



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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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/GG-2009  
Sunnybrook South – Phase 4  
Melcor Developments Ltd.

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### **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.

A handwritten signature in blue ink, appearing to read 'M. Kvapil', is written over a horizontal line.

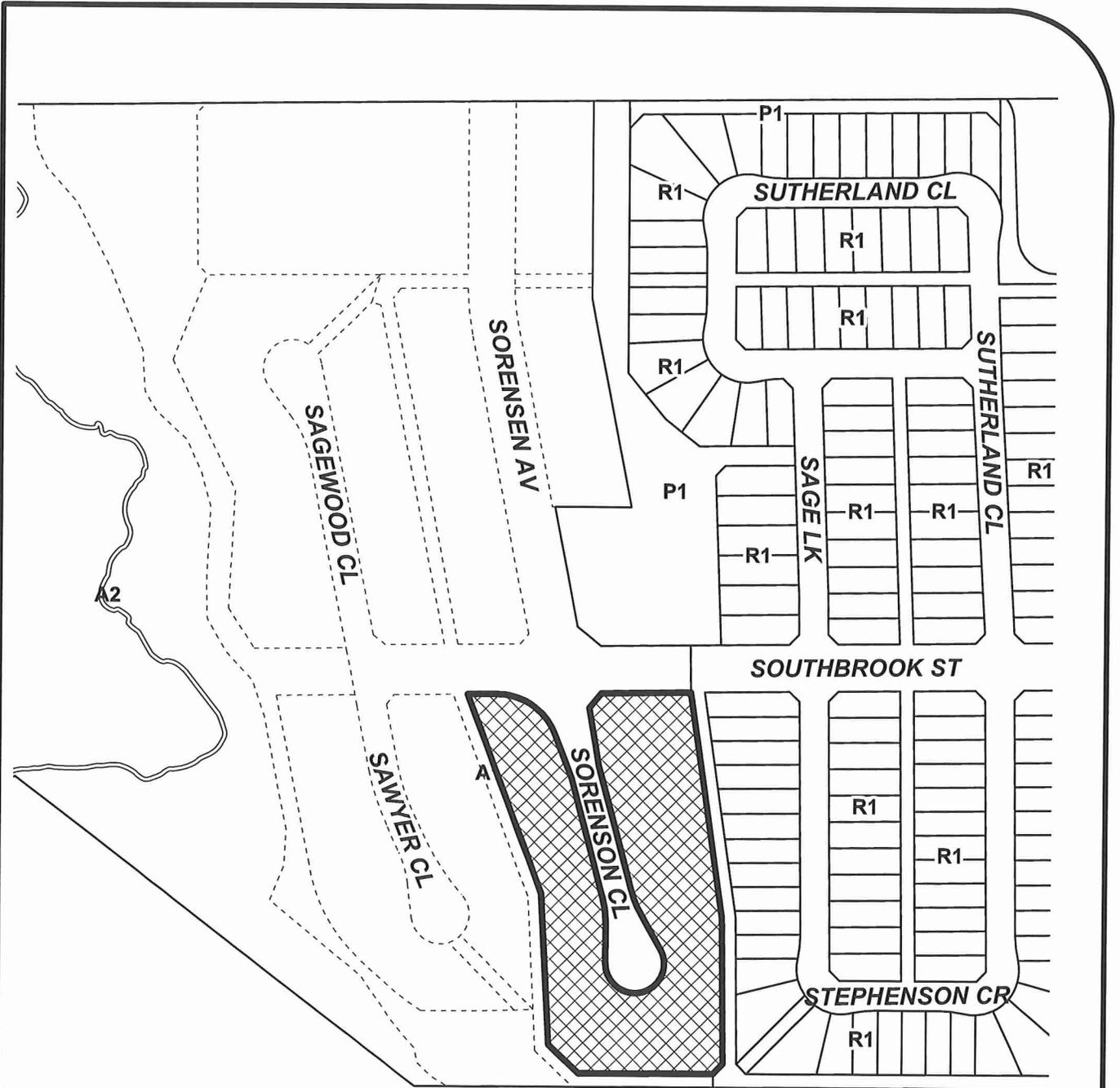
Martin Kvapil  
PLANNING ASSISTANT

A handwritten signature in blue ink, appearing to read 'Nancy Hackett', is written over a horizontal line.

