURVEYOR

NAME: JOHN W. VAN BERKEL, A.L.S.
Surveyed between the dates of November 4,
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FILE: 38090EXP1



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Fax. 403-342-0969
www.stantec.com

Stantec


Kim Woods

From: Don Simpson
Sent: December 22, 2008 11:07 AM
To: Kim Woods
Cc: Nick Riebeek
Subject: RE: Council Meetings

Hi Kim:

No, it wasn't dealt with then. Expropriation is a 2-stage process for Council. First Council has to approve the commencement of expropriation (by filing a Notice of Intention to Expropriate). This was approved in September.

Then, in the second stage, Council has to decide whether to actually expropriate. This is done by Council issuing a Certificate of Approval and that is what we need now.

Nick will be getting a draft Certificate of Approval onto the Agenda for the 12th. 

Don Simpson
Chapman Riebeek LLP
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, AB
T4N 1X5

TEL: 346-6603
FAX: 340-1280

-----Original Message-----

From: Kim Woods
Sent: Mon 2008/12/22 10:39 AM
To: Don Simpson
Subject: FW: Council Meetings

Wasn't this complete at the September 8 2008 Council Meeting? (as per attached minutes)

Or is this additional land being expropriated?

Kim

Kim Woods
Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

-----Original Message-----

From: Lisa Perkins
Sent: December 22, 2008 9:28 AM
To: Don Simpson
Cc: Kim Woods
Subject: RE: Council Meetings

January 12 is our next meeting - reports are due to our office no later than January 5th.

Happy Holidays

Lisa

-----Original Message-----

From: "Don Simpson" <dsimpson@chapmanriebeek.com>
To: "Lisa.Perkins@reddeer.ca" <Lisa.Perkins@reddeer.ca>
Cc: "Tom Warder" <Tom.Warder@reddeer.ca>; "Howard Thompson" <Howard.Thompson@reddeer.ca>
Sent: 12/22/2008 8:34 AM
Subject: Council Meetings

Hi Lisa:

Can you advise of the date of the next Council Meeting ? We need to get Council to approve the expropriation of the MGM lands at the earliest opportunity.

Thanks.

Don Simpson
c/o Chapman Riebeek LLP
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, Alberta T4N 1X5
TEL: (403) 346-6603
FAX: (403) 340-1280

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

[Please consider the environment before printing this e-mail.]

Craig Curtis

From: Nick Riebeek
Sent: January 05, 2009 4:14 PM
To: Craig Curtis; Tom Warder; Paul Goranson
Subject: EXPROPRIATION TIME LINES

Subject to clarification by Maurice I see them as follows:

1. MGM - we have 120 days from the date of Notice of Intention to Annex to file the Approval Certificate - this means Jan 20th. since the 120th day falls on a Saturday. We are able to seek a 30 day extension to this if necessary.
2. Brookview, Southside, Capri, Wheaton - Sec. 30 Agreements have no specific timeline since upon full execution of same the Act provides that the owner shall provide the Expropriating Authority with transfer of the land, so in one sense this is like a normal land sale agreement with however the proviso for access to the land compensation board.
3. Martens - without an extension, Approval Certificate must be done by Jan. 29th. and thereafter filed by 120 plus 30 days due to the previous extension, so around Feb. 17th. - with extension for Approval Certificate add another 30 days, i.e. around Mar. 17th.

Nick

Chapman Riebeek LLP
Barristers & Solicitors
300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: (403) 346-6603
Fax: (403) 340-128
Nick.Riebeek@reddeer.ca

register MGM

Bylaws Item No. 1

BYLAW NO. 3334/A-2008

Being a bylaw to amend Borrowing Bylaw No. 3334/2004, as amended by Borrowing Bylaw No. 3334/A-2006, by increasing the borrowing authority by \$39,902,000 to a total of \$86,977,000.

WHEREAS:

- A. In order to complete the improvements to the existing Water Treatment Plant and system, and because of increased construction costs, the City needs to borrow an additional \$39,902,000.

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

1. The first two preamble paragraphs of Bylaw 3334/2004 (as amended by Bylaw 3334/A-2006) are deleted and replaced with the following two new paragraphs:

"The cost of improvements to the City's Water Treatment Plant and system is estimated to be \$97,763,000 which the City proposes to pay for as follows:

Reserves	\$10,786,000
Debenture(s)	<u>\$86,977,000</u>
Total Cost	\$97,763,000

To pay for completion of the project the City needs to borrow \$86,977,000 for a period not to exceed 20 years, by the issuance of debentures and on the terms and conditions referred to in this bylaw".

2. In paragraph 1 of Bylaw 3334/2004 (as amended by Bylaw 3334/A-2006), the words "FORTY SEVEN MILLION AND SEVENTY FIVE THOUSAND DOLLARS (\$47,075,000)" are deleted and replaced with the words "EIGHTY SIX MILLION AND NINE HUNDRED SEVENTY SEVEN THOUSAND DOLLARS (\$86,977,000)".
3. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ SECOND TIME IN OPEN COUNCIL this day of 2008.

READ THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Bylaws Item No. 2

BYLAW NO. 3414/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$18,500,000 for the purpose of the Downtown Parkade project.

WHEREAS:

- A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Downtown Parkade project, a capital project to construct a Parkade above the Transit Terminal.
- B. The total cost of the project is estimated to be \$21,291,000 and the Municipality estimates the following grants and contributions will be applied to the project:
- | | |
|--------------|---------------------|
| Reserves | \$2,791,000 |
| Debenture(s) | <u>\$18,500,000</u> |
| Total Cost | \$21,291,000 |
- C. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$18,500,000, for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- D. The estimated lifetime of the project financed under this by-law is equal to, or in excess of 30 years.
- E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.
- F. All required approvals for the project have been or will be obtained, and the project is and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Downtown Parkade project, the sum of EIGHTEEN MILLION AND FIVE HUNDRED THOUSAND DOLLARS (\$18,500,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Downtown Parkade project.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through parking income. Should those revenues be insufficient to repay the indebtedness due in any given year, the shortfall shall be paid through general municipal tax revenue.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ SECOND TIME IN OPEN COUNCIL this day of 2008.

READ THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Bylaws Item No. 3

BYLAW NO. 3415/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$34,200,000 for the purpose of the Wastewater Treatment Plant Upgrades Phases 4 through 6.

WHEREAS:

- A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Wastewater Treatment Plant Upgrades Phases 4 through 6.
- B. The total cost of the project is estimated to be \$187,973,000 and the Municipality estimates that the project will be paid from the following funding sources:
- | | |
|--------------|---------------------|
| Reserves | \$5,800,000 |
| Grants | \$147,973,000 |
| Debenture(s) | <u>\$34,200,000</u> |
| Total Cost | \$187,973,000 |
- C. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$34,200,000, for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- D. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 20 years.
- E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.
- F. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Wastewater Treatment Plant Upgrades Phases 4 through 6, the sum of THIRTY FOUR MILLION AND TWO HUNDRED THOUSAND DOLLARS (\$34,200,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Wastewater Treatment Plant Upgrades Phases 4 through 6.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through rates charged to the City's wastewater utility service customers from time to time. Should those revenues be insufficient to repay the indebtedness due in any given year, the shortfall shall be paid through general municipal tax revenue.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ SECOND TIME IN OPEN COUNCIL this day of 2008.

READ THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Bylaws Item No. 4

BYLAW NO. 3416/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA
 (the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$6,044,000 for the purpose of the following capital projects for Recreation and Parks purposes:

- Heritage Ranch Municipal Services Connection
- Maskepetoon Park Master Plan Implementation
- Recreation, Parks and Culture Sign System Update
- Skateboard Park Development
- New Park Land Acquisition

WHEREAS:

- A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the above mentioned capital projects for Recreation and Parks purposes.
- B. The total cost of the projects is estimated to be \$6,044,000 and the Municipality estimates the following funding sources will be applied to the projects:

Debenture(s)	<u>\$6,044,000</u>
Total Cost	\$6,044,000

- C. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$6,044,000, for a period not to exceed 10 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- D. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 10 years.
- E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.
- F. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the above mentioned Recreation Projects, the sum of SIX MILLION AND FOURTY FOUR THOUSAND DOLLARS (\$6,044,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the above mentioned Recreation projects.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TEN (10) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ SECOND TIME IN OPEN COUNCIL this day of 2008.

READ THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Bylaws Item No.5

BYLAW NO. 3417/2008
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$3,876,000 for the purpose of the Wastewater Main/Collection System Program.

WHEREAS:

A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Wastewater Main/Collection System Program. This capital expenditure will replace or reline wastewater mains that have deteriorated or failed.

B. The total cost of the project is estimated to be \$22,303,000 and the Municipality estimates the project will be paid from the following funding sources:

Reserves	\$18,427,000
Debenture(s)	<u>\$3,876,000</u>
Total Cost	\$22,303,000

C. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$3,876,000, for a period not to exceed 20 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

D. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 20 years.

E. The principal amount of the outstanding debt of the Municipality at December 31, 2008 is \$119,474,873 and no part of the principal or interest is in arrears.

F. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Wastewater Main/Collection System Program, the sum of THREE MILLION AND EIGHT HUNDRED SEVENTY SIX THOUSAND DOLLARS (\$3,876,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Wastewater Main/Collection System Program.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed TWENTY (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through rates charged to the City's wastewater utility service customers from time to time. Should those revenues be insufficient to repay the indebtedness due in any given year, the shortfall shall be paid through general municipal tax revenue.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 8th day of December 2008.

READ SECOND TIME IN OPEN COUNCIL this day of 2008.

READ THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Bylaws Item No. 6

BYLAW NO. 3393/A-2008

Being a bylaw to amend Bylaw No. 3393/2007, Red Deer County and City of Red Deer Intermunicipal Development Plan

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

1. That Appendix "A" hereto, "FINAL ANNEXATION COMPENSATION AGREEMENT", shall be added to the Red Deer County and City of Red Deer Intermunicipal Development Plan and form part of that plan in conformity with the requirements of Section 3.6.3(7) thereof.
2. Section 3.6.3(7) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is repealed and replaced with the following:

3.6.3 (7) Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan. The Phase I annexation area is defined in the Notice of Intent to Annex of July 17, 2007 sent to the Municipal Government Board.
4. Section 3.6.3(8)(c) of the Red Deer County and City of Red Deer Intermunicipal Development Plan is hereby deleted.
5. Reference to Appendix A is added to the "TABLE OF CONTENTS."

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 30th day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.

B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.

C. In accordance with these IDP requirements, The City and The County have negotiated compensation for the Phase 1 Annexation area, which area is shown as Attachment 1 to this Memorandum of Agreement, and additionally have agreed on a formula for compensation relative to the remainder of The City of Red Deer growth area as shown on Map 1 to the IDP, and which area, excluding Phase 1 is anticipated to be annexed in accordance with the provisions of the IDP.

THEREFORE THE PARTIES agree as follows:

Compensation for the Phase 1 Annexation Area

1. The effective date of Phase I Annexation shall be September 1, 2009 with the City assuming the provision of all municipal services for the annexation area effective this date.
2. The City shall pay The County by way of compensation for the annexation of Phase 1 area as shown in Schedule "1" hereto, as follows:
 - i) \$902,879 payable to Red Deer County by July 31, 2010, less \$300,960, which represents services to be provided in the last four months of 2009 to the annexed area by the City of Red Deer;
 - ii) \$722,303 payable to Red Deer County by July 31, 2011;
 - iii) \$541,728 payable to Red Deer County by July 31, 2012;

- 2 -

- iv) \$361,152 payable to Red Deer County by July 31, 2013;
 - v) \$180,576 payable to Red Deer County by July 31, 2014.
- 3, The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
4. No additional or other compensation of any nature or kind will be payable by The City to The County with respect to the Phase 1 Annexation area.

Formula for Compensation on Future Annexation

5. The parties agree that the formula to govern compensation payable by The City to The County on all future annexations under the IDP, excluding Phase 1, shall be as follows:

- a) The City will pay to The County sums based on the municipal portion of tax revenues that would have been collected by The County in the full calendar year preceding the effective year of annexation, subject to declining amounts as follows:
 - i) 100% of such tax will be paid by The City by July 31 of the year following the date the Annexation Order is effective;
 - ii) 80% of such tax will be paid by The City by July 31 of the second year following the date the Annexation Order is effective;
 - iii) 60% of such tax will be paid by The City by July 31 of the third year following the date the Annexation Order is effective;
 - iv) 40% of such tax will be paid by The City by July 31 of the fourth year following the date the Annexation Order is effective; and
 - v) 20% of such tax will be paid by The City by July 31 of the fifth year following the date the Annexation Order is effective;
- b) Each annexation subsequent to Phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.
- c) The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
- d) The County agrees to maintain all roads and provide fire fighting services in the annexation area until May 1 of the year following the date the annexation order is effective.

- 3 -

- e) The County will provide all necessary assessment and tax rates necessary for calculation, and will provide all necessary or additional records required by The City.
- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.

Appendix to the IDP

6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.

Authority

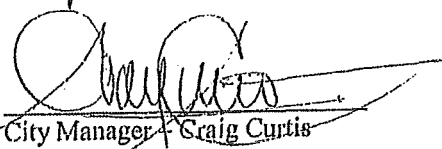
7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

THE CITY OF RED DEER


Per:


Mayor - Morris Flewelling


Per:


City Manager - Craig Curtis**RED DEER COUNTY**

Per:


Deputy Mayor - Earl Kinsella David Hea-

Per:


County Manager - Curtis Herzberg

DATE: 2008

BETWEEN:

THE CITY OF RED DEER
(“The City”)

- and -

RED DEER COUNTY
(The “County”)

**ANNEXATION COMPENSATION
AGREEMENT**

CHAPMAN RIEBEEK LLP

Barristers and Solicitors
#300, 4808 Ross Street
RED DEER, Alberta
T4N 1X5

Phone: (403) 346-6603
Fax: (403) 340-1280

NICK P. RIEBEEK

File:

Bylaws Item No. 7

BYLAW NO. 3413/2008

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of Road as shown on Plan 993AE lying adjacent to the West boundary of Block 17 and 18, Plan 993AE, and lying within Subdivision Plan _____ and containing 0.398 hectares (0.96 acres) more or less.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Bylaws Item No. 8

BYLAW NO. 3357/BB-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

- 1 That "Use District Map Q16" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

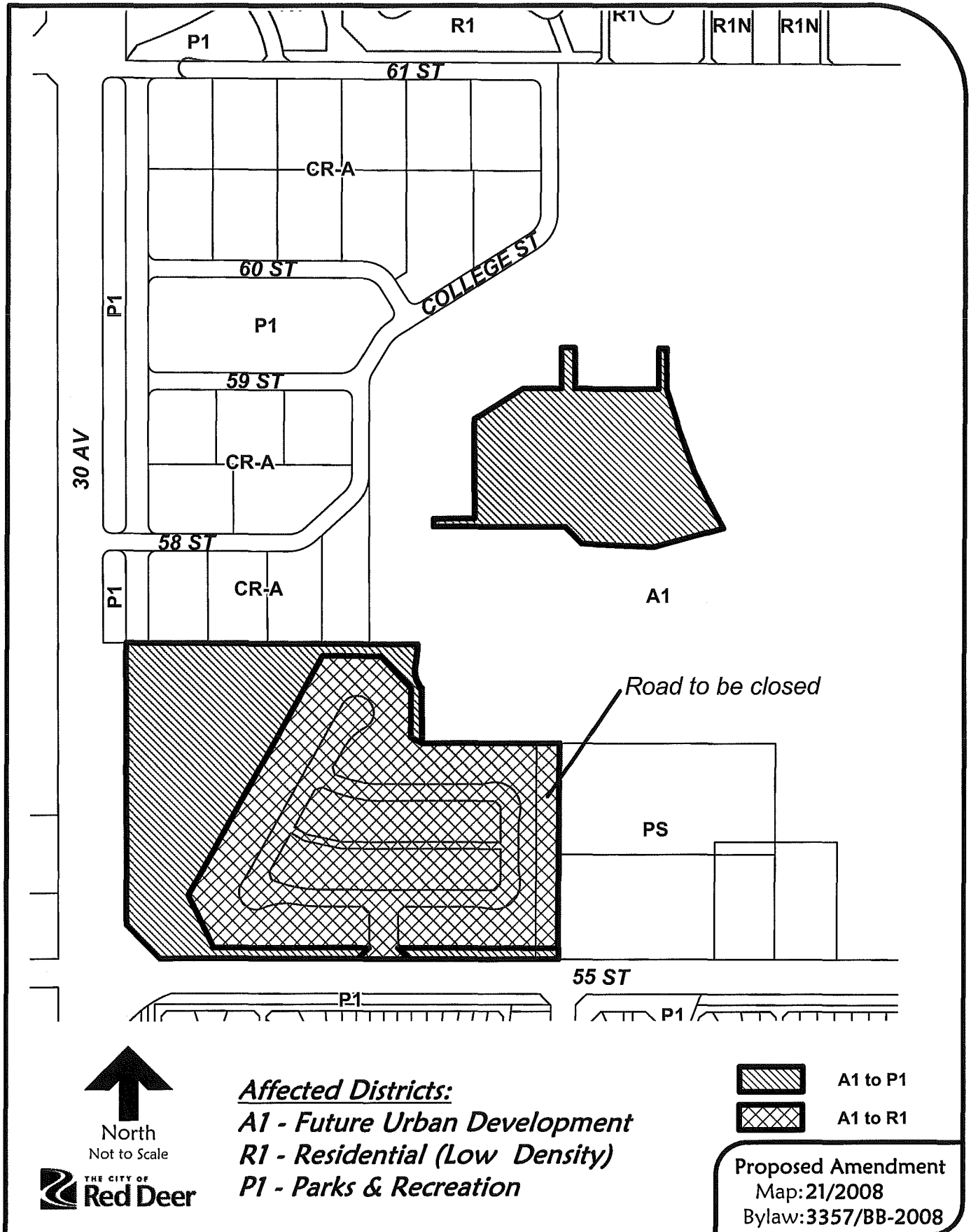
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Bylaws Item No. 9

BYLAW NO. 3217/C-2008

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the neighbourhood area structure plans as a bylaw of the City of Red Deer

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

That Bylaw No. 3217/98 is hereby amended:

1. By replacing the current West Park Extension Neighbourhood Area Structure Plan (2005) in its entirety with the attached West Park Extension Neighbourhood Area Structure Plan (2008).

READ A FIRST TIME IN OPEN COUNCIL this 15th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

West Park Extension

Neighbourhood Area Structure Plan

Planning Team:

Interplan Strategies Inc.

Lim Associates Inc.

McElhanney Consulting

Services Ltd.

Al-Terra Engineering Ltd.

Finn Transportation

Consultants

Westhoff Engineering

Resources, Inc.

Group 2 Architects

Prepared for:

Trademark Western Properties Inc.

Prepared by:

Interplan Strategies Inc.

Revised by:

AL-Terra Engineering Ltd.

December 2008

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Trademark Western Properties Inc.

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Trademark Western Properties Inc.

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Appendix A Concept Images of Built Environment

1.0 INTRODUCTION

1.1 Purpose

The West Park Extension Neighbourhood Area Structure Plan establishes a comprehensive and integrated land use and servicing strategies to guide future development of the City of Red Deer's West Park Extension neighbourhood. The Plan identifies the intended land uses, and delineates environmental features, open spaces, and public, social and recreational facilities. It also defines servicing strategies for water, sanitary sewer, storm sewer and road infrastructure as well as establishes a development phasing strategy that contributes to efficient and cost-effective development.

1.2 Background

The West Park Extension Neighbourhood Area Structure Plan is based on the direction and requirements of the City of Red Deer's *Municipal Development Plan, Land Use Bylaw, Community Services Master Plan, Transportation Plan, Planning & Subdivision Guidelines*; input from the Parkland Community Planning Services, City of Red Deer Recreation, Parks & Culture Community Services and City of Red Deer Engineering; and several technical reports, including a downstream traffic assessment, storm water management study, and ecological profile. The Plan also benefits from extensive public input and consultation with the voluntary West Park Extension Steering Committee, and from consideration of neighbourhood and local housing market conditions.

2.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

2.1 Setting

The West Park Extension neighbourhood consists of a 63.24 hectare \pm (156.26 acre \pm) parcel located in the City of Red Deer's southwest quadrant (See **Figure 1**). The parcel, commonly known as the "Cronquist Lands," is bounded to the north by Cronquist Drive, the east by 60th Avenue, the south by 32nd Street, and the west by Highway 2. Lands to the north and west of the neighbourhood, including Heritage Ranch and a small rural

acreage subdivision, are located in the County of Red Deer. To the east lies the long established City of Red Deer West Park neighbourhood, consisting of single and multi-family residential development serviced by a neighbourhood shopping mall, schools and other community services.

2.2 Legal Description

The Cronquist lands are legally described as portions of NE, NW and SE ¼ Section 7, Township 38, Range 27, west of the 4th Meridian. The Certificates of Title are contained in Appendix A. **Figure 2** illustrates the boundaries and the two legal easements held against the property, including a hydro right-of-way held by TransAlta (R/W Plan 4224 K.S. and R/W Plan 4662 H.W.) and road plan established prior to the most recent highway improvements.

2.3 Site Description

Initially, the site is primarily used for agricultural purposes with a majority of it under active cultivation. There has been no residential development to date. Future development is influenced by a number of site features, as illustrated in **Figure 3** and described below.

2.3.1 Environmental Features

A permanent and mature wetland is located along the southern perimeter of the site. It functions as a natural catchment area for surface water runoff and is one of the more important and populated waterfowl habitats within the Red Deer municipal boundary. It is also home to many other bird, insect, mammal and plant species. The *Ecological Profile of the West Park Natural Area* study recommends preservation of this natural area as well as buffering it from future residential development. A bike/walking trail located along the buffer is also suggested.

To the north of the wetland is a large naturally treed area, providing habitat to a broad range of birds, insects, mammals, including deer, and plant species. It also serves as a visual and noise barrier to the immediately adjacent Highway 2. The *Ecological Profile* recommends securing its' long term preservation by designating it as a park. Further to the north of the treed area is an area characterized by

mixed grasses and trees, interspersed with smaller temporary and semi-permanent wetlands. These wetlands may be used for detention ponds if required by future development.

Two treed windbreaks are located along Cronquist Drive and 60 Avenue. An abandoned homestead located at the intersection of Cronquist Drive and 60 Avenue is also treed. The *Ecological Profile of the West Park Natural Area* recommends that these trees be preserved.

A large cultivated field is located along the eastern boundary. Although this zone is actively farmed, any drastic modification of its current topography and/or drainage patterns could impact surrounding environmental areas. For this reason, it is recommended that the existing topography be retained where possible.

2.3.2 Topography

The property is generally characterized by gently undulating topography, sloping in all directions from a high point in the north central area, with a maximum grade change of approximately 2 metres. The northwest corner has the lowest elevations. Several areas of high ground measuring up to 5 metres above grade are found in the central portion of the site.

2.3.3 Existing Transportation Network and Access

The main access to the site is via 32nd Street (a major street) in the south. The site may also be accessed from the north via 60th Avenue or Cronquist Drive, to 43rd Street, a designated collector street. 60th Avenue, between 32nd Street and 43rd Street, consists of two travel lanes with no left or right lane turn lanes. The 32nd Street / 60th Avenue intersection at the south end of the site is not signalized. There is no direct access from either the site or Cronquist Drive to Highway 2. The closest access is at 32nd Street.

2.3.4 Servicing

The site can be fully serviced with sanitary sewer, water, stormwater drainage infrastructure and shallow utilities, such as hydro, telephone and gas, from the neighbouring servicing and utility systems.

2.3.5 Power Lines

A high-tension power line runs diagonally across the property from the northeast corner to a midway point along the western boundary. It will not be realigned nor located underground.

2.3.6 Historic Monument

A historic monument signifying the location of the first school in the Red Deer area is located in the northeast corner of the property. While it is generally agreed that the monument does not mark the actual school site location, the intent is to preserve this monument.

3.0 DEVELOPMENT FRAMEWORK

3.1 Statutory Plans

The *City of Red Deer Municipal Development Plan*, adopted by City Council on August 24, 1998 as *Bylaw 3214/98* sets out broad policy framework to guide growth and change in the City. It seeks to maintain a high quality of life for residents by developing well planned and healthy communities, preserving unique natural environments, providing safe, efficient and reliable utility systems and effective transportation systems, promoting economic growth, and providing a balanced and diverse range of social, education, health, recreation and cultural opportunities.

The West Park Extension area is designated for residential use on Map 3 in the *Municipal Development Plan*.

The key objectives identified in the Municipal Development Plan for residential areas are as follows:

- Ensure new residential neighbourhoods contain a variety of housing types;
- Ensure that infrastructure and design standards support affordable housing while still resulting in high quality neighbourhoods;
- Encourage innovation in neighbourhood design and housing, and
- Provide for special housing and lifestyle needs.

The Municipal Development Plan also establishes a maximum residential density of 45 persons per gross hectare for new communities.

3.2 Area Structure Plans

The site is presently not subject to an area structure plan.

3.3 Land Use Bylaw

The site is designated A1, Future Urban Development District, in the *City of Red Deer Land Use Bylaw*. The general purpose of this designation is to:

Ensure that development on lands required for future development is restricted to ensure that future development may proceed in an orderly and well-planned fashion, in keeping with the intent of the General Municipal Plan.

The site will require re-designation to an appropriate land use designation prior to urban development.

3.4 Planning & Subdivision Guidelines

Future development is shaped by provisions of the *City of Red Deer's Planning & Subdivision Guidelines* document. The Guidelines are intended to establish sound planning principles and contribute to orderly growth of the community. In addition to

addressing such design elements as street layout and street classification, the Guidelines identify the potential development of community facilities including:

- One site of approximately 0.12 hectares (0.3 acres) for the possible development of a social care residence or senior's residence site, preferably located on collector roads on a corner site where higher parking requirements can be satisfied. It is advised that the site be secured for a minimum of three months after advertising, but if it is not purchased for either of the specified uses then it may be used for conventional residential development. The social care site was advertised in 2007 and no interested parties came forward. As such the social care site and the former R-2 (multi-family) site have been amalgamated into a residential R1 & R1A site.
- One 0.405 hectare (1 acre) church site, preferably located on collector roads on a corner site where higher parking requirements can be satisfied. Similarly, the site should be kept for a minimum of six months after advertising, but it may be used for conventional residential development if it is not purchased for a church. The church site was advertised in 2007 and no interested parties came forward. The church site is being developed into five standard R1 lots.

3.5 Neighbourhood Area Structure Plan

The City of Red Deer requires a Neighbourhood Area Structure Plan (NASP) to provide planning and development strategies for large areas of land prior to development. The NASP's are governed by the *Municipal Government Act* and must reflect other guidelines and/or statutory documents established as a policy of Council such as the Municipal Development Plan. These Neighbourhood Area Structure Plans typically address land use, transportation, social facilities, servicing and staging as well as any significant site-specific matters.

4.0 DEVELOPMENT PROPOSAL

The West Park Extension neighbourhood development concept (**Figure 4**) is based upon the community and developer input, City policies, site characteristics, edge conditions and market indicators. The key components are neighbourhood structure, land use density and population, open space, transportation, servicing and phasing.

4.1 Development Concept

The vision for West Park Extension is a comprehensively planned residential community with an emphasis upon integrating land uses, open space connectivity, land use efficiency and innovation. The key urban design and land use planning principles guiding the Plan include:

- Housing Variety
 - A range of single family housing product intended to accommodate diverse age groups and lifestyles
- Comprehensive Open Space
 - Open space connectivity featuring natural and manmade open space and park elements
- Sensitive Interface with Adjacent Communities
 - Designing edge conditions to complement existing communities
- Efficient Transportation and Servicing Networks.

The vision and guiding principles reflected in the development concept evolved through a planning process that included a balance of community and technical input.

A key component of the Concept Plan is the proposed closure of a portion of 60th Avenue along the east boundary of the Plan (see **Figure 5**). This notion evolved from a series of 'design charrettes', which included a Resident Steering Committee established

for that purpose. The proposed closure and internal traffic network is considered the most suitable solution to address:

- Access between the new Extension area and the existing community of West Park,
- Access to the existing community of West Park,
- Residents' concerns over increasing external through traffic, and
- The direction of Extension traffic to the nearest major street (32nd Street).

The closed portion of 60th Avenue between 59th Avenue Crescent and the entry road near 32nd Street at the south will be incorporated into the new development as shown in **Figure 6**. As illustrated, an additional five metre (16.4 foot) open space strip will be included to supplement the existing buffer abutting the eastern boundary of the 60th Avenue right-of-way. A landscaped pedestrian trail will be incorporated in this space and will form part of the overall pedestrian network. Also, the widened open space corridor will serve as a physical separation between the existing and proposed community.

The concept provides a central landscaped "grand boulevard", which serves as a primary entry from Cronquist Drive and 43rd Street to the neighbourhood (see **Figure 7**). This landscaped boulevard treatment is intended to transform an existing overhead power line into a positive element of the community design. This central feature connects to the natural central park, the latter serving as a terminus to the community entry. The proposed landscaping within the median is intended to include shrubs and other landscape elements that are compatible with a utility right-of-way.

A secondary entry consisting of a divided roadway with landscaped median is included in the southeast, connecting to 32nd Street. This roadway is flanked on either side at the entry by naturalized parkland including wetlands, resulting in an aesthetically pleasing entry to the community from the south as well. This roadway eventually links to the Grand Boulevard near the central park and ultimately Cronquist Drive. It will form the internal collector street system.

The overall concept provides for distinct, yet integrated residential pods largely focused upon the collector streets. This pattern accommodates phasing of development and provides opportunities for product diversity.

The concept consists of a mix of relatively low and medium density residential uses, parks, natural areas and community facilities. The land use distribution is shown in **Table 1**. While the majority of the site is allocated for residential purposes, approximately 23 per cent of the site will be retained as open space including municipal reserve, environmental reserve and public utility lots.

A range of housing types and lot sizes provides opportunities for choices within the neighbourhood. Single family is the neighbourhood's predominant residential form providing potential homeowners with a variety of different lot sizes.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in **Figure 4**.

The proposed land use allocation is illustrated in **Table 1**.

TABLE 1 LAND USE ALLOCATION

	Hectares± (Ac±)		Percentage
Total Neighbourhood Area	63.24	(156.26)	
Environmental Reserve	4.71	(11.64)	7.45
Developable Area	58.53	(144.62)	100
Land Use			
Single Family – Large Lots	3.27	(8.08)	5.59
Single Family – Standard Lots *	25.58	(63.21)	43.71
Single Family – Narrow Lot	3.32	(8.20)	5.67
Secondary Suite Lots	0.93	(2.29)	1.58
Single Family – Duplex **	1.23	(3.04)	2.10
Municipal Reserve	6.54	(16.15)	11.18
Streets and Lanes *	14.71	(36.35)	25.13
Public Utility Lots	2.95	(7.30)	5.04

West Park Extension Neighbourhood Area Structure Plan
Trademark Western Properties Inc.

Note: Former multi-family site has been changed to single family standard lots and single family duplex lots.

* Previous church site has been converted to lane and single family-standard lots.

** Previous social care site has been converted to single family standard lots and single family duplex lots.

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system with exception of the areas backing Highway 2. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

A significant natural area along the western boundary is provided for recreation purposes and buffering of highway noise. Similarly, the existing natural wetland found at the southern end of the site is protected as habitat but is also upgraded for stormwater detention purposes.

It should be noted that the smaller wetland and associated park area located to the east of the 60th Avenue alignment is not within the site boundaries, even though each of these contribute to the neighbourhood. As such, they have not been included in the Neighbourhood Structure Plan area.

4.1.1 Single Family Detached

There are five single family detached lot types being proposed, all of which fall under the City of Red Deer's Residential Low Density District (R1), Residential Semi-Detached District (R1A) and Residential Narrow Lot District (R1N). Each of the lot types is described below.

Standard A: The typical and minimum widths of standard A lots are 15.2 metres \pm (49.9 feet \pm) and 12.8 metres \pm (42.0 feet \pm) respectively. Standard A lots account for 457 of the 652 (approximately 70 percent) dwelling units anticipated on the site,

the highest proportion of any residential land use. They are found throughout the neighbourhood.

Secondary Suite: Similar in lot dimensions to Standard A, these lots are located in Phases 5 & 12 of the subdivision. These lots account for 22 of the 652 dwelling units anticipated on the site.

Standard B: At 16.8 metres \pm (55 feet \pm) wide, standard B lots are wider than standard A lots. They are found along the neighborhood's eastern boundary where they back onto lots with similar dimensions in the adjoining established neighbourhood. They are intended to enhance compatibility and cohesiveness between existing and future residential development.

Large: Large lots are characterized by a 22.9 metre \pm (75 feet \pm) width, and lot depths of 48.8 meters \pm (160 feet \pm) and 40 metres \pm (132 feet \pm). Located along the south side of Cronquist Drive these lots are intended to enhance compatibility with larger suburban lots located on the north side of the road.

Narrow: Narrow lots are characterized by a minimum lot width of 10.5 metres (34.1 feet) and rear drive garages. They are located near the center of the neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Duplex: Duplex lots are characterized by three different lot widths; 9.8m+, 9.0m and the minimum width being 7.73 metres. All duplex lots are located in the North West part of the subdivision, Phase 12, in the former multi-family site. These lots account for 48 of the 652 dwelling units anticipated on the site.

4.2 Development Density

The population density calculation is summarized in **Table 2**. Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (457) and population (1554) as compared to the other residential land uses.

West Park Extension Neighbourhood Area Structure Plan
Trademark Western Properties Inc.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Area Hectares (Ac)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Units/Ha (Ac)
Single Family, Large Lot	3.27 (8.08)	30	3.4	102	9.17 (3.71)
Single Family, Standard A Lots	25.58 (63.21)	457	3.4	1554	18.41 (7.45)
Single Family, Standard B Lots		14	3.4	48	
Single Family, Narrow Lots	3.32 (8.20)	81	3.4	276	24.40 (9.88)
Single Family, Secondary Suite Lots	0.93 (2.29)	22	5.1	113	23.66 (9.61)
Single Family, Duplex Lots	1.23 (3.04)	48	3.4	164	39.02 (15.79)
Streets, Lanes, P.U.L.'s, M.R. and E.R.	28.91 (71.44)	0	0	0	0
Total *(Based on TDA) <i>(No church or social care site*)</i>	58.53 (144.63)	652	-	2257	11.14 (4.51)

* - TDA (Total Development Area) is equal to the gross area minus the Environmental Reserve (ER).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the church and community care sites being developed for residential purposes.

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 11 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to approximately 23 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.42 hectare \pm (8.46 acre \pm) natural park located at approximately the midway point along the boundary (see **Figure 8**). The western linear park system connects the northern and southern detention ponds to form a corridor of public use open space encompassing the entire western and southern boundaries of the neighbourhood.

The western boundary park serves several important purposes by offering excellent outdoor amenity and recreation opportunities to the community, protecting important tree stands and wildlife habitat, and acting as a noise and visual barrier to Highway 2. An approximately 30 metre (100 ft.) wide, landscaped berm complete with sound attenuation faculty, will be constructed adjacent to portions of the highway right-of-way for added noise and visual abatement. The design details of the berm are illustrated in **Figure 9**.

4.3.2 East Area Park

A second linear open space incorporating a 2.5 metre regional path will be created along the 60th Avenue alignment (see **Figure 6**). It connects the historical northeast feature park at the intersection of Cronquist Drive and 60th Avenue in the

north to the combination wetland / storm detention pond found in the south. The school site monument is the focus of the northeast feature park. This park and monument site will be enhanced with paved walking areas and seating facilities as illustrated in **Figure 10**. The feature park is also connected to the storm detention facility located to the southwest and ultimately to the Grand Boulevard.

4.3.3 Grand Boulevard

The high-tension power line corridor has been integrated into the neighbourhood park and open space system by serving as a median for the main entry road (see **Figure 7**). Special design treatments, such as extensive landscaping are intended to improve its visual and aesthetic quality and establish the Grand Boulevard as a neighbourhood gateway.

4.3.4 Local Parks

A 0.21 hectare \pm (0.53 acre \pm) "tot lot" in the east central area (see **Figure 10**) is provided as a local play and amenity area.

4.3.5 School Site

A school site is not required in West Park Extension as there are three existing schools in the adjoining West Park neighbourhood, including West Park Elementary, West Park Middle, and St. Martin de Porres.

4.4 Environmental Reserve

The predominant environment feature in the neighbourhood is the 4.71 hectare \pm (11.64 acre) permanent and mature wetland found along the southern perimeter of the site. This feature, which comprises approximately 7.5 percent of the site, will be retained as part of the open space and will incorporate a trail system, linking it to both the east and west park system (see **Figure 11**). This wetland will also function as a critical component of the site's stormwater drainage system.

4.5 Social Facilities

The original Neighbourhood Area Structure Plan provided for a 0.12 hectare \pm (0.30 acre \pm) social housing/day care/retirement home facility. The social care site was advertised in 2007 and no interested parties came forward. This site will become part of the new R1 & R1A site as shown on **Figure 4**.

4.6 Church Site

A 0.40 hectare \pm (1.0 acre \pm) church site was identified in the original Neighbourhood Area Structure Plan. It was located in the southeast corner of the neighbourhood. The church site was advertised in 2007 and no interested parties came forward. As per the original NASP, this site has been developed as five single family units.

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.10 hectares \pm (5.2 acres \pm) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.23 hectares \pm (0.58 acres \pm) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see **Figure 10** and **Section 6.3**).

A small 0.35 hectares \pm (0.87 acres \pm) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:

- Adequately serve the existing and future residents of West Park;
- Largely eliminate shortcutting traffic;
- Provide connectivity between the existing and future neighbourhoods, and
- Provide for a possible transit route.

The Plan provides a central landscaped "grand boulevard" which serves as a primary entry from Cronquist Drive and 43rd Street. A detail of this collector standard roadway is illustrated in **Figure 12**. A second entry consisting of a divided residential collector with landscaped median transitioning into an undivided collector road is provided in the southeast connecting to 32nd Street. In order to meet the design standards for this roadway additional land will, in all likelihood, be required on the east side near the intersection with 32nd Street. A detail of these roadways is illustrated in **Figure 13**. This roadway extends northward to link with the Grand Boulevard. These two roads together form the internal collector street system.

The remaining internal roadway system will be comprised of undivided and divided local residential streets, details of which are illustrated in **Figure 14**.

In order to maintain the integrity of a "rural" large lot interface between existing residences along the north of Cronquist Drive and future residences to the south, the Plan proposes that Cronquist Drive, west of its intersection with Grand Boulevard, be retained as a rural cross-section. Given the large lot sizes, driveways on to this roadway will be minimal. A detail of this roadway is illustrated in **Figure 15**.

Given market aspirations in Red Deer and preference for rear lanes, rear lanes with utility servicing are provided throughout the majority of the neighbourhood.

5.2 Pedestrian Network

An integral component of the neighbourhood structure plan and the transportation system is an emphasis on a pedestrian network comprised of walking and cycling trails, open spaces, sidewalks and walkways. The proposed network is intended to serve both recreation and transportation needs of future residents by linking existing and future natural areas and parks to form an integrated open space network. Particular emphasis is placed upon the trail system within the east and west boundary parks. Specifically, a 2.5 metre asphalt regional path, connecting 32nd Street to the south with the existing regional path along Cronquist Drive to the north, is proposed along the east side of the neighbourhood as illustrated in **Figure 4**. A 2.5 metre regional path, connecting the central park area and Cronquist Drive, is also proposed along the south side of the Grand Boulevard. These are intended to not only connect key areas within the West Park Extension area such as the existing pathways, the wetlands and the parks, but also the existing community to the east. The proposed system is further enhanced by strategically locating walkways, all of which will contribute to pedestrian movement and enjoyment within the neighbourhood.

5.3 Public Transit

In keeping with the City of Red Deer policy to supply transit service to all sectors of the community, the proposed collector system is anticipated to accommodate a future transit route. Given the location of the collector/bus route, all residences, with the exception of about 5 to 8 homes in the far northwest corner, will be within the 450 metre maximum walking distance.

5.4 Noise Considerations

An updated traffic noise assessment for West Park Extension was carried out by Finn Transportation Consultants in March 2002 and submitted under separate cover. The study concluded that a continuous berm/sound wall combination from the northwest corner to approximately 300 metres (985 feet) south of the central park will adequately protect those residential units along Highway 2. The required height for the berm/sound wall combination is 3.6 metres (11.8 feet), with the exception of the southerly 170 metres (558 feet), which will need to be stepped up to 4.2 metres (13.8 feet).

6.0 MUNICIPAL SERVICING

The servicing of West Park Extension will involve extending existing water, sanitary sewer, storm sewer and shallow utility servicing from the existing West Park Development to the east. Also, connections to the existing storm drain system west of the site, along Highway 2, will be required.

6.1 Water Distribution

The water distribution system, required to service the subject quarter section, is a direct extension of the existing water main distribution system, located in the existing West Park Development. **Figure 16** conceptually illustrates the proposed routing of the water distribution system within the proposed development.

Connections will be made to the existing water system along the eastern boundary at the proposed extension, including a line to extend up Cronquist Drive and connect near the intersection of 57th Avenue and 43rd Street, as illustrated in **Figure 16a**. Service connections for possible future development to the north and southeast will also be provided.

Computer water modeling will be utilized to evaluate the actual water main sizes, when the detailed serviceability study is prepared for the City of Red Deer.

All facilities required for the water distribution system are to become the responsibility of the City of Red Deer to maintain, after a two-year maintenance period. These water mains will be designed in accordance with the *City of Red Deer Design Guidelines*.

6.2 Sanitary Sewer

The sanitary sewer system is a direct extension of the existing sanitary sewer system located in the existing West Park Development. The proposed sanitary system will be entirely a gravity draining system. **Figure 17** illustrates the proposed routing of the sanitary system throughout the proposed development.

The development is to connect to the existing sanitary system, near the intersection of 57th Avenue and 43rd Street, which is approximately 650.0 metres into the existing West Park Development. A proposed new sanitary trunk will then be extended up Cronquist Drive to the northeast corner of the proposed development. In order to complete this trunk extension, and facilitate the installation of the proposed sanitary piping, the pavement and concrete curbs on Cronquist Drive will have to be removed and then replaced. Every attempt will be made to preserve the trees within the north and south boulevards of Cronquist Drive. Also, existing street lighting will have to be temporarily removed and then reinstalled to complete this work. **Figure 18** illustrates the proposed sanitary sewer extension up Cronquist Drive.

The majority of the sanitary pipes will be 200mm, with the exception of the 300mm trunk to be routed up Cronquist Drive and a few 250mm trunk lines within the development. The precise size of all the sanitary lines will be provided to the City of Red Deer when the detailed serviceability study is completed.

All facilities required for the sanitary sewer system are to become the responsibility of the City of Red Deer to maintain, after a two-year maintenance period. These sanitary lines will be designed in accordance with the *City of Red Deer Design Guidelines*.

6.3 Storm Water Management

Storm water management plans that are progressive in nature and amount of detail will be developed for the site to minimize the risk of flooding and potential property damage and

reduce impacts on the Red Deer River as the ultimate receiving water body. An urban conveyance system is envisioned that not only conveys and accommodates runoff up to and including a 1:100 year event, but also provides enhanced water quality and added value by incorporating a wide variety of Best Management Practices. The resulting "water-scaped" drainage system will be fully integrated in the overall landscaping and green linkages thus providing passive recreation and preservation of existing habitat and/or generation of new habitat.

The subdivision is to be serviced by three storm water management facilities that are strategically distributed across the subdivision. These facilities will consist of wetlands and/or naturalized wet ponds, preserving the existing wetland in the southwest corner of the site as much as possible. A combination of storm sewers and overland drainage routes will convey the runoff from the development into the three facilities.

The area containing the southwest facility will be dedicated as environmental reserve. This facility is to service an area of approximately 40 hectares (99 acres) that includes external areas draining into the site. It is to discharge via an existing culvert running beneath Highway 2 into the ditch located on the west side of Highway 2 along the Canadian Pacific Railway (CPR) tracks, discharging ultimately into the Red Deer River. A naturalized trapped low in the northwest corner of the site, also to be dedicated as public utility lot, is to service an area of approximately 8 hectares (19.8 acres). This depression will be equipped with a wet cell to provide water quality enhancement. It is also to discharge via an existing culvert running beneath Highway 2 into the CPR ditch. The balance of the site and some external area discharging as overland flow into the site from the east comprising a total area of approximately 35 hectares (86.5 acres), will be serviced by a constructed wetland/naturalized wet pond located in the northeast corner of the site. This facility will discharge into a storm sewer line at Cronquist Drive and 60th Avenue (see **Figure 19**). The storm sewer will run along Cronquist Drive and tie into the existing storm sewer trunk at Cronquist Drive and 57th Street, discharging ultimately into the Red Deer River.

