



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Ph: (403) 343-3394
Fax: (403) 346-1570
Email: pcps@pcps.ab.ca
www.pcps.com

DATE: September 1, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/GG-2009
Sunnybrook South – Phase 4
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 4 of the Sunnybrook South neighbourhood. Rezoning is being sought for approximately 2.426 ha (6.0 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District in order to create 23 residential lots. The proposed land use districts of Bylaw 3357/GG-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

Staff Recommendation

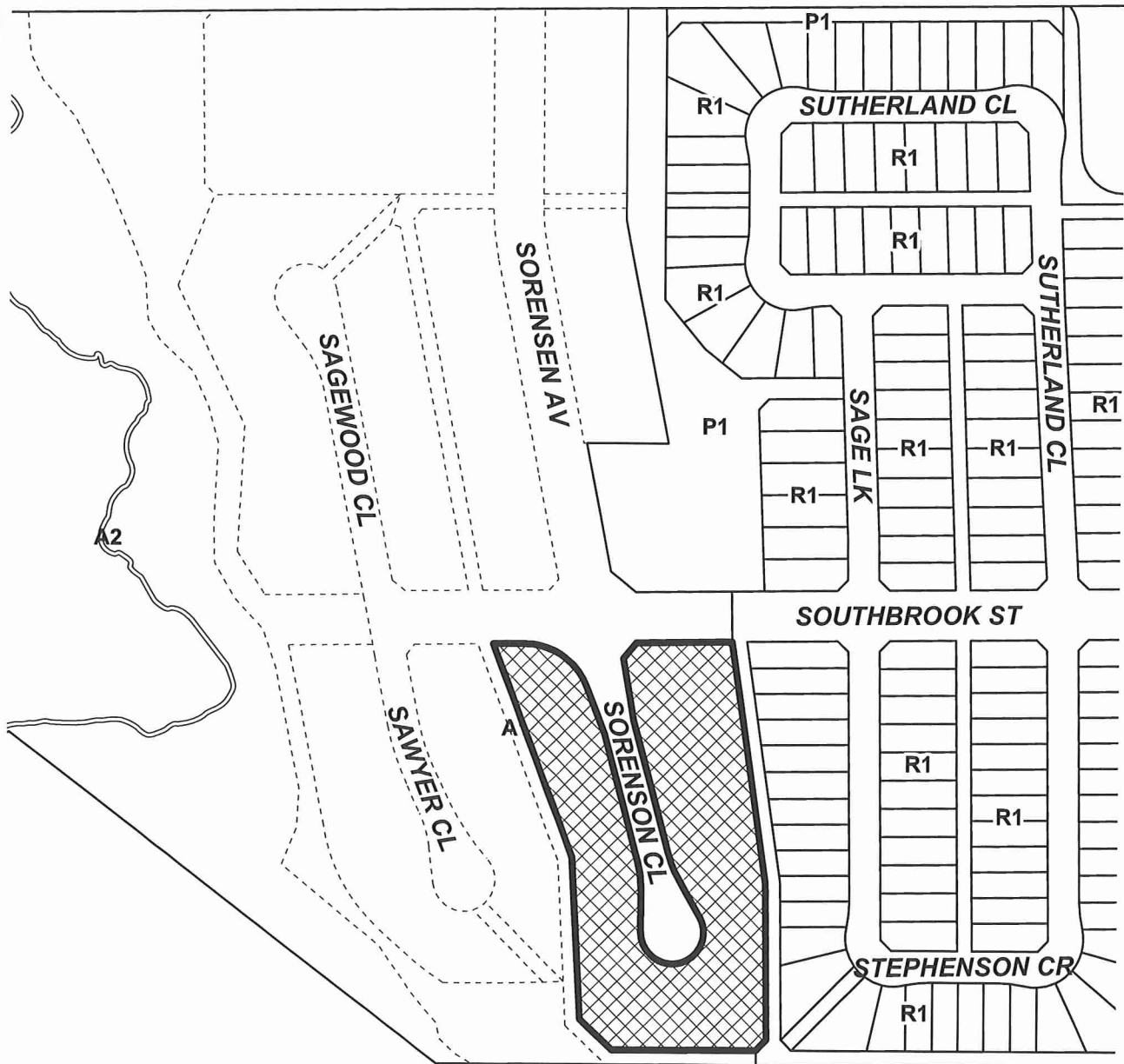
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/GG -2009.

Martin Kvapil
PLANNING ASSISTANT

Nancy Hackett, MCIP, ACP
ASSISTANT CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District
R1 - Residential (Low Density) District

Change District from:



A1 to R1

Proposed Amendment
Map: 21/2009
Bylaw: 3357/GG-2009

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/GG-2009. A Public Hearing will be held on Monday October 5, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



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DATE: September 1, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/EE-2009
Garden Heights – Phase 1
The City of Red Deer

Background

The Garden Heights Neighbourhood Area Structure Plan (NASP) was adopted by Council on February 23, 2009. The neighbourhood is located in the northeast quadrant of the city along the north side of 67th Street east of the Red Deer River. The 65.77-ha neighbourhood is to be predominately low density residential and developed upon the former community garden plots. A subdivision application for the initial phase of the neighbourhood has been received by Parkland Community Planning Services.

Proposal

The City of Red Deer is proposing to develop Phase 1 of the Garden Heights neighbourhood. Rezoning is being sought for approximately 15.976 ha (39.48 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, PS Public Service (Governmental or Institutional) District, R2 Residential (Medium Density) District, and P1 Parks and Recreation District and from P1 Parks and Recreation District to A2 Environmental Preservation District in order to create 103 R1 lots, 12 R1A lots, 1 R2 lot, 1 PS lot, 4 municipal reserve lots, 2 public utility lots and 1 environmental reserve lot.