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



**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

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### **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 67<sup>th</sup> 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**

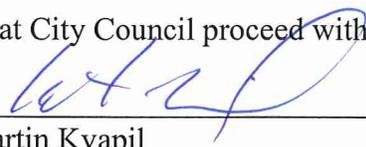
The City of Red Deer is proposing to develop Phase 1 of the Garden Heights neighbourhood. Rezoning is being sought for approximately 15.976 ha (39.48 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, PS 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**

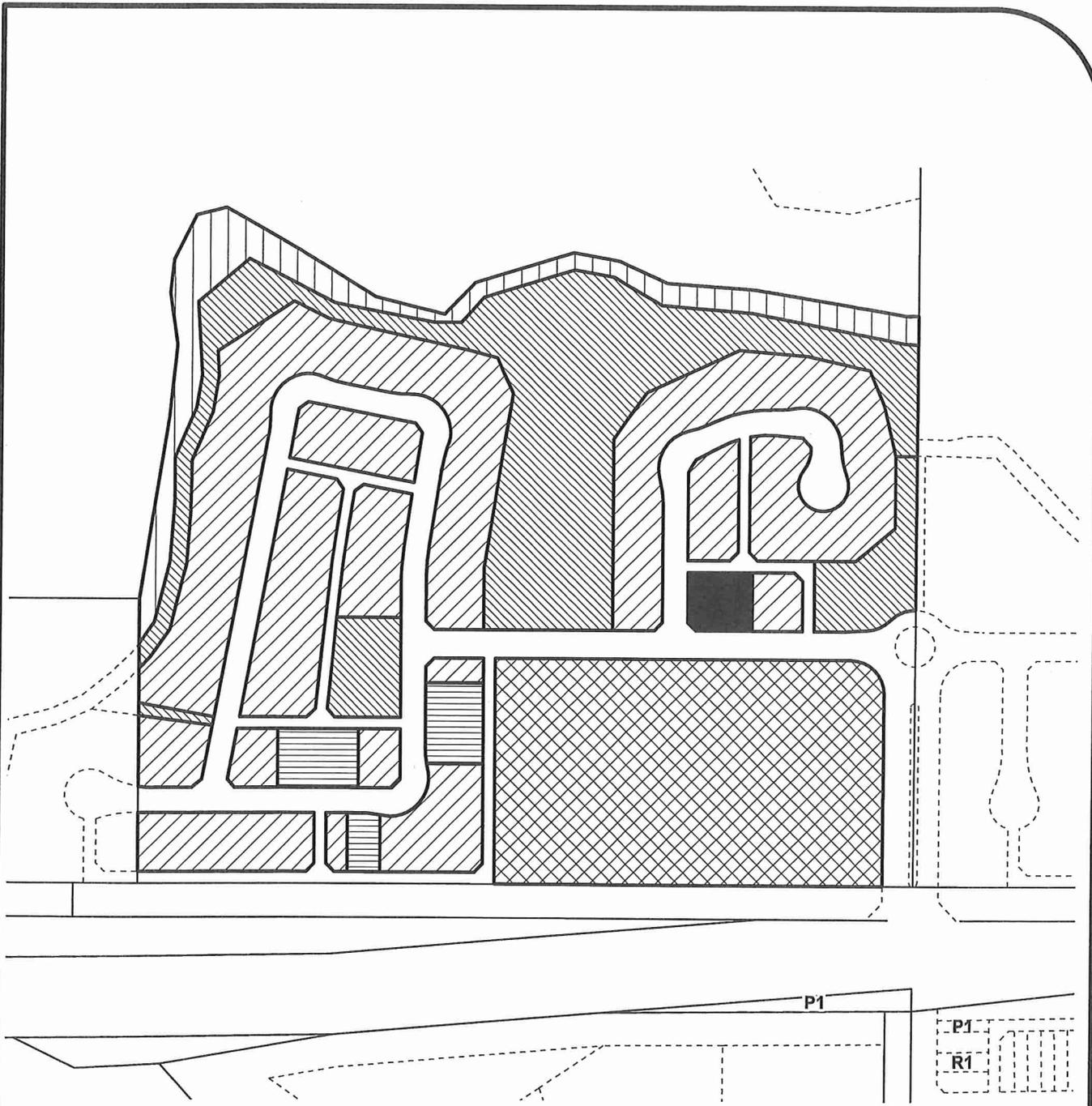
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/EE -2009.