The area taken up by the storm water management facilities amounts to about 7.0 hectares (17.3 acres) or 11.1 per cent of the overall area. With this percentage adequate water quality enhancement will be provided while safeguarding the long-term

sustainability of the facilities. In addition, minimizing side slopes and fluctuations in water level during severe storm events will preserve public safety.

A Master Drainage Plan has been prepared and submitted under separate cover addressing the storm water conveyance system. The Plan deals with the location and type of storm water management facilities required; the location of outfalls to the Red Deer River; the presence of Best Management Practices to enhance the water quality of the runoff discharged to the Red Deer River; and erosion and sediment controls. Preliminary storage requirements and off-site discharge rates are included. This document was submitted to the City of Red Deer, County of Red Deer, Canadian Pacific Railway and Alberta Environment for approval. The storm water conveyance system, storm water management facilities and BMPs, and storm outfalls will be designed to City of Red Deer, Canadian Pacific Railway and Alberta Environment standards. Detailed drawings for servicing each development cell will be provided to the City as part of the approval process. Drawings will be supported by a detailed Serviceability Report that details the operation of any facilities or BMPs, and verifies the operation of the drainage system versus City and provincial guidelines.

Figure 20 shows the proposed overland Drainage Pattern for this development, while **Figure 21** shows the proposed storm sewer routing for this project.

6.4 Shallow Utilities

The City of Red Deer's Electric Light & Power Department, Telus Communications, Shaw Cable and ATCO Gas, have all been contacted regarding the proposed West Park Extension. All of the franchise utilities have been advised that there is adequate capacity, in the general area, to provide servicing to this project. The utility companies will revise and address the servicing alternatives in more detail, during the circulation and review of the Neighbourhood Area Structure Plan.

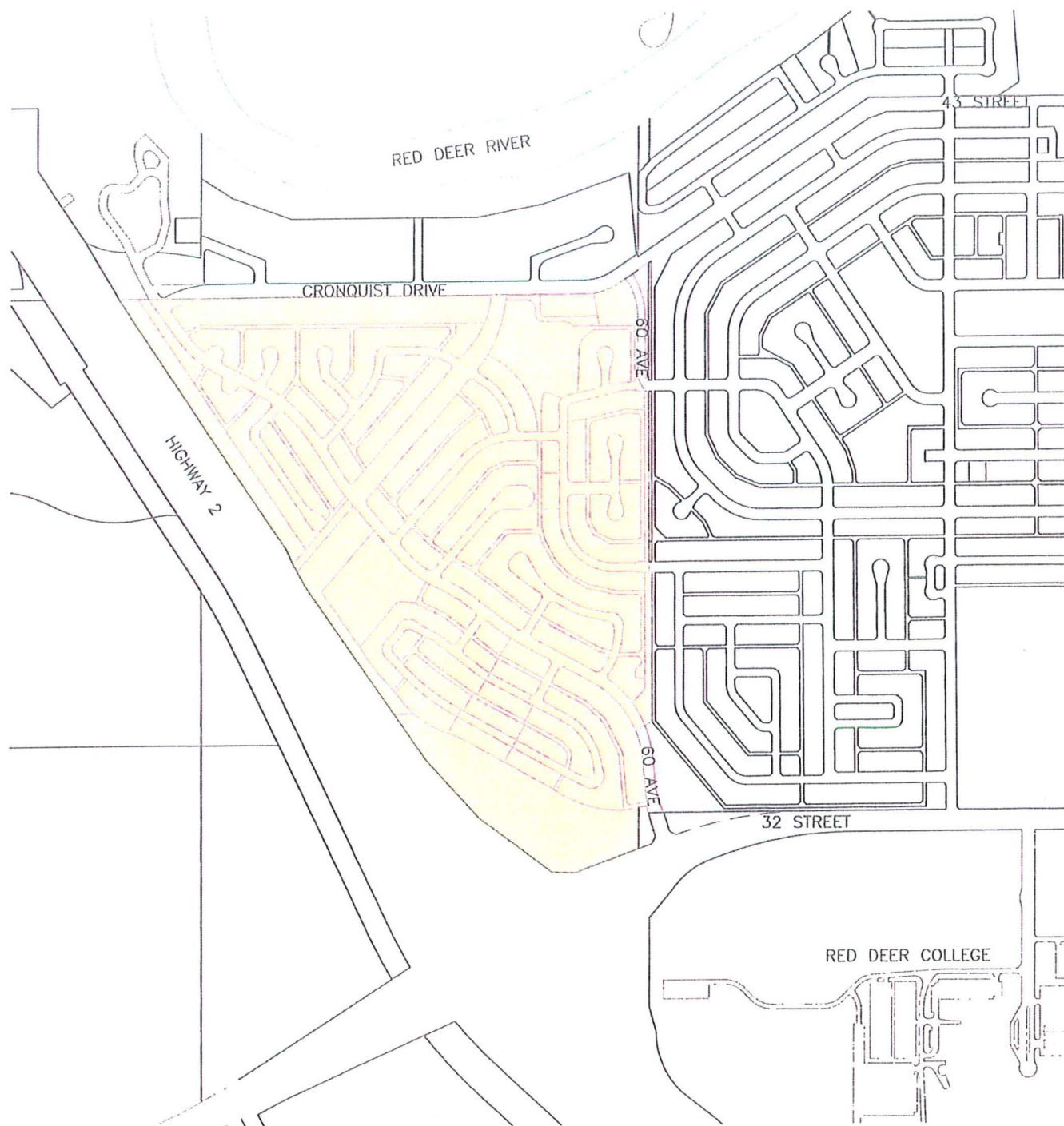
6.5 Cronquist Drive Trunk Extension

As is detailed previously, underground service trunk lines are to be extended along Cronquist Drive to the intersection at 57th Avenue and 43rd Street. The storm, sanitary and water mains would be installed together as shown in **Figure 21a**. The existing road structures would be removed and reconstructed after the extensions are complete. The existing trees in the boulevards will be maintained and the boulevards reseeded. Every reasonable effort would be made to complete the work in an efficient and timely manner to minimize disruption to the residents in the area.

7.0 PHASING

Figure 22 illustrates the preliminary concept for phasing. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of the development.

WEST PARK EXTENSION AREA STRUCTURE PLAN



**FIGURE 1
LOCATION**

SCALE 1:10,000

PREPARED OCT 29/01

REVISED DEC 03/08

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EDMONTON RED DEER

WEST PARK EXTENSION AREA STRUCTURE PLAN

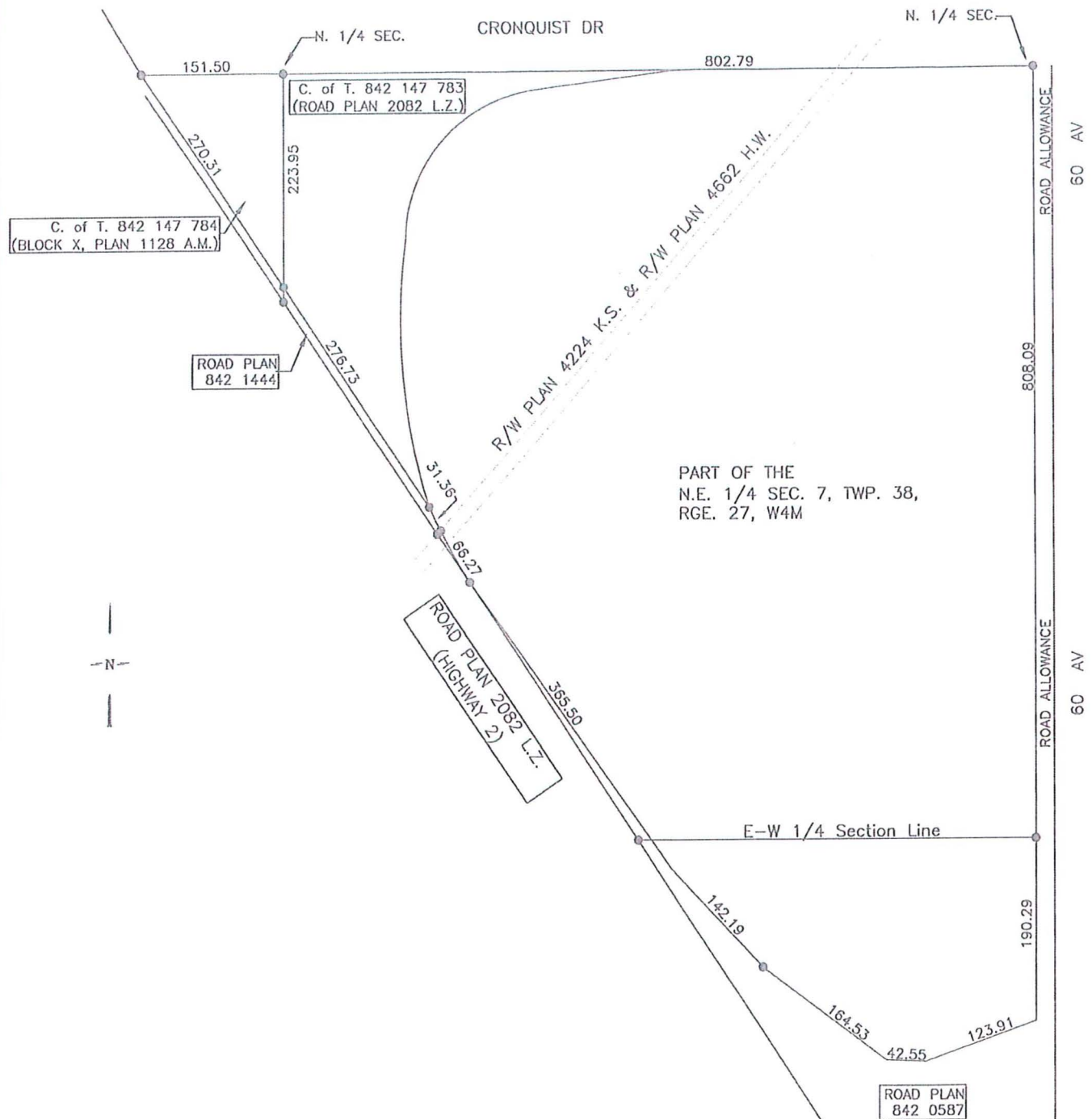


FIGURE 2
SITE PLAN

SCALE 1:6000

PREPARED OCT 29/01

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EDMONTON

RED DEER

WEST PARK EXTENSION AREA STRUCTURE PLAN



FIGURE 3
SITE FEATURES

SCALE 1:6000

PREPARED OCT 29/01
REVISED DEC 03/08

LEGEND:

- OUTLINE PLAN BOUNDARY
- 881.0 ORIGINAL GROUND CONTOURS
- ORIGINAL TREELINE

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RED DEER



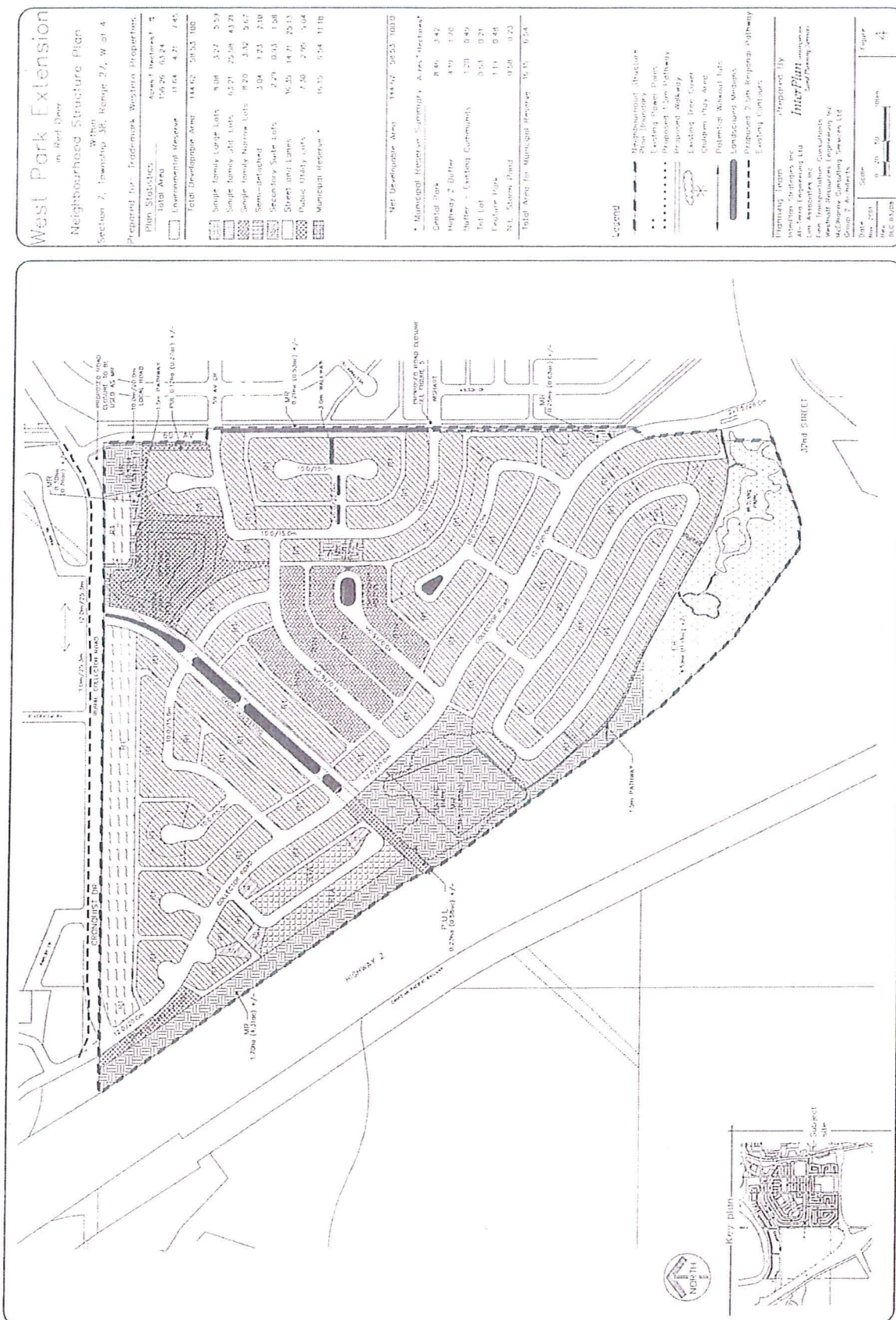
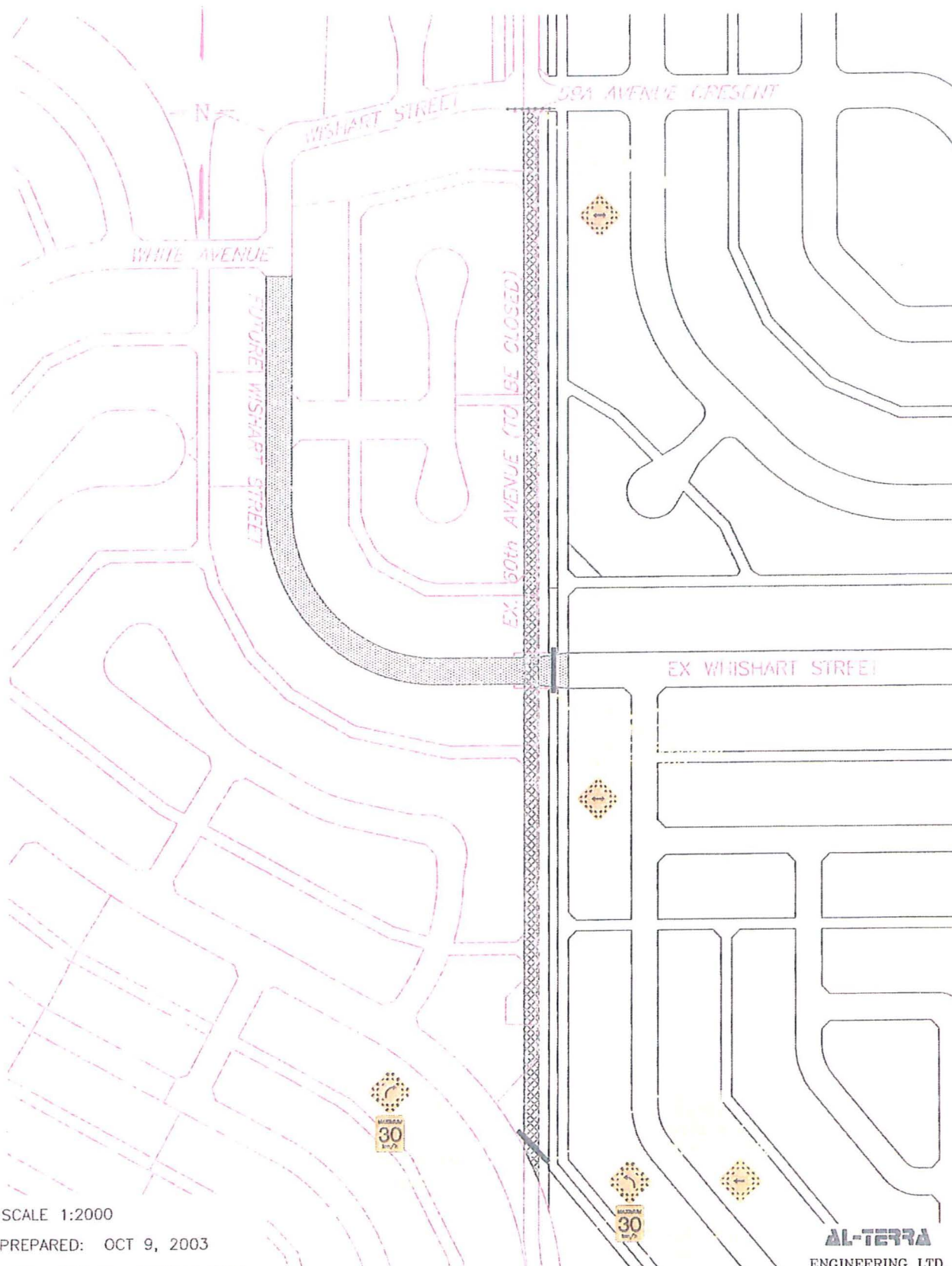


FIGURE 5: 60TH AVENUE ROAD CLOSURE



SCALE 1:2000

PREPARED: OCT 9, 2003

PROJECTS\WESTPARK\FIGURES\
60th AND CRONQUIST

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WEST PARK EXTENSION AREA STRUCTURE PLAN

WEST PARK EXTENSION

EXISTING WEST PARK

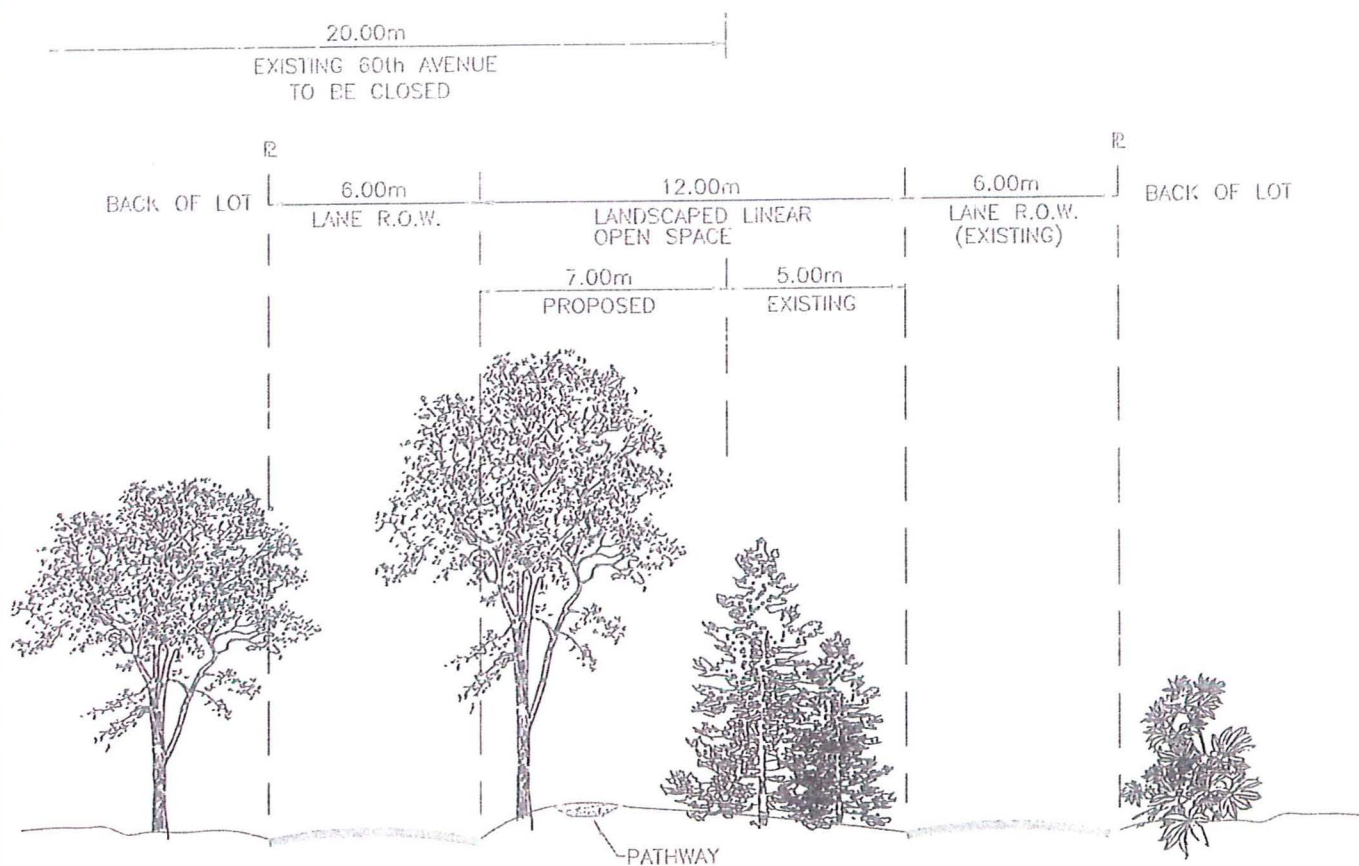
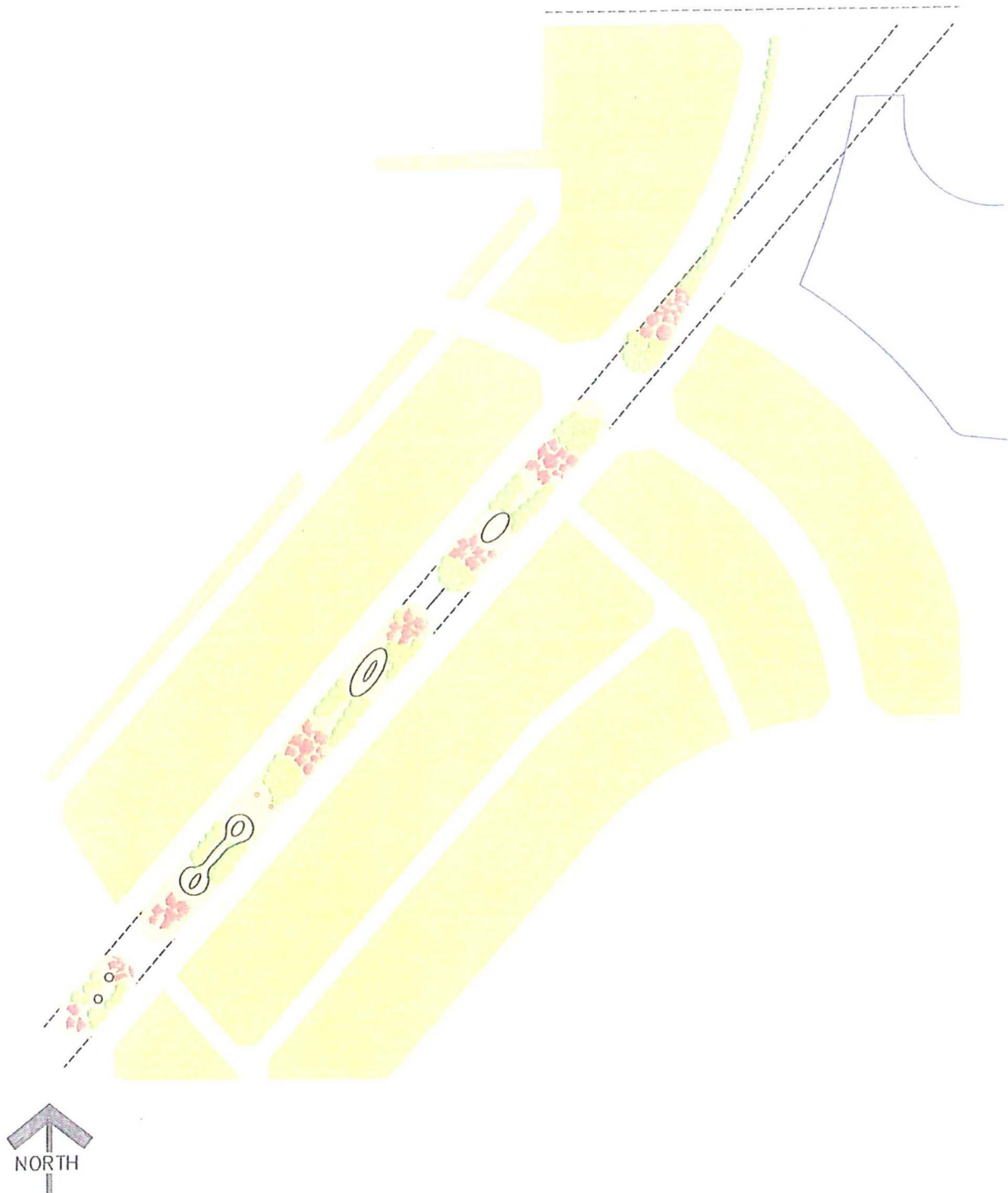


FIGURE 6
EAST AREA PARK

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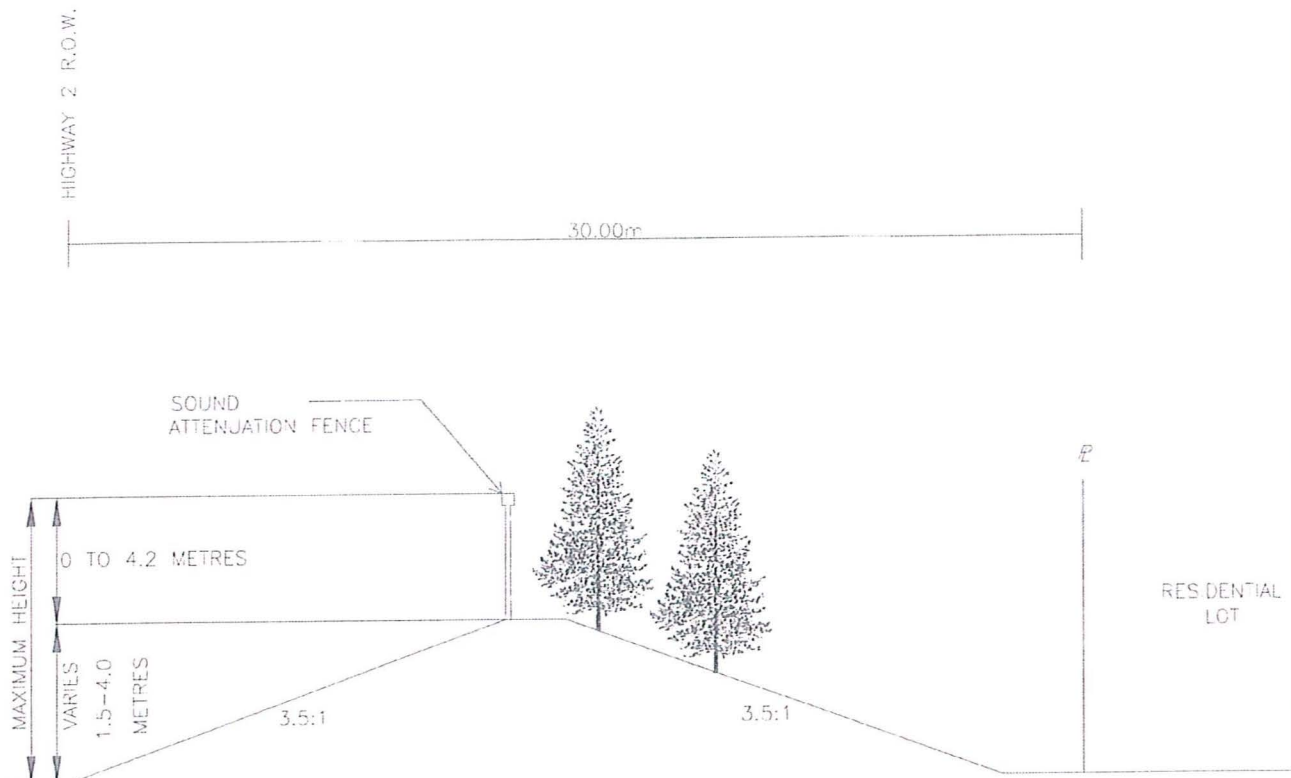


West Park Extension
Grand Boulevard Concept Plan



*West Park Extension
Central Nature Park Concept Plan*

HIGHWAY BERM DETAIL



NOTE: -ALL DIMENSIONS ARE IN METRES
-BERM TO BE CONSTRUCTED A MIN
HEIGHT OF 2.5m ABOVE HIGHWAY
ELEVATION

West Park Extension HIGHWAY BERM DETAIL



West Park Extension
Northeast Welland
Park Concept Plan

FIGURE 10



West Park Extension
Southeast Wetland Park Concept Park

Lim Associates Inc.

FIGURE 11

WEST PARK EXTENSION AREA STRUCTURE PLAN

ENTRANCE COLLECTOR ROADWAY (ENTRANCE OFF CRONQUIST DRIVE)

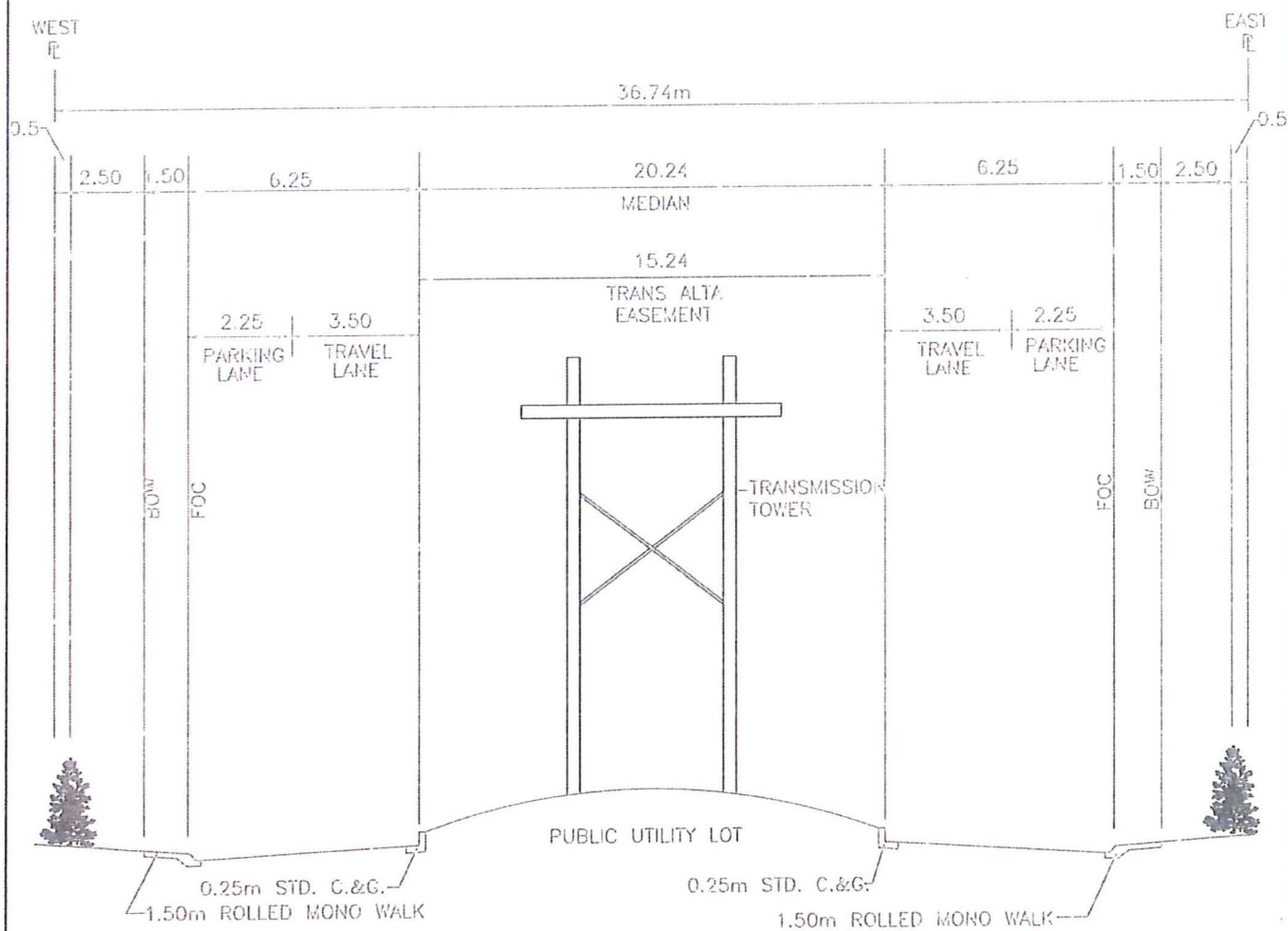


FIGURE 12
ENTRANCE COLLECTOR
ROADWAY DETAIL

PREPARED BY:

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PREPARED OCT 29/01

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WEST PARK EXTENSION AREA STRUCTURE PLAN

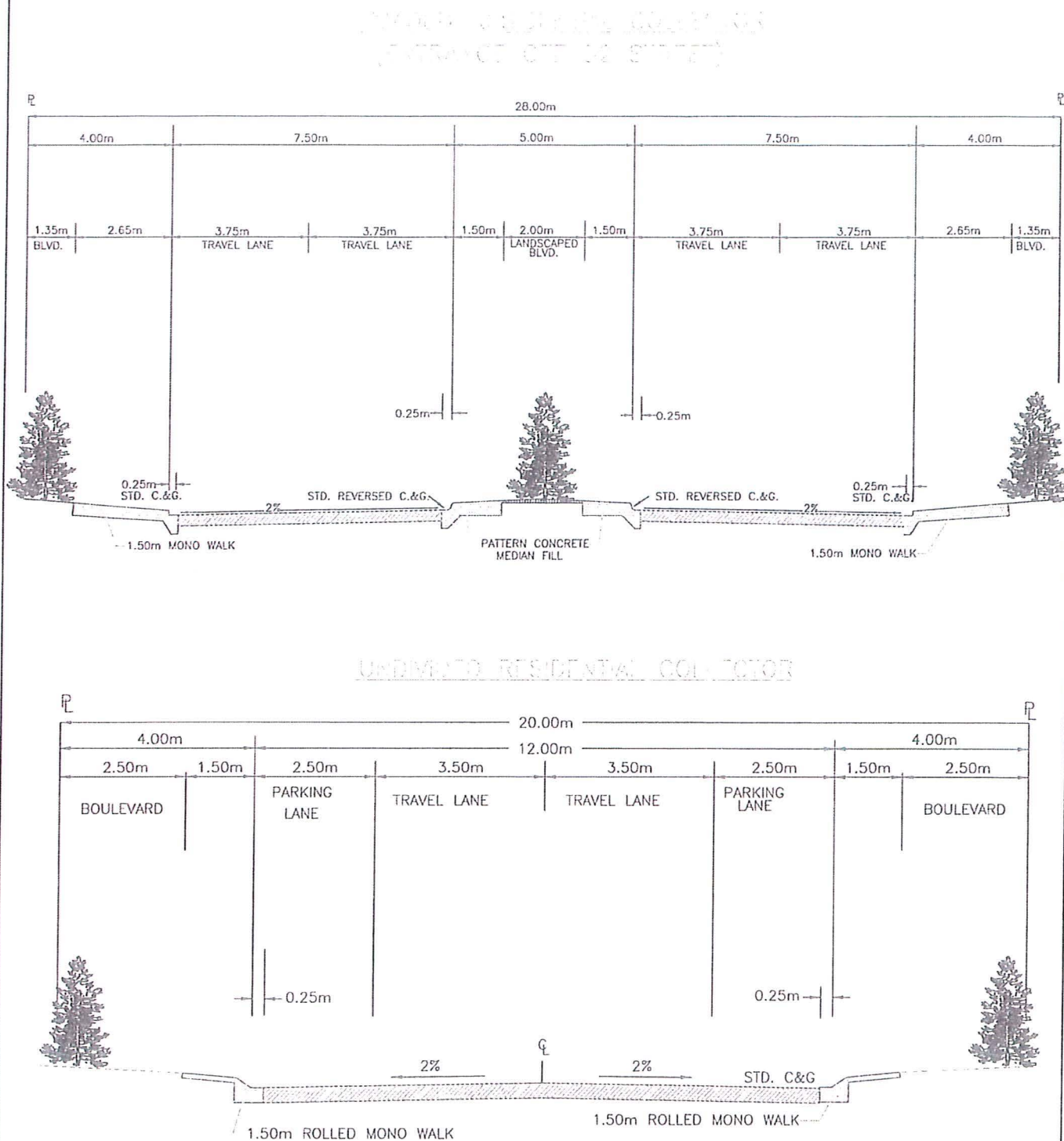


FIGURE 13
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL

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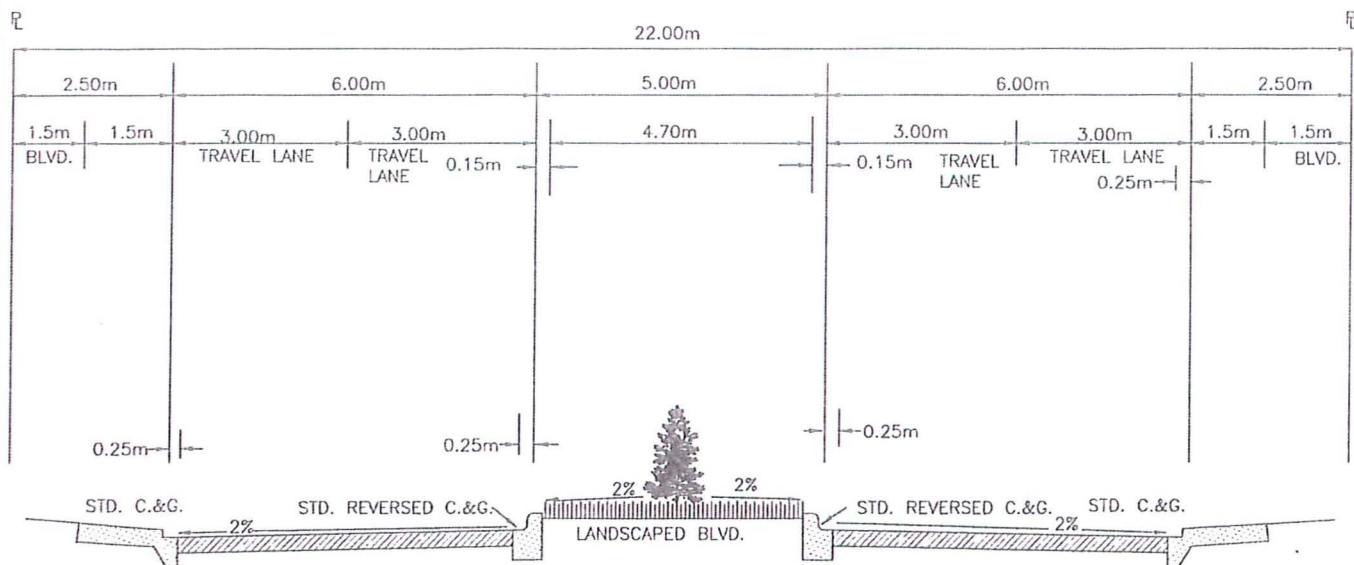
PREPARED OCT 29/01

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WEST PARK EXTENSION AREA STRUCTURE PLAN

DIVIDED RESIDENTIAL ROADWAY



UNDIVIDED LOCAL ROADWAY

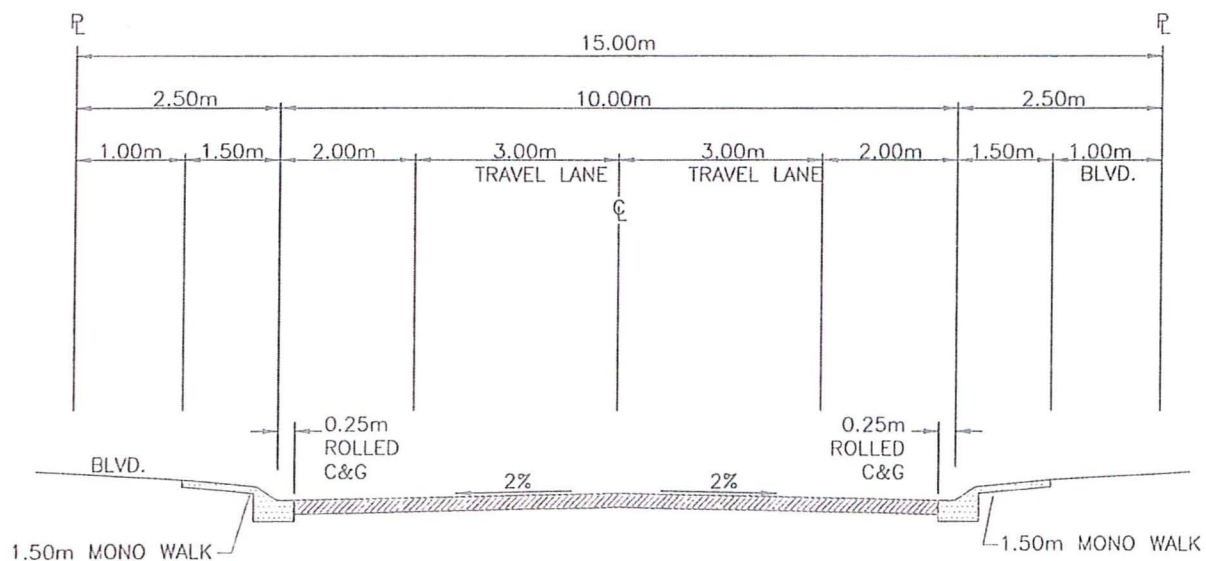
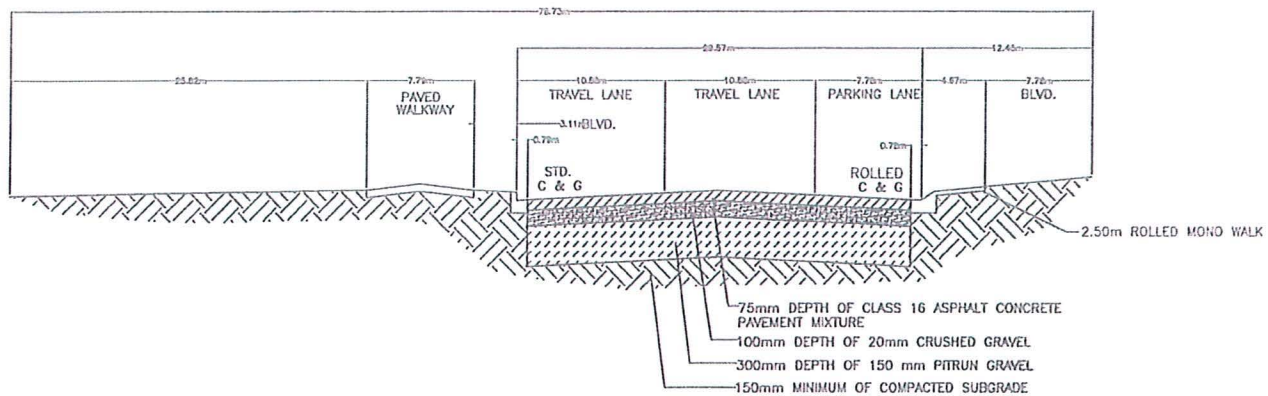