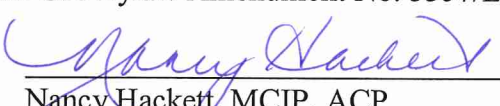
The PS site (0.14 ha) within Garden Heights is anticipated to accommodate an assisted living, day care or temporary care facility. Upon subdivision, the site shall be advertised for such availability. In the event that no interest for these PS uses is expressed, the developer may pursue the alternate mixed residential use (R1, R1A).

All of the proposed land use districts of Bylaw 3357/EE-2009 conform with the NASP.

Staff Recommendation

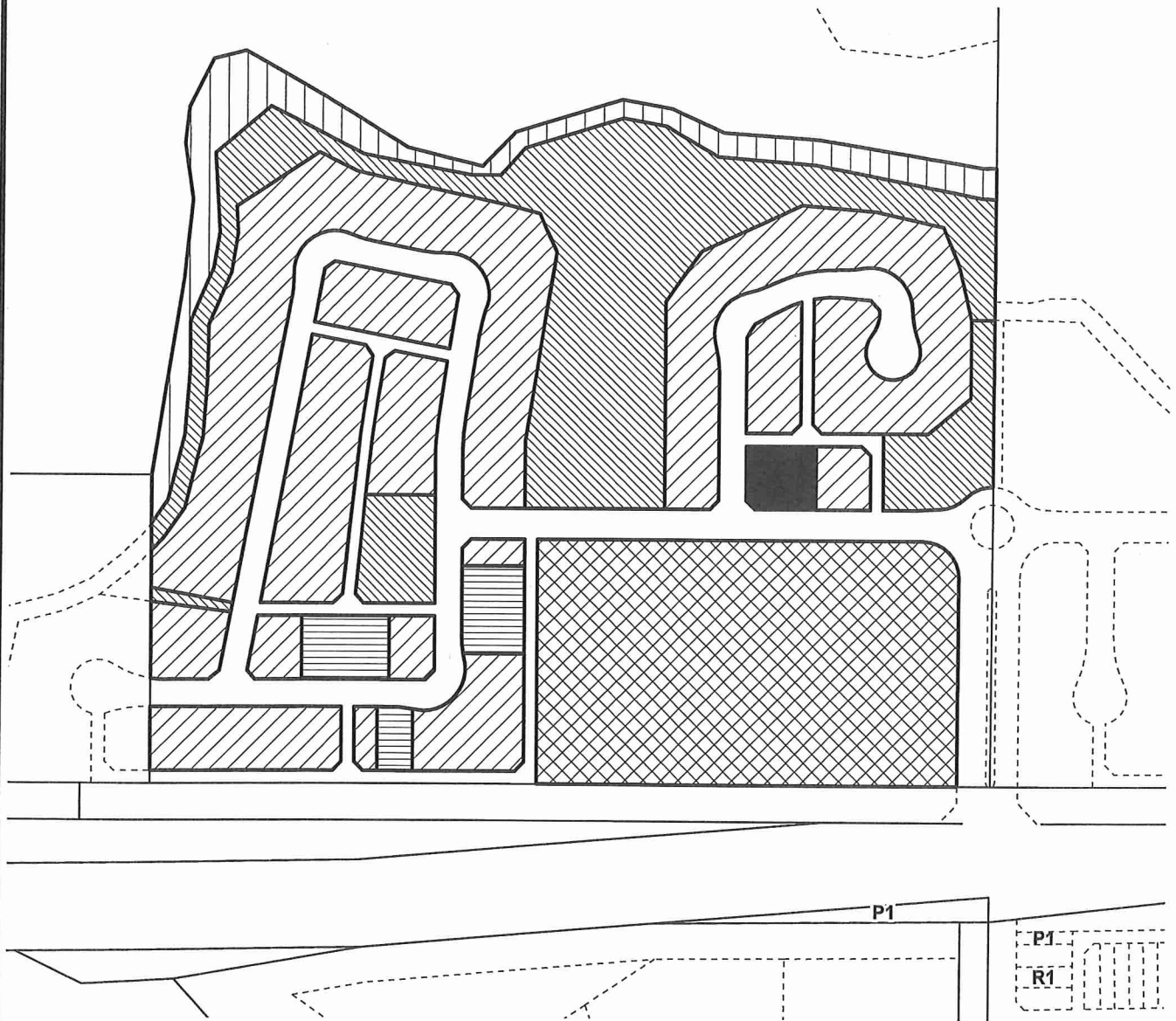
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/EE -2009.


Martin Kvapil
PLANNING ASSISTANT


Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District

A2 - Environmental Preservation District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1A - Residential (Semi Detached Dwelling) District

R2 - Residential (Medium Density) District

Change District from:

 A1 to P1

 A1 to PS

 A1 to R1

 A1 to R1A

 A1 to R2

 P1 to A2

Proposed Amendment

Map: 20/2009

Bylaw: 3357/EE-2009

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/EE-2009. A Public Hearing will be held on Monday October 5, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

BYLAW NO. 3357/GG -2009

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 N10" 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 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

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development District
R1 - Residential (Low Density) District

Change District from:



A1 to R1

Proposed Amendment

Map: 21/2009

Bylaw: 3357/GG-2009

BYLAW NO. 3357/EE -2009

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 O18" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20 attached hereto and forming part of the bylaw.

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

Proposed Amendment to Land Use Bylaw 3357/2006