  
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Martin Kvapil  
PLANNING ASSISTANT

  
\_\_\_\_\_  
Nancy Hackett, MCIP, ACP  
CITY PLANNING MANAGER

Attachments

# Proposed Amendment to Land Use Bylaw 3357/2006



**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 R1A
 A1 to PS	 A1 to R2
 A1 to R1	 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



# 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

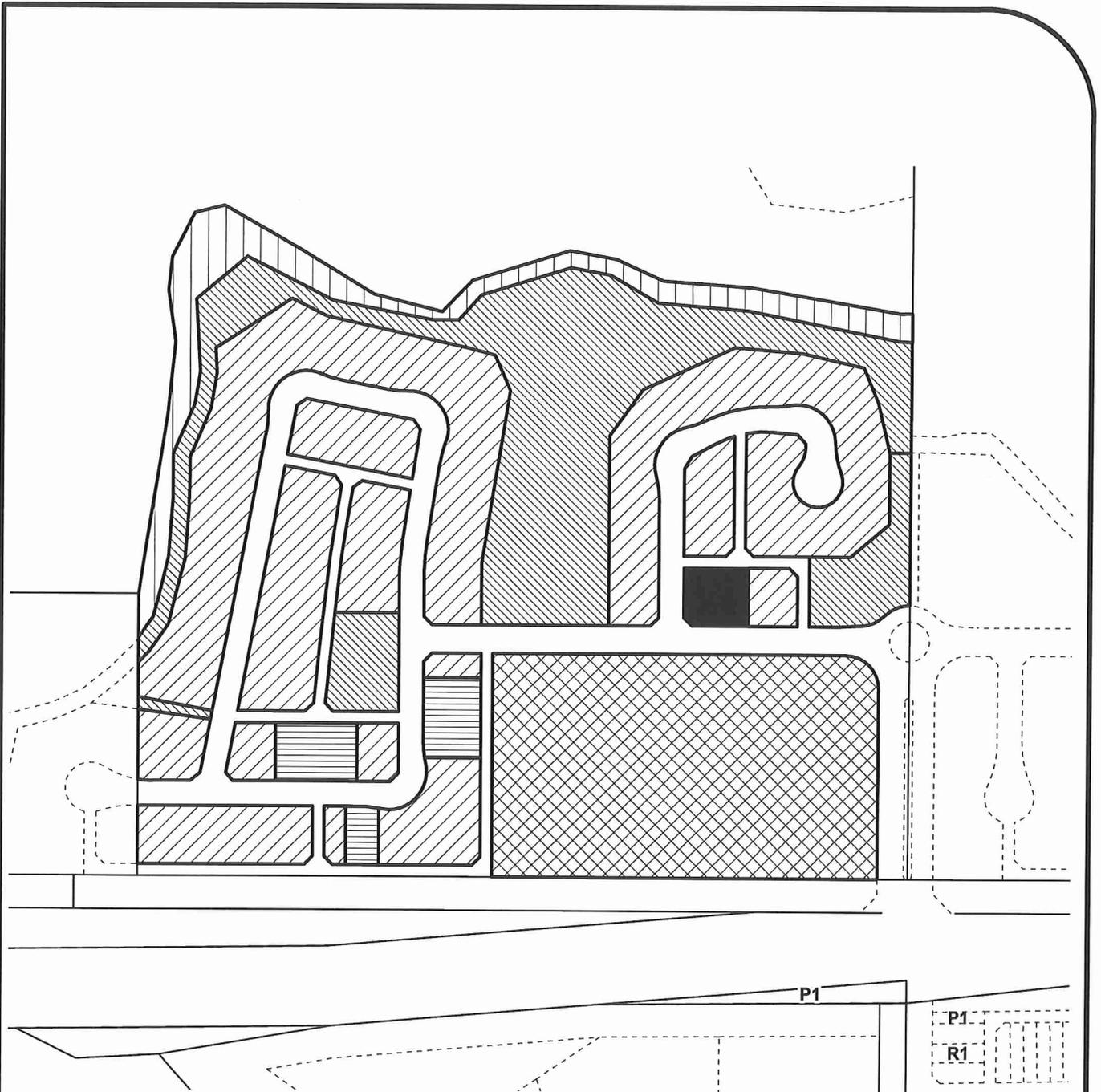
Proposed Amendment

Map: 21/2009

Bylaw: 3357/GG-2009



# 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 R1A
 A1 to PS	 A1 to R2
 A1 to R1	 P1 to A2

**Proposed Amendment**  
Map: 20/2009  
Bylaw: 3357/EE-2009