FIGURE 14
DIVIDED AND UNDIVIDED RESIDENTIAL
LOCAL ROADWAY DETAILS

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WEST PARK EXTENSION AREA STRUCTURE PLAN



UNDIVIDED RURAL LOCAL RESIDENTIAL (FROM GRANDE BOULEVARD TO HERITAGE RANCH)

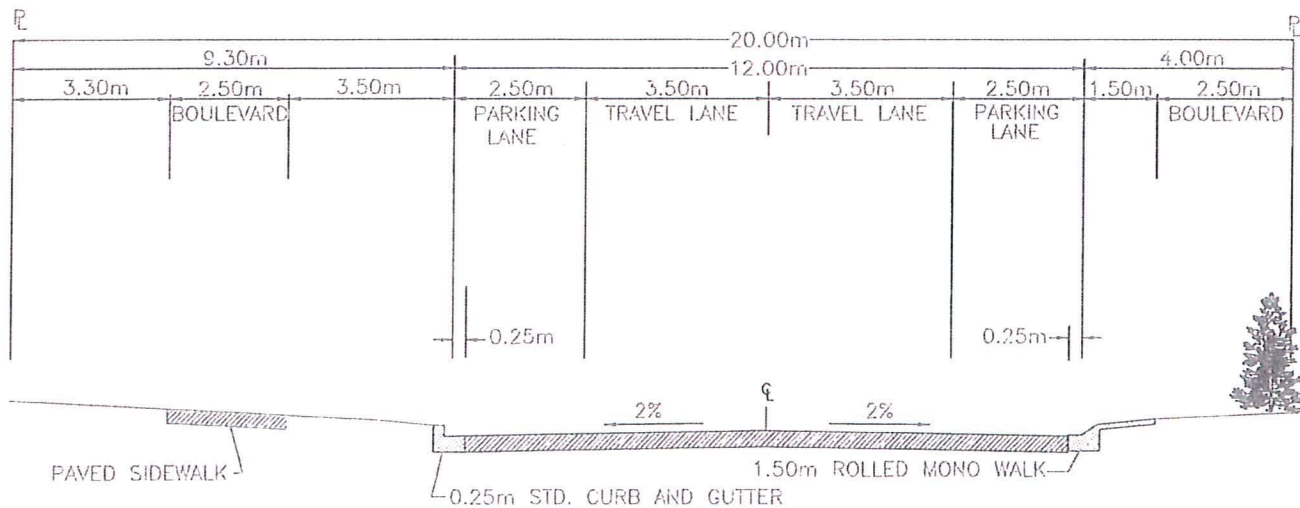


FIGURE 15
CRONQUIST DRIVE DETAIL

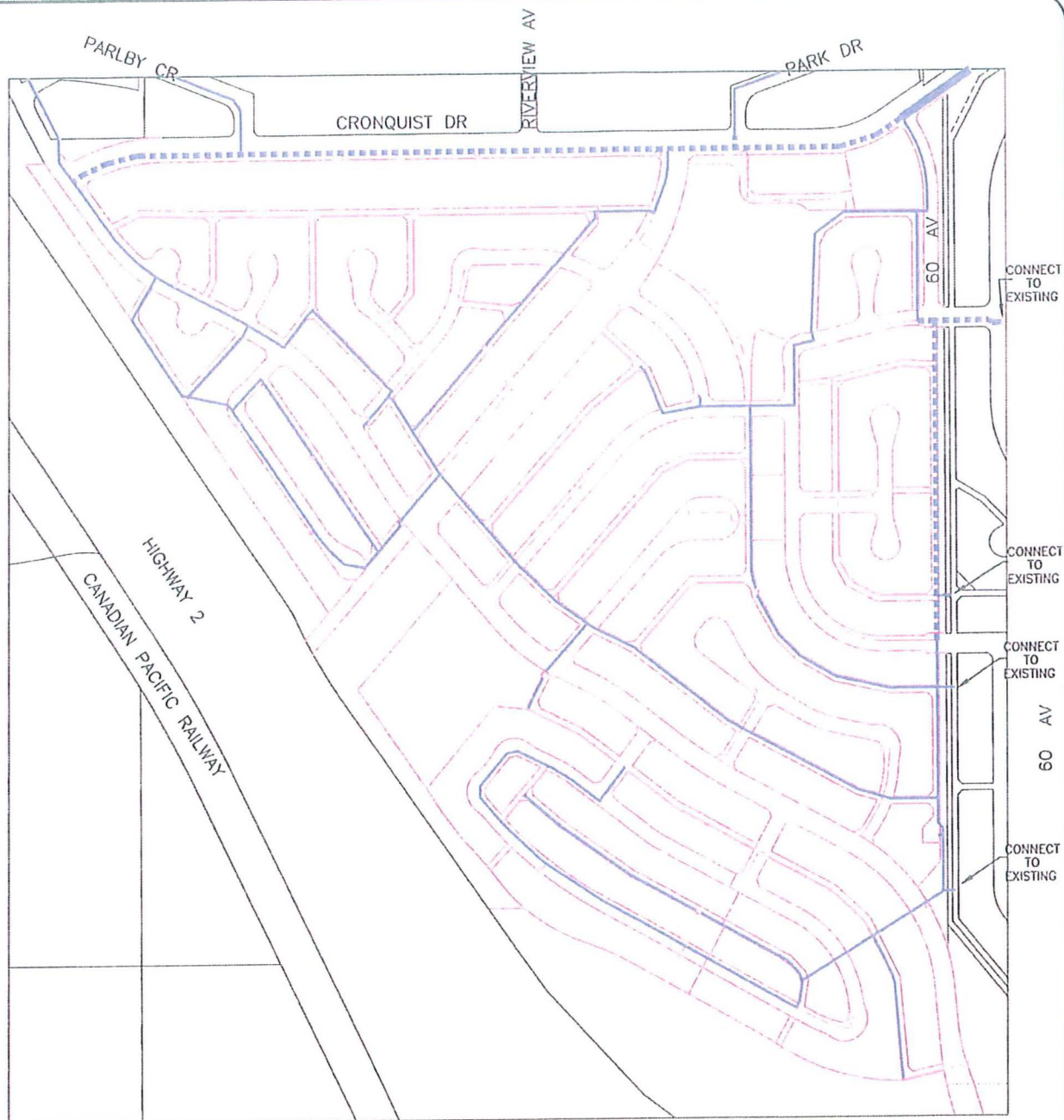
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REVISED APR 5/02
PREPARED OCT 29/01

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LEGEND

300mm WATER	
250mm WATER	
200mm WATER	
150mm WATER	
PROPOSED HYDRANT	

West Park Extension Proposed Water Main

WEST PARK EXTENSION AREA STRUCTURE PLAN

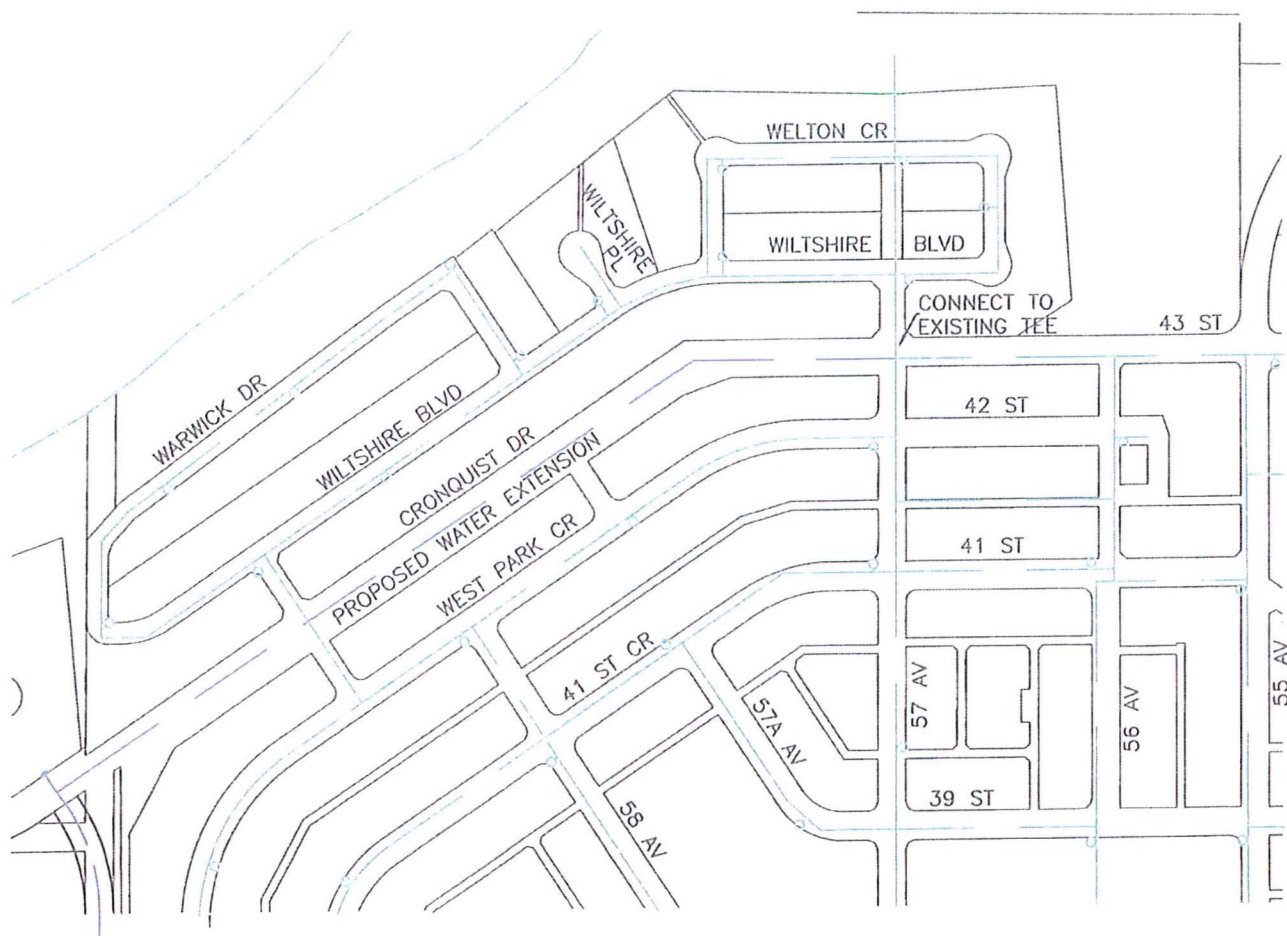
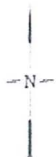


FIGURE 16a

WATER MAIN CONNECTION —
CRONQUIST DRIVE

SCALE 1:5000

LEGEND

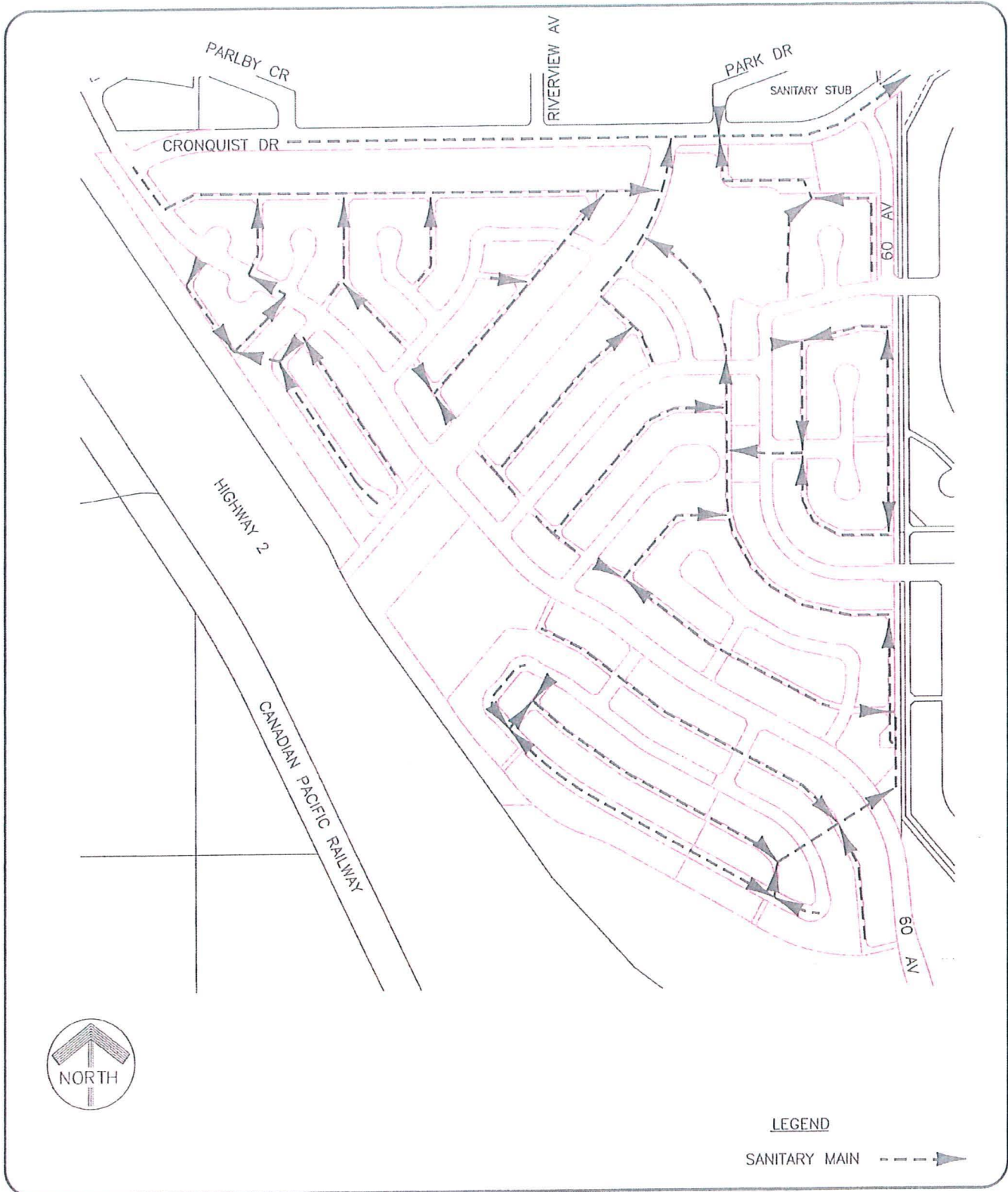
- PROPOSED WATER ———
- EXISTING WATER ———
- HYDRANT ○

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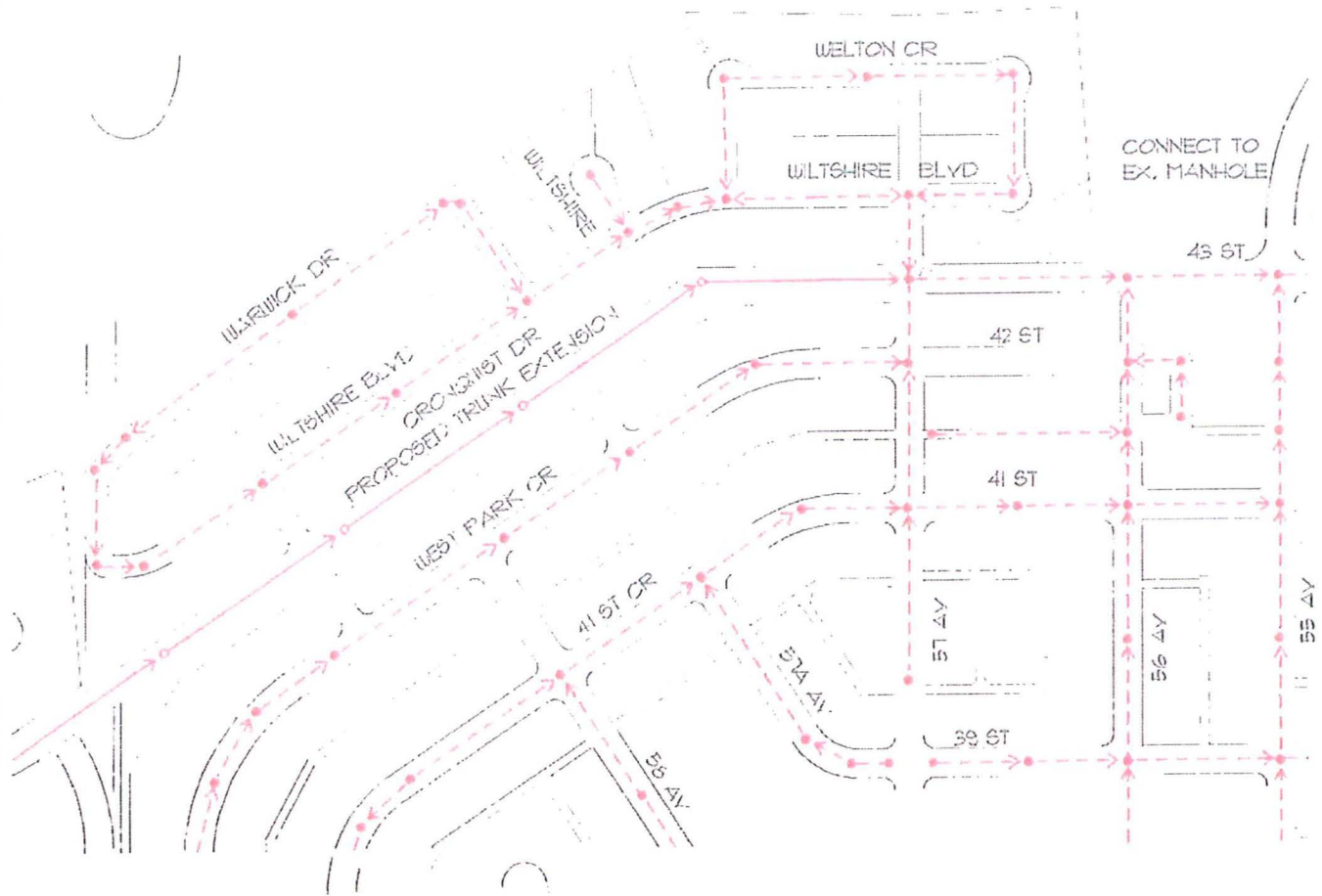
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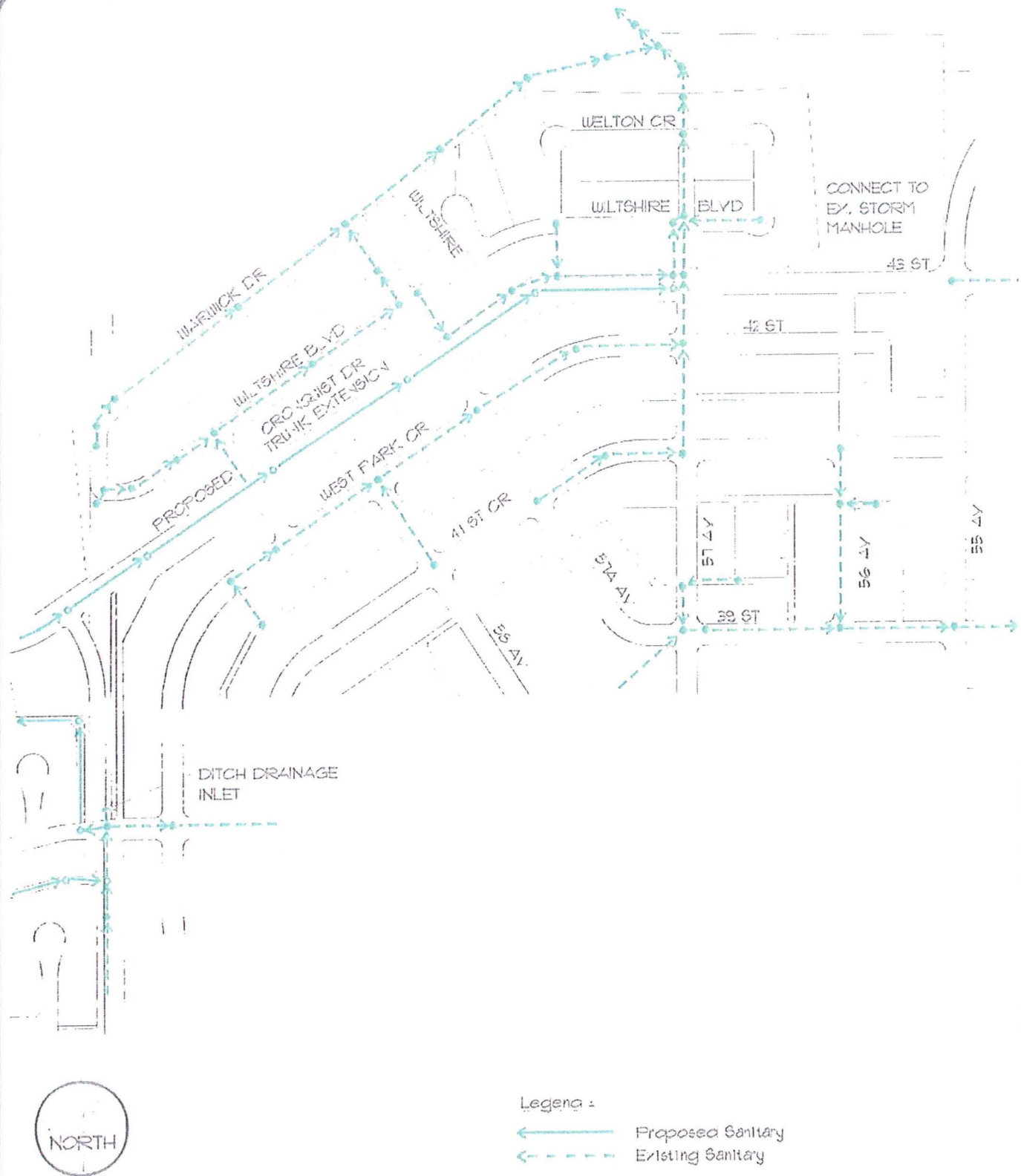


West Park Extension
Proposed Sanitary
Sewer

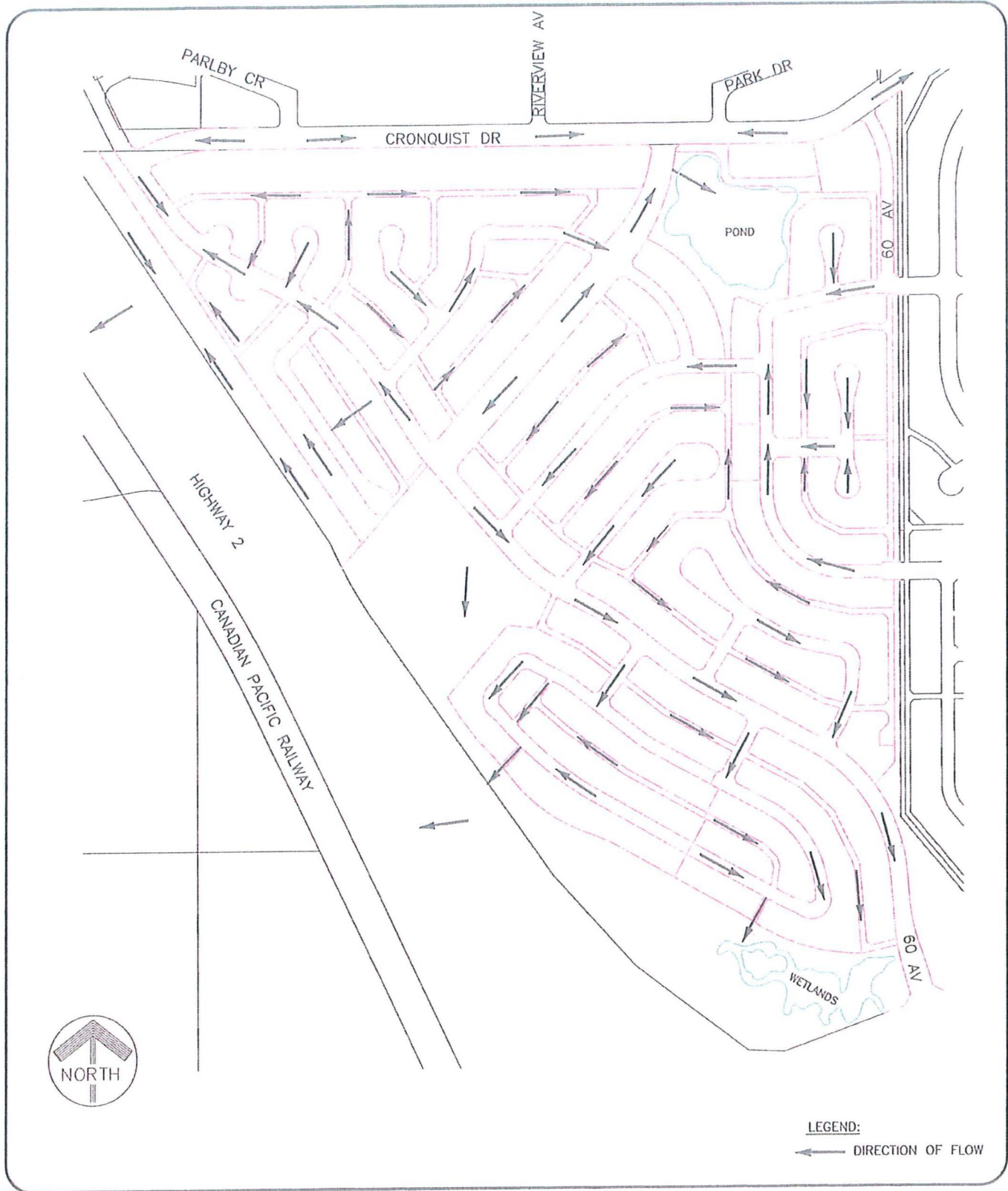
FIGURE 17



West Park Extension Sanitary Sewer Connection Cronquist Drive

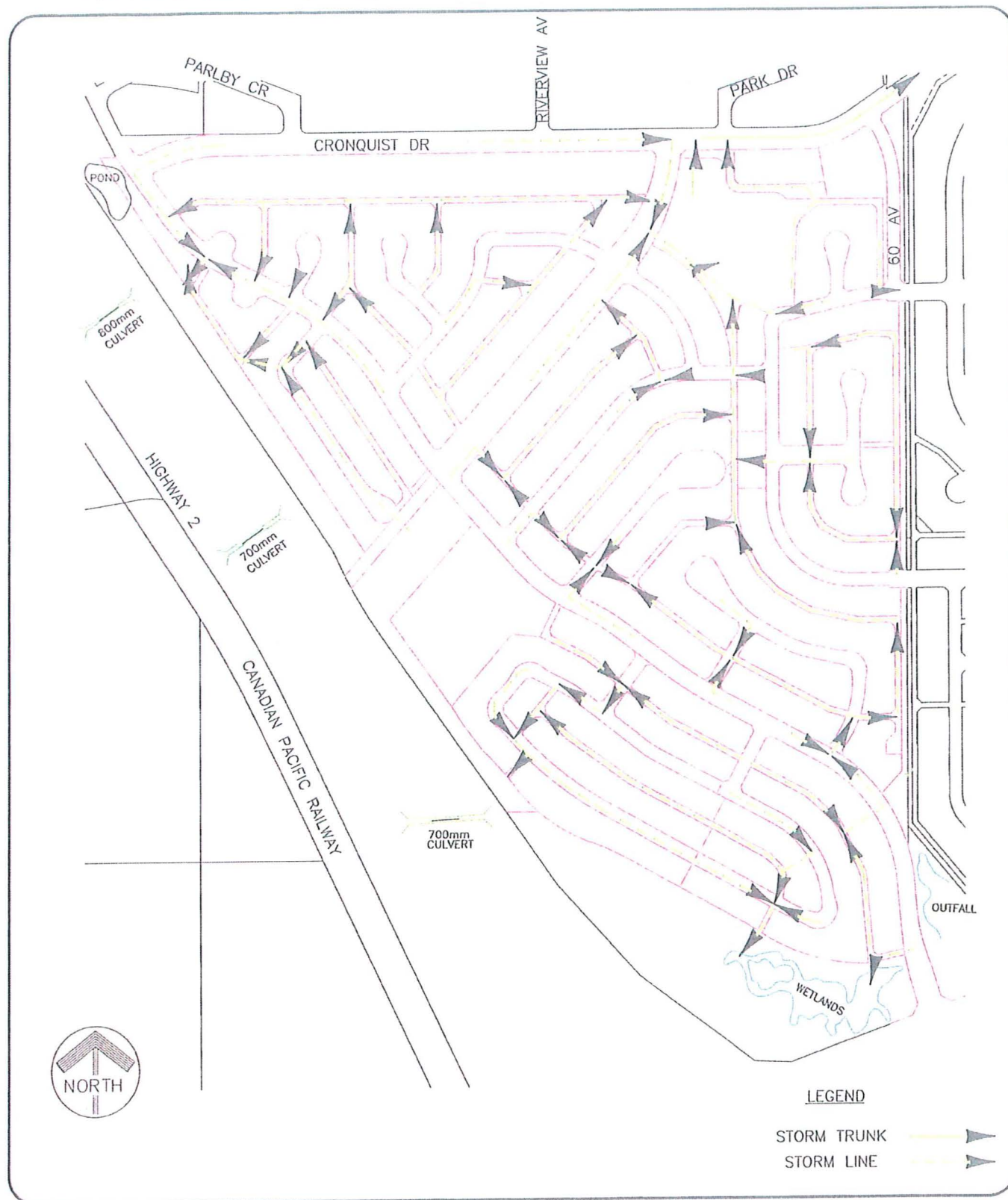


West Park Extension
Storm Sewer Connection
Cronquist Drive



West Park Extension
Proposed Overland
Drainage

FIGURE 20

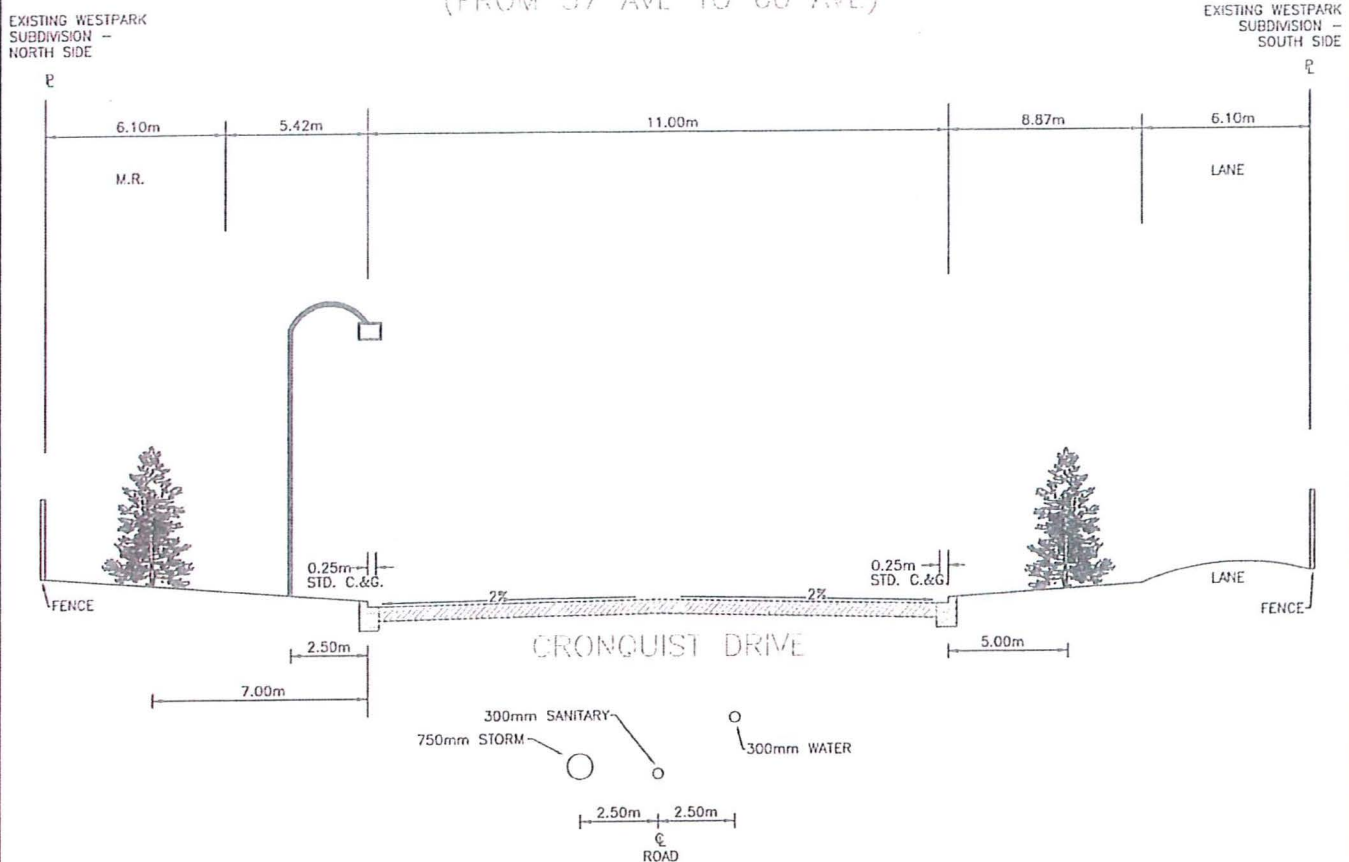


West Park Extension Proposed Storm Sewer

FIGURE 21

WEST PARK EXTENSION AREA STRUCTURE PLAN

SANITARY, STORM AND WATER TRUNK EXTENSIONS ALONG CRONQUIST DRIVE (FROM 57 AVE TO 60 AVE)



NOTE:

- EXISTING CONCRETE CURB AND GUTTER AND PAVEMENT TO BE REMOVED AND THEN RECONSTRUCTED AFTER TRUNK EXTENSIONS COMPLETED. ALSO BOULEVARDS TO BE RE-SEED.
- THE EXISTING TREES IN THE BOULEVARDS TO BE MAINTAINED DURING CONSTRUCTION.
- STREET LIGHTS WILL BE TEMPORARILY REMOVED AND THEN REPLACED ONCE TRUNKS ARE EXTENDED.

FIGURE 21a
TRUNK EXTENSION DETAIL

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RED DEER

WESTLAKE PHASING

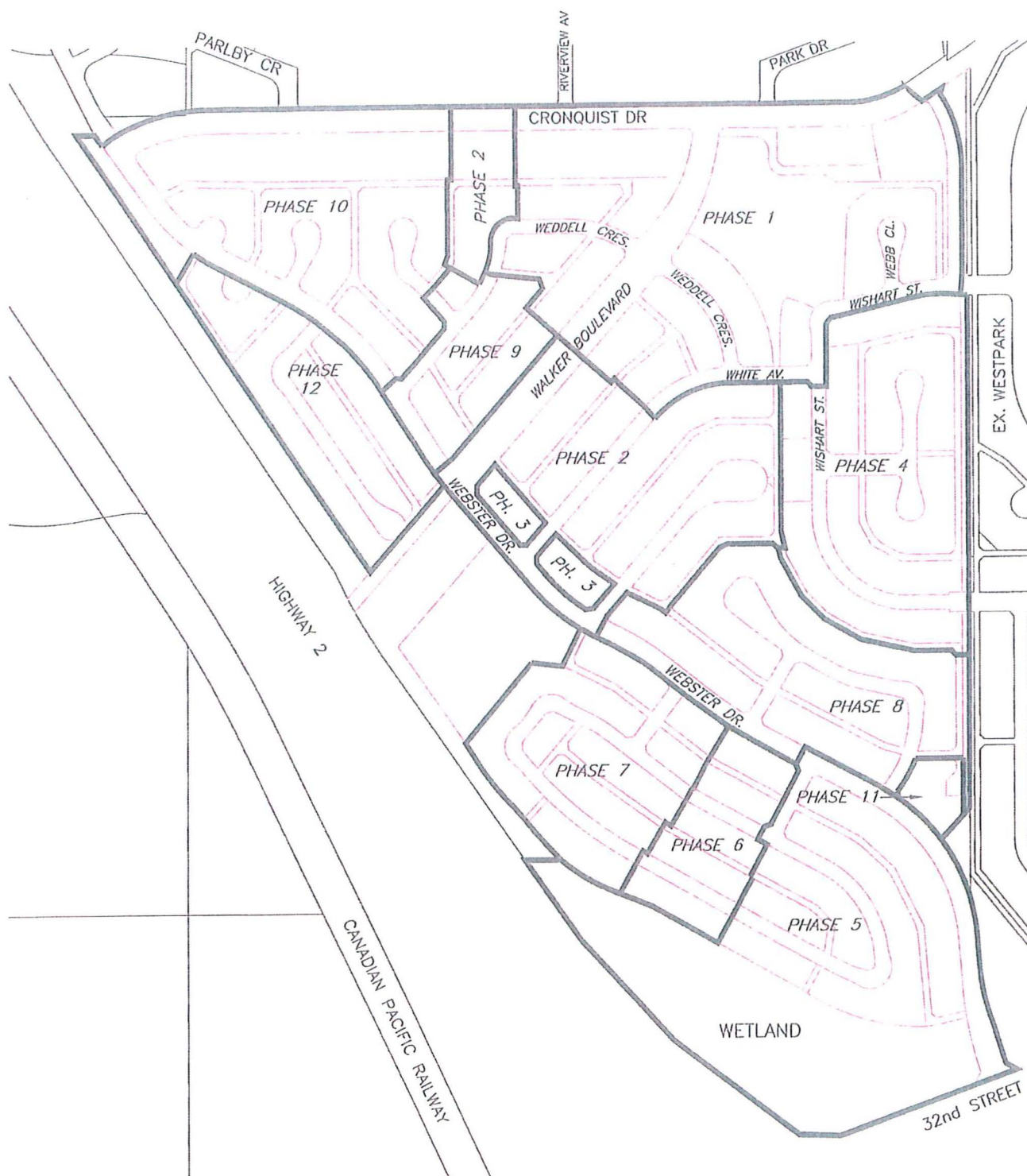


FIGURE 22
PHASING

SCALE 1:6000

LEGEND:

— PHASE BOUNDARY

REVISED APR 24/08
REVISED AUGUST 28/07
PREPARED JULY 17/03

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Bylaws Item No. 10

BYLAW NO. 3357/E-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of December 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

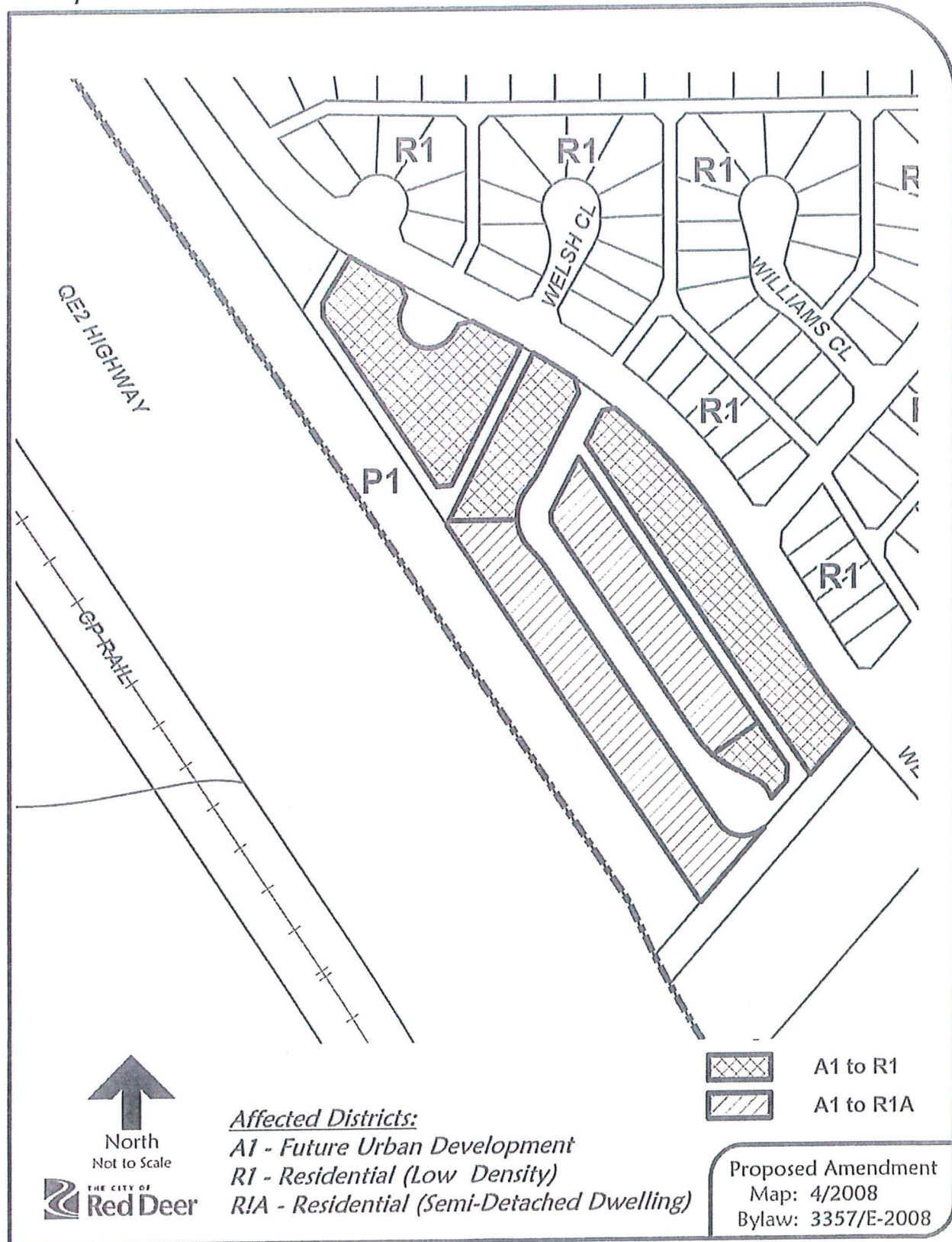
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Bylaws Item No. 11

BYLAW NO. 3420/2009

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2009.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

- 1 That a supplementary assessment shall be prepared for all improvements in 2009.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK



Progress and Potential

Red Deer's Greater Downtown Action Plan
2008 Update

www.downtownplan2008.ca

Draft 2

January 12, 2009

Progress and Potential

Red Deer's Greater Downtown Action Plan 2008 Update

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Acknowledgements

Hundreds of people contributed ideas and energy to this Update of the Greater Downtown Action Plan. To each of you, our sincere thanks for your involvement.

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Thanks to the urban design 'swat team' of Michael von Hausen, Calum Srigley, Don Wuori and Dolores Altin for their creativity, enthusiasm and design skills.

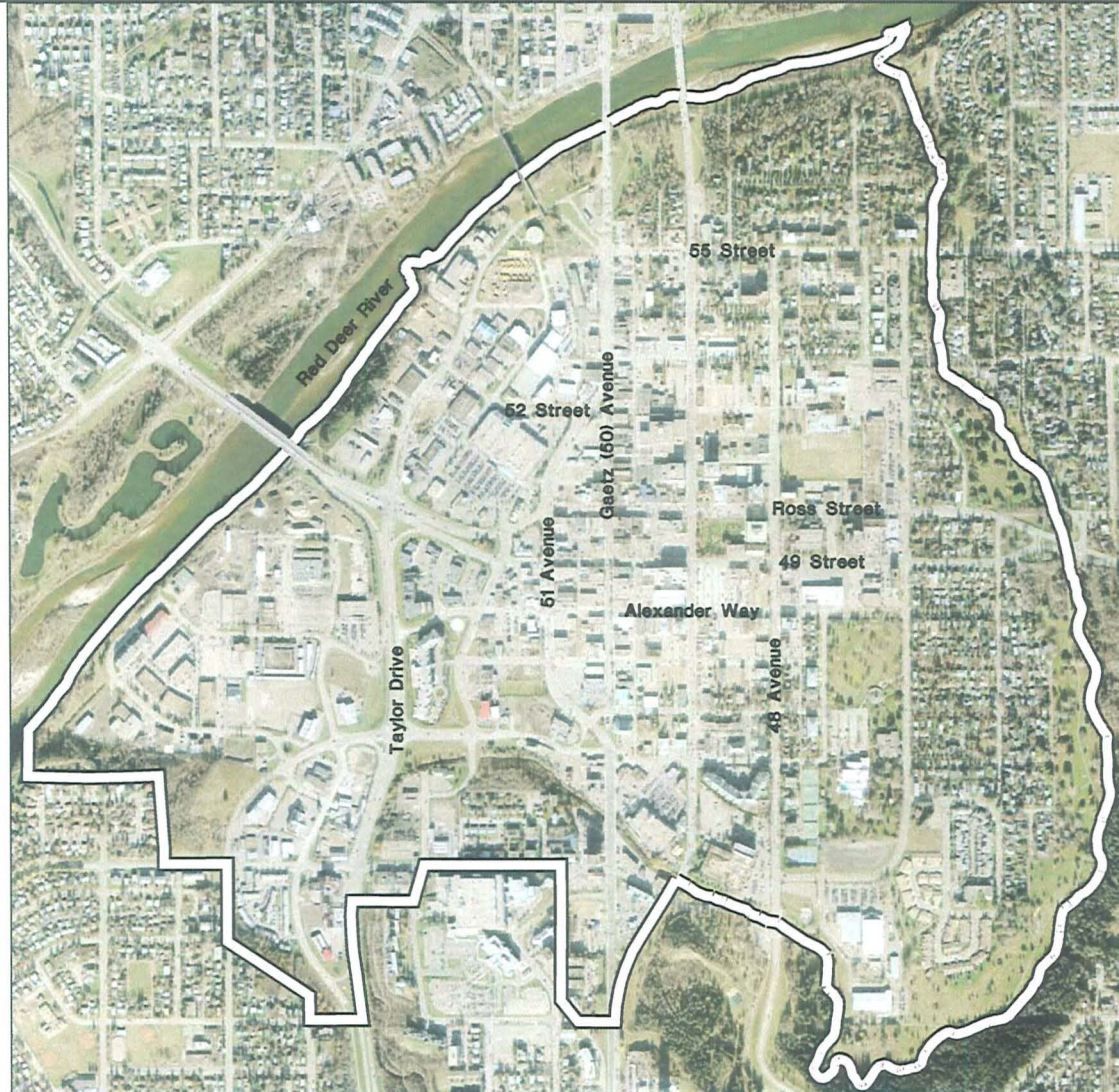
Thanks to Michael Geller for bringing the best ideas from downtowns around the world to Red Deer.

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Finally, thanks to the members of our staff team who contributed great work and long hours to this update: Christine Thiele, Laurie Harder, Peggy Birse and Riel Suntjens.

- Lorne Daniel and John Hull, lead consultants

Figure 1. 2006 City of Red Deer Aerial Photograph



Boundary of Greater Downtown Red Deer Study Area



A. Overview

During 2008, the people of Red Deer reviewed and renewed their vision of our city's Greater Downtown. The community consensus is that Greater Downtown has made significant progress in the years since the Greater Downtown Action Plan 2000 and has even greater potential to lead future development in the city – hence the 'Progress and Potential' title of this 2008 update report.

The vision for the future of Red Deer's Greater Downtown is that it will be a vibrant, diverse urban centre. Development over the next 10-20 years will be led by the emergence of three distinct but complementary districts:

- Historic Downtown – a continuously reinvigorated office and retail centre featuring major government buildings, the city's historic character, and new mixed-use residential and commercial developments;
- Riverlands – a special area with an emphasis on the culture of Red Deer – a district that fosters formal and informal gatherings for our community and visitors; and
- Railyards – the new residential lifeblood for Greater Downtown, where high-density urban living will create a new energy in the city's centre.



*Downtown Red Deer looking south east, September 1980.
Photo courtesy of Red Deer and District Archives, John Roberts photographer*

A. Overview

Although the three feature districts will all have a 'mixed use' character, the emphasis in each is different. In the 'live-work-play' triad of activities, the emphasis in terms of district character in Railyards will be on 'live,' in Historic Downtown on 'work,' and in Riverlands on 'play.'

A common thread of the 2008 consultations was public enthusiasm for a reconnection with the river that is at the heart of our city. This 'Renaissance on the Riverfront' is a key theme, not only for Riverlands and Railyards, which have river frontage, but for Historic Downtown, which has an opportunity to be reinvigorated by new connections to the riverfront.

The Greater Downtown Action Plan (GDAP) 2008 Update reaffirms the planning directions established in the original GDAP. It also introduces a number of new projects and directions.

Public and stakeholder consultation confirmed that the GDAP 2000 was on the right track. If anything, the 2008 Update found that organizations and individuals are more strongly committed to creating a pedestrian-first environment, more excited by the vision for riverfront public spaces and developments, and more aware of the potential for high-density residential development.

Six themes emerged from the consultations. These are:

- Great Streets
- Great Places
- Great Connections
- Vitality
- Authenticity
- Sustainability

A. Overview

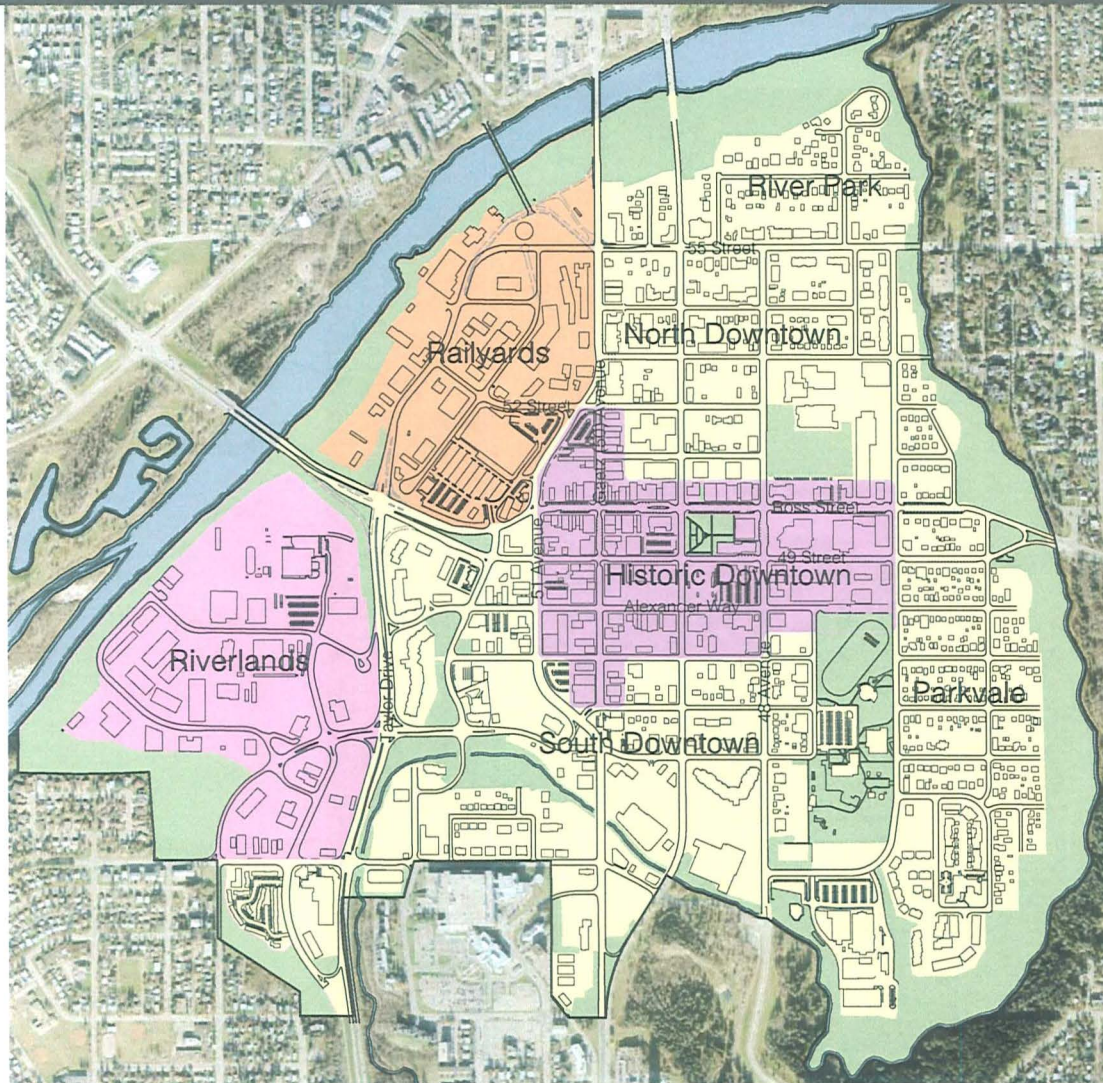
Figure 2. Archival Aerial Photograph: 1948



*Aerial View of Red Deer, 1948 Looking North
Photo courtesy of Red Deer and District Archives*

A. Overview

Figure 3. Greater Downtown: Defined Areas



A. Overview

Each of those six themes was then applied to the three priority districts of Historic Downtown, Riverlands and Railyards,* as shown on the following pages.

**(In this document, various names are used for key planning areas or features – such as the Railyards district north of Ross St. and west of 51 Ave. There was considerable discussion of potential names during the consultation process. This GDAP 2008 Update recommends that a public naming process be held but for purposes of this document, the consultants have used 'placeholder' names such as Railyards in order to refer to a specific district. The assumption is that some of the names used, except for Historic Downtown, will change as a result of a naming review process.)*

Greater Downtown is seen as the area that can and should lead growth and development in Red Deer over the next 20 years. While growth will no doubt continue in the industrial, commercial and residential suburbs, there is strong public support for 'growing up' as a city – building a higher density urban centre with an emphasis on sustainable living.

While the emphasis is on the areas where the greatest growth and change will occur – Historic Downtown, Riverlands and Railyards – the other commercial and residential areas of Greater Downtown (River Park, Parkvale, North Downtown and South Downtown) also have important roles to play in our city's future. For the most part, these districts are envisioned as evolving more slowly while retaining their current characters and configuration.



CentreFest: a downtown festival

A. Overview

Our Vision of a Great Downtown

Greater Downtown Red Deer (or simply 'downtown') is a large area at the heart of our city – most of the areas in our river valley, south of the Red Deer River. Greater Downtown will be the thriving core of our city, with a cluster of popular urban areas where people can live, work, interact, visit and enjoy themselves.

To fulfill that vision, downtown aspires to be a place of:

Great Streets



Vision: Lively streets filled with people interacting amidst bustling stores, offices, shops, restaurants, public buildings and open spaces. Our great streets encourage multiple types of use, balancing the need for slow, safe vehicle movement with the many other non-vehicular uses.

Great Places



Vision: The buildings, outdoor spaces, and informal spaces are designed to enhance positive interaction among residents and visitors. Courtyards, plazas, fountains, flower gardens, ice sculptures abound. The great spaces of downtown are our first choice for gatherings of community members.

Great Connections



Vision: Our central district is strongly connected, through attractive natural and constructed corridors, to the Red Deer River, Waskasoo Creek and districts outside the core. Downtown also weaves together natural and constructed spaces into seamless, continuous spaces.

3 Great Districts

Greater Downtown development will be driven by development in 3 distinct districts.

Historic Downtown	Riverlands	Railyards
<ul style="list-style-type: none"> • pilot projects – bicycle lanes, parking and other improvements • new 'Complete Streets' traffic design guidelines to encourage multiple uses 	<ul style="list-style-type: none"> • Alexander Way extended from Historic Downtown • new sidewalks with landscaping 	<ul style="list-style-type: none"> • added sidewalks throughout • new walk / bike routes connecting to Old Train Bridge
<ul style="list-style-type: none"> • new Civic Plaza and enhanced laneways • water (and ice) features • child-friendly amenities 	<ul style="list-style-type: none"> • signature community / visitor activity centre • outdoor and indoor public gathering spaces • water features and waterways 	<ul style="list-style-type: none"> • high density residences • mini plazas in new developments
<ul style="list-style-type: none"> • continuous Alexander Way promenade from Barrett Park to Bower Ponds • new bike path link through 45 St. green belt 	<ul style="list-style-type: none"> • new or improved intersections on Taylor Drive to connect to Historic Downtown • free public wi-fi zone to encourage creative collaboration 	<ul style="list-style-type: none"> • improvements in Taylor / Ross intersection to connect with Riverlands

Vitality



Vision: Our downtown is a place for all citizens, for diverse urban activities, and for varied buildings, facilities, and outdoor amenities. Downtown is continually changing, re-inventing itself over time. As the living centre of our community, downtown is a place of innovation, ideas, exploration and creative progress. It is alive and evolving.

Historic Downtown

- zoning, guidelines and incentives for high-density residential
- more parking on streets, above and below ground to minimize surface parking lots
- guidelines to encourage on-street cultural events

Riverlands

- mixed-use commercial and residential attractive to varied demographic groups including culture sector and RDC students
- phased redevelopment with early success projects

Railyards

- mix of services (food, recreation, child care, etc.) to support high-quality urban living

Authenticity



Vision: Red Deer originated at its river crossings; the history of our community is embedded in the layout, buildings and natural areas in the downtown. Today, downtown honours its origins and builds on authentic western Canadian themes.

- public involvement to name newly enhanced lanes in Historic Downtown
- commitment to preserving historic resources

- interpretive features to enhance learning about the waterfront district and water usage

- honour rail heritage
- add historic locomotive as attraction
- historical interpretive signage

Sustainability



Vision: With its existing natural and built infrastructure, downtown is inherently sustainable. In our downtown, we can achieve higher density and lower per-capita resource use. Greater Downtown is a model of our community's commitment to living in concert with our environment.

- commitment to multi-use buildings and public-private partnerships
- improvements to encourage active and low-emission transportation

- 'green' development standards
- development partnerships to ensure private involvement and financial feasibility

- 'green' development standards
- commitment to multi-use buildings





A. Overview

Context for the 2008 Update

Greater Downtown is a large area in the centre of Red Deer, comprising most of the river valley, bordered by the river to the north-west and Waskasoo Creek to the south-east. It includes Historic Downtown, Riverlands, an area informally known as Cannery Row, Parkvale and adjacent unnamed commercial and residential areas. The original GDAP was adopted by City Council in August 2000.

The focus of this Update is on changes that have occurred in the Greater Downtown since 2000, emerging societal influences such as a greater emphasis on sustainability, and new input from citizens and stakeholders on their vision for the area's future. The planned 2009 relocation of the Civic Yards from the Riverlands area to a new site near Three Mile Bend also created a desire to review the future of that area. A Riverlands Area Redevelopment Plan (ARP) was completed in 2004 subsequent to the original GDAP but new input such as a proposed "Riverwalk" canals development (see Appendix 1, documents 39, 40) as well as a desire for more public development in the area, made it timely to review the ARP.

The GDAP 2008 Update is a concept plan – it provides the broad directions for future development of Greater Downtown Red Deer. It guides the future development of area redevelopment plans, zoning, bylaws, strategies and budgets for Greater Downtown but does not prescribe specifics. Full build-out of the GDAP 2008 Update is expected to take 20-25 years and will depend on not only The City of Red Deer budgets but potential funding partners, private sector investments and, of course, the overall economic climate.

The GDAP 2008 Update reflects the Vision, Mission and Goals of the 2009-11 City of Red Deer Strategic Direction. The Strategic Direction, with its three-part Vision, is very applicable to Greater Downtown:

- Innovative thinking.
- Inspired results.
- Vibrant community.

Many of the Goals of the Strategic Direction are also reflected in the GDAP 2008 Update, including the emphasis on sustainability, leadership, collaboration and distinctive character.



'Sound the Alarm' sculpture, part of the Ghosts public art program, outside the children's library (old fire hall)

In addition, at least 60 plans, studies and related documents either flowed from the original GDAP or address specific issues within Greater Downtown. Highlights of the recommendations from these plans as they affect the GDAP 2008 Update include:

- downtown growth and ‘intensification’ in the business core, with more residential development (Municipal Development Plan, 2008)
- a comprehensive long-term strategy and budget for public realm initiatives in the downtown (Downtown C1 Public Realm Upgrades, 2006)
- increased density; revitalization and reinvestment (Future Directions, Red Deer at 300,000, 2006)
- connecting downtown to recreation trail system (Bicycle Master Plan, 2000)
- developing street designs for multiple types of users (Red Deer Trails Master Plan, 2005)
- defined districts with an emphasis on social interaction spaces (Main Street Project, 2002)
- support for downtown business (Community Services Action Plans, 2008-2010)
- heritage building regulations (Heritage Management Plan, 2006)
- downtown cultural focus, authenticity, stronger connections between spaces, improved green and agora spaces or mini plazas (Community Culture Vision, 2008)
- design and support for Bower Ponds – Riverlands pedestrian bridge (Waskasoo Park Special Gathering Spaces, 2005)
- Red Deer as an ‘active transportation centre’ and downtown as a focal area for arts facilities (Community Assets Needs Assessment, 2008).

These sources are mentioned at points in the GDAP 2008 Update and listed in Appendix 1.

A. Overview

Plan Process

This update was conducted on behalf of The City of Red Deer by Grandview Consulting Inc. and John Hull Architect, led by Lorne Daniel of Grandview Consulting and John Hull of John Hull Architect.

Early in 2008, The City of Red Deer commissioned an update of the Greater Downtown Action Plan (GDAP), which had been adopted by City Council in August 2000 as a statutory development plan incorporated into the Land Use Bylaw. In contrast, this GDAP 2008 Update is proposed as a comprehensive planning document for The City.

A public consultation and review process was conducted from April 2008 through late fall, with this GDAP 2008 Update submitted to City Council in January 2009.

The consulting work began with a review of the GDAP 2000 and the many plans and studies that followed it (see Appendix 1).

In addition, the consultants received and reviewed many documents outlining organizations' and individuals' recommendations on the future of downtown, or specific aspects of it. A list of organizations consulted is included as Appendix 2.

The consultants met regularly with a Steering Committee appointed by The City of Red Deer. The committee includes representatives of key stakeholder groups, citizens at large, and support staff from the Downtown Business Association, Parkland Community Planning Services and The City of Red Deer.

The consultants conducted an assessment of progress made on implementation of the GDAP 2000 as well as recent developments in the Greater Downtown. This assessment showed that significant progress has been made on a number of initiatives. At the same time, gaps and opportunities for further progress were identified – hence the title “Progress and Potential.”

A series of meetings were also held with key stakeholder groups; see Appendix 2 for a partial

listing of consulted groups and individuals.

‘Greater Downtown Planning Week’ was held June 23-26, 2008. The week’s activities included:

- a luncheon talk by urban planner / educator Michael Geller (attended by 200 people);
- a Greater Downtown transit and walking tour;
- a downtown ideas workshop led by the Michael von Hausen design team; and
- a Concepts Presentation (attended by roughly 200 people) by the Michael von Hausen team.

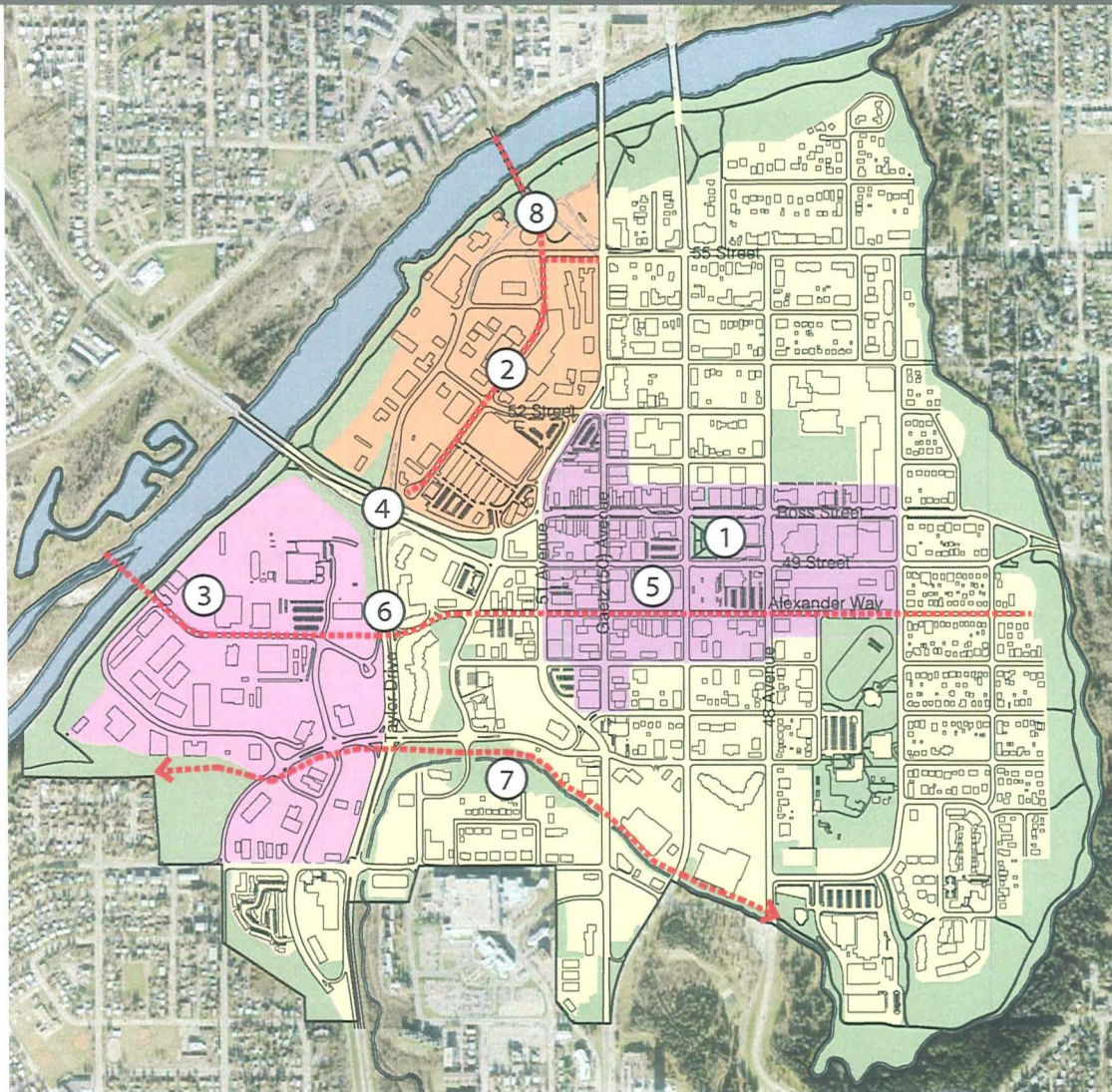
Over the summer, the lead consultants worked on the plan overview / vision, with its focus on six themes and three geographic areas. This was developed in the form of a series of information boards, two handouts, and a PowerPoint presentation for a public Open House, held October 8.

At the October Open House, two feedback instruments were used, and these were also posted online to solicit input from those unable to attend the event. One instrument consisted of three open-ended questions, while the other was a combination of choice and open-ended responses to aspects of the Riverlands plan.

From public feedback, the consultants then developed a draft Update plan document. The draft was circulated to the Steering Committee and City departments for feedback, which was then reviewed by the consultants and discussed with the GDAP Steering Committee in early December 2008.

Following review of the plan by City Council, a public information mailing will be distributed early in 2009 to inform citizens about the key elements of the plan.

Figure 4. Greater Downtown: Key Planning Initiatives



Major Pedestrian Links



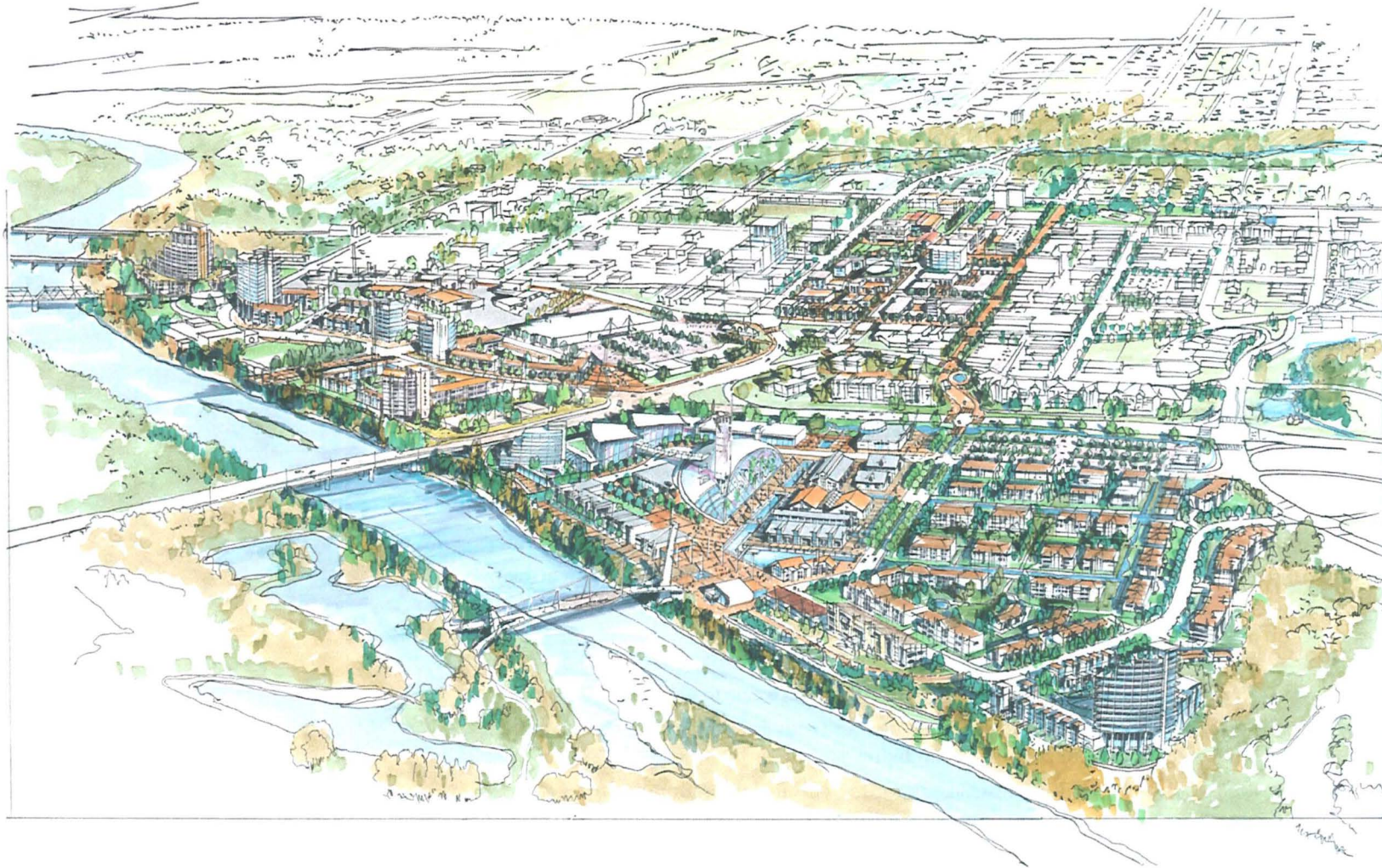
- ① **Historic Downtown**
Major public construction initiatives and infrastructure upgrades: Civic Plaza; City Hall expansion; Parkade; Museum; lane and street upgrades.
- ② **Railyards**
New Area Redevelopment Plan; upgraded pedestrian realm; street and sidewalk improvements to 53 Ave; 55 St. extension and crossing.
- ③ **Riverlands**
Revised Area Redevelopment Plan; new major community / visitor activity centre, hotel, water features, public market; river front plaza; bridge to Bower Ponds.
- ④ Taylor Drive and Ross / 49 St. intersection reconfigured to allow and encourage pedestrian crossings.
- ⑤ Complete Alexander Way project as designed.
- ⑥ New at-grade pedestrian and vehicle intersection / crossing at Taylor Drive and 48 St..
- ⑦ New trail linking the south boundary of Downtown along Waskasoo Creek to the river.
- ⑧ New rail heritage plaza park at Old Train Bridge landing.

Figure 5. Aerial Photograph: Downtown from West, 2001



*Aerial view of Red Deer, 2001 from West
Photo courtesy of Waite Air Photos Inc.*

Figure 6. Artist's Vision of a Future Downtown Red Deer





B. Priorities

In conducting their overview of new developments, current conditions and public input, the consultants determined that the principles and key elements of the Greater Downtown Action Plan (GDAP) 2000 remain valid. The 2008 review led to a new focus on priorities relating to three types of priorities relating to processes, geographic districts and overall streetscapes:

- Implementation Strategies
- Three Key Districts: Historic Downtown, Railyards and Riverlands
- Great Streets – transportation, pedestrian and public realm

Implementation is addressed 'up front' in this GDAP 2008 Update because it is often the greatest challenge of an urban plan. Moving from concepts to reality requires commitment and clear strategies. For that reason, the GDAP 2008 Update addresses Implementation methods first.

The three key districts were identified as the foundations for a vibrant Greater Downtown. Riverlands and Railyards are important because they are areas with the potential for once-in-a-lifetime transformation. As former light industrial districts, they require re-investment and re-planning in order to become effective urban living districts. Historic Downtown will not face the same transformation although it is important as the hub for not only Greater Downtown but the whole city. Our historic, civic and business core must remain attractive and active.

The broad concepts for these three distinct but compatible districts are:

- Historic Downtown – the office, retail and heritage centre of the city
- Railyards – a high-density residential district (with a train heritage theme) with integrated services to support urban living
- Riverlands – a mixed-use district supporting culture, entertainment and get-togethers ranging from small to large scale – a 'magnet' for citizens and visitors



Historic City Hall Park

B. Priorities

I. Implementation Strategies

Our community sees a once-in-a-lifetime opportunity for a ‘Renaissance on the Riverfront’ involving not only the Railyards and Riverlands transformations, but more thorough integration of those riverfront districts with Riverside Meadows and Bower Ponds. This riverfront area at the centre of the city is a key community asset. Various ‘connectivity’ initiatives in the GDAP 2008 Update will enhance the links between these riverfront areas and the Historic Downtown.

The third priority – Great Streets – reflects the public’s desire to create an inviting downtown urban environment with vibrant life on the streets, a place that invites families, business people, visitors and all citizens to work, live and play. Successful downtowns the world over invariably are built around lively streets and public spaces – what is known as the ‘public realm.’ This has been a recurring theme in many City planning documents, dating back to the GDAP 2000, and is built upon in this GDAP 2008 Update.

Transformative Projects

The consultants believe that the early and full implementation of key projects will continue the significant positive momentum that has been achieved in recent years. The following initiatives are notable for their potential to be started soon, and for their potential to set the tone for the other projects to follow. These initiatives can continue the positive transformation of Greater Downtown:

- Alexander Way redevelopment, with enhanced street design, an at-grade Taylor Drive crossing and a signature pedestrian bridge to Bower Ponds – providing an attractive continuous corridor from Bower Ponds through Riverlands and Historic Downtown to Barrett Park
- Development of a Cenotaph Plaza and redevelopment of Ross St. as a model ‘complete street’
- Development of a stimulating community gathering area in Riverlands, featuring an enhanced Public Market, arts studios, a public plaza, a restaurant / brew pub and water features
- Development of a rail heritage park at the south end of the Old CPR Train Bridge and redevelopment of 53 Ave. from there to Ross St., providing an attractive urban connector to better link Riverside Meadows and Historic Downtown

Implementation Strategies

As noted in the Overview, this GDAP 2008 Update is a concept plan to guide the more detailed strategies, project plans and budgets that are to come. As such, this GDAP 2008 Update does not provide a detailed schedule for all initiatives. It does, however, outline priorities, implementation methods and a 2009 'quick start' workplan.

As a first step, the GDAP 2000 should be repealed (Recommendation 1) and this 2008 GDAP Update adopted as a concept plan, to be followed by amended Area Redevelopment Plans for Riverlands and Railyards.

In this document, formal Recommendations are noted in the right-hand column. Those Recommendations can best be implemented through four implementation strategies, as noted on the following pages:

- Greater Downtown Development Manager
- Pilot Project and Design Competitions
- Downtown Design Review Panel
- Education and Awareness

Appendix 3 provides a suggested 2009 Implementation First Steps, identifying first steps that should be initiated in the coming year. These include creating the Greater Downtown Development Manager position, initiating regulatory changes, commissioning more detailed urban plans, and continuing to build public, stakeholder and development community interest in the tremendous opportunities downtown.

Implementation Strategies

Recommendation I

Repeal the 2000 Greater Downtown Action Plan Bylaw and adopt the GDAP 2008 Update as a concept plan; initiate new Area Redevelopment Plans for Riverlands and Railyards.



Historic CPR Train Bridge

Greater Downtown Development Manager

The undertakings outlined in this GDAP 2008 Update are on a scale that will transform our city for the future. They therefore require and justify the focused attention of City administration.

Included in the tasks ahead are the coordination of major development plans for a year-round public market, a landmark community and visitor activity centre and a major hotel / gathering centre as well as initiatives to substantially increase residential investment and construction downtown. It is not reasonable to expect that these many projects could simply be added to the responsibilities of The City department managers.

Furthermore, no one department has over-riding authority for downtown development. Departments as diverse as Economic Development; Recreation, Parks and Culture; Engineering; Community Services and Transit have roles to play downtown but no one senior manager is charged with taking leadership and exerting control over how Greater Downtown evolves.

The level of dedicated, ongoing management work that is required in Greater Downtown has reached the level where it can not all be effectively handled by contracted consultants. To build internal capacity and ensure continuity, The City is advised to create a management role for Greater Downtown. Consultants, advisors and contracted project leaders will still be required for defined periods on specific projects but The City will have the capacity to effectively manage those external resources.

Greater Downtown Red Deer is complex and diverse. Currently, major decision-making affecting planning in the Downtown is divided among a number of different departments. As a result, opportunities for development synergies can be missed. An integrated design approach will more effectively address the special development needs of Greater Downtown in the years ahead.

Recommendation 2

Establish a senior management position responsible for overseeing the implementation of Greater Downtown projects, with authority for guiding downtown initiatives. This position will supervise the current Downtown Coordinator position and report to the City Manager.

Recommendation 3

Allocate a budget to the Greater Downtown Development Manager to (a) initiate a rotating series of innovative street design, streetscape, and public space Pilot Projects for a period of five years, (b) create a series of learning opportunities related to urban planning and downtown living, and (c) create a downtown events catalyst fund to stimulate innovative community activities in the Greater Downtown.

This GDAP 2008 Update therefore recommends (Recommendation 2) that a Greater Downtown Development Manager position be created immediately (2009) and that this person lead the development of detailed business and projects plans (including budgets) for the other GDAP 2008 Update initiatives. The position description should identify the need for a blend of skills in urban planning and development, management and project leadership. The current Downtown Coordinator would assist and report to the Greater Downtown Development Manager.

Pilot Projects and Design Competitions

“Innovative thinking” is one of three elements of The City of Red Deer Strategic Plan vision statement and “experimentation” is recommended in the Community Culture Vision. This GDAP 2008 Update encourages The City to practice innovative thinking and experimentation by using pilot projects and design competitions to advance Greater Downtown concepts.

During this GDAP 2008 Update, the consultants reviewed the practices of a number of cities with successful downtowns. An emerging trend that has met with significant success is the use of small-scale pilot projects. These low-cost temporary changes in a downtown create a quick but real-life test of elements in which the public has expressed an interest.

Pilot projects avoid the inertia of endless studies. Rather than doing a costly design study to attempt to assess the perfect design for a new street configuration, then investing even larger amounts in physical changes, cities are moving more quickly. For example, dedicated bike lanes are created on a temporary basis using moveable concrete barriers, large planting pots and signage. Once the temporary design has been tested and fine tuned, The City can invest in any permanent infrastructure changes supported by the pilot project experience.

Participants in the GDAP 2008 Update events noted that downtown construction sites

Recommendation 4

Use Requests for Proposals and Design Competitions to solicit the best options for the major development elements of the GDAP.



A successful pilot project: sidewalk cafe extensions

indirectly created street design pilot projects during 2008. An example would be Ross St. at 49 Ave., where the narrowing and slowing of traffic lanes is seen as a positive change that allowed better pedestrian movement and greater appreciation for the Cenotaph. That indirect pilot could be transformed, once Executive Place construction is completed, in a permanent plaza and street reconfiguration. The final design would require specialized 'expert' input and community input.

A second implementation principle is to strive for leading-edge design in our buildings, plazas, parks and public art. Great design makes a difference. How we design our buildings, public spaces, street crossings, parking lots, or art installations makes a difference in the community's sense of pride and in visitors' impressions.

Great design need not necessarily be more expensive than routine structures. The use of design competitions can often, for relatively modest investments, uncover innovative concepts, visions and directions for our urban environment. These, in turn, will draw greater public interest and private investment in our downtown.

Downtown Design Review Panel

Great design doesn't only apply to large-scale projects, and it doesn't begin and end with the professional (architect, engineer or planner). Current development review processes do not encourage a creative and collaborative exploration of urban planning principles. By the time most developments reach the formal review or approval stages, significant costs have been incurred (whether by a private developer or The City administration) and there is understandable reluctance to revisit design elements.

Better design can be achieved through a more collaborative early design process. There are precedents in many other cities for the successful use of community-based design committees to review projects with developers at the conceptual stages of design. Following on the



A successful small urban park



Rev. Gaetz sculpture, part of the Ghosts series, at Ross St. and Gaetz Ave.

GDAP 2000 recommendation, this GDAP 2008 Update recommends that a new, voluntary Downtown Design Review Panel be established, comprised of architects, engineers, planners, developers, real estate agents, councillors and others with a design / planning interest in the downtown. This group would be chaired by the Greater Downtown Development Manager. After reviewing conceptual design proposals (for any public or private projects in Greater Downtown) for adherence to the principles of this GDAP 2008 Update, the panel would make recommendations to both the developer and the Municipal Planning Commission (MPC). Developers would be encouraged to have projects submitted for review well before committing to the extensive design development drawings required by MPC.

Education and Awareness

Successful implementation of the GDAP 2008 Update will require broad understanding of the principles and objectives of a downtown urban live-work-play environment. Because so much of The City's development over the past 30 years has occurred on the periphery – in new residential, retail and industrial subdivisions – business people, The City staff and citizens have few opportunities to learn and apply the different principles of high-density urban living.

The principles of sustainability and healthy living are becoming more broadly understood in the community. Further opportunities are needed for professionals, community organizations, businesses and citizens to see how sustainability and health are achieved through urban design.

A number of organizations across North America offer training that would be appropriate to Red Deer's Greater Downtown development.

A key goal should also be to celebrate the best of downtown and to engage as many citizens as possible in ongoing and special events in the area – from bike-to-work days to summer street closings to children's festivals. Organizations as diverse as the Primary Care Network,

Recommendation 5

Develop a volunteer Downtown Design Review Panel consisting of architects, urban planners and citizen advocates, funded and coordinated by The City of Red Deer. Establish standard processes for collaboration between the design panel and developers.

Downtown Business Association, Rethink Red Deer, Culture Link and Red Deer Transit plus other organizations and individuals can play roles in creating a sense of healthy active involvement in downtown.

The consultants suggest that, in the six months immediately following the plan's adoption, a series of seminar / workshops be held to allow The City staff, developers and other key stakeholders to further explore the plan and how its principles apply to their work. This process will also facilitate the development of effective workplans.

It is also recommended that The City develop short web-based visual promotions to market the concepts and potential of Riverlands, Railyards and Historic Downtown. These promotional productions will help build general 'buy in' for the goals of the three districts and promote private sector development compatible with the design concepts. Produced in an electronic format, the productions could be edited and updated over time as plan concepts evolve.



B. Priorities

2. Key Districts

Historic Downtown

Vision & Principles

Historic Downtown Red Deer is defined by the originally surveyed railway town site of the early 1900s. It is a grid-form layout of streets, lanes and sidewalks lined with street-fronted commercial properties.

The wide axis of Ross St., visually anchored by the historic train station to the west, was designed not only for the day-to-day commercial life of the new frontier town, but also to hold markets, civic celebrations and parades. Gaetz Ave. was part of the Calgary-Edmonton Trail, an important commercial stop on the main north-south provincial artery.

Historic Downtown Red Deer is a vibrant, lively district defined by the original railway town site surveyed in the early 1900s. Its streets, lanes and sidewalks follow a traditional grid pattern, providing a comfortable scale to downtown blocks.

The wide axis of Ross St., visually anchored by the historic train station to the west, continues to serve not only as a commercial centre but (as in the city's earliest days) as a place for outdoor commerce and gatherings from parades to informal visits.

Gaetz Ave. is a bustling but very comfortable street where the buildings and street amenities reflect the avenue's important history as part of the Calgary-Edmonton Trail, Alberta's main north-south artery.



In the past, present and future, many citizens live in the friendly and charming residential neighbourhoods on the edges of Historic Downtown: Parkvale, Waskasoo, and River Park. Many others live in the less defined “Downtown South” and “Downtown North” areas and even at the centre of Historic Downtown, mixed use buildings feature residential properties blended with offices, restaurants, and commercial services.

Downtown Red Deer continues to reinvent itself and to survive shifts in community priorities. In the future, it will be not only the historic heart of the city but the focal point for growth and development – not only the growth of buildings but the growth of community awareness, culture, civic pride and diversity. Historic Downtown will be where Red Deer ‘grows up.’

What’s New in the Public Realm

Red Deer’s Historic Downtown is constantly evolving. The list of changes and growth in both the private and public sector since 2000 would be long indeed. Some of the major public initiatives are described below, but the list also includes: the temporary sidewalk patio program; initiatives related to the social environment; major additions and renovations to the Golden Circle Seniors Centre and the Recreation Centre; plans for an upgrade to the Red Deer Museum & Art Gallery; Main Street façade restorations and more.

The City of Red Deer shows an ongoing strong commitment to the public realm of Historic Downtown. This commitment is in turn matched by an enterprising private sector willing to invest with confidence in the heart of the city.

Alexander Way

The 48 Street Promenade was a key recommendation of the GDAP 2000, which envisioned a continuous pedestrian-focused corridor between Barrett Park in the east and the Red Deer River (and eventually to Bower Ponds) in the west. In 2006, The City engaged a consultant



Renovated Recreation Centre



Alexander Way Logo

to prepare design drawings for a redesign of 48 St. The street was named Alexander Way and a new historic lantern motif was adopted to give the route a stronger identity.

Design was completed for the street reconfiguration, but the anticipated provincial financial assistance for the project was not forthcoming and the scope of work done on the street was subsequently reduced. However, a substantial amount of sub-grade infrastructure was installed, many trees planted, some sidewalk upgrades completed, street furniture added and several public artworks commissioned and installed (between 52 Ave. and 48 Ave.).

Centennial Plaza Park

Along 52 Ave., from 45 to 48 St., The City constructed a fine north-south linear park, incorporating a trail, a heritage fountain and flower garden at the south end and, at the north end, a successful summer wading pool. The pool, which on a warm summer day is filled with children and parents, features fountains, picnic space and a major public art piece. At the south end, the historic Michener Fountain will soon be complemented by a new Arches sculpture (under construction, 2008). The bike / pedestrian trail through the park enhances north-south connectivity through this part of downtown.

Scott Block

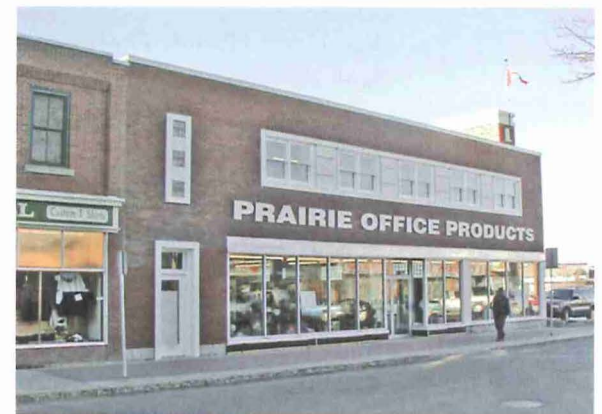
Culture Link purchased the Scott Block, a 1947, two-storey building on Gaetz a number of years ago with financial support from The City of Red Deer. Over a period of years, it was renovated to a performing arts space with cultural support offices upstairs. Recently, the building has been sold but continues to be used for theatre and cultural events, and currently is receiving some well-deserved upgrades.

The Main Street Program

In 2002, The City of Red Deer, partnering with the Downtown Business Association (DBA), was successful in being accepted by the province's Main Street Program. Six complete



Scott Block at night



Prairie Office Products (Main Street upgrade)

construction seasons saw façade upgrades to heritage buildings in the downtown (including the Scott Block, Prairie Office Products, Buffalo Hotel, Farthing Block and Hayhoe buildings).

Another success was in raising heritage awareness in the downtown business community and the city.

More information may be found in C: Commentary section 6 Heritage Preservation.

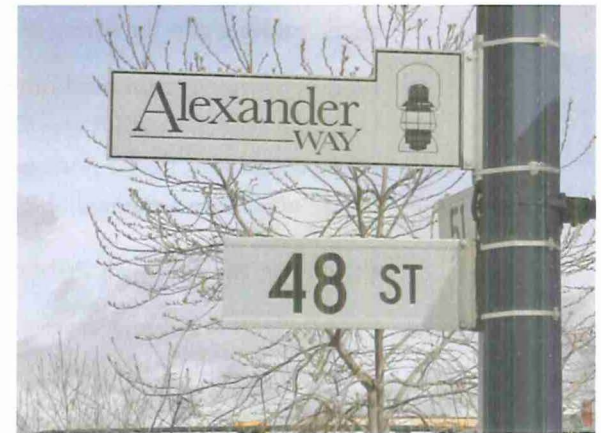
Murals, Banners, New Downtown Logo and More

In 2002, the DBA developed a distinctive new logo, which is now used on signage and banners in the downtown. Over the last six years, The Main Street Program and the DBA produced four large art works with a heritage theme that were installed on downtown buildings. Since 2000, two new Ghost Sculptures have been installed. That program is still available to assist groups who wish to propose the installation of major bronze sculptures commemorating Red Deer's history.

C1 Design Guidelines and Public Realm Initiatives

In 2004, as recommended in the 2000 GDAP, The City commissioned a set of architectural design guidelines for the C1 Zoning District. These were approved by City Council and form a part of the C1 land use requirements. The main thrust of these is to establish guidelines that ensure a new development maintains the strong and attractive commercial street front characteristics of Historic Downtown.

The 2006 Downtown C1 Public Realm Upgrades report was an important offshoot from the 2004 C1 Design Guidelines. It inventoried and evaluated all public realm construction, furnishings and equipment; made recommendations for The City to upgrade existing deficiencies; and laid out a long-term comprehensive strategy for needed upgrades, including lane enhancements, sidewalk continuity, street furniture, tree planting / sidewalk upgrades /



Part of significant public realm upgrades



Centennial Park wading pool and fountain

traffic calming and the hiring of a Downtown Coordinator.

From recommendations in both the GDAP 2000 and the 2006 Downtown C1 Public Realm Upgrades report, in 2008 The City undertook an extensive program of installing new metal refuse containers, flower pots, recycling bins, benches, street blades, painted light standards and bike racks in a themed black enamel finish.

Plans for New Major Public Projects

Several significant projects are planned for Historic Downtown in the near future. These include a new three-level civic centre parkade above the Red Deer Transit terminal, and a new City office annex building south of the Red Deer Public Library with a walkway link over 49 St. to connect to the existing City Hall facilities.

There has been a great deal of discussion over the last few years about the need for new Museum and Archives buildings, and where these would be situated. A current proposal suggests a new Museum / exhibition facility site be reserved on Alexander Way, at the northwest corner of Alexander Way and 48 Ave. This GDAP 2008 Update supports that location (see further notes in section C: Commentary).

In Rotary Recreation Park, the Recreation Centre has been significantly upgraded, with many energy conservation systems. The Golden Circle is also receiving a substantial addition and renovation (2008/09). Access to the park facilities has been improved with a sidewalk on the east side of the block and pedestrian crossing bulbs on 47 Ave.

A future concert hall or performing arts centre (larger than the Arts Centre at RDC) has also been broadly discussed in the community. Feedback received during and after the GDAP 2008 Update Open House indicated that Riverlands was the preferred location for such a facility, though space availability would have to be considered in light of needs for the

priority uses of a Public Market, hotel / convention centre and community / visitor activity centre. An alternate location for a concert hall would be the current parking lot at 49 St. and 49 Ave., after the civic parkade is open to provide patron parking.

Objectives

- Ensure a healthy and vibrant Historic Downtown to help anchor the Greater Downtown as one of three key defined catalyst areas
- Encourage new residential development in the Historic Downtown
- Slow traffic through the core and create 'complete streets*' serving multiple uses (*see definition in section 3 Great Streets)
- Create great urban public places in the heart of the city
- Continue to develop the built heritage and public art displays of downtown

A Diverse and Vibrant Downtown Core

The proposed new public projects proposed by The City (described above) ensure that Historic Downtown remains the civic centre for Red Deer. The increased administration offices at City Hall, a new twelve-storey office building on Ross, and two new floors on Millennium Centre will add to the daytime vibrancy of the core.

Slow...Down...Town

We need to slow traffic through the downtown. The public, urban planners and a review of precedents in other cities told us this over and over. "Pedestrian-first" was a philosophy proposed in the GDAP 2000 and it is an easier goal to write about than to achieve, but progress has been made (an example being pedestrian crossing bulbs that shorten crossing distances on 51 Ave.). Businesses, downtown residents and others who participated in the GDAP 2008 Update emphasized the need to continue working towards a friendly pedestrian environment.

It is worth noting, as well, that virtually every urban downtown plan in North America has adopted pedestrian initiatives as a key priority. Unlike suburban retail / service districts, downtowns depend upon being attractive to pedestrians.

A simple paradigm is to view the downtown as a special multi-use zone, with traffic slowed enough to ensure safety for everyone using the area (not unlike the way we treat playground zones). This approach recognizes that the major corridors through downtown need to continue to move through-traffic smoothly, but that speedy traffic movement can take a lower priority for a few blocks, to offer pedestrian comfort and safety.

The complete streets design approach (see section 3 Great Streets) allows for simultaneous consideration of, and balancing of, needs for vehicle movement, pedestrians, cyclists, retail uses, and public gathering spaces.

The public indicated an interest in taking advantage of the wide right-of-way on Ross St., from Victory Park in the east to the Train Station in the west, to create a new urban street incorporating a new continuous bike lane through Historic Downtown.

At the time of writing this report, we have lived for over two years with a street narrowing at the Cenotaph (for construction activity) with minimal adverse affects on traffic flow, but with a perhaps unanticipated improved pedestrian environment. This report recommends maintaining the configuration after construction is complete, by extending the sidewalk south to encompass the Cenotaph island. This offers an opportunity for a unique urban plaza allowing people to easily access the historic Cenotaph war memorial (Recommendation 6).

During the construction of an additional two storeys to the Millennium Centre, 49 St. also was narrowed for a period of several months. The consultants heard from the public that there was minimal disruption to traffic on 49 St. during construction, and consideration should be given to the creation of amenities such as a bike lane, sidewalk plazas, and / or

Great Public Places

Recommendation 6

Conduct an multidisciplinary design study for Ross St. from 49 Ave. to Gaetz Ave., incorporating a Cenotaph plaza, enhanced Ross-Gaetz pedestrian crossings (examining potential for a scatter crossing) and a major Ross-Gaetz sculptural element to signify the centre of downtown. Consider a design competition for the sculptural element(s) and research potential for arts grant funding and corporate / private sponsors.

Recommendation 7

Create a Civic Plaza west of City Hall and east of the historic City Hall Park flower gardens, as part of upgrades to City Hall and the building of the City Hall annex structure.

additional parking on this street as well. The Great Streets section discusses recommendations for upgrades to Ross St. and others in more detail.

Great Public Places

The 2008 Community Culture Vision talks about the importance of well-designed public space to the fostering of culture and health in the community. This is absolutely true of all great cities.

A true civic plaza would create a stronger sense of place in downtown Red Deer and provide a location for modest scale gatherings – from musicians and buskers to announcements and celebrations. It would also be a pleasant informal space for people who work downtown to enjoy a break outdoors, with benches or seating ledges.

This plan could be integrated into the current design work for City Hall expansion. It would be a hard-surfaced outdoor extension to City Hall, leaving the heritage flower gardens to the west intact. It is hard to imagine a successful City Hall that doesn't have an outdoor public component, and it's time for Red Deer to have one.

The back lanes (alleyways) through the core can be effectively upgraded from back-of-property service / utility corridors to include an enhanced pedestrian realm, while still allowing vehicle use and access. This is a recommendation of both the GDAP 2000 and the 2006 Downtown C1 Public Realm Upgrades report. A formal process to establish names of lanes should be developed as noted in the GDAP 2008 Update's naming recommendations. Priority should be given to the lane north of Ross St. between Gaetz and 49 Ave., in order to enhance the 'backdoor' activity already being created by small businesses on that block. The Main Street Program has already initiated some explorations regarding the naming of Historic Downtown lanes.

Recommendation 8

Upgrade laneways (back alleys) in a few blocks of the city centre from service corridors to part of an enhanced pedestrian and retail realm. This could include naming (including consideration of suggestions from the public) – using the word "Lane" exclusively for alleyways.

Heritage and Public Art

Recommendation 9

Commission at least one high profile water / ice art sculpture in a prominent location downtown.



A flourishing group of businesses opening onto the back lane (North of Ross St.)

Greater public use of the core laneways not only creates additional retail opportunities for businesses, but improves the ‘walkability’ of the entire area and increases the ‘eyes on the street’ safety of the downtown. Lighting, murals, signage and special pavement treatments (such as paving stone borders / accents) could be part of these enhancements.

Heritage and Public Art

Already entrenched in the Land Use Bylaw, the Ross-Gaetz Heritage Area should continue to be carefully considered as new developments come on stream. New development in the Ross-Gaetz Heritage Area requires special design attention, to respect and enhance the original scale and street rhythms of historic Red Deer. The intent is not to replicate heritage architecture, but to respect the scale and patterns of the original town with new work. Refer to section C Commentary: Heritage Preservation for more information.

We recommend elsewhere that upgrades to Rotary Recreation Park be undertaken as documented by the GDAP 2000 and the subsequent 2004 Red Deer Rotary Recreation Park Facilities Study. At its boundary with Historic Downtown at its northwest corner, we suggest a gateway plaza feature, incorporating improved lighting, furnishings and surface treatments. This gateway would lead into the planned new trail south into the park.

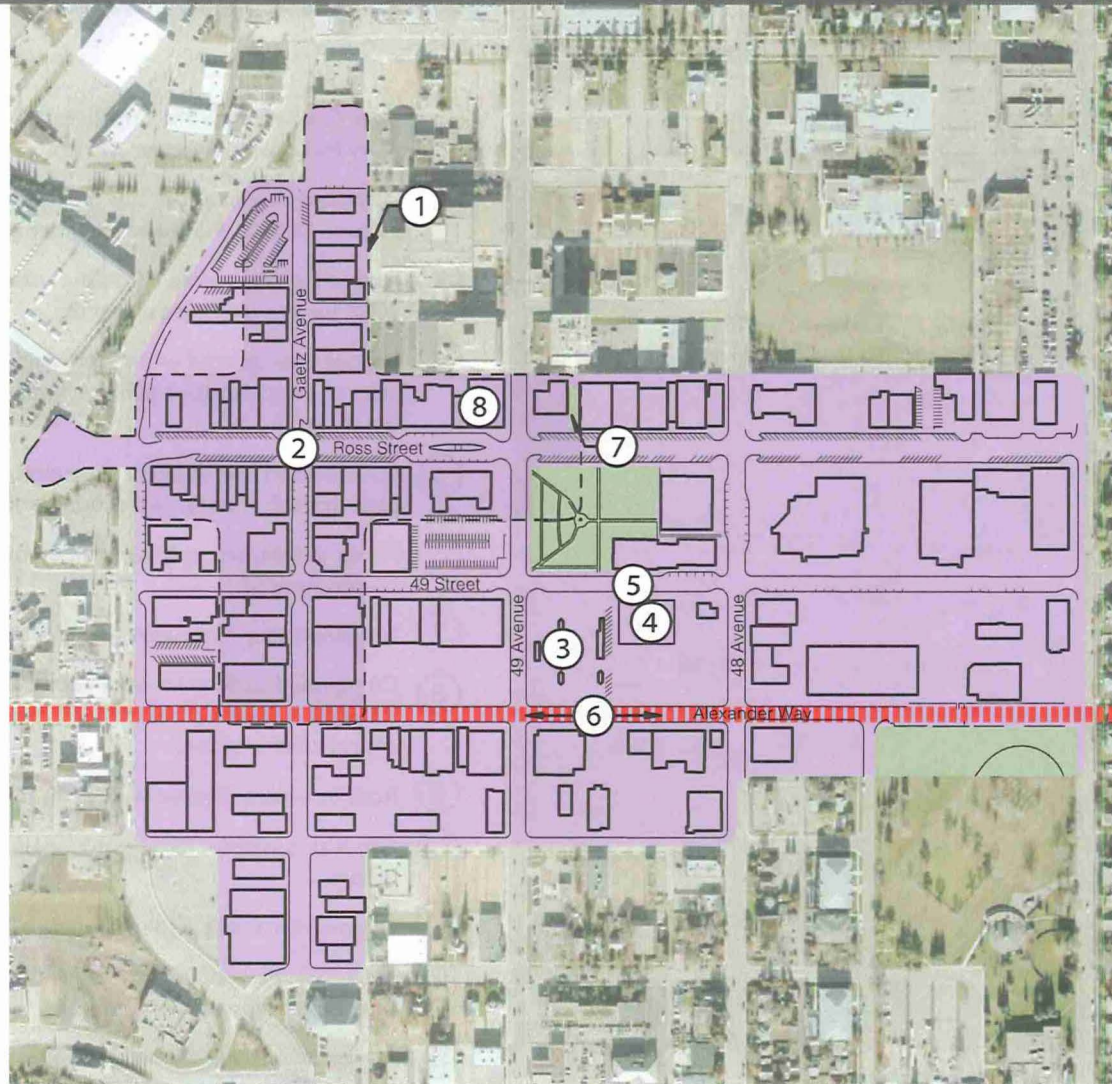
The Gaetz-Ross intersection is the historic commercial centre of the city. A major piece of artwork or sculptural architectural feature (such as arched intersection markers as suggested in the Community Culture Vision) would recognize this heritage location, identify a true ‘centre’ for the entire downtown and set a tone for appreciation of downtown places. The Main Street Program has done preliminary visioning for this concept.

The GDAP 2008 Update also calls for the creation of additional water features in Historic Downtown (see Recommendation 9). Some of these could be designed to be attractive ice and light show features in winter.



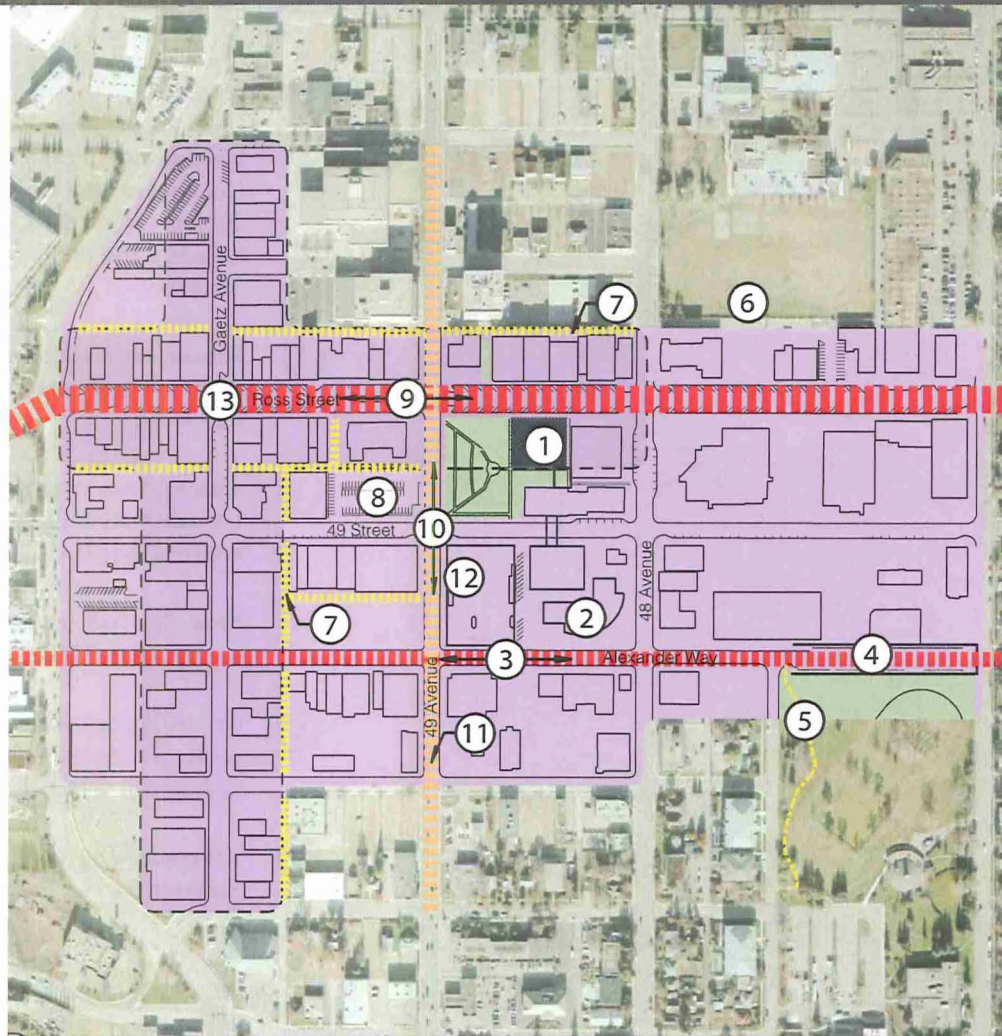
Two historic temporary installations on Ross Street

Figure 7. Historic Downtown: Planning Features



- ① Ross-Gaetz Historic District (shaded area): A concentration of significant heritage sites including the Old Courthouse, the Old CPR Railway Station, several early commercial buildings, and the Cenotaph war memorial.
- ② Feature intersection at Ross-Gaetz - the traditional commercial heart of Red Deer.
- ③ New Parkade over the Transit transfer station (scheduled for construction 2010).
- ④ New City Hall annex (scheduled for construction 2010).
- ⑤ Library expansion and City Hall public area linked by an elevated walkway to City Hall annex.
- ⑥ Alexander Way: continuous link between Barrett Park and Bower Ponds.
- ⑦ An excellent example of a small urban park incorporating public art, picnic tables, pathways and gardens.
- ⑧ New 12-storey office tower under construction.

Figure 8. Historic Downtown: Planning Initiatives



Ongoing street upgrades; off-peak parking



Lane upgrades



Ross Street upgrade



Alexander Way completion



- ① New Civic Plaza to the northwest of existing City Hall (City Hall Park flower gardens to remain).
- ② Proposed new museum site (possibly integrating the historic Parsons House to the north).
- ③ Alexander Way (some infrastructure work completed in 2007, further upgrades planned).
- ④ Parking area at dead end of 48 St. upgraded so it can be used to stage outdoor public events in conjunction with the Museum.
- ⑤ Gateway and link to new major north / south pedestrian path through Rotary Recreation Park.
- ⑥ Prime, vacant, privately owned commercial / mixed-use site on Ross St.
- ⑦ Upgraded alley / laneways through city centre retail area.
- ⑧ City-owned parking lot (and adjacent vacated Uptown Theatre) – potential residential / mixed-use or possible concert hall location.
- ⑨ Ross St. – reconfigured with dedicated bike lane.
- ⑩ Off-peak on-street parking pilot project on 49 Ave. and others.
- ⑪ Ongoing CI Public Realm Upgrades.
- ⑫ New parkade with integrated kiosks, art work and landscaping along its street faces.
- ⑬ Upgraded heritage commercial intersection with featured sculptural element at Ross and Gaetz.

Riverlands

Vision & Principles

Riverlands is a special mixed-use district in the heart of the city – a residential district for those who want to be close to the river and the city centre, a cultural activity area and a meeting / gathering area for visitors as well as citizens of Red Deer.

At the centre of Riverlands is an iconic public building – an inviting, innovative structure that draws visitors, student groups and citizens of all ages. A great indoor space, this building is a wonderful winter sanctuary but also a place where summer sun and outdoor activities play an important role. With a broad mix of facilities, services and programs, the building has something for everybody and draws repeat visits.

Riverlands is more strongly connected to the river, to Bower Ponds and to Historic Downtown through new and improved intersections, street enhancements, new water features, new access to the river and a new bridge over the river. It features a 'riverwalk' promenade along the river and a feature plaza where Alexander Way meets the river, supporting urban activities in the Riverlands district.



What's New

Some properties have been redeveloped in Riverlands since the adoption of the original GDAP 2000 and the subsequent Riverlands Area Redevelopment Plan. Former industrial-

use properties are gradually being converted to a mix of commercial and specialized uses, including medically-oriented buildings in the southern area of Riverlands.

Riverlands is now home to one of two remaining movie theatres in the city limits. This points to the importance of re-investment in the city centre, to continue to draw new developments into the heart of the city.

During the GDAP 2008 Update, the consultants received considerable public input calling for more public space, and greater public access to areas adjacent to the river, than had been identified in the Riverlands Area Redevelopment Plan. There is a trade-off between selling current City properties in the area to generate income for public developments, and the public interest in maximizing public spaces. Obviously, the more space that is designated for public use, the less income will be generated from property development. However, the consultants believe that the ratio shown in this plan reflects current public preferences and leaves a number of properties with significant market potential (either for outright sale, as public-private partnerships, or as City-developed sites that could generate revenue).

We see these strengths and opportunities:

- the 2009 relocation of the Civic Yards and Electric Light & Power facility will open almost half of the Riverlands area to redevelopment
- the 2008 enhancements of Bower Ponds are revitalizing it as a family recreation area and it holds even greater promise as a community festive area once connected to Riverlands
- the 2007 Chamber of Commerce Tourism Committee proposal for a 'riverwalk' of canals and related developments, as well as The Ark indoor gardens concept, generated significant public momentum for innovative development in the area

Infrastructure

Recommendation 10

Invest in relocating the overhead high-voltage power lines underground through Riverlands and Railyards. Conduct a review of utility services needed to support the planned redevelopment of Riverlands and Railyards.

Riverwalk

Recommendation 11

Develop an attractive 'riverwalk' in Riverlands featuring an urban style river's edge design, providing connectivity between public plazas, natural areas, and private developments in the area. Include a plaza at the point where Alexander Way will connect to the new Riverlands – Bower Ponds bridge.

Objectives

- Redevelop one or more existing City of Red Deer buildings into a Public Market and Arts Studio complex
- Develop a major public and visitor activity centre
- Construct a hotel / convention centre
- Improve vehicle, pedestrian and cycle connections between Riverlands, Historic Downtown and Railyards
- Develop a prominent, urban style riverwalk connecting public plazas, private developments and the river's edge
- Develop a linked series of innovative, attractive and sustainable water and ice features
- Create a 'Green Technology' zone

Riverwalk

There is considerable public support for an attractive riverwalk featuring an urban style river's edge design, providing connectivity between public plazas, natural areas and private developments in Riverlands. Preliminary conceptual design on riverwalk features was initiated at a design charrette with the Michael von Hausen team in December 2008. As Riverlands develops, it will be a very active district – one where people live, work, visit, attend special events and relax. An overview of this 'Renaissance on the Riverfront' concept is included as Appendix 4. The riverwalk (Recommendation 11) is a key public space in this concept – a way of connecting from point to point but also an informal gathering space.

Public Market and Arts Studio Complex

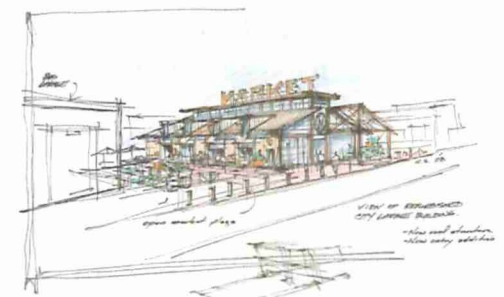
Red Deer's seasonal Public Market is a charming and successful focal point for community interaction and small business. It is an example of the sort of authentic development encouraged by The City Strategic Direction. This public asset can be a catalyst for even greater success in the Riverlands district.

Public Market and Arts Studio Complex

Recommendation 12

Develop a Public Market and Arts Studio complex in the current Civic Garage or Transit building. This can proceed in stages:

- (a) Assess the relative suitability of the Transit and Civic Garage buildings for use as a Public Market and Arts Studio Complex;
- (b) Implement minor renovations to facilitate temporary seasonal usage of one of the buildings and its grounds for the Red Deer Public Market, beginning in 2010;
- (c) Engage a business consultant with expertise in public markets and arts districts to create a business plan for the development of a year-round Public Market and Arts Studio Complex.



All season market in converted City garage building

The opportunity is to relocate the current seasonal market to Riverlands while generating new year-round market businesses and arts-related businesses such as artist / artisan studios.

The buildings available on the soon to be abandoned Civic Yards site have significant potential for adaptive re-use; they are typically large and structurally sound. The ideal evolution would be for the existing Public Market to relocate onto the current Red Deer Transit or Public Works property in 2010. The Market would continue to operate seasonally, on Saturday mornings, with access to washrooms in the vacated buildings. There may be opportunities to move some vendors indoors (especially those with goods that are damaged by poor weather, such as artists) while keeping the majority of the market open air.

Simultaneously, The City can begin redesigning the building and developing a business plan for year-round business use. Small, boutique-size stores and artists studios would help generate interest in the area as a unique destination. Some food services (restaurants, specialty food stores) might also be included. The building could then be renovated, with provision for an ongoing seasonal outdoor public market area.

Major Tourism and Public Activity Centre

The Red Deer Chamber of Commerce, seeing the great potential for the Riverlands property, advanced a proposal in 2007 for a major tourist draw to be developed in the area.

That proposal took the form of a canal / riverwalk system, modelled on that of San Antonio, Texas. The Chamber Tourism Sub-Committee published the Concept for a Major Red Deer Tourism Destination Attraction in 2007 (see Appendix 1, document 39), supporting the notion of the canal project as a viable tourism draw. The intent of the Chamber is to establish Red Deer as a world tourism destination for visitors to Alberta and western Canada travelling between Calgary and Edmonton.

Subsequently, The City and the Chamber contracted with AECOM to prepare a feasibility study for the Riverwalk canal project. At the time of writing this GDAP 2008 Update, there

Major Tourism and Public Activity Centre

Recommendation 13

Create a task force in collaboration with the Chamber of Commerce and Tourism Red Deer to develop a process for identifying an appropriate major public and visitor activity centre and creating a development process for such a facility. Consider including an open call for proposals as part of that process, perhaps with incentive concept-development funding, to generate interest from a wide spectrum of potential developers / proponents provincially and nationally.

is strong interest in a significant public / private development in Riverlands, which would act as both a local community amenity and tourist destination. The canal concept itself was seen as innovative and exciting but ultimately not authentic to the community and one with implementation challenges.

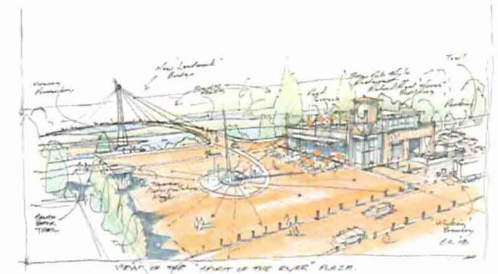
The public did express a strong interest in retaining major waterways or water features as part of the plan, and in considering options for a major tourist attraction at the centre of Riverlands.

The concept of a year-round indoor garden tentatively called The Ark introduced at the Greater Downtown Planning Week was well received by most citizens. A number of people suggested that a more authentic prairie icon could be created – such as a structure evoking a prairie grain elevator and / or rural windmill or elevator. There were also suggestions for different components or feature elements in the facility.

After reviewing public feedback, the consultants determined that provision should be made for an iconic, high-profile community and visitor facility at the centre of Riverlands. However, the exact nature of this facility (and the extent to which it would be a public, private or partnership venture) requires further study and collaborative discussions with the business sector and other levels of government. The draft plan therefore puts a ‘placeholder’ on the site – denoting that significant space should be set aside for a future activity centre.

Most recently, a December 2008 design charrette conducted with stakeholders and the Michael von Hausen design team suggested that this facility could consist of a large glassed-in public ‘garden walkway’ with a variety of active-use components connecting to that core, perhaps built in phases. A key element of the complex would be an indoor water centre, possibly with an indoor / outdoor hot pool and a privately operated spa. Private sector elements such as restaurants and boutique stores would be encouraged.

As this facility will take a number of years to plan, fund and construct, The City is



“Spirit of the River” Plaza

encouraged to invest in short-term enhancement of the site as a temporary park and parking area that encourages public use, with 'placeholder' signage indicating the intended future use.

Hotel and Convention Centre / Gathering Place

Red Deer's location mid-way on the Edmonton-Calgary corridor, and its excellent existing event infrastructure (including hotels and Westerner Park), provide an opportunity to attract even greater convention and visitor business. The downtown economic study (Appendix 1, document 38) also identified business / tourist hotel facilities as an opportunity area.

With its prime location adjacent to the Taylor Drive corridor, on the riverfront and within walking distance of Historic Downtown, the proposed hotel / convention centre site is seen as highly attractive. The facility would include a hotel (with a tower design to minimize its footprint) and an affiliated convention / meeting centre that could be privately or publicly operated. A parking garage would also be part of this complex, to help meet the need for special events visitors and adjacent facilities such as the tourist centre and a concert hall.

The possible style and scale of the hotel complex should be explored through a Request for Proposals (RFP) process. The RFP should identify the many ways in which the complex could be integrated with, or complementary to, the public activity centre (noted above). Many elements of the hotel complex and public activity centre could be co-developed through public-private partnerships.

Improved Street Connections

Alexander Way Intersection at Taylor Drive

The original GDAP 2000 proposed Alexander Way – a “pedestrian promenade” – to run continuously from Barrett Park through Historic Downtown, across Taylor Drive at-grade, through Riverlands, and across the river (on a new pedestrian bridge) to Bower Ponds. The 2001 Downtown Traffic Initiatives Study (DTIS) recommended against this intersection and

Hotel and Convention Centre / Gathering Place

Recommendation 14

Create a call for proposals for development of a hotel and convention centre / gathering space facility, including a parkade, adjacent to Taylor Bridge on the north end of Riverlands.

Improved Steet Connections

Recommendation 15

Reassign funds previously identified (in future capital plans) for an above-grade pedestrian crossing at Taylor Drive and Alexander Way and conduct a multidisciplinary design study to build an at-grade intersection at that location.

Recommendation 16

Conduct a multidisciplinary study to redesign the intersection at Taylor Drive and Ross / 49 St. to encourage all directions pedestrian movement, and to redesign the southbound turn lane east of Taylor Bridge to increase land available for the hotel / convention centre site.

instead proposed a median fence, which was constructed in 2007 to reduce jaywalking. The DTIS recommended a pedestrian overpass be constructed. Cost was estimated at \$850,000 in 2001, then \$2 million in the Alexander Way design plan and is now likely higher. Experience with pedestrian overpasses indicate they are a significant barrier to pedestrian flow and are only well used in locations with no other options. Observations at Taylor Drive and 48 St. in 2008 indicate that citizens are still crossing, often dangerously, at the ends of the median fence, which would likely continue after construction of an overpass due to the time and effort challenges of an overpass.

The criteria used in the DTIS for recommending against an at-grade intersection relate to traffic capacity. While recognizing that traffic capacity is a valid starting point, the GDAP 2008 Update has also looked at the broader context of creating economic activity in the area through residential, commercial and special event activity. Where the 2001 study finds that an at-grade intersection is “not required” by projected volumes, an at-grade intersection would stimulate developer and public interest in the Riverlands area. (The addition of a major public activity centre in Riverlands would also create significant new volumes and ‘desire lines’ for travel to and from Historic Downtown.)

The GDAP Steering Committee feels that the at-grade connection for both pedestrians and vehicles (Recommendation 15) is crucial in developing connectivity between Historic Downtown and Riverlands. Without it, there is a danger that Riverlands will become a stand-alone district that, with its Public Market, arts studios, hotel, convention centre, and major community activity centre, would draw economic activity away from Historic Downtown.

The concept of a continuous, attractive Alexander Way corridor is also dependent on an at-grade intersection at Taylor.

Many of the design concerns noted in the DTIS could be addressed through use of a Context Sensitive Solutions approach (see Great Streets section). For example, the DTIS notes



Existing fence along Taylor Drive median

that in the current design of Taylor Drive, drivers make lane changes and turn decisions at high speed. The GDAP 2008 Update suggests that, in the area from Ross St. to 45 St., dedicated turn lanes be removed and replaced with traditional stop-and-turn intersection configurations. Such changes would slow traffic on Taylor for that short area, which is seen as ultimately positive in terms of recognition of Greater Downtown as a special destination of the continuous corridor, while enhancing safety.

The DTIS also notes that left turns from Taylor Drive onto Alexander Way would create the need for dedicated turn lanes. The GDAP 2008 Update recommends that the intersection design consider prohibiting left turns from Taylor at Alexander Way – traffic destined for Riverlands from the south could turn at 45 St., whereas traffic destined for Alexander Way from the north could access it either from Ross St. or at 45 St.

As with all design studies flowing from this GDAP 2008 Update, it is recommended that the detailed design work be undertaken by a multidisciplinary team that includes professional expertise (traffic engineering, urban planning, social planning) as well as citizen input.

Intersection Improvements at Ross / 49 St. and Taylor Drive

Even with the construction of a new intersection at Taylor Drive and Alexander Way, there is significant value to improved pedestrian access, in all directions, at the Ross / 49 St. and Taylor Drive intersection. Currently, the only permitted pedestrian crossing is east-west on the north side of Ross. This requires pedestrians wishing to travel from the Railyards / Superstore area to and from Riverlands to travel significantly out of their way, under Taylor Bridge and back on the south side.

With the future location of a major hotel and convention centre on the north end of Riverlands and a pedestrian / cyclist corridor on 53 Ave., the goal is to encourage frequent, safe and convenient pedestrian movement between the convention area and neighbouring businesses in Railyards and Historic Downtown. This could be achieved by instituting pedestrian crossing in conjunction with the traffic light sequence that allows straight (no

Removal of the dedicated south turn lane from Taylor Bridge onto south Taylor Drive would also capture valuable commercial development space for the convention centre. A squared intersection, possibly with additional south (right) turn lanes for southbound Taylor Drive, would create awareness of the brief pedestrian-oriented ‘zone’ at this important entry to Greater Downtown.

Bridge to Bower Ponds

The bridge is currently listed on The City of Red Deer's capital projects for the year 2016. As recommended in the Community Culture Vision (2008, p. 30), this schedule should be moved up. An international design competition would draw the world's most creative designers and engineers to the challenge of creating an iconic structure that not only allows pedestrian and cyclist movement but provides great views of the river and encourages cultural activities so that it is a seamless link for events happening simultaneously on both sides of the river.

Recommendation 17

Recommendation 18

[illegible]

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A design charrette conducted in December 2008 as an extension of the GDAP process identified major public event enhancements that can be achieved through linking Bower Ponds to Riverlands. Each of those districts can support activities in the other. The charrette participants were also very enthusiastic about design concepts that show the bridge as a culturally significant 'signature' structure – one that not only connects areas of the city but makes a statement about the cultural significance of the river, Bower Ponds and Riverlands.

Recommendations 17 and 18 address the bridge initiatives.

Water Features

The 'once in a lifetime' opportunity to better connect Red Deer to its river and creeks, along with the Chamber of Commerce support for a canals system to attract tourists, has generated significant interest in using water as a theme for Greater Downtown, especially in Riverlands (and to a lesser degree in Railyards and Historic Downtown).

The potential water features include: linear fountains, sculptural fountains, waterfalls, shallow children's wading ponds, deeper paddle boat channels or ponds (large enough to support ice skating in the winter), drinking fountains for people and even water access designed for pets and birds.

As noted below, citizens were only interested in the water features if they could be designed with low-impact technologies, so that they capture, conserve and re-use water. In keeping with its Riverlands name and the water features, the area could include a number of interpretive / educational signs and markers to help educate the public and visitors about sustainable water use.

Creative water / ice programming, including winter ice sculpture contests, were also encouraged.

The overall design for Riverlands is such that its water features can be developed in phases, as various buildings and public spaces are developed.

Water Features

Recommendation 19

Conduct a more detailed study to propose locations, technical guidelines, and artistic guidelines for a series of water features. This multidisciplinary study should have involvement from a landscape architect, Engineering, Public Works, a water sustainability specialist, and a public art specialist.



Riverlands from Bower Ponds

Green Technology Zone

The phrase 'green technology' refers to a simultaneous emphasis on sustainable buildings and open communications technology. There is strong support for recreating Riverlands as a district that demonstrates the best in sustainable technologies.

On the building technology front, there is support for requiring significant sustainable building and operations technology in new construction and redevelopments in Riverlands.

This might involve setting a minimal LEED (Leadership in Energy and Environmental Design) standard and / or giving incentives to encourage features such as low emission buildings, passive heating / cooling technologies, green roofs and more.

Given that Riverlands is also being proposed as a district with many water features (see above) and an area for the appreciation of water and ice, it would also be fitting for the entire district to have a low-impact eco-system approach to water, including storm water reduction and reuse, constructed wetlands, conservation landscaping, mini retention areas and landscape designs that minimize water usage.

On the communications technology side, there is interest in following the lead of communities like Fredericton, where free public wireless Internet access is provided by the municipality as an investment in innovation, learning and small business development. The 'innovation infrastructure' would encourage the development of a Red Deer College housing district. Students, small businesses, including artists and artisans (located in buildings such as a redeveloped Public Market / Arts Village), would also be attracted by such a feature. The public, including the Youth Voice group (local high school students), strongly supported this idea.

Green Technology Zone

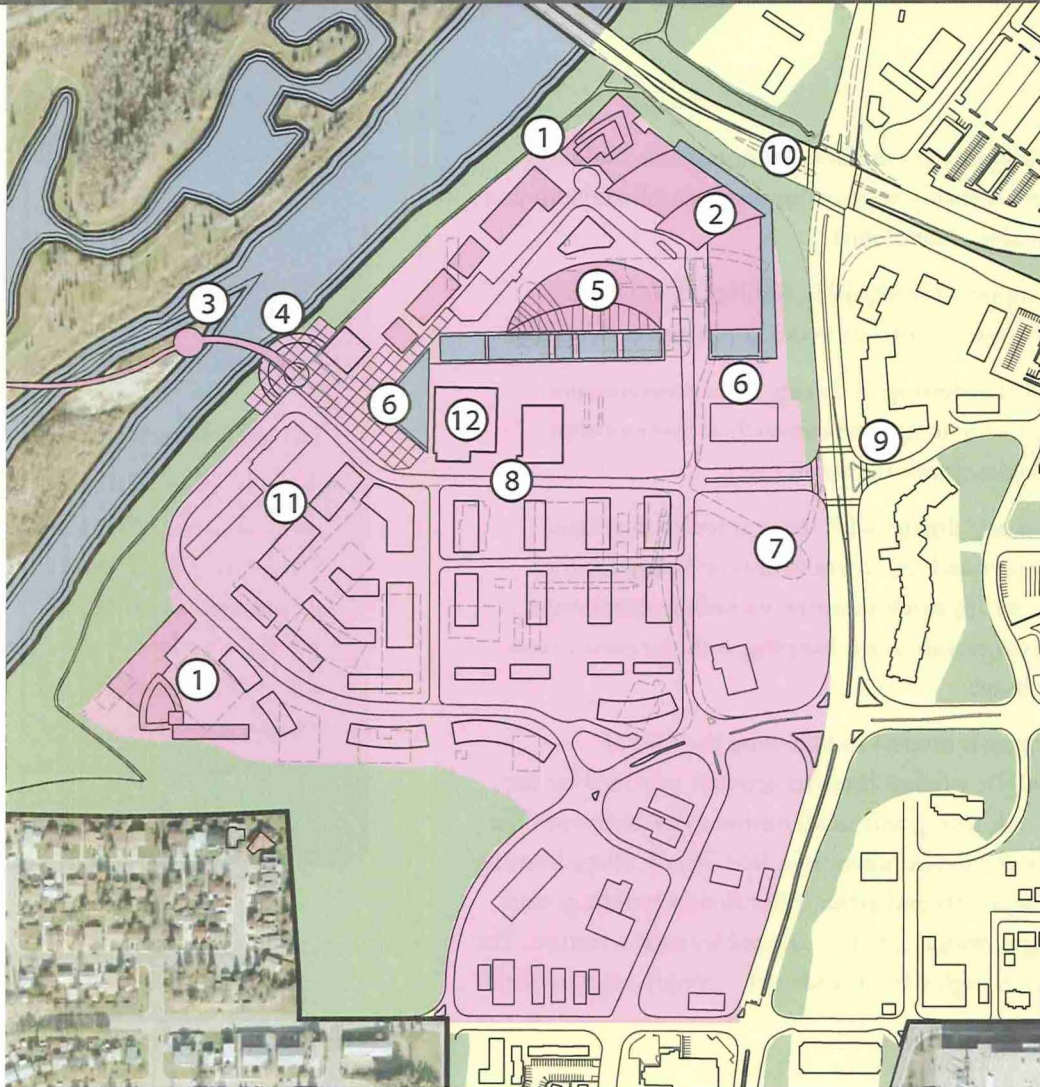
Recommendation 20

Develop design guidelines that actively encourage or require sustainable building practices in Riverlands, potentially in conjunction with tax or other development incentives.

Recommendation 21

Develop a free, municipally supported wireless connectivity zone in Riverlands. Pursue the possibility of a private developer providing this service as an element of another development project (for example, the hotel / convention centre project). Review the success of this project after 18 months and consider expanding it to other areas of Greater Downtown.

Figure 9. Riverlands: Concept Planning Initiatives



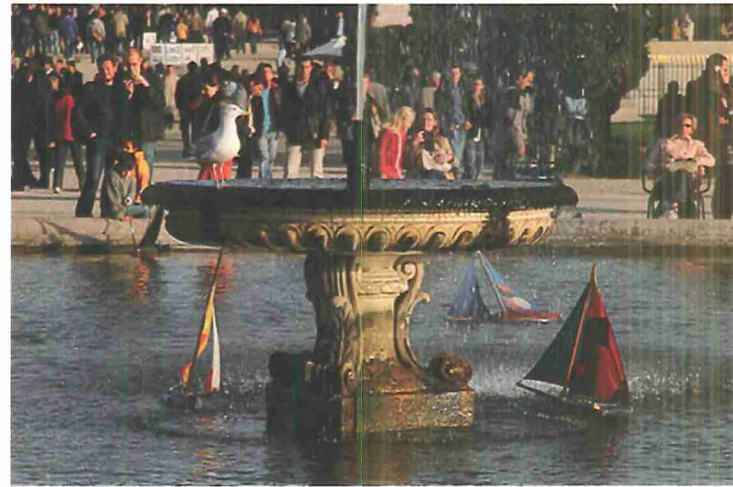
Riverlands: a diverse, sustainable, medium / high-density, mixed-use, riverfront neighbourhood built around a major community / visitor activity centre and a significant series of water features.

- ① Major signature developments at the two riverfront corner sites: hotel tower at the North and residential tower at the South, both with underground parking.
- ② New convention centre and possible future performing arts centre.
- ③ Iconic pedestrian bridge to Bower Ponds, a logo for the future of Red Deer.
- ④ Plaza promontory for river viewing from 'Spirit of the River' Plaza
- ⑤ Major community / visitor activity centre – a significant year-round facility with multiple components.
- ⑥ Water / ice art features.
- ⑦ Perimeter parking zone.
- ⑧ Alexander Way west extension.
- ⑨ Reconfigured at-grade pedestrian and vehicle crossing of Taylor Drive.
- ⑩ Reconfigured 49 St. / Taylor Drive intersection to allow pedestrian crossings and expanded hotel site.
- ⑪ Existing high-voltage overhead power lines to be buried.
- ⑫ Year-round Public Market and Arts Studios in adapted Transit and Civic Garage buildings, with retail, artisan stalls and studios.

Figure 10. Examples of Great Water Features



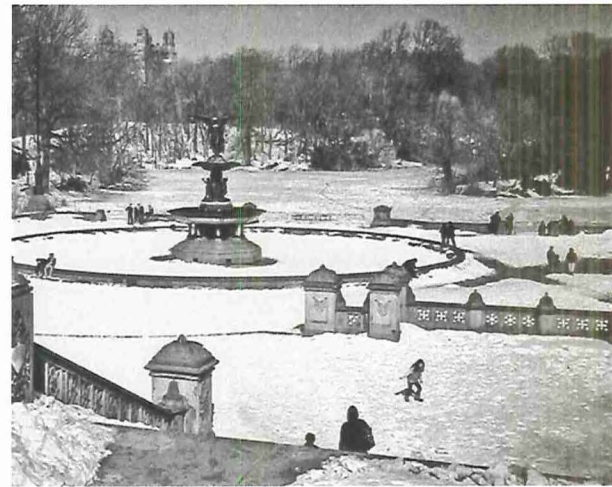
Julie Penrose Fountain- Colorado Springs, CO



Tuilleries Fountain- Paris, France



Centennial Plaza Park - Red Deer, AB



Bethesda Fountain Central Park- New York, NY

Railyards

Vision & Principles

Railyards is a vibrant mixed-use area with an emphasis on high-density urban living. Its attractive streets and array of services ranging from restaurants and grocery stores to a day care invite everyone from young professionals to families who made Railyards their home.

The Railyards district (previously known informally as Cannery Row) is visible on archival photographs as a collection of industrial buildings constructed in the 1960s and 1970s between the CPR railway tracks and the Red Deer River, north of the railway station and south of the railway bridge.

Railyards, similar to Riverlands, is now an area in transition. The railroad has been gone since the mid-eighties and several of the industrial businesses have left or are considering relocating, leaving the district with potential to evolve into a unique mixed-use urban neighbourhood linked to both Riverlands and Historic Downtown.



What's New

Railyards (then known as Cannery Row) was identified in the GDAP 2000 as an area with strong growth potential. It is a riverfront area and, as envisioned by the design team, has potential to be a highly attractive neighbourhood for many citizens, with a varied collection of high-density residences and the services people need in a walkable residential area.

Today, counts have shown more than 600 people a day use the Old CPR Train Bridge to access the downtown. The GDAP 2000 recommended the following initiative as a Priority Implementation Strategy:

“...the dedicated pedestrian / bike route essentially ends at the south end of the bridge. There is great opportunity to continue this trail through the district. The entire area can be given a distinct identity, and redeveloped as a mixed-use urban market area.”

Figure 11 identifies the unique planning context features of the area, including three heritage sites, the river trail and commercial anchor.

The City has planned a west extension of 55 St. (on the north side of the Saputo Inc. / historic Alpha site) to connect with 54 Ave. This reconfiguration (in 2011) will free up land currently used for access and exit roads from 54 Ave. as they go under the Old CPR Train Bridge. This land will be City-owned, and adjacent to a small triangle of underused privately owned brownfield land facing Gaetz Ave. This is a prime, elevated riverview site adjoining a park.

The Parks property north of the transformer station will be vacated in early 2009 as Parks moves to their new home. This City-owned site is prime riverfront property, and could be greatly enhanced by burying the power lines between the property and the river.

A number of other sites within Railyards are either for sale or prime candidates for adaptive re-use. These are identified in Figure 12.

In 2007, the much-needed Safe Harbour Society drug and alcohol detox centre found a home in Railyards.

The challenge in the district now is to invest in adapting its infrastructure and zoning to encourage attractive high-density development. With its unique location facing the river, adjacent to Historic Downtown, and linked to the rejuvenated Riverside Meadows community, Railyards is a district with significant potential.

Objectives

- Recognize the rail heritage of the area
- Rezone the district to allow and encourage residential mixed-use development
- Create new pedestrian and bike connections to the Waskasoo Park river trails
- Enhance property values along the river by burying overhead power lines
- Establish improved vehicle, pedestrian and cycle connections between Riverlands, Historic Downtown and Railyards

The following elements of the Railyards plan are shown on Figure 13.

Recognize Rail Heritage

The area north of Ross St. and west of Gaetz Ave. has in recent years been informally known as Cannery Row, in recognition of the can factory that was located near its centre (a part of which is now named Cannery Row Mall). Discussions during the GDAP 2008 Update, however, focused on the rail heritage of the area and the opportunity to bring greater awareness to its history. With the Old CPR Train Bridge at its north end and the Old CPR Railway Station at the south end, this district provides an opportunity for recognition of the community's rail history. Appendix 1 also notes a detailed rail history submission with further ideas worthy of exploration.

Recognize Rail Heritage

Recommendation 22

Conduct a public naming process for the district involving citizen nominations. The consultants recommend the name Railyards but public input will help establish whether this is the best name.

Recommendation 23

Develop a program of rail themed street signage and interpretive markers to build identity and awareness of the train heritage in Railyards.

Rezoning

It is important to address zoning controls for Railyards soon, given the large number of business sites that are potentially in transition. Zoning and development guidelines need to ensure that properties are not redeveloped for continued light industrial use if the intent is to move to mixed-use residential.

The current C1A zoning for the district is perhaps a carry over from its industrial past. As the area evolves, rezoning and an Area Redevelopment Plan are required. Detailed zoning recommendations for this are found in Section D.

Power Line Relocation

As noted in Recommendation 10, the current plan to bury the overhead power lines in Riverlands should include a section in Railyards as well. This would be a section of line from north of the transformer station to the edge of the water intake plant property.

This would create a section of very attractive property overlooking the river for residential development, a substantial amount of which is City-owned (Parks storage). Property values and development potential would be significantly enhanced.

The Electric Light & Power department has advised that the approval process alone for the burying of the lines can take up to three years. Action should be initiated as soon as possible to begin approval applications and budgeting.

Old CPR Train Bridge Plaza Park

There is a natural hub at the south end of the Old CPR Train Bridge, where pedestrians and cyclists can connect to routes heading south into the city centre, southwest into Railyards and Riverlands and north onto the bridge or the river trail system.

Old CPR Train Bridge Plaza Park

Recommendation 24

Design and construct a pedestrian and bicycle oriented park at the south end of the Old CPR Train Bridge. Research the potential for locating an historic steam locomotive in this park to bring greater visibility to the area's rail heritage.



Existing south end termination of old CPR bridge

It is an ideal location for a plaza park with benches and a water feature which could cascade down the hill along the trail into the park area.

During preparation of this plan it was indicated that a local rail history group may be able to source a steam locomotive for use as a very visible historical interpretive element.

New Intersection – 53 Ave. and 55 St.

As noted earlier, the roadway plan for this area calls for 55 St. to be extended straight west from Gaetz Ave along an existing right-of-way in 2011. When this happens, 53 Ave. should be realigned as well so that it intersects 55 St. at right angles slightly to the east of its current configuration (Recommendation 25).

The new 55 St. extension must calm traffic and create a designated pedestrian crosswalk for pedestrians and cyclists crossing the street while travelling to and from the popular Old CPR Train Bridge.

53 Ave. Enhancements

53 Ave. currently runs the length of the Railyards district, ending in a cul-de-sac just as it reaches Taylor Drive.

This street is currently used for local traffic, service and delivery vehicles. As noted above, the GDAP 2008 Update recommends (Recommendation 26) that it be reconfigured at its north end to intersect at right angles with the 55 St. extension and have sidewalks, tree planting and bike paths constructed from 55 St. south to Ross St. These features will begin to establish it as a pedestrian-based commercial / shopping spine for future neighbourhood Railyards mixed-use development. Storefront commercial on all new development on 53 Ave. would face the street, with residential above.

New Intersection

Recommendation 25

Design and construct a realigned 53 Ave. intersection with 55 St., such that 53 Ave. is moved east to align with the south end of the Old CPR Train Bridge trail. Create the intersection as a pedestrian-first crossing with special pavement treatments to recognize its status as a key north-south link for pedestrians and cyclists.

53 Ave. Enhancements

Recommendation 26

Initially as a 2010 Pilot Project, reconfigure 53 Ave. as a model 'complete street' with sidewalks, a dedicated bike lane, street furniture and landscaping.

New Links to River and City Centre

The City-owned sites west of 54 Ave. (currently Parks storage and Water Treatment Plant expansion spaces) provide an opportunity to create stronger linkages to the river parks and trails.

Dedicating 2.5m on the north end of the current Parks site and the south end of the water intake property would allow for these connections, which could then continue east-west through Railyards.

As noted above, an enhanced 53 Ave. would create one south-westerly route through the area. Along the eastern edge of Railyards, on Gaetz Ave., there is also an opportunity due to the width of that avenue.

Currently, there is a well-used ad hoc pedestrian pathway that runs from the Old CPR Train Bridge through private parking lots to the sidewalk along the east side of Superstore and linking to the distinctive heritage boardwalk along the west side of the former CPR train station. To recognize and enhance this natural desire route, various options could be explored (for example, providing a proper link from the south end of the train station boardwalk to the sidewalk; assisting with additional lighting; using temporary planters and painted asphalt to help define the path, etc.). As most of this is private land, enhancements would have to be planned collaboratively with land owners.

With its history as a light industrial area, sidewalks were not routinely included as part of road construction in Railyards. This needs to be corrected, and the GDAP 2008 Update recommends (generally) constructing continuous sidewalks to both sides of all streets.

Please refer to section 3 Great Streets for additional recommendations about reconfiguring 51 Ave. (the south-east boundary of Railyards) to calm traffic, add parking and create bike lanes. The Great Streets section also contains Recommendations for a sidewalk-building program to start to establish the urban infrastructure that is necessary for families to feel comfortable living in the area.

New Links

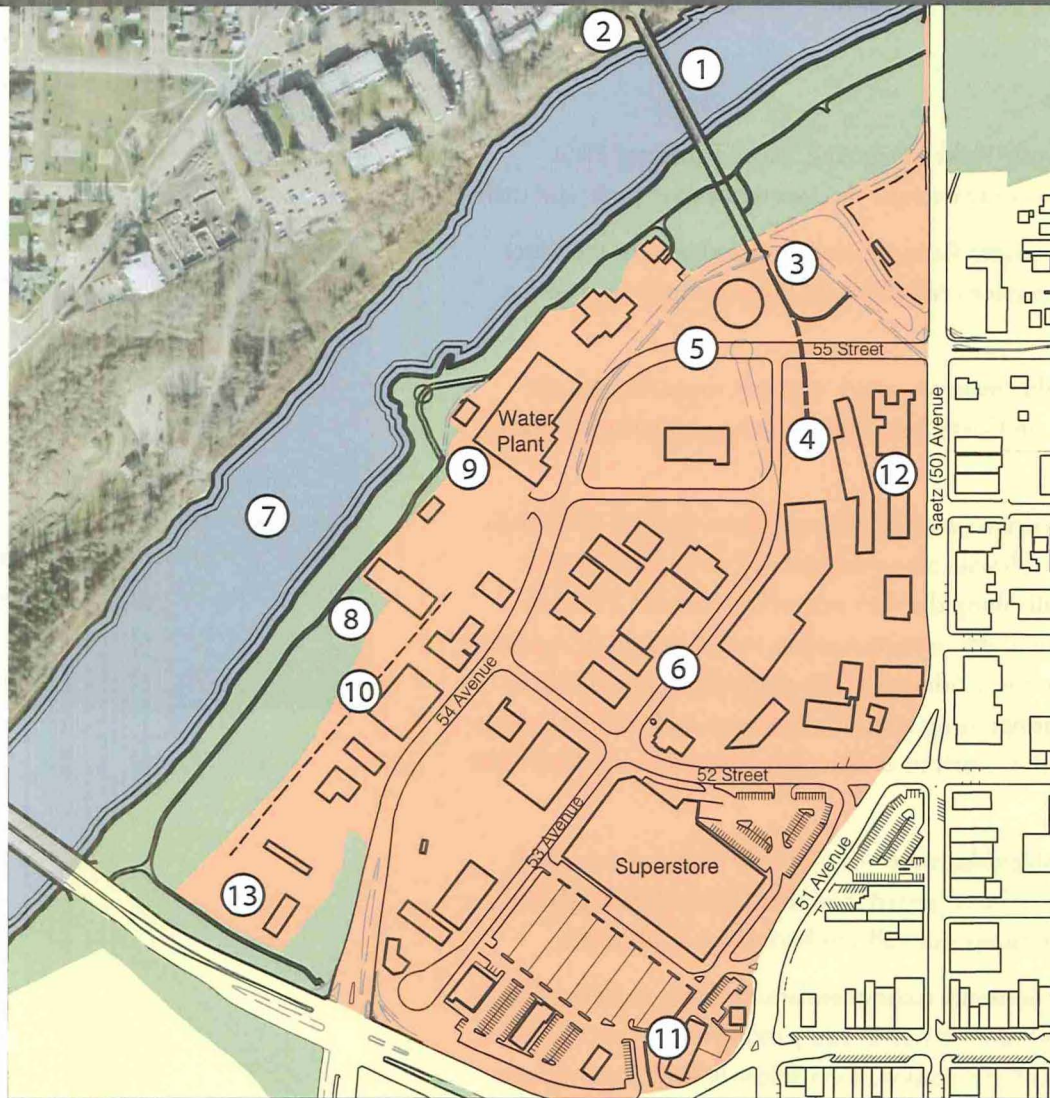
Recommendation 27

Explore options for acquiring right-of-way and constructing an attractive pedestrian route through the Cannery Row Mall area, from the Old CPR Train Bridge to the former CPR train station.

Recommendation 28

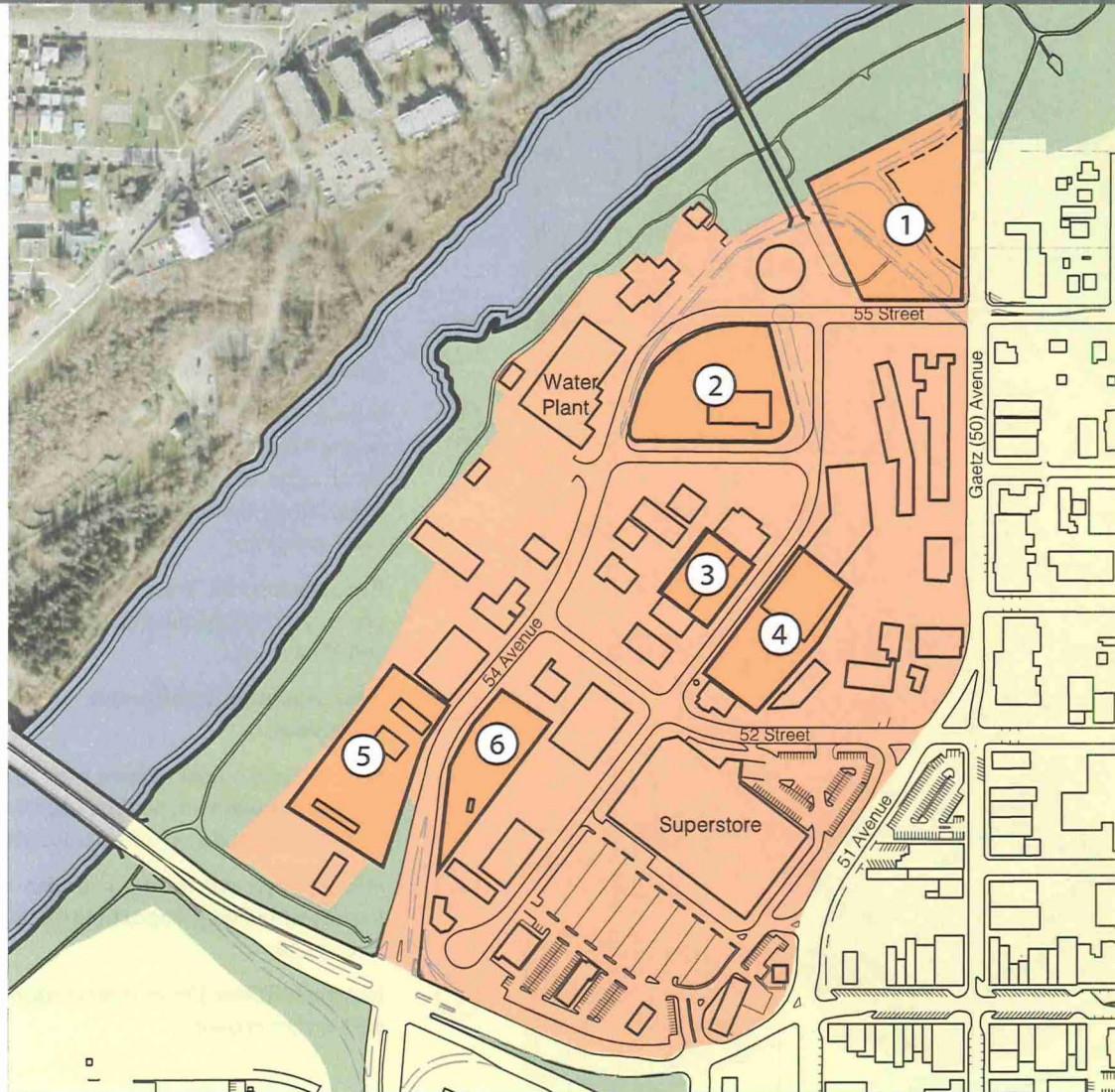
To support the development of Railyards as an attractive residential district, create attractive new links to the Waskasoo Park trails from 54 Ave. through the current City Parks and Water Treatment properties.

Figure 11. Railyards: Significant Planning Features



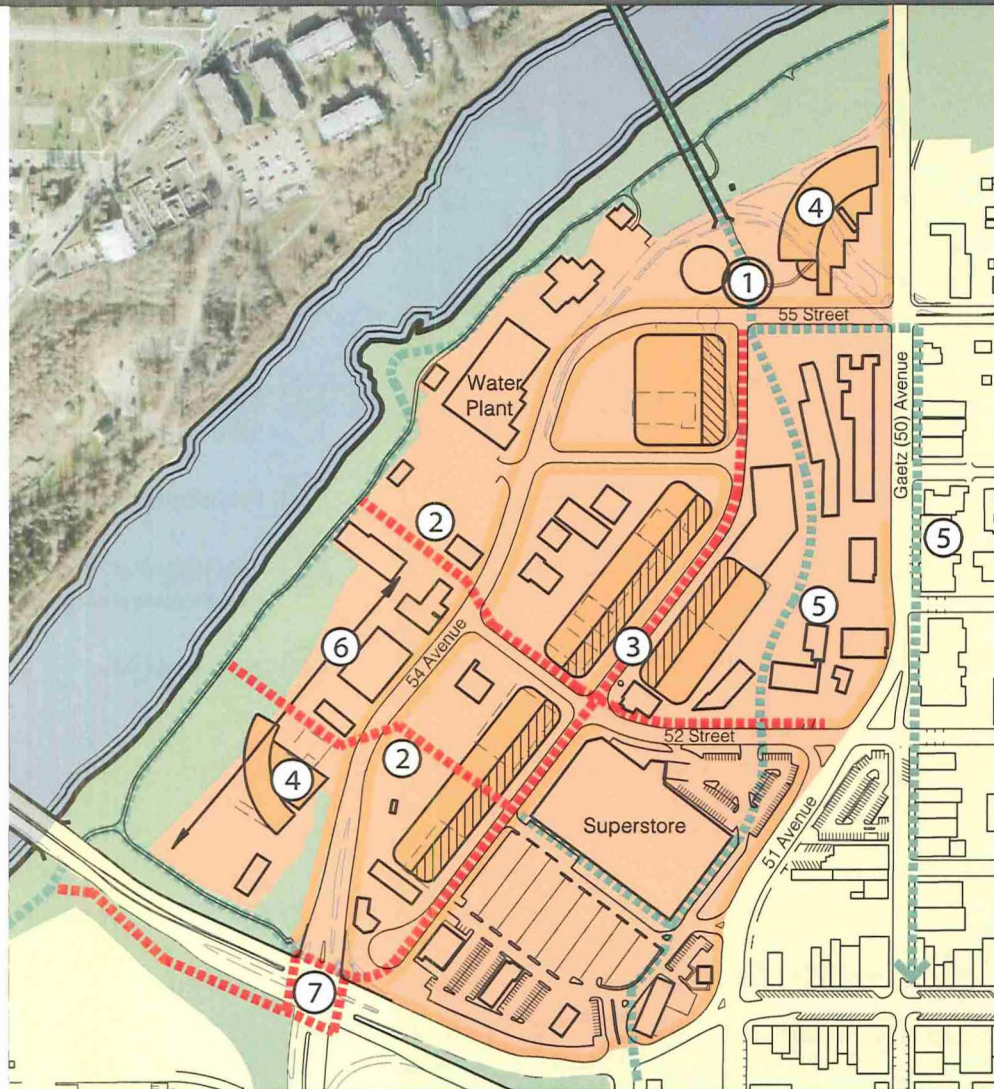
- ① Heritage site: Old CPR Train Bridge.
- ② Link to Riverside Meadows.
- ③ South landing from the train bridge.
- ④ North-South pedestrian path.
- ⑤ Future 55 St. West extension.
- ⑥ 53 Ave.: existing service road; potential to be converted to pedestrian spine for future development.
- ⑦ Red Deer River.
- ⑧ Waskasoo Trail system.
- ⑨ Water Intake Plant: new intake requires realigned trail location with interpretive site / river view potential.
- ⑩ Existing high voltage overhead power lines: consider burying.
- ⑪ Heritage Site: former CPR Train Station.
- ⑫ Heritage Site: Saputo / Alpha Dairy building.
- ⑬ Electrical transformers: permanent urban infrastructure site

Figure 12. Railyards: Development Sites 2008



- ① Property made available by the reconfiguration of 55 St., partially City-owned. An ideal site for a signature project, setting the tone for future Railyards development.
- ② Prairie Bus Lines: currently planning to move out of Greater Downtown.
- ③ Robco Cabinets: currently planning to move out of Greater Downtown.
- ④ Previous A&B Sound location.
- ⑤ City Property: Parks and Recreation to be vacated early 2009.
- ⑥ Brownfield Site.

Figure 13. Railyards: Concept Planning Initiatives



Significant Projects

New Pedestrian Links

Existing Pedestrian Links

Riverlands: a well-defined area evolving to a new, mixed-use, high-density urban neighbourhood with strong links to the river trail system along an upgraded 53 Ave. pedestrian-oriented organizational street / spine.

- ① Rail heritage plaza park with enhanced pedestrian-first crossing of extended 55 St.
- ② New E-W trails connecting Riverlands to connecting to the Waskasoo Park trail system. One through the north edge of the existing Parks property and the other along the south edge of the Water Treatment Plant property.
- ③ Reconfigured 53 Ave. featuring new sidewalks, tree planting, street furniture, bike lanes and narrower vehicle access.
- ④ New signature development on two City-owned properties.
- ⑤ Pilot project (collaborative with landowners): temporary planters, painted asphalt and signage used to define established ad hoc pedestrian routes.
- ⑥ High-voltage overhead power line buried to create improved building opportunities and public access to river edge.
- ⑦ Improved Taylor Drive intersection to allow pedestrian crossing.



B. Priorities

3. Great Streets – Transportation, Pedestrian and Public Realm

Vision & Principles

Getting to downtown Red Deer is convenient by car, by public transit, on bicycle and on foot. Each street is designed to serve multiple purposes, with an overall goal of creating a lively urban activity area.

The Red Deer station (or a rapid transit shuttle station) for the Alberta high-speed rail line is located in Riverlands or Railyards, supporting a cluster of residential developments for people who work in or make frequent trips to Edmonton and Calgary.

A variety of clear and convenient parking alternatives are available to meet the needs of shoppers, downtown residents and people who work in the area. Parking is on-street, above ground, or below ground wherever possible so that street frontages are occupied by businesses and residences. The downtown streets encourage people to move around on foot once they arrive ('park and walk').

The streets of Greater Downtown Red Deer offer citizens of all ages and physical ability not only accessibility but a wide range of well-designed, richly landscaped, safe and comfortable surroundings. Pedestrian activity is focused on street level and not pushed above or below ground.

Vehicle traffic moving through downtown (en route to destinations beyond downtown) will experience it as a special zone not unlike a playground zone with greater on-street and street-side activity. Traffic will slow slightly through the downtown core to encourage greater safety, on-street parking and retail activities.



What's New

In this update, we have combined the “Pedestrian Environment” and “Transportation and Parking” topics from the GDAP 2000 in one “Great Streets” section.

The great streets perspective is a more holistic approach to the use of our street right-of-ways for a wide variety of retail, pedestrian, parking, vehicle movement, cycling and transit functions.

We see these strengths and opportunities:

- interest in healthy living and environmental conservation support greater emphasis on active transportation (biking, walking)
- remaining gaps in the sidewalk and trails routes
- successful corner bulbs for pedestrians at a number of intersections
- Albertans increasingly supportive of a high-speed rail line with a stop in Red Deer

Objectives

- A ‘Complete Streets’ Approach to Street Design
- New and Improved Connections
- Enhanced Streetscapes
- Enhanced Laneways
- Barrier-Free Design for Active Living

Complete Streets Design Standards

Streets in Greater Downtown serve multiple functions, from helping people move from one end of the city to another and encouraging local business, to providing safe environments for families who live adjacent to them. In some cases, individual streets – such as Ross St. – do all of the above.

Major routes such as Taylor Drive, Ross St., 49 St., Gaetz / 51 Ave., and 49 Ave. provide important vehicle corridors for people travelling through downtown, as well as being routes to the downtown. The Taylor Drive bridge, for example, carries 40,000 to 50,000 vehicles per day, a high proportion of them destined for locations other than downtown. These legitimate and important vehicle needs will continue, so the challenge is how to balance those needs with new developments downtown.

New standards in place in many cities – and being widely adopted in others – allow balance between ease of vehicle movement and key downtown activities such as retail, outdoor patios, cycling, pedestrian movement and landscaping.

The complete streets approach adopted by North American cities such as Charlotte, Minneapolis, Denver and Calgary (guidelines are in draft form) and mandated by a number of States looks at the ‘performance’ of streets more broadly than our traditional focus on vehicle capacity.

Street design standards in the downtown encourage:

- Balanced consideration of vehicle, individual (pedestrian, cyclist) and retail uses of the street right-of-way
- Continuous walkways sized to accommodate comfortable use, without impediments
- On-street parking on most streets for easy retail access and pedestrian comfort
- On-street parking during off-peak hours on major collector streets to encourage evening activities downtown and discourage fast through-traffic
- Dedicated bike lanes on many streets, with the lane ideally located between the sidewalk curb and a row of parked vehicles
- Landscaped boulevards in the middle of wide streets, with pedestrian crossing refuges embedded in them
- Mid-block crossings on some streets, to encourage pedestrians to explore both sides of a street

Complete Streets Design Standards

Recommendation 29

Develop and adopt new street design standards that integrate ‘complete streets’ analysis into all street design / traffic engineering related to the Greater Downtown. Include significant involvement of culture, business and social sector advocates in the development of the guidelines and actively consult cities that have had success with such guidelines.

Recommendation 30

Whenever developing specific street designs in the Greater Downtown, apply a matrix of design considerations and trade-offs such as that developed by the City of Charlotte and / or the Context Sensitive Solutions approach of the Institute of Traffic Engineers.

Level-of-service (L-O-S) engineering guidelines should ensure that street design consider not only vehicle L-O-S but pedestrian and cyclist L-O-S and encourage active transportation. This principle of encouragement is important because on many streets and at many intersections, current pedestrian and cyclist use is minimal due to design that serves vehicles.

The goal for vehicle movement through the downtown area is slow, steady and smooth. The Historic Downtown area, in particular, should give priority to vehicles whose drivers are seeking downtown amenities (shops or parking) rather than those making a cross-city journey. Slower traffic flows support the shoppers who are crucial to downtown business.

Feedback from residents and business owners is that traffic calming initiatives in the GDAP 2000, such as extensions or bulbs at street corners to reduce pedestrian crossing distances, have been a significant improvement and that such initiatives should be extended to more streets and intersections.

Finally, downtown streets should be energized with frequent community and business events – from a downtown business BBQ to children’s festivals. A number of streets should be designed for temporary closures – some ad hoc for special events and some on a regular basis, such as the “car free Sunday” programs that are successful in other North American cities.

New and Improved Connections

As noted in the GDAP 2000, the Greater Downtown is ringed by a wonderful park and trails system, but does not offer well-designed transitions into the urban environment. For example, the Old CPR Train Bridge route, used by over 600 pedestrians and cyclists a day, continues to terminate in an undefined cluster of informal pathways.

To quote the Community Culture Vision (2008), “projects and opportunities have the greatest power when physically connected.”

New and Improved Connections

Recommendation 31

Redevelop (initially as Pilot Projects) the following major routes to include shorter pedestrian crossings, dedicated bike lanes and more on-street parking:

- Gaetz Ave from 55 St. to 52 St. (with bike lane continuing from 52 St. to 45 St.) and from 45 St. to the base of south hill
- 51 Ave. from 52 St. to 45 St.
- Ross St. from the base of Michener Hill to 51 Ave.
- Alexander Way (48 St.), as noted elsewhere in this plan
- a Pilot Project of evening and weekend on-street parking on the east side of 49 St. from 47 St. to 55 St.

Transportation connections play an integral role in defining how a community develops. Development typically occurs in nodes adjacent to transportation corridors and connecting points, whether that transportation involves air, vehicle, bicycle or foot travel.

With consideration being given to a future high-speed rail line between Edmonton and Calgary, it is important to establish a connection to such a line in The City of Red Deer proper, and downtown in particular. The Red Deer stop on such a line would have the greatest economic benefit to Alberta if it is located in an urban zone with the infrastructure to support intensive urban development.

As noted in the Community Culture Vision (p. 11), a high-speed rail station located outside of the city would pose a “significant challenge” to the viability of downtown Red Deer, due to its power to draw economic activity to it.

Furthermore, given that a high-speed rail line would be intended to reduce the volumes of private vehicle traffic, its stations must be located in districts that have high-density development and strong public transportation connections. The rail line would be defeating its purpose if it required all its passengers to take private vehicles to its station. Downtown Red Deer (either Riverlands or Railyards) would be the ideal location for a Red Deer station or a fast, convenient shuttle service to the station.

Street connections from Red Deer’s suburbs into downtown are generally excellent. During the 2008 consultations, a few citizens mentioned concerns with the downtown one-way systems in terms of difficulty travelling from one point to another. This had been addressed in the GDAP 2000 and the subsequent Downtown Traffic Initiatives Study. In 2008, the consultants heard that the public and business owners are most interested in creating ‘friendly’ streets, with good parking on-street or in parkades (surface level parking lots create retail ‘dead zones’) and that one-way streets were not a significant concern at this time. Attractive street amenities such as sidewalk cafes, trees, planters, furniture, banners and the absence of graffiti and neglected properties were seen as higher priorities.

New and Improved Connections

High-Speed Rail Station

Recommendation 32

Collaborate with the Alberta government and private high-speed rail developers to conduct an economic-generator study examining options for a station or rapid transit connection hub in Greater Downtown.

Alexander Way

Recommendation 33

Complete the Alexander Way redevelopment – to effectively link the downtown core with Riverlands, using the completed project design amended to include a dedicated bike lane.

South Downtown Greenway

Recommendation 34

Commission a multidisciplinary study to design a bike trail / greenway route from the existing trail head near 55 Ave. and 43 St. to Taylor Drive and 45 St., then along the greenway and creek south of 45 St. to connect with the trail system at Spruce Drive and 43 St.

The renewed objectives for improved connections are therefore to:

- Designate a future location for a downtown Red Deer high-speed rail station or park-and-ride rapid shuttle service
- Create new Railyards Trails from the Old CPR Train Bridge through Railyards to Riverlands and to Historic Downtown
- Complete and enhance Alexander Way as a feature connecting street between Barrett Park in the east and Bower Ponds in the west
- Create a new South Downtown Trail
- Plan for Greater Downtown transit improvements including a small bus shuttle loop
- Fill in the 'missing links' in sidewalks and trails
- Reconfigure key routes through downtown (starting with Ross St., 51 Ave. and Gaetz Ave.) to create multiple shared-use corridors

These objectives are reflected in project recommendations noted in other sections of this GDAP 2008 Update, including:

Railyards Trails

Three north-south trails connecting the Old CPR Train Bridge to Riverlands and Historic Downtown:

- 53 Ave. Route – built as a pilot project initially on the existing 53 Ave. surface; then more permanent construction on road allowance after pilot
- Gaetz Ave. Route – an on-street bikeway from 55 St. to Ross St.
- Cannery Row Mall Route – a route through the Cannery Row Mall parking area, south to Superstore

Alexander Way

As noted in the Historic Downtown and Riverlands sections, Alexander Way should be completed as a major promenade from Barrett Park through to Bower Ponds. This GDAP 2008 update notes that there is new public interest in incorporating a dedicated bike lane to

Sidewalk Building Program

Recommendation 35

Create a publicly funded three-year program to construct missing sidewalks (or asphalt trails, in some locations) and widen narrow walks on the following priority basis: 2011 – Historic Downtown, 2012 – Railyards, 2013 – Riverlands. Use the Downtown Public Realms Initiative as a guide to highest priority locations. Assign costs to future development levies.

the design.

Ross St. Enhancements and Cenotaph Plaza

Given its width, Ross St. is a prime candidate for a design that integrates more land / streetscaping, a dedicated bike lane, narrower curving traffic lanes and attractive corner treatments.

During Greater Downtown Planning Week, citizens observed that the temporary closure of lanes and removal of parking for the Executive Place construction worked well for vehicles but also allowed pedestrians to better appreciate the Cenotaph war memorial. It is proposed that a plaza be constructed, extending the pedestrian area on the south side of Executive Place to include the Cenotaph, with suitable benches and landscaping. This would create a more visible entry into the Historic Downtown retail core, slow traffic and create a pedestrian refuge where citizens can notice and appreciate the war memorial.

An alternative design, to be examined in a multidisciplinary design study, would be to locate the plaza from the south edge of the Cenotaph to the south Ross St. sidewalk.

In the Community Culture Vision (2008), citizens also expressed interest in a ‘scatter’ crossing intersection (a light sequence during which no vehicles are moving and pedestrians can move in all directions, including diagonally) at Ross St. and Gaetz Ave. This GDAP 2008 Update recommends (Recommendation 6) that a multidisciplinary design study formulate a design for Ross St. between 49 Ave. and Gaetz Ave. that incorporates a one or two-way cycle lane, the Cenotaph Plaza, a scatter crossing at Gaetz and Ross, and a feature sculpture at that intersection.

Greater Downtown Transit Improvements

As the Historic Downtown, Riverlands and Railyards develop, there will be growing demand for short shuttle-style transportation around and between the areas. The distances, while walkable in many circumstances, will be greater than some people find comfortable,



Ross Street looking west

especially in inclement weather. A high-frequency, low- or no-cost bus loop service featuring smaller buses would provide the necessary connections between Greater Downtown areas. Such a service, combined with enhanced parking (such as the Civic Centre parkade), would encourage the ‘park once’ behaviour, where people might arrive downtown in a vehicle but park it and walk or hop a shuttle bus for travel within the area.

An interim measure would be to institute a free downtown transit zone – an area where people could ride a few blocks for free. This initiative would begin to make it more feasible for residents to live downtown without having to own a private vehicle. Such initiatives ultimately reduce public investment in roadways by slowing the growth of private vehicle trips.

The consultants also heard from the public that downtown transit stops are important and that their location should be considered as part of complete streets design.

South Downtown Greenway

Greater Downtown’s ‘ring of green’ is discontinuous along the southern edge. The creek is impacted by adjoining businesses and there is no continuous route for public movement, or appreciation of the creek and adjoining green space.

The intent here is to plan and acquire rights-of-way in order to create a southern ‘green link’ from Riverlands across to the Arena area and the south end of Barrett Park.

‘Missing Links’

In some areas of the Greater Downtown there are sidewalks on only one side of a roadway or none at all. This often reflects earlier light industrial histories of the areas.

The Downtown C1 Public Realm Upgrades identified many areas where sidewalks are required in order to create the new infrastructure that supports urban lifestyles and the increased emphasis on downtown residential.

Parking

Recommendation 36

Review parking policies and incentives with a view to encouraging (in descending order):

- underground parkades
- above ground parkades with attractive retail or other amenities on their street faces
- on-street parking (including parking on major corridors during off-peak hours)
- fully landscaped surface level parking.

Require and enforce significant landscaping of all surface parking lots.

Streetscapes, Laneways and Accessibility

Recommendation 37

Replace Walk / Don’t Walk signals with crossing time countdown signals as part of the regular signal improvement and maintenance schedules.

Vehicle and Bicycle Parking

While it is important to enhance options for walking, biking or taking transit for health, environmental and street capacity reasons, most people (whether working, shopping or visiting) arrive downtown by private vehicle. Convenient parking is important. As general principles, this plan suggests that surface level off-street parking should be the last resort – that it is preferable to provide parking in underground parkades, above ground parkades, or on-street. On-street parking has a streetscape advantage in that parked vehicles at the curb-side provide a degree of calm and safety for pedestrians on sidewalks. The presence of parked and parking vehicles also slows traffic in street travel lanes.

Bicycle parking is an amenity that, along with dedicated bike lanes, encourages functional bike uses such as trips to and from work, education or services. There are a number of bike racks downtown but additional racks should continue to be added (racks must be close to destinations to be effective) and developers should be encouraged to consider indoor bike lockers.

Enhanced Streetscapes

In the 1980s, Red Deer upgraded streets and sidewalks along sections of Ross St., 49 St., Gaetz and 49 Aves. The trees that were planted then, combined with the reconfigured sidewalks and lighting, now give the streets a rich and inviting atmosphere. These streetscape (landscaping, lighting, paving, street furniture, signage etc) programs should be continued as an ongoing investment. The priorities are identified in the Downtown C1 Public Realm Upgrades study.

Enhanced Laneways

Previous Red Deer downtown plans and the Downtown C1 Public Realm Upgrades have

Enhanced Streetscapes

Bicycle Parking

Recommendation 38

As recommended in the Bicycle Master Plans and Red Deer Trails Master Plan, amend zoning and development guidelines to encourage the development of more outdoor and indoor bicycle parking facilities. All new developments should include provision for bicycles.

Recommendation 39

Continue regular re-investment in landscaping, street furniture, and related enhancements in the Historic Downtown, Riverlands and Railyards.

Recommendation 40

Prohibit Plus 15 Walkways – Because they remove activity and vitality from the street, and therefore decrease street level safety, 'Plus 15' elevated walkways over streets should be prohibited except in situations where the connected buildings are owned and occupied by the same organization, with strong functional reasons to need inter-building connectivity.

identified that in the Historic Downtown, several back lanes are well-established pedestrian routes. A number of businesses also open onto these lanes.

These established pedestrian routes should be recognized and upgraded to support safe and comfortable public use of the spaces. Laneways also create interesting diversions for shoppers, encourage foot traffic and reflect a sense of pride when attractively maintained.

Murals, lighting, special pavement treatments and signage are just a few of the ways that lanes can be enhanced. Naming lanes also gives them a sense of identity and improves public way-finding.

Barrier-Free Design for Active Living

The pedestrian environment in the downtown should be accessible to all. This will mean extending the policy of barrier-free design to include designing for people with auditory, visual and other impairments.

In addition, continuous barrier-free pedestrian routes are crucial to initiatives such as the Primary Care Network's active living program, which encourages groups of citizens to walk downtown. In our climate, winter snow and ice are a key barrier. An improved snow clearing program that provides more continuous routes will encourage winter use of walkways.

Barrier-Free Design for Active Living

Recommendation 41

Implement accessibility improvements including curb cuts for barrier-free wheelchair access, auditory and Braille pedestrian signals and other improvements on a systematic, staged basis, starting in the Historic Downtown.

Recommendation 42

Increase snow clearing to include key continuous routes into Greater Downtown.

Figure 14. Great Streets: Ross Street Design Proposal

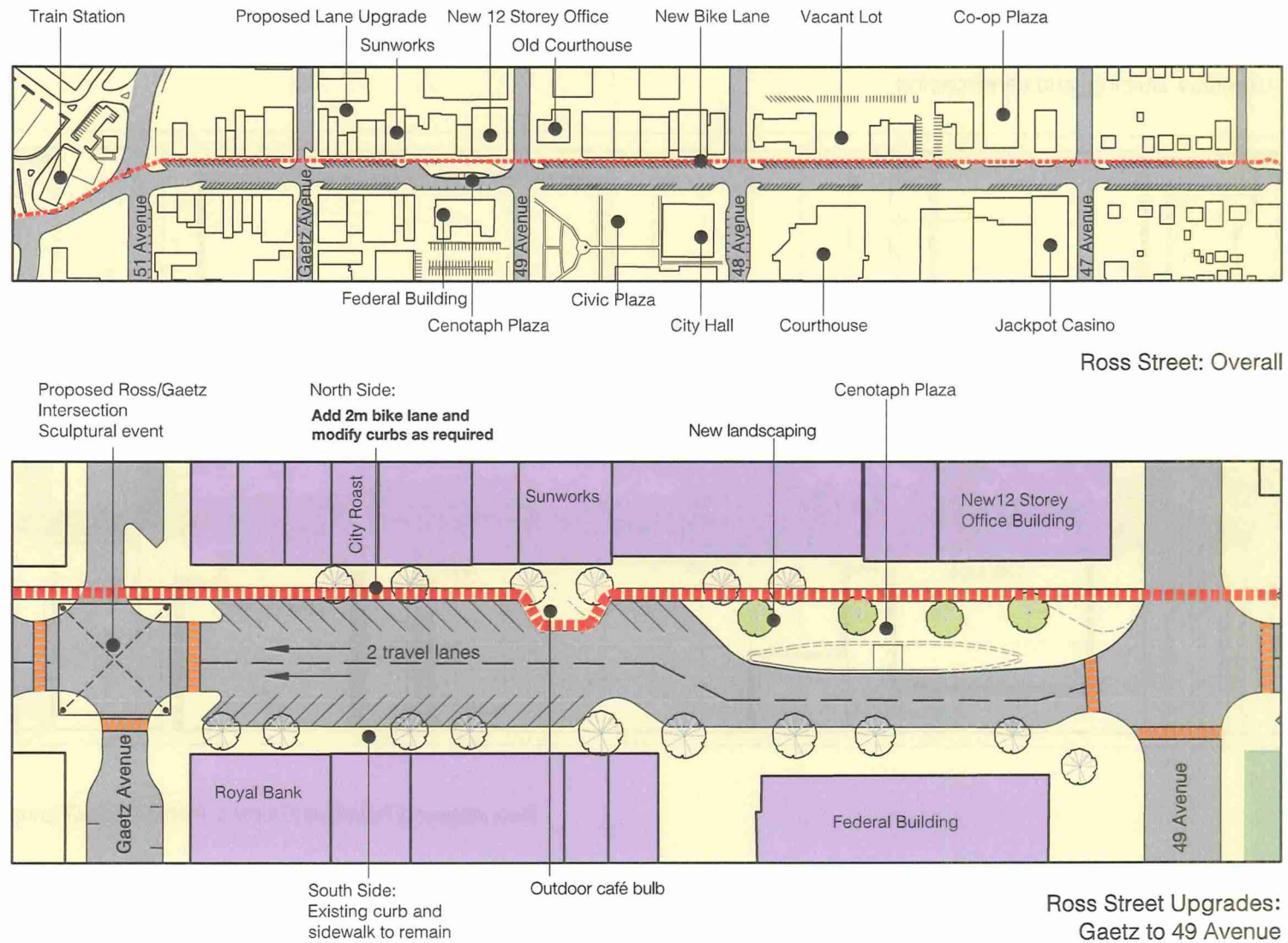
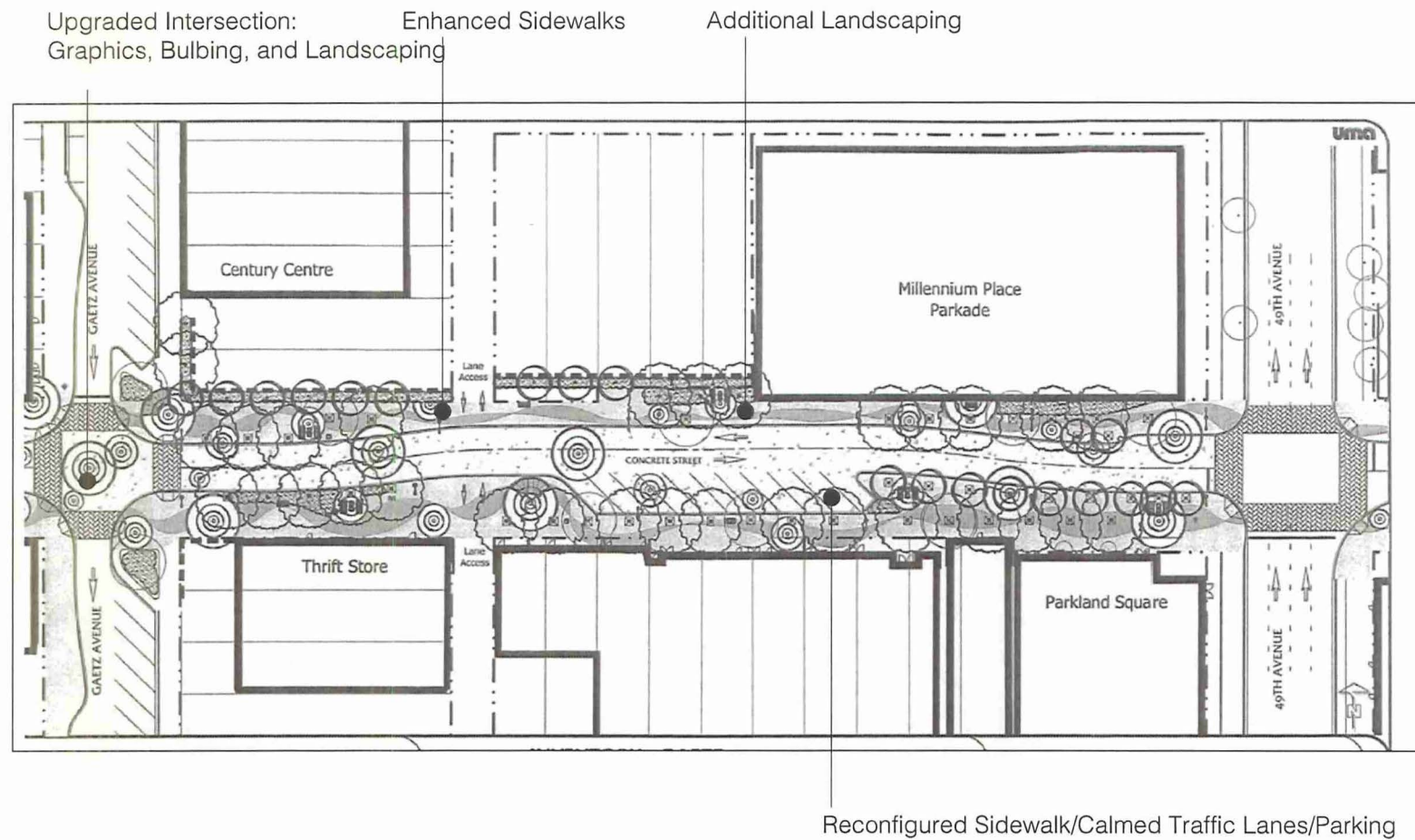


Figure 15. Great Streets: Alexander Way Design Drawing



Alexander Way- Ultimate Design Figure 18

Image courtesy of City of Red Deer Alexander Way- 48 Street Promenade Preliminary Design (2004)



C. Commentary

This Commentary section of the GDAP 2008 Update is intended to provide further guidance on elements of Greater Downtown life beyond the Priorities noted in section B. The Commentary categories follow those in the GDAP 2000 and should be read in context of the GDAP 2000. In many cases, significant progress has been made – community assets have been strengthened and a variety of programs, services and facilities are contributing to a healthy Greater Downtown. The following Commentary provides an overview of each topic area and suggestions for continued or new initiatives.

Since the GDAP 2000, the population of Red Deer has increased almost 25,000 to more than 90,000 people, with a corresponding growth in the Central Alberta regional population. The stress of accelerated growth has impacted the social structure of Red Deer, as it has many Alberta communities.

Between 2000 and 2008, Alberta experienced a very strong economy, while at the time of writing this report, the Canadian economy has slipped into a recession. This economic roller coaster is perhaps a sign of other substantial uncertainties facing us. Climate change and peak oil challenge our base assumptions of how we will sustain our economy, environment, communities and culture into the future. Throughout the public presentations and input this report received, sustainability emerged as a new concern – and in fact was the challenge most frequently mentioned by citizens. Sustainability had not been a high priority with the public at the time of the GDAP 2000.

With its large areas available for redevelopment, Red Deer's Greater Downtown has an opportunity to be a model of sustainable development. The established public infrastructure and prime land within walking distance of parks, services, recreation, entertainment, culture and work provide a great starting point for 'green' development practices.

This GDAP 2008 Update has therefore integrated recommendations related to sustainable development practices (see section B: Priorities).



C. Commentary

I. Arts and Culture

Vision: Greater Downtown is the heart of Red Deer's cultural life. Its neighbourhoods, especially Historic Downtown and Riverlands, are alive with artistic and cultural activities. Greater Downtown is a place where people connect with one another, with our built spaces and with our 'downtown parks' environment. Life in the Greater Downtown supports an authentic Red Deer personality, celebrates our diversity and encourages leadership that reflects our rural roots.

Great cultural facilities, informal gathering spaces and programs / events are interwoven in the character of Greater Downtown.

The GDAP 2008 Update coincided with the completion of the Red Deer Community Culture Vision and Outline for Action: Reframing Culture for Our Time and Place, 2008. The Community Culture Vision creates a framework for cultural and community development in Red Deer, with significant attention to opportunities in the Greater Downtown.

As such, the Community Culture Vision forms the definitive plan for culture development in the city. During the GDAP 2008 Update it was clear that many of the principles that citizens put forward in the Community Culture Vision were also compatible with, and relevant to, the downtown plan. The four Values emphasized in the Community Culture Vision are Rural Roots Leadership, Authenticity, Connections and Diversity. All of these are applicable to Greater Downtown development.

During the GDAP 2008 Update consultation process, the consultants also heard general community support for the Community Culture Vision elements that relate specifically to the downtown. These include the emphasis on a pedestrian-friendly downtown, completion of Alexander Way (Recommendation 33), planning for major cultural facilities downtown and a public market in Riverlands (Recommendation 12).

The Community Culture Vision addresses the street designs that create comfortable

community activity zones, the cultural facilities that are required for community activities, and the less structured natural and 'agora spaces' or gathering places that give us identity and refuge.

In addition, the Community Culture Vision supports features intended to make downtown a vibrant and comfortable place for pedestrians, including mid-block crossings and scatter crossings.

Many of the Community Culture Vision recommendations are reflected in the pertinent sections of the GDAP 2008 Update, which strongly supports the implementation of the Community Culture Vision.

During the GDAP 2008 Update consultation process, three specific cultural initiatives were proposed and broadly supported by the community: the creation of spaces for artists in Riverlands, the development of a larger concert or performing arts hall, and the development of a museum / gallery with public exhibition spaces.

The Riverlands artists' shops and studios are recommended (see Recommendation 12) as a component of a Public Market in The City Transit garage or Civic Garage building. There may be an opportunity for creative development of some live / work spaces, where artists could have interconnected living, working and retail spaces. Red Deer College is interested in active collaboration in the development of Riverlands. Such collaboration, along with private sector involvement, could lead to studios, living spaces and teaching spaces that are highly attractive to RDC students and instructors.

A public survey during and following the Open House indicated that the preferred location for a new concert / performing arts hall is in Riverlands. An alternate location would be the current parking lot on the north-west corner of 49 Ave. and 49 St., possibly in conjunction with the now-vacant Uptown Theatre property.

Though there was some support for locating a museum / art exhibit space in Riverlands, the preferred location appears to be in Historic Downtown, on the soon to be vacated RCMP parking lot and The City property immediately east of it. In that location on Alexander Way, the facility could share programming with the Red Deer Public Library, take advantage of the parkade that is planned over the Transit terminal, and be centrally located with easy access for all citizens and visitors. Locating the museum on Alexander Way would add a significant community asset and attraction to Greater Downtown's featured pedestrian route.

In addition to support for the above noted facilities, there was widespread interest in and support for cultural programming in Historic Downtown and Riverlands, including festivals, buskers and community celebrations. It was noted that the proposed pedestrian bridge between Riverlands and Bower Ponds (Recommendations 17 and 18) will create the potential for larger and more diverse community / cultural events spanning both sides of the river.

Finally, it has been noted that The City of Red Deer cultural programming space needs will continue to grow and that programs currently operating out of the Culture Services Centre would be well suited for the adapted market / culture spaces being planned for Riverlands or integrated into the future museum / exhibition facility.



C. Commentary

2. Recreation, Parks and Open Space

Vision: Ringed by the park trails, natural areas and waterways that define Red Deer's character, our downtown comprises a thoughtfully designed blend of linked public areas (both hard-edged and landscaped), offering places for respite, play and recreation to its citizens. Greater Downtown is an attractive destination for recreation and outdoor activities for all citizens, and also provides multiple recreation facilities and programs for the children, teenagers, adults and senior citizens who live downtown.

The Waskasoo Trail System, envisioned and constructed in the 1980s, defined Red Deer as a city that loves its urban parks. Today, the importance of parks and environmental stewardship is enshrined in every strategic and development plan The City creates, with the 2008 Municipal Development Plan being the most recent.

Open spaces are a major, even defining, asset to Greater Downtown. The Greater Downtown district is ringed by green spaces and water – the river to the north-west, valley escarpment to the south, and Waskasoo Creek to the east. As noted earlier, the Community Culture Vision emphasizes the importance of linked urban and natural public connecting spaces in order to foster cultural celebration, events and interaction – from formal to casual.

Recreation assets in the Greater Downtown include playgrounds, skateboard park, curling club, two arenas, picnic areas, tennis courts, swimming pools, fitness facilities, speed skating oval, lawn bowling greens, two seniors' centres, and others.

In the GDAP 2000, the recreation assets and potential to integrate Rotary Recreation Park into the pedestrian fabric of downtown was dealt with at some length. In 2004, The City commissioned the Red Deer Rotary Recreation Park Facilities Study, which evaluated the park and its buildings and recommended a number of upgrades, most of which had been included in the GDAP. While some major facility upgrades have been carried out, the park still has much more to offer to make it a jewel in the heart of downtown and a "cultural corridor" (Community Culture Vision).

The 2006 C1 Public Realm Initiatives recommendations identifies a need for a hard-surfaced civic plaza serving as an outdoor extension to City Hall.

The GDAP 2008 Update contains several references to upgraded or new public spaces.

Rotary Recreation Park

The first concepts for Rotary Recreation Park remain sound, have been confirmed by the 2004 study and are reiterated in this update. Related to the park is a recommendation to develop the dead-end parking lot north of the park such that it could be closed periodically and support outdoor events, especially those related to the adjacent new museum site. A northern feature gateway entrance into the park would also give the area a higher profile.

In response to the recent Community Facility Needs Assessment, the department of Recreation, Parks and Culture is also proposing a unified concept plan for Rotary Recreation Park and the arena / curling rink / skateboard park area to the south, which would help provide direction for future uses of the area. The outdoor spaces in this area are a considerable asset to our growing city and the people who live and work downtown.

The GDAP 2008 Update encourages a strong focus on enhancements to the outdoor spaces to complement recent and future enhancements to recreation, social and cultural buildings in the area.

South Downtown Trail

This report again notes the potential to develop a public trail along the south boundary of the Greater Downtown along the Waskasoo Creek waterway (Recommendation 34).

One larger site of particular interest along the creek lies south of 45 St. and east of 52 Ave. This large public property has potential to become a significant park area, connecting the Red Deer Regional Hospital Centre / medical services and residential area to the south with the downtown through Centennial Plaza.

Historic Downtown

This report recommends the development of a civic plaza west of City Hall (Recommendation 7) leaving the much-loved heritage flower gardens intact. This could be integrated with the current design work being undertaken for Civic Centre (City Hall) expansion and renovations.

Railyards

In the Railyards, this report recommends creating two new pedestrian linkages east across The City properties from the river trail (Recommendation 27). Also, and carried forward from the GDAP 2000, this update recommends development of a major plaza park at the south end of the pedestrian train bridge, connecting to walkways into the area along a reconfigured 53 Ave. (Recommendation 24). That park could include train heritage interpretive elements such as a steam locomotive.

Riverlands

As noted in section B: Priorities, Riverlands is envisioned as a district for a more urbanized interface with the river. While in other areas of Waskasoo Park the emphasis is on the valley's natural assets and recreational opportunities, Riverlands will be the place where downtown meets the park. Its plazas, streetscapes and river edge features will take a more urban form, while respecting the integrity of the waterway and the needs of wildlife.

Recommendations in this report for open spaces in Riverlands reinforce those made in the GDAP 2000 as well as the 2004 Area Redevelopment Plan, and include:

- a portion of hard-edged riverfront plaza development with access down to the river's edge at points where bank slope and stability permit
- a pedestrian bridge to Bower Ponds
- a major all-season public market.

New to this update is the recommendation (Recommendation 19) for a series of water / ice activity or art events throughout the downtown, and featured in Riverlands.

As noted earlier, there has been strong support for developing a range of water / ice features throughout the downtown, which could be commissioned as major works of art. These would build on and complement Red Deer's already successful water events, ranging from natural features like the river itself and Bower Ponds to the historic railway fountain and the well-used wading pool / fountain on Alexander Way. There are opportunities to create water interpretive / learning elements (regarding water usage and conservation) in conjunction with these features.



C. Commentary

3. Commercial Opportunities and Marketing

Vision: Downtown is the centre of the city's business community. It supports an ever-evolving core of independent retail stores, residences, government agencies and services, professional firms, and cultural events. Innovative and exciting redevelopment on a number of high-profile sites has created public and business interest in Greater Downtown as a place of energy and opportunity.

In 2008, The City's Municipal Development Plan identified downtown as the first in the city's hierarchy of commercial places. It recommends the continued direction of resources to "reinforce downtown as the business, civic, administrative, social services and cultural centre of the city." This GDAP 2008 Update supports that recommendation. While this plan contains no specific business / commercial development recommendations, the broad intent of all recommendations is to continue creating a vibrant area where businesses and public sector organizations can thrive.

Downtowns are particularly important to local businesses – stores, restaurants and services founded and owned by local residents. There is a strong symbiotic relationship between healthy downtowns and healthy cities – the downtown provides fertile ground for local enterprises, which return their human and financial capital to the community.

In 2005, The City of Red Deer and the Downtown Business Association published the Greater Downtown Market Opportunities Study. This report identified and discussed a wide range of development opportunities in Historic Downtown and in Riverlands. It also identified a perceived lack of safety and parking as the leading challenges to marketing opportunities in the downtown.

The Downtown Business Association (DBA) continues to play an important role in promoting and guiding the positions of business in the downtown. DBA representatives participated in this plan's Steering Committee. At present, the geographical area of the DBA does not include Riverlands or Railyards. As Riverlands and Railyards develop, there is an

opportunity for the DBA and The City of Red Deer to collaborate on building a broader based business group that integrates those in the current Business Redevelopment Zone with others beyond it, to advance development of the entire Greater Downtown.

The GDAP 2008 Update also supports Community Economic Development and Social Enterprise as viable approaches to building fair and strong local economies that engage marginalized populations in legitimate business activities.

Historic Downtown

Additional office space has been developed and is under development downtown, reinforcing the city's centre as the prime location for government, professional services and other office-based occupations. Retail and service businesses are also a significant presence in the Historic Downtown.

Since 2000, downtown has lost a movie theatre (with a new one opened in Red Deer County), but live theatre facilities like the Scott Block and Matchbox Theatre have launched, as have several new art galleries. Several new restaurants are thriving and help ensure an evening presence of people in the downtown.

Of interest is The City's purchase in late 2008 of the Arlington Hotel site for future development. The authors of this update applaud the initiative of The City to take action when prime sites become available in the downtown, to give them more control over the future of downtown.

In its marketing initiatives, it is important for The City to focus on nurturing some small-scale early successes as well as negotiating with developers on future large property projects.

Riverlands

The Riverlands section of this GDAP 2008 Update includes a feature hotel / convention centre site, adjacent to Taylor Bridge on the river, in response to the Market Opportunities

Study. Also noted earlier in the GDAP 2008 Update is support for the development of a major signature public building in Riverlands. This was first put forward in June 2008 as The Ark – a winter garden, interpretive centre, commercial and tourism draw, a community centre, a sustainable technology showcase. For this GDAP 2008 Update, The Ark remains a symbol, a place-marker for a Riverlands project not yet fully defined.

The idea of converting the existing bus barns and adjacent open land to a new location for the summer Farmers' Market, and extending it with an indoor and longer season market, received a high level of support from the public. This project has the opportunity to literally set the tone for the future of Riverlands, while being entirely 'doable' in the short term and potentially growing into studios, artist lofts and sales galleries.

Related to the public market is the potential for the immediate adaptive reuse of the existing Transit garage, Civic Garage and Purchasing building. One possibility is to ask the development community for proposals for those properties – the Purchasing building, for example, with its location at the river's edge and adjacent to the future pedestrian bridge to Bower Ponds, would be a very attractive site for a destination restaurant.

While these ideas will need to be fleshed out during further planning of the Riverlands, the current Area Redevelopment Plan for Riverlands, completed in 2004, supports major high-density mixed-use development throughout the area. Whatever the final configuration of Riverlands, it will offer significant opportunities over the next few years to both large and small scale creative developers.

Railyards

Another defined area of downtown that has captured attention in 2008 is Railyards (referred to previously as Cannery Row). Railyards has the potential to become a medium- to high-density complete community over the years, linked to the trail system, Riverlands and the Historic Downtown core.

Several prime properties are or will be available in this area (see Figure 12). The City of Red Deer owns one of those sites and a portion of another and can take a leadership role, perhaps with private sector partners, in creating signature developments.

In order to support appropriate urban form development in the area, Railyards needs to be rezoned from its current zoning and a new Area Redevelopment Plan prepared in the short term. The area has great development and marketing potential.

Section B: Priorities – Railyards provides a full discussion, Recommendations and maps related to the potential development of this area.



C. Commentary

4. Social Environment

Vision: A healthy downtown provides a safe and inviting community for a diverse range of Red Deer citizens. Downtown is a great place for citizens of all ages and backgrounds to interact.

Public feedback during the GDAP 2008 Update indicates that Greater Downtown is a healthy social environment, with some areas of concern requiring ongoing attention.

Greater Downtown is the city's most diverse area and life downtown is supported by an array of private and public services, including many human services. The Red Deer & District Community Foundation now conducts the Vital Signs annual overview of community indicators, providing an effective lens through which to view downtown social issues.

The GDAP 2000 encouraged the community to embrace diversity downtown and that encouragement is equally important in 2008. Immigration has brought an increasing diversity of people to Red Deer. Downtown areas are particularly attractive to new immigrants due to their walkability, support services and the availability of work, education, recreation and housing within close proximity.

The broad planning goals of this GDAP 2008 Update are intended to create the sort of supportive urban environment where individuals and families from diverse backgrounds, in varied circumstances, can lead fulfilling lives.

Many initiatives that were encouraged in the GDAP 2000 plan are now operating and contributing to the area's health. For example, recent initiatives to create a Child and Youth Friendly program are to be applauded – a district that is child and youth friendly is typically inviting and attractive to all citizens. The absolute numbers of children and youth in the city are increasing, so initiatives to meet their needs are important.

Schools are an important part of any community. A number of schools exist in Greater Downtown and the community should encourage community school boards and other

educational agencies to continue providing a range of positive schooling options downtown.

A policy in the GDAP 2000 that was perhaps ahead of its time was its call for community garden plots downtown. In 2008, this concept is of increasing interest to citizens as more attention is paid to the role of food in local sustainability. The Sustainable Red Deer group is actively promoting community gardens and opportunities for gardens in Greater Downtown and such initiatives should be actively encouraged.

The downtowns of all North American cities will continue to be home to many of our vulnerable citizens and this is no different in Red Deer. Good work is being done by dozens of agencies and programs to develop services and resources for citizens with social, personal, financial or health challenges. In 2008, downtown is appropriately the city's centre for a wide range of human services.

Various recent reports, City initiatives and action plans are identified in Appendix 1. These documents reference downtown policing, social and housing issues and address in more detail the social concerns raised during the GDAP 2008 Update process.

Especially of interest is a current initiative by The City of Red Deer's Social Planning department to measure the social impact of our built environment (design decisions) in order to create healthy and sustainable communities. The Social and Health Impact Assessment approach brings a valuable social perspective to our city's urban planning. The GDAP 2008 Update also supports Social Planning's continued role in reviewing development proposals that go to the Municipal Planning Commission.

The concept of 'social inclusion' also provides a perspective for developing an urban environment that supports the active involvement of all individuals in creating an equitable, supportive community.

Safety and Security

While some citizens express valid concerns about specific incidents of crime and violence in the downtown, like most other urban centres, Red Deer finds its overall crime rate decreasing.

While illegitimate and illegal activities can be a concern in downtown areas, many communities have found the greatest success in attracting legitimate activity that displaces the illegal activities, or puts them in a different context. In urban areas with high density, citizens feel supported by the presence of fellow citizens. On a street with fewer citizens, those citizens are more likely to feel vulnerable.

Nothing protects an area from negative influences and trends like a strong sense of community and of 'ownership' by those who live, work and play in the area. As noted in the GDAP 2000, a Greater Downtown community association or discussion group would help build and focus that community pride. Such a group could bring forward suggestions for improving the Greater Downtown and provide input on project planning. Ideally, community organizations are self-forming, but The City of Red Deer and Downtown Business Association may be able to act as catalysts to bring people together for this purpose.

Red Deer is home to Canada's largest city RCMP detachment, which provides a strong resource to the community. A new RCMP headquarters is under construction on 45 St. but more importantly, the RCMP City detachment is involved in a number of community policing initiatives that have direct benefits downtown, including the Coordinated Community Outreach Team, bicycle patrols, Street Ties, Crime Stoppers, a restorative justice program, Cops for Kids and others. Beginning in 2007, The City, RCMP and DBA established a working team to identify and implement strategies that address downtown safety, such as the Graffiti Program and Hotline.

In 2008, The City launched a Crime Prevention Through Environmental Design (CPTED)

incentive funding pilot project, providing matching funds for property owners' CPTED enhancements.

In recent years, The City has worked with bar owners to reduce public nuisance and illegal activities associated with late night drinking establishments, with positive results.

While negative public perceptions of downtown safety issues may not be supported by statistics, perceptions are important to the success of Greater Downtown. The GDAP 2008 Update encourages The City and DBA to continue actively seeking opportunities to publicize positive community activities downtown. Incidents of violence and crime will always draw media attention and the only effective way to overcome this negative attention is to build awareness of the many positive events.

There is no better 'solution' to negative perceptions of downtown safety than to engage as many citizens as possible – from infants to seniors – in active, fun, safe activities downtown. Initiatives that attract people to attractive public spaces downtown are the key.



C. Commentary

5. Living Downtown – Residential Options

Vision: Greater Downtown is a good place to live and work, and features a wide variety of housing options and forms. Those residential options are supported by a mix of services and supports for a diverse urban community. It is safe and convenient, and is accessible to people of all economic means.

In recent years, large increases in housing costs and rapid population growth have stressed the housing options of citizens. Housing vacancy in downtown Red Deer is very low. The area has great sites for more housing, supported by important amenities such as food stores (three major supermarkets), shops, parks and trails, recreation, work, restaurants and culture. What Greater Downtown needs is more housing.

As was the case in 2000, the GDAP 2008 Update advocates support for diverse, attainable housing options. People of all ages, backgrounds, income levels and personal situations need homes. The 'Housing First' philosophy that is at the core of much of our community's social planning notes that the stability of individuals and families starts with appropriate housing.

Several documents since 2000 have impacted the status of downtown residential areas. In 2004, Parkvale Design Guidelines were approved and added to The City's Land Use Bylaw. These ensured Parkvale would be protected as a single family neighbourhood, with architectural guidelines to protect its unique heritage character. Recommendations from the GDAP 2000 to allow a special retail zone along the north edge of Parkvale were also approved, and have proven successful.

The 2004 Riverlands Area Redevelopment Plan lays the framework for a sustainable, mixed-use, medium- to high-density complete community with riverfront housing as well as civic and cultural facilities. The 2005 Greater Downtown Market Opportunities Study confirmed the market for mid- to high-end condominiums in Riverlands. Also, the report identified the need for a greater range of housing types, and encouraged a more adventurous path for developers. As noted elsewhere, there is significant interest in developing housing types that are attractive to RDC students and artists in the Riverlands area.

The Railyards district is envisioned in this GDAP 2008 Update as a high-density residential area – providing homes for everyone from downtown professionals to the many service workers (sales people, clerks, hairdressers, servers, trades people etc.) who work downtown or find a central location convenient. New design guidelines may be required to encourage the ‘urban form’ of development in this area – development that emphasizes residential buildings right up to property lines and streets with inviting urban amenities.

The City of Red Deer has a history of taking a proactive approach to housing. The 2006 report Ending Homelessness in The City of Red Deer and the 2008 report Everyone’s Home: Red Deer’s Vision & Framework on Ending Homelessness by 2018 address opportunities to provide housing for those struggling for accommodation, many of which have implications for the downtown.

In 2000, The City first introduced a comprehensive housing strategy called The Journey Home, A Community Action Plan, which led to the distribution of federal and provincial money to assist innovative housing initiatives, many in the downtown.

Several of The City’s more recent initiatives and action documents (including the Community Services Action Plans 2008-2010 and housing documents noted earlier), provide direction regarding housing and social policy throughout the city but especially in our downtown.

We know that increased residential in a downtown creates a safer, healthier and more vibrant downtown. It is important that The City continually look for strategies (including financial incentives) to encourage more housing. Ideally, almost every property development in the downtown would include provision for some residential component.

Because there are, or will be, several prime City-owned properties available in the Greater Downtown, The City should look for opportunities to model mixed-use developments that integrate housing, including partnerships with private sector developers.

In the Railyards, several sites are available for development and will require an Area Redevelopment Plan to change the current zoning to allow major residential growth.

In the Historic Downtown, there are opportunities for major residential developments on properties such as the parking lot at 49 St. and 49 Ave. (with surface parking being replaced by underground parking) and the now City-owned Arlington Hotel site, as well as opportunities to add housing to commercial developments. As a general goal, almost all developments downtown should include a residential component.

Vision: Downtown Red Deer's built heritage is an irreplaceable asset that connects citizens



C. Commentary

6. Heritage Preservation

and visitors to the community's stories and accomplishments. Awareness of common history improves our community's health. Reuse and restoration of existing buildings adds to the community's sustainability.

Since 2000, the landscape of Red Deer's heritage preservation community has changed significantly. The City of Red Deer Municipal Development Plan identifies the importance of protecting our built heritage. Several initiatives since 2000 have strengthened the position of heritage sites in the city. Perhaps most importantly, The City of Red Deer Heritage Management Plan was commissioned and adopted in 2006 as a planning tool by City Council, at the recommendation of the Heritage Preservation Committee. This comprehensive plan provides ongoing guidance to heritage property owners, community volunteers, heritage organizations and The City.

As well, The City has established the Heritage Archives Coordinator position to oversee the implementation of the Heritage Management Plan and serve as first point of contact for all heritage issues. Parkland Community Planning Services also has a planner designated to address heritage issues.

The Heritage Management Plan has triggered several actions, including an amendment of the Land Use Bylaw, bringing the local bylaw in line with current municipal and provincial heritage preservation criteria. An update to the city's Inventory of Historically Significant Sites has also been undertaken and many of its 'statements of significance' relate to the Greater Downtown.

Stemming from this inventory update, the property owners along 56 St. have asked to be identified as a unique historic district. This GDAP 2008 Update supports that initiative, which would be similar to the previous plan's recommendation to prepare design guidelines for Parkvale.

The criteria for accessing provincial funding for historic sites can appear onerous to property

owners. However, good matching funding is available for those who choose to pursue it. Municipally, The City should identify tools that could be used to encourage owners in the adaptive reuse of their historic buildings. These could include technical advice, regulatory assistance and tax incentives.

The Main Street Program

Shortly after the GDAP 2000 was submitted, The City in partnership with the Downtown Business Association was successful in becoming a part of The Main Street Program.

Six construction and funding seasons came to an end in 2007 with a number of historic facades and signage in the downtown being upgraded. This was a project that not only improved the look of our downtown streets, but significantly increased heritage awareness in the community.

Some funds remaining at the end of The Main Street Program have been reallocated for a Statement of Significance to be completed for the downtown. Downtown is home to 83 identified heritage sites, or about 80 per cent of the entire city's inventory.

C1 Design Guidelines

The 2004 C1 Design Guidelines (incorporated into the Land Use Bylaw) identify and set development criteria for the Ross-Gaetz Heritage Area; require that the historic grid system be protected; and require that The City's Heritage Planner (through Parkland Community Planning Services) comment on Municipal Planning Commission submissions involving any heritage buildings.

As planners, we have stressed the importance of the street, lane and sidewalk grid structure of the originally surveyed railway town of Red Deer. The grid system has not been used in Red Deer for many years, having been replaced since the mid-sixties with engineering design standards using the collectors / arterial system.

This GDAP 2008 Update recommends major reconfiguration of several downtown streets to include bike trails, sidewalk upgrades and more pedestrian features. From a heritage perspective, it is hoped that these changes will be viewed as successful adaptive reuse projects rather than inappropriate alterations of an historic urban element.

Parkvale Design Guidelines

In 2004, The City approved a set of architectural guidelines for Parkvale, which protects the neighbourhood as a single-family housing area; ensures the integrity of the historic street, boulevard, and lane structure; and requires that new development enhance the significant heritage characteristics of the neighbourhood. These guidelines appear to have been successful and the GDAP 2008 Update suggests that they continue to be applied.

Finally, commentary and recommendations elsewhere in this GDAP 2008 Update support heritage elements of Greater Downtown, including enhancements of the Cenotaph with a plaza to improve its visibility to pedestrians, creation of a plaza for public gatherings on the north-east corner of the historic City Hall Park, and development of a new museum / exhibition facility on Alexander Way.



D. Land Use, Zoning and Design Guidelines

Vision: The downtown is transformed into a highly urbanized, compact and sustainable city centre, with a great diversity of building forms, land uses, facilities, activities and street life.

Red Deer will establish a dependable set of land use controls, urban design guidelines and public realm standards to attract the highest quality of urban development. The new zoning framework and street design guidelines have established a new clarity as to what the public demands of its downtown.

The short-term incentives The City implemented following the adoption of the GDAP 2008 Update were a powerful catalyst in stimulating new development.

The Riverlands and Railyards areas evolve from auto-oriented commercial / industrial areas to urban neighbourhoods of great diversity, strongly linked to the Red Deer River and the balance of the Greater Downtown.

Smart Growth

Red Deer's current Municipal Development Plan (MDP) discusses the need for The City to embrace sustainable development, otherwise known as 'Smart Growth'. The MDP specifically identifies the Greater Downtown as an area that needs to adopt land intensification and redevelopment initiatives in order to foster a "compact, efficient and sustainable urban form".

The following policies from the 2008 MDP provide clear direction for action on intensifying land use in the downtown:

- **Policy 5.10: Redevelopment and Intensification:** "The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including...the Greater Downtown."
- **Policy 5.17: Efficiency of Land Use:** "The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land."
- **Policy 11.4: Infill and Intensification Opportunities:** "The City shall continue to promote opportunities for infill and intensification within the Greater Downtown in order to facilitate a mixed use and compact urban form."

D. Land Use, Zoning and Design Guidelines

The GDAP 2000 contained the following policy direction with regard to the Riverlands, Cannery Row (Railyards) and Commercial Core areas:

- **Riverlands** was to be developed as a mixed-use high-density residential / commercial precinct, by undertaking a new redevelopment scheme, phased implementation, construction of public infrastructure, the relocation of the Public Works Yards and the sale of City-owned land holdings (Policies 2.8 and 9.3).
- **Railyards** was envisioned as an area that could transform to a commercial / residential / light industrial area through adopting a new vision and planning concept for the area, implementing zoning changes, improving the public realm to encourage private development and the sale of large parcels of City-owned land for high-density residential development (Policies 2.7 and 9.4).
- **The Commercial Core** (including the Historic Downtown, North Downtown and South Downtown areas) was envisioned as an area where “Land Use Bylaw changes and other incentives” should be adopted “to make residential development in these areas more attractive to developers” (Policy 9.5).

The GDAP 2000 also recommended the addition of Special Regulations / Design Guidelines to existing zoning and a number of relatively minor land use changes to facilitate specific plan objectives.

GDAP 2008 Update

The C1 and C1A zones have been in place to serve Red Deer’s central area for many years. These commercial zones cover a great deal of the downtown area, and are very flexible in terms of permitted and discretionary land uses. This flexibility could be made more effective by establishing well-defined future land use concepts and urban design guidelines to help guide and concentrate development.

There have been modifications to the C1 and C1A zones over the years, including changes to parking requirements and the recent addition of urban design and heritage preservation guidelines. For the most part, the densities and land uses allowed in these commercial zones have remained relatively unchanged for the last several decades.

D. Land Use, Zoning and Design Guidelines

During this period, several hundreds of acres of land along north and south Gaetz Ave. have been gradually and consistently rezoned to commercial to accommodate the travelling public. Over the last 15 years there has been a spike in suburban commercial rezonings as several new big box stores and power centres have appeared along south Gaetz and in Gasoline Alley, including the recent additions in Red Deer County.

This kind of commercial sprawl is common to most cities, but in every case it becomes more challenging for a city to maintain a strong, thriving downtown. This occurs even where a city's downtown has so many natural advantages, such as the case in Red Deer. Simply put, downtowns are in direct competition with suburban commercial sprawl.

Cities with strong downtowns often are those that have done a good job of limiting suburban commercial expansion while, at the same time, proactively attracting new development to the downtown through a variety of means. Red Deer has been active on many fronts in encouraging and supporting downtown revitalization.

The GDAP 2000 recommended certain zoning changes in the downtown and some were carried out – including design guidelines for the C1 District (2006) and Parkvale (2004), heritage preservation guidelines, as well as the adoption of a Riverlands ARP (2004), which included a detailed development phasing concept and zoning changes.

Recently, in many cities across North America there has been a growing appreciation for our older, inner city, urban neighbourhoods and the lifestyle they afford. They are appreciated as walkable, more sustainable, diverse areas. The Smart Growth sustainable planning movement has taken hold only in the last 10 years and is growing stronger.

Densification is now a well-accepted concept and many cities are actively encouraging higher densities through changes to zoning (with stronger design controls and amenity requirements) and adopting bylaws to support the concept. The policies in Red Deer's current MDP lend strong support to this approach.

Stimulating Development in the Core

The main aim of updating the zoning and urban design guidelines for the central downtown area (comprising Historic Downtown, North Downtown and South Downtown) will be to stimulate high-density development in the downtown core while respecting sustainable development principles and meeting high architectural and urban design standards.

To accomplish this aim the City should:

- Research successful practices in similar cities and adopt a range of incentive mechanisms and programs (housing grants, tax increment financing and time-limited tax holidays).
- Undertake a detailed land use and zoning review of the area covered by C1 zoning, and adopt changes necessary to help stimulate high-density, high-quality development.
- Consider expanding the area covered by the current R3 zone to create cohesive high-density residential blocks in the downtown core.
- Adopt public and private design guidelines for R3 zoning in the downtown that provide for a higher standard of architectural excellence and encourage a more urban scale coupled with an active street environment (allowing increased site coverage and eliminating suburban-quality property line setbacks).
- Address a variety of specific land use and design issues that have emerged through this GDAP 2008 Update, such as the proliferation of surface parking lots and the clustering of undesirable uses in certain areas. Include area property owners and other area stakeholders in the study process and review any other identified land use issues.
- Review the intent of the minimum height of buildings in the C1 district, as described by the C1 Design Guidelines. The intent of the guidelines was to allow minimum 2 storey projects in C1, not simply a minimum height.
- Review the intent of residential front yard set backs in the C1 district, as described by the C1 Design Guidelines. The intent was to respect existing single family residential setbacks on 52, 53 and 54 Sts.

Downtown Zoning

Recommendation 43

Undertake a detailed land use and zoning review of the area covered by C1 zoning, and adopt changes necessary to stimulate high-density, mixed-use, quality development.

Review that the intent of the current C1 Architectural Design Guidelines is clear and supportive of preferred urban form and density.

Recommendation 44

Consider expanding the area covered by the current R3 zone.

For R3 zoning in the downtown, adopt public and private design guidelines that provide for a more urban quality of architectural design.

D. Land Use, Zoning and Design Guidelines

In addition to the initiatives described above for the downtown core, the following actions are required for the Railyards and Riverlands areas:

- To create diverse urban neighbourhoods, the Railyards area should be rezoned from C1A to DC (Direct Control), based on the development concepts adopted through this GDAP 2008 Update.

The intent of the new zoning will be to provide for a distinctive urban neighbourhood with a high-quality pedestrian environment; medium- to high-density residential and mixed-use residential / commercial land uses; and residential development on the upper floors of ground floor commercial along the 53 Ave. pedestrian spine.

- In the Riverlands area, the existing DC(21) zoning and the current development concept contained in the 2004 Riverlands ARP should be reviewed (Recommendation 1).

The ARP should be revised as necessary to accommodate the recent updated development concepts envisioned for Riverlands (see Section B. Priorities / Key Districts; also Appendix 4: Riverfront Renaissance).

Railyards and Riverlands Zoning

Recommendation 45

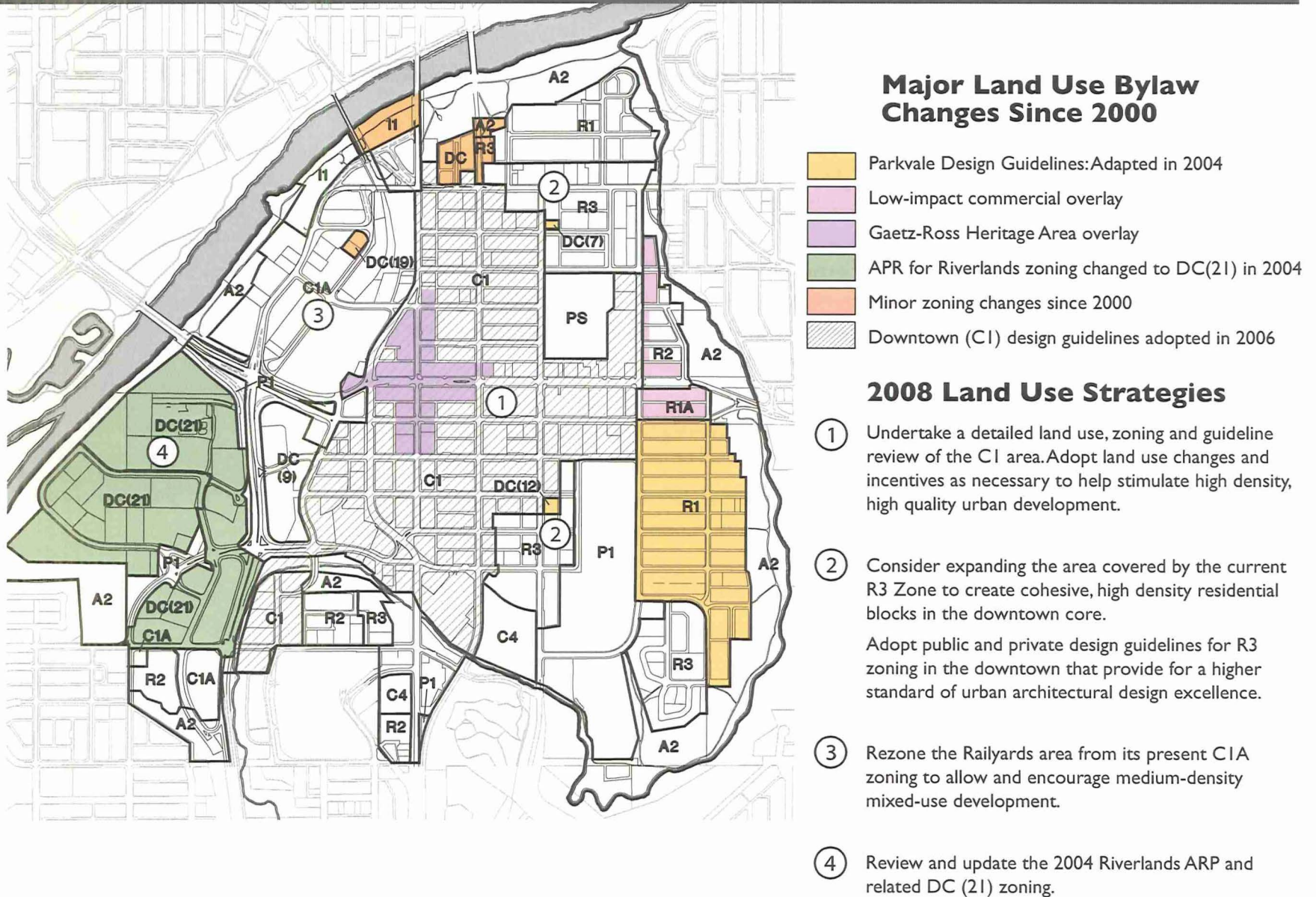
Rezone the Railyards area from its present C1A zoning to allow and encourage medium-density mixed-use development. Establish public and private design guidelines based on the planning concepts described in this document.

Recommendation 46

Review and update existing Riverlands DC (21) zoning.

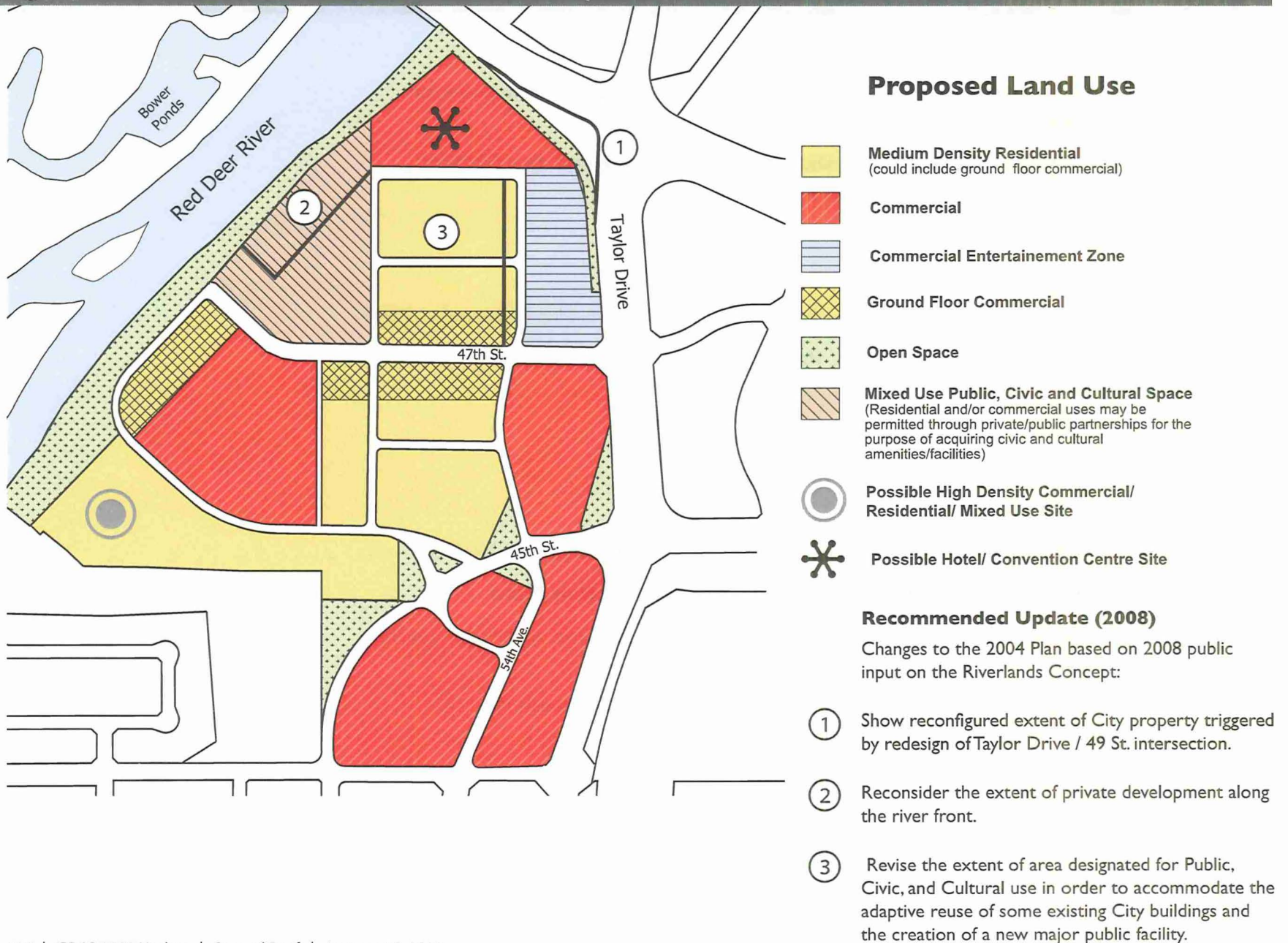
D. Land Use, Zoning and Design Guidelines

Figure 16. Greater Downtown: Land Use Directions



D. Land Use, Zoning and Design Guidelines

Figure 17. Riverlands: From the 2004 Area Redevelopment Plan





Appendices

Appendix I

List of Reports, Studies and Resources reviewed for the Greater Downtown Action Plan 2008 Update

Reports and Documents that Preceded / Triggered the Greater Downtown Action Plan 2000

1. Vision 2020
2. City of Red Deer Strategic Plan
 - a. (update: The City of Red Deer Strategic Direction 2009-11, adopted December 2008)
3. Municipal Development Plan, The City of Red Deer (updated version adopted May 5, 2008)
4. Red Deer City Council Resolutions
5. 1994 Downtown Concept Plan
6. 1993 Downtown West Area Redevelopment Plan
7. CP Railway Right of Way Redevelopment Plan – 1992 (subsequently repealed)

Greater Downtown and Riverside Meadows Action Plans

8. Historic Downtown: Planning Initiatives, The City of Red Deer, approved August 14, 2000
- b. Greater Downtown Action Plan and Riverside Area Redevelopment Plan: Implementation Strategy, July 2001
- c. Summary document: Action Items from GDAP – The City of Red Deer (Excel sheets, 2005)
9. North Red Deer – Riverside Meadows Revitalization and Action Plan, Parkland Community Planning Services, May 2000

**Studies / Reports Triggered by the Greater Downtown Action Plan
2000**

10. Downtown Building Setback Elimination Study, Stantec Consulting, The City of Red Deer, March 2001
11. The City of Red Deer Downtown Traffic Initiatives Study, Earth Tech (Canada) Inc., The City of Red Deer, Sept. 2001
12. Red Deer Rotary Recreation Park Facilities Study, Simpson Roberts Architecture Interior Design Inc., The City of Red Deer, 2003/2004
13. C1 Design Guidelines, [Commercial (City Centre) District C1], John Hull Architect, 2004, The City of Red Deer, adopted as C1 Land Use Bylaws, 2006
14. Diverse Downtown Programming Opportunities Project, Dawna Barnes and Associates, The City of Red Deer: Recreation, Parks and Culture and Social Planning departments, June 2004
15. Riverlands Community Plan: Area Redevelopment Plan (ARP) and Development Design Criteria, John Hull Architect and Urban Plans Inc. et al., The City of Red Deer, July 26, 2004
16. Alexander Way: 48th Street Promenade Preliminary Design, UMA, The City of Red Deer, December 2004
17. Parkvale Design Guidelines, John Hull Architect, The City of Red Deer, 2004
18. Downtown C1 Public Realm Initiatives, John Hull Architect and UMA Engineering, The City of Red Deer, June 2006

Reports and Documents that Impact the Downtown

Statutory Plans

19. The City of Red Deer, Municipal Development Plan, May 2008

Bylaws

20. The City of Red Deer Land Use Bylaw No. 3156/96 which includes:

- Community Standards Bylaw
- Business Revitalization Zone Bylaw
- C1 Design Guidelines

Management Plans

21. The City of Red Deer Heritage Management Plan, Donald Luxton & Associates, The City of Red Deer, Sept. 11, 2006

Action Plans

The City of Red Deer, Community Services Action Plans:

22. Community Services Action Plans 2003 – 2006: With a Vision for the Future: People

23. Community Services Action Plans 2003 – 2006: With a Vision for the Future: Places, Open Spaces and Facilities Action Plan

24. Community Services Action Plans 2008 – 2010: Supporting and strengthening the quality of life and quality of place in Red Deer. Approved by City Council March 25, 2008

Planning Standards and Guidelines

- 25. Neighbourhood Standards and Guidelines, adopted by City Council Dec. 16, 2002, revised April 1, 2003, updated 2008
- 26. Industrial Area Planning Guidelines and Standards
- 27. Inventories of policies, facilities, agreements or standards

Master Plans

- 28. Bicycle Master Plan Update Final Report, Reid Crowther & Partners Ltd., The City of Red Deer, April 19, 2000
- 29. Waskasoo Park Interpretive Master Plan Report, The City of Red Deer, undated
- 30. Waskasoo Park Special Gathering Places Master Plan Report, ISL Community Development Consultants, The City of Red Deer Community Services, Nov. 2005
- 31. Gaetz Lake Sanctuary Master Plan
- 32. Transit/Special Transportation Study 25 Year Strategy, IBI Group, The City of Red Deer, June 28, 2004
- 33. Red Deer Trails Master Plan Report, ISL, The City of Red Deer, Sept. 2005 Appendix 2: Trail Systems Survey Summary and Appendix C: Stakeholder Interview Summary
- 34. Red Deer Community Culture Vision and Outline for Action: Reframing Culture for Our Time and Place, 2008, Paul Harris, Donna Cardinal, Alan Taylor
- 35. (Previous Plan) Red Deer Community Culture Master Plan, Randall Conrad & Associates, The City of Red Deer, September 2001

Needs Assessments

- 36. The City of Red Deer Recreation, Parks and Culture Community Facility Needs Assessment, CDC, June 2008 PowerPoint Presentation thumbnails
- 37. "Evaluation framework for integrating social and health impact assessment methods for urban land use planning," Social Planning department, The City of Red Deer

Business Organization Driven Plans

- 38. Greater Downtown Market Opportunities Study, Bruce Schollie, Schollie Research and Consulting, The City of Red Deer and The Red Deer Downtown Business Association, November 2005
- 39. Concept for a Major Red Deer Tourism Destination Attraction, Western Management Consultants, Tourism Development Sub-committee, Red Deer Chamber of Commerce, June 2007
- 40. Canal Review – Riverlands ARP, Steering Committee Briefing, PowerPoint thumbnails, The City of Red Deer, March 2008

Community Driven Plans

- 41. Resource Team Report for the Red Deer Main Street Project, The Main Street Program, March 2002
- 42. Red Deer Growing Smarter: Design Elements and Ideas for New Residential Neighbourhoods, Parkland Community Planning Services, Nov. 2002
- 43. Crime Prevention and Policing in Red Deer, Converge Consulting Group, The City of Red Deer
- 44. Phase 1: Crime Prevention and Policing in Red Deer

45. Phase II: Crime Prevention and Policing in Red Deer: Community Consultation Outputs

46. Downtown Policing Forum Follow-up Report, Aug. 2005

47. Ending Homelessness in the City of Red Deer, Jennifer de Peuter and Marianne Sorensen, Tandem Social Research Consulting, Red Deer Housing Committee, March 2006

48. Future Directions, Red Deer at 300,000. Richard Parker, RKP Consulting / The City of Red Deer, December 2006

49. Building a More Welcoming & Inclusive Community: How the City of Red Deer and Red Deer College plan to work towards the inclusivity of international newcomers to the community, Dr. Richard Roth and Red Deer College students, The City of Red Deer and Red Deer College, February 2007

Miscellaneous Documents

50. Heritage Statements of Significance for Municipally Designated Properties, John Hull Architect et al., April 2004

51. City of Red Deer and Red Deer County Intermunicipal Development Plan (IDP) Information Sheet.

52. Joint Planning Initiative (JPI): Vision and Policy Workshop, Tuesday, June 17, 2008

53. Everyone's Home: Red Deer's Vision & Framework on Ending Homelessness by 2018, Mayor's Task Force, February, 2008

Greater Downtown Action Plan 2008 Working Documents & Citizen Submissions

- 54. GDAP 2008 Steering Committee: Meeting Minutes and presentations
- 55. GDAP 2008 Update Planning Week Workshops & Events, June 2008
- 56. Bike Access into and Through the Greater Downtown, with maps and coloured photos, Don Wales, June 2008
- 57. Moving People by Rail Themed Community, alternate proposal of major theme for the Riverlands/Downtown Area, Paul Pettypiece, June 2008
- 58. The Alberta Central Heritage Model Rail Project, with maps and photos, Paul Pettypiece
- 59. Alfresco Urban Village, Futuristic Downtown Concepts, by Alfred Jonas, June 2008
- 60. Red Deer RiverWalk response from Red Deer River Naturalists, March 19, 2008
- 61. Riverlands Sustainability Concepts, email from Sustainable Red Deer, October 27, 2008



Appendices

Appendix 2

List of Consultations

The following is a summary of consultations (in-person, phone and email) held with stakeholders; the listing does not include meetings with individual citizens.

Downtown Business Association

Riverwalk Canals Committee

The City of Red Deer City Council

The City of Red Deer Development Services division

The City of Red Deer Community Services division

Parkland Community Planning Services

Youth Voice

Heritage Preservation Committee

Primary Care Network

Red Deer College

In addition, the GDAP 2008 Update consultants were in communication with a wide variety of designers, planners and administrators in other communities and with specialized organizations.



Appendices

Appendix 3 - Implementation Quick Start – 2009 Workplan

Recognizing that detailed workplans need to be developed for the many projects and initiatives in the GDAP 2008 Update, the following is a recommend series of steps that can be initiated in 2009. Some require special budget allocations, and rough estimates for 2009 costs are given where available. The assumption is that the new Greater Downtown Development Manager would draft a thorough implementation workplan for the years 2010 and beyond.

Recommendations	Initiative	2009 First Steps	Lead
1	Make changes to legal planning framework	Repeal 2000 Bylaw Initiate ARPs for Riverlands, Railyards (\$300,000)	City Council City Manager
2, 3	Greater Downtown Development Manager (GDDM)	Assign special 2009 budget (\$150,000) Develop position description and recruit	City Council City Manager / H.R.
10	Bury power line	Initiate regulatory approvals and initiate budgeting	Electric Light & Power
3	Awareness-building	Conduct a series of seminars / workshops with staff and stakeholders (\$25,000)	City Manager / Communications
	Riverlands infrastructure	Conduct an inter-department review of key infrastructure needs in Riverlands	new GDDM position
12	Riverlands Market plan	Using a multidisciplinary approach, initiate development of a business plan for creation of a Riverlands public market / arts venue as adaptive re-use of City garage(s) (\$75,000)	new GDDM position
12	Public Market: Building Upgrades	Prepare architectural design drawings, complete working drawings and construct initial upgrades required for the adaptive transition of the Transit Garage to Public Market (\$200,000). This would include a site study of the full area considered for public reuse plus detailed design of the Market building.	new GDDM position / Steering Committee
6	Cenotaph Plaza and Ross St. improvements	Using a multidisciplinary approach, initiate a design study for Cenotaph Plaza, Ross St. reconfiguration, and enhancements to the Ross / Gaetz intersection (\$150,000)	new GDDM position
33	Alexander Way and Taylor crossing	Initiate an update of the existing Alexander Way detailed design to incorporate changes recommended in the GDAP 2008 Update (\$75,000)	new GDDM position
25, 26	Railyards pilot project	Using a multidisciplinary approach, develop a plan for implementing, in 2010, a pilot project to test complete streets designs on 53 Ave.	new GDDM position



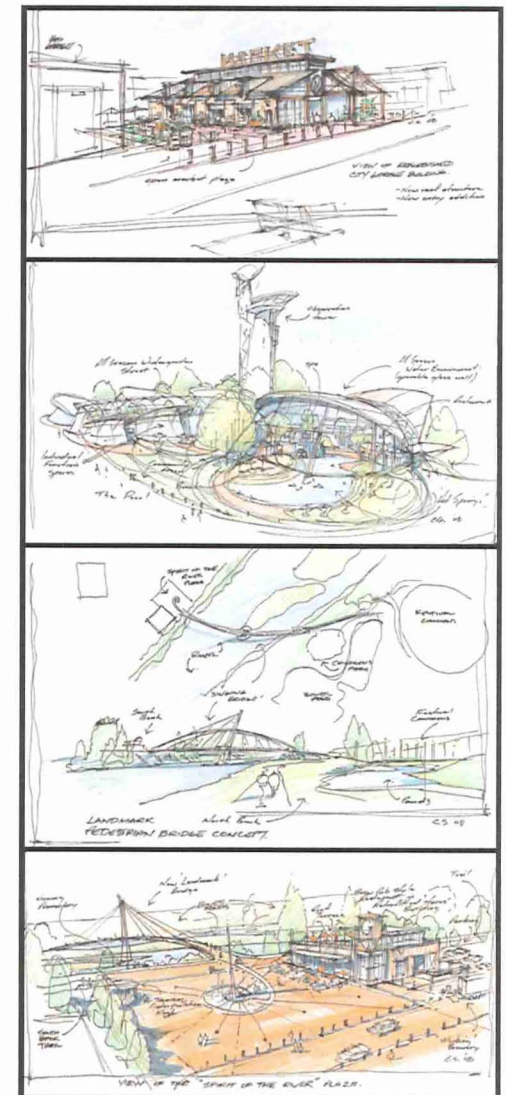
Appendices

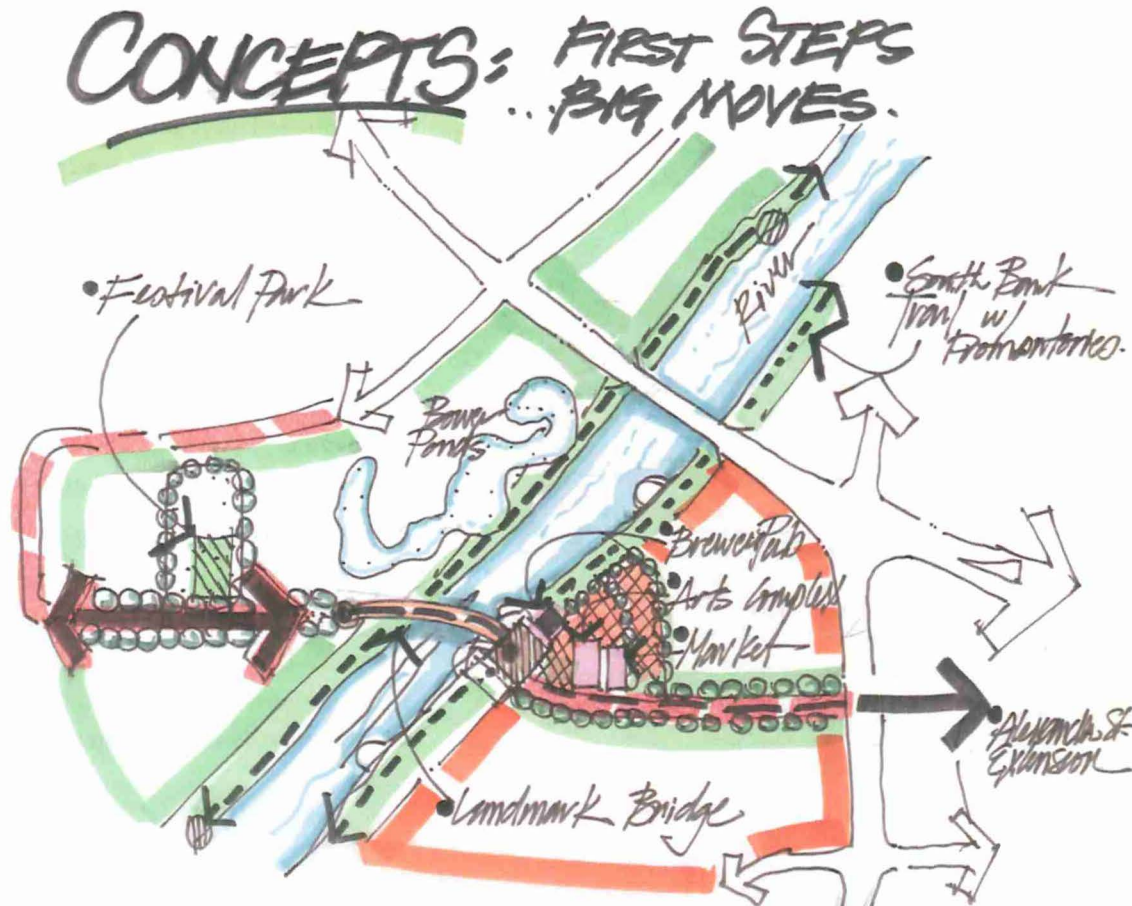
Appendix 4 - Riverfront Renaissance: Riverlands and Bower Ponds Design Charrette

December 12-13, 2008

In December of 2008, members of the Greater Downtown Action Plan Steering Committee and representatives of City departments joined with the GDAP consultants and the Michael von Hausen design team to explore features of the proposed Riverlands urban plan, as well as connections to Bower Ponds.

The following is an overview of the ideas discussed. These concepts are intended to provide further direction to the Greater Downtown Action Plan, the Riverlands Area Redevelopment Plan, and potential future uses of Bower Ponds.





Overview

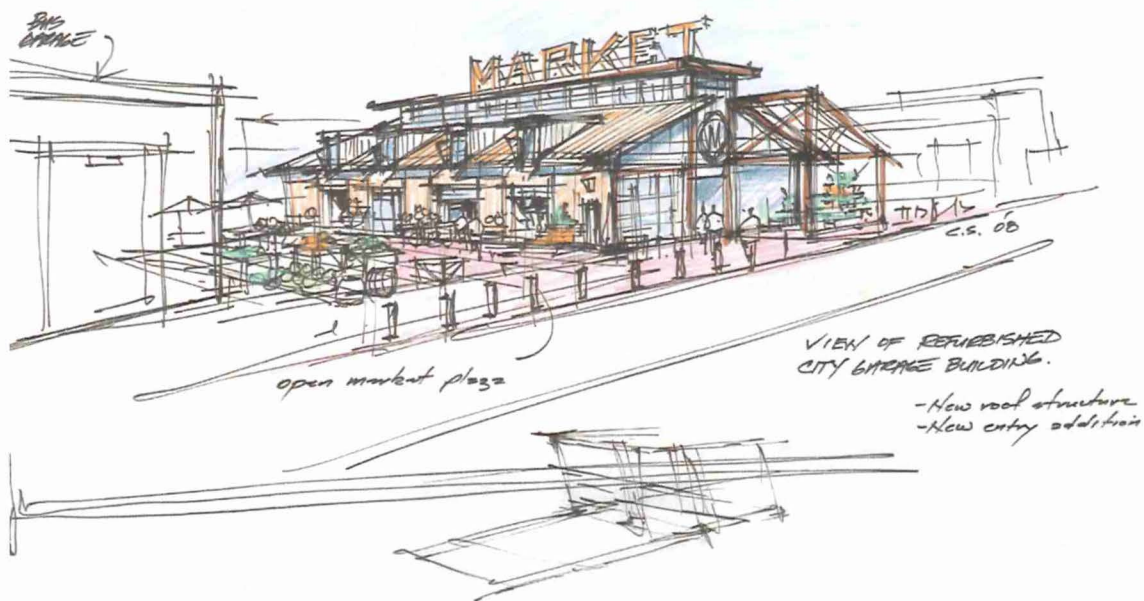
The Red Deer River has the potential to be a unifying element at the centre of our city, rather than a divider. The planned addition of a pedestrian bridge from Riverlands to Bower Ponds creates a new unity – a great park featuring lots of water, green spaces, nature corridors, and more urbanized public gathering spaces.



Riverfront Parks at the City Centre

Once united by an attractive pedestrian bridge, the Bower Ponds and Riverlands areas become a key community asset – a riverfront park and activity area located at the centre of our city. Readily accessible from both the north and south sides of the river, this united public activity zone has greatly increased potential for Red Deer as the city grows. The combined areas become large enough, with diverse enough amenities, to host major festivals and events with multiple indoor and outdoor venues.

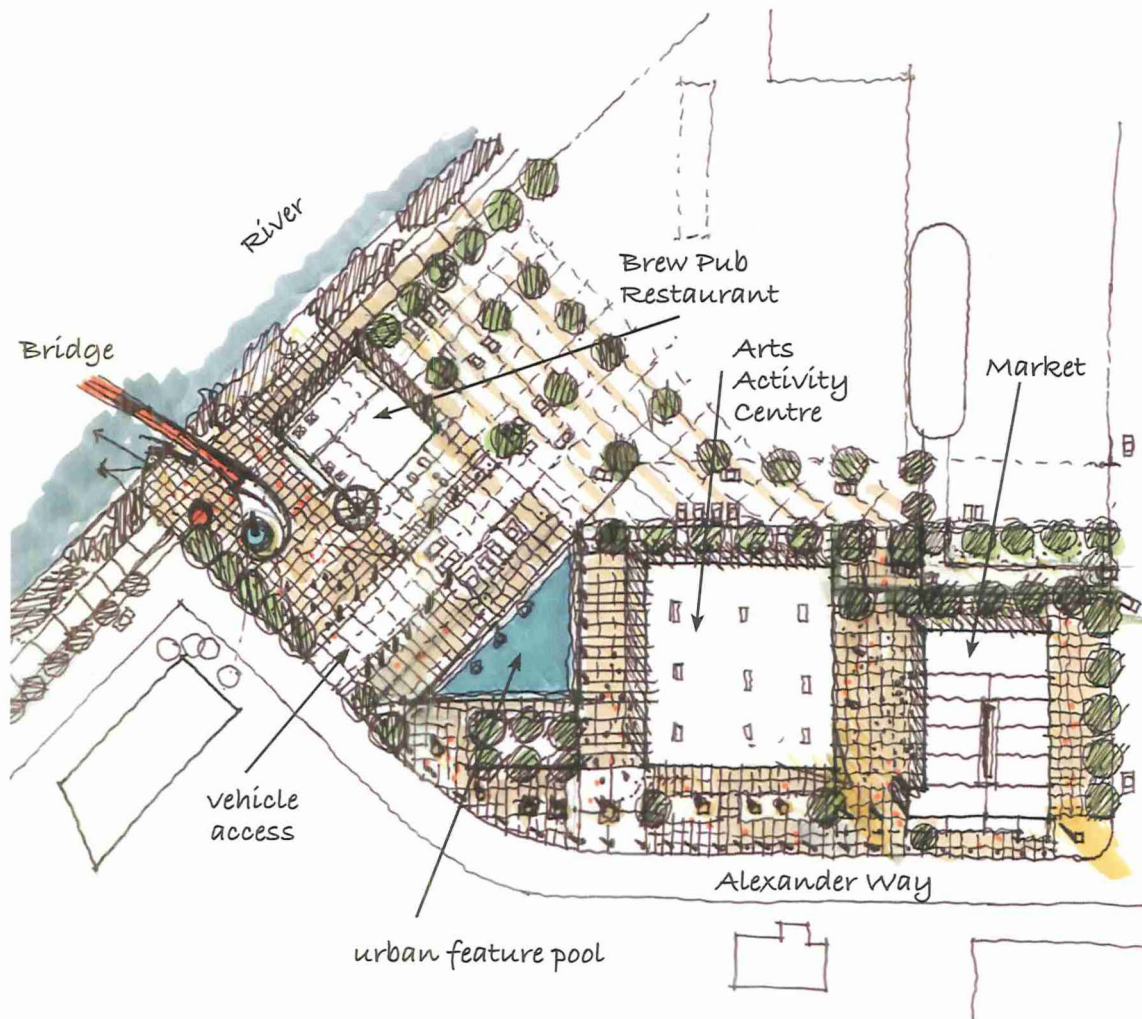
Crowds can easily flow from one side of the river to the other – in some cases, people may park on one side and walk to an event on the other. The potential for commercial amenities like restaurants and a hotel on the Riverlands side supports activities on the Bower Ponds side.



Market and Community

Imagine Red Deer's Public Market relocated to a renovated Civic Garage building in Riverlands. Retaining its weekend outdoor atmosphere from spring through fall, it also adds weekday and winter market capabilities. Growing organically, the Market building is a collection of indoor and outdoor spaces where the community gathers to buy and sell local goods, but also to socialize and relax.

An immediately 'doable' step, the Market facility has the potential to act as a catalyst for the transformation of Riverlands.

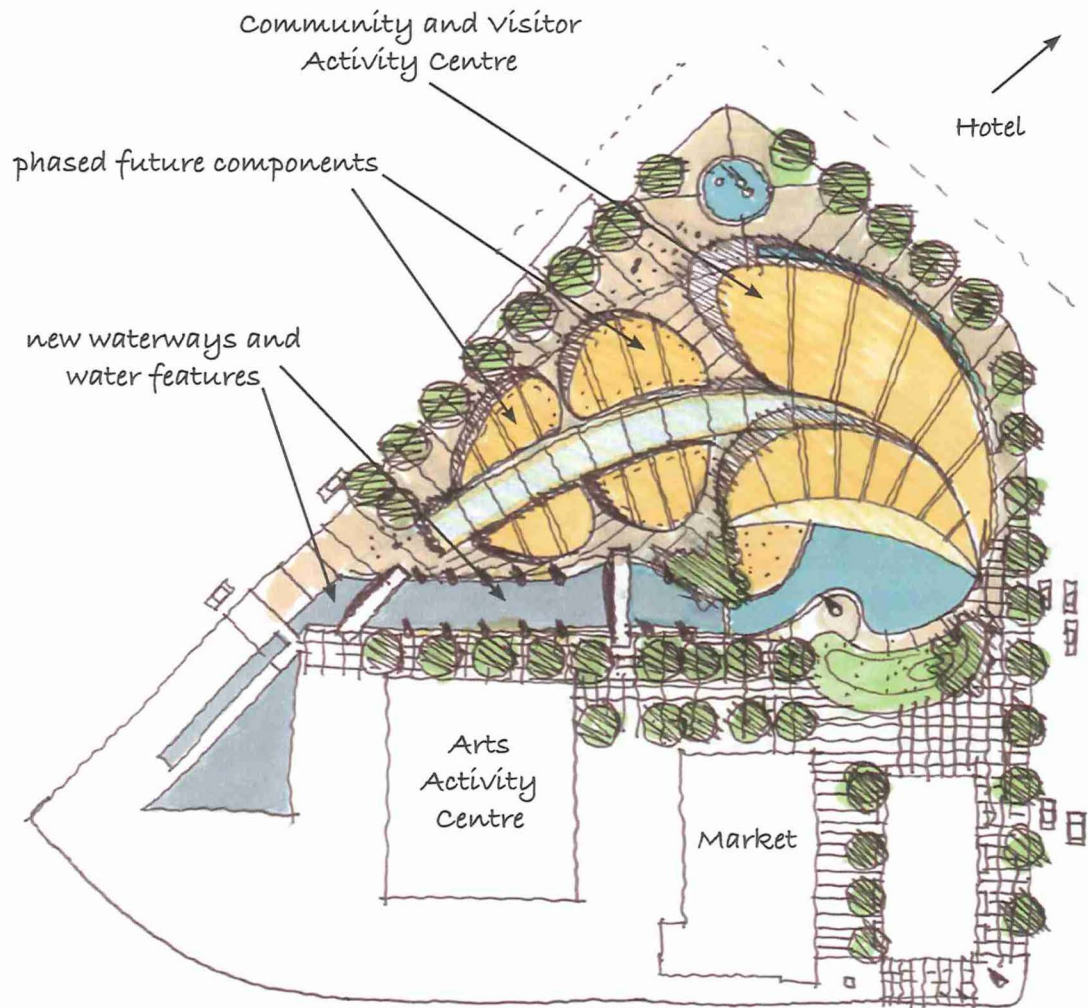


Open Space

The areas around the Market building (current Civic Garage) and arts activity centre (current Transit Garage) have as much potential as the buildings themselves. As flexible spaces for market stalls, outdoor cafes, buskers and displays, the plazas create one continuous flowing people-friendly space. An urban style pool with fire pots attracts evening viewing.

Bollards divide the spaces for vehicles and pedestrians, without disrupting the unity of the site. A brewery pub in the current Stores building is a magnet for people wanting to visit over great food and beverages while watching people in the plaza, the river, or activities on Bower Ponds across the river.

Parking is attractive and convenient in the landscaped open spaces north-east of the brew pub. These spaces will eventually be taken over by the new community and visitor activity centre and parking will be provided in a central parkade as part of the hotel / convention centre complex.



Riverlands Centre

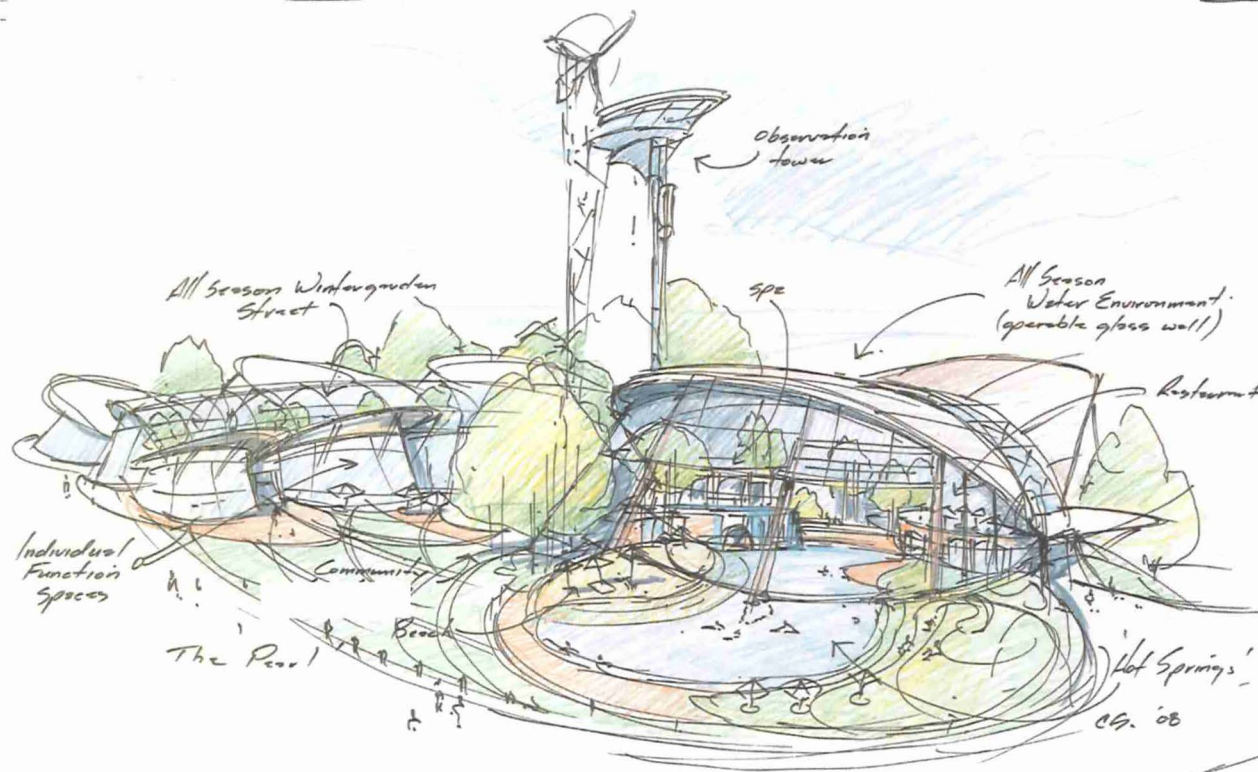
A Community and Visitor Activity Centre

At the centre of Riverlands will be a great active living facility. Designed and potentially built as components, the centre will feature a long central spine or stem – a glassed corridor with indoor plants where people can gather, walk, and enjoy their community in all seasons.

As a first phase, at the east end, Riverlands Centre will feature a combination indoor – outdoor heated pool for play and relaxation. Other community activity centres will be added as pods connected to the central stem.

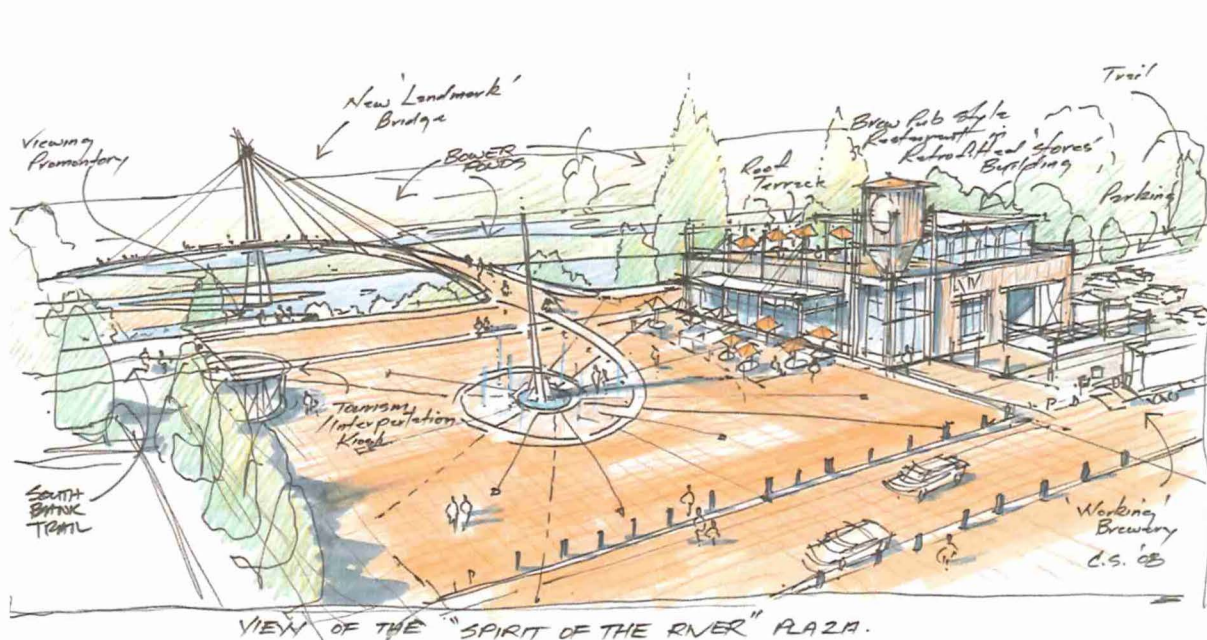
To the north, the new hotel / convention complex will provide a steady stream of visitors to the facility. The pool facility might include a private spa affiliated with the hotel.

Proximity and convenient connections to the Market, the Arts building, and outdoor plazas will also ensure that this centre is at the hub of activity in Riverlands.



Prairie Oasis

Located in the first phase of the community and visitor activity centre, a 'Prairie Oasis' activity pool would feature heated waters that flow from indoors to out, with retractable glass walls on the southern exposure. An indoor sand beach would add to the 'vacation' ambiance in all seasons.



Spirit of the River Plaza

Where downtown Red Deer meets the Red Deer River will be one of the community's great gathering spaces – the Spirit of the River Plaza.

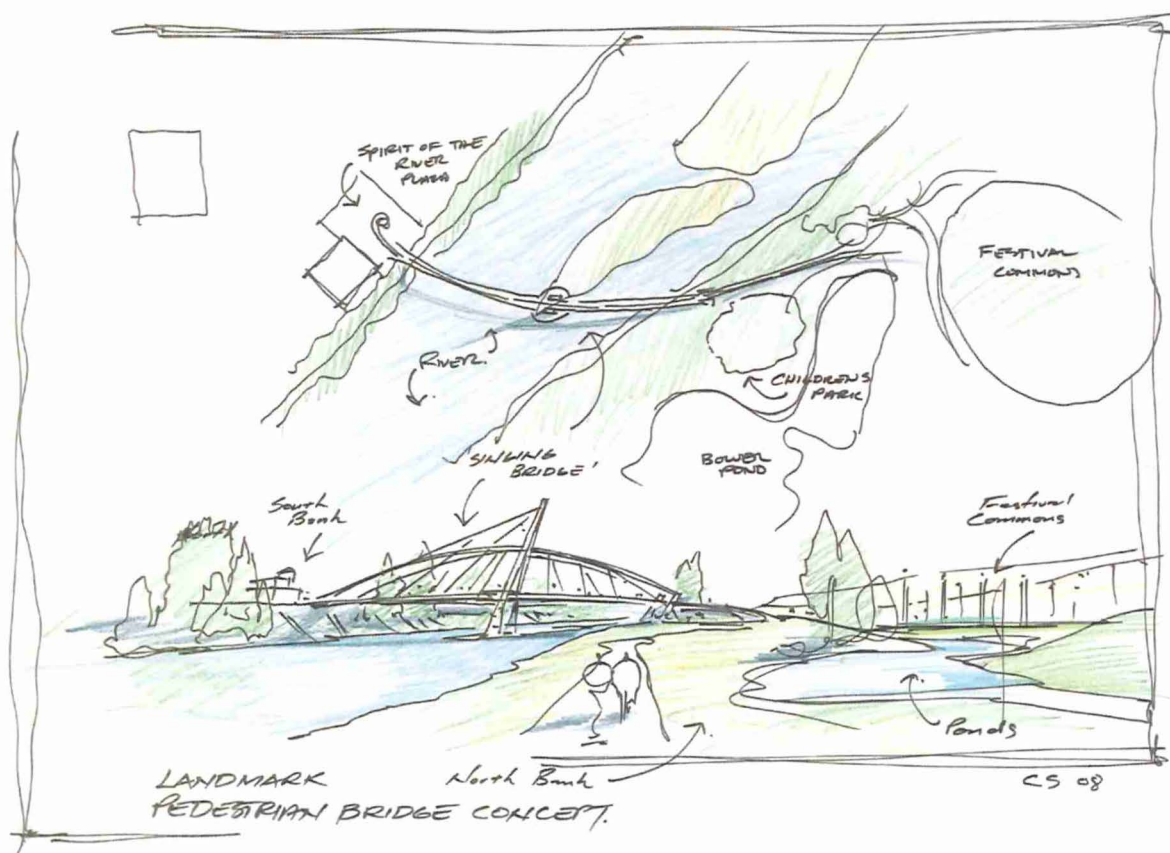
People from downtown, from the Riverlands Centre, from the hotel complex and from the residential areas in Riverlands will congregate in the great plaza where Alexander Way meets the new bridge to Bower Ponds. This festive square will feature a river history interpretive kiosk as well as a central sculptural element evoking the river and the iconic pedestrian 'singing bridge' (see next page).

The brewery pub adjacent to the square, as well as the Market and Arts centre just east, will ensure that it is an active community meeting space.

During special events on both sides of the river, people will use the Spirit of the River Plaza as a meeting place – gathering here while enjoying days and evenings at Bower Ponds or in Riverlands.

Vehicles will move freely near the plaza with bollards identifying vehicle routes but the emphasis will be on comfortable pedestrian movement.

The point where the plaza meets the singing bridge will provide a great view of Bower Ponds. The plaza will connect seamlessly with the very popular riverwalk promenade that extends up and downstream near the bank of the river – a more urban style leg in the Waskasoo Park trail system.



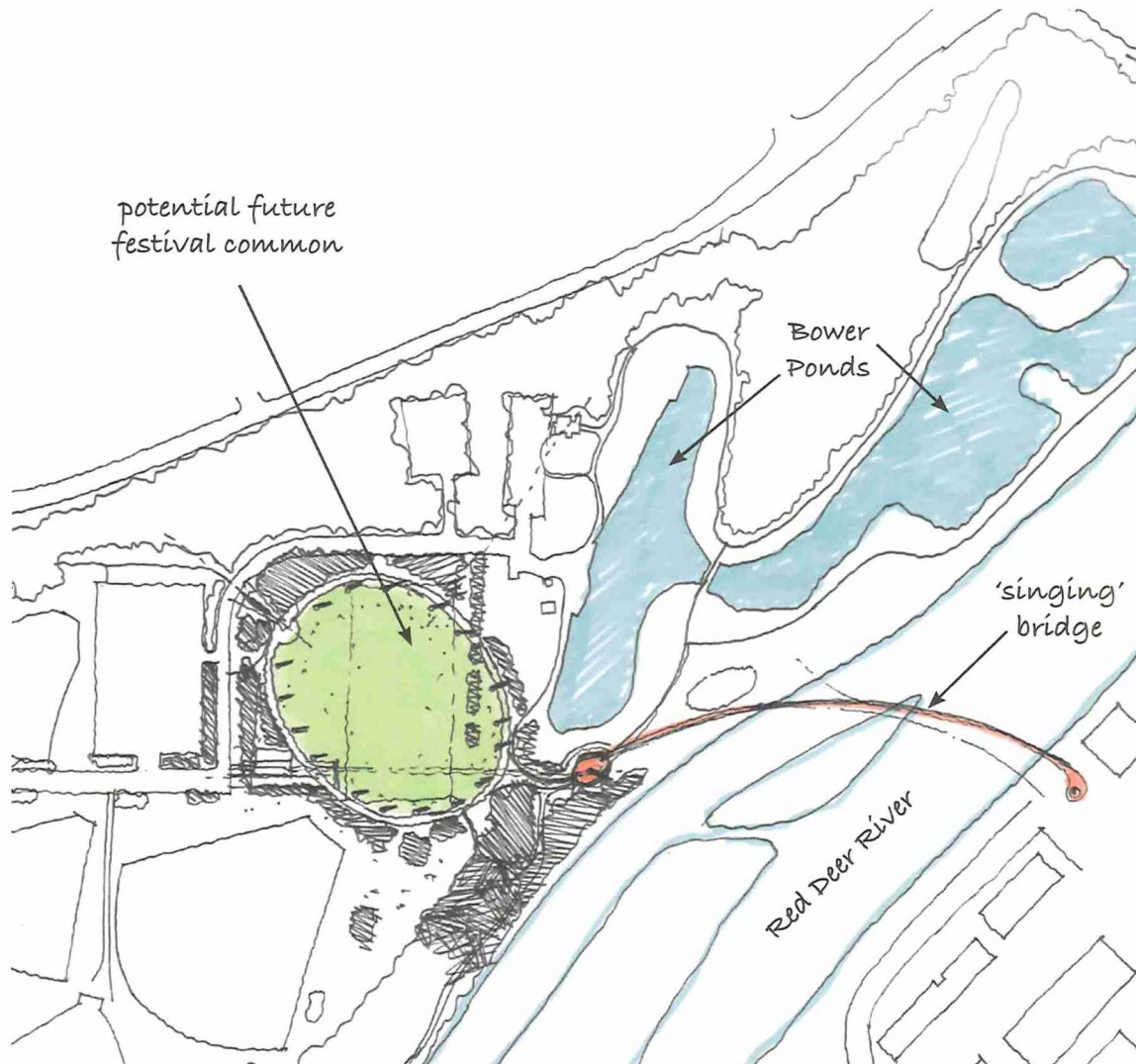
A New Landmark

Red Deer's Waskasoo Park is noted by citizens as our #1 community asset. Now, it is time to more boldly draw attention to this great gem at the centre of the city.

An iconic 'singing' bridge across the river from Riverlands to Bower Ponds will add exciting new energy to the city. It will create great new functional possibilities for events on both sides of the river, while making a strong statement about our city's connections to culture and nature.

The bridge will sing the praises of Waskasoo Park. It will also literally sing – with tuning pickups attached to its high tension cables, the bridge will play nuanced tones that vary with the weather, the amount of traffic on it, the wind and other factors.

It will be an experience – a uniquely Red Deer experience.



New Connections, New Opportunities

With the addition of the iconic 'singing bridge' from Riverlands to Bower Ponds, the entire park district on both sides of the river becomes a much more active and interconnected element of the city. Festive events from weddings to music events to cultural celebrations can now flow from one side of the river to the other. People can participate in activities on one side, then walk across to enjoy a meal or get their car on the other side.

In the future, with new sport fields being constructed elsewhere in the city, the current football field may be transformed into a Festival Common – a multipurpose oval parks area. Every day, it will attract those who simply want to walk, jog or ski in a comfortable and safe environment. On special occasions, it will host larger gatherings for music, dance, and other cultural activities – often in conjunction with events that flow onward to involve the Bower Ponds pavilion, the Cronquist House, and across the river to Spirit of the River Plaza and the Riverlands Centre.

