

FILE

DATE: February 1, 2000
TO: All Departments
FROM: City Clerks
RE: *PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES*

SUMMARY OF DECISIONS



FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JANUARY 31, 2000

COMMENCING AT **4:30 P.M.**



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, January 17, 2000

Decision - Confirmed as transcribed

PAGE #

(2) **UNFINISHED BUSINESS**

1. Engineering Services Manager – Re: 30 Avenue, Ross Street to 32 Street Noise Study

.. 1

Decision - The reports from both the Engineering Services Manager and Patching Associates Acoustical Engineering Ltd. were reviewed and Council agreed that no changes would be made to the existing noise policy

2. City Clerk – Re: Proclamations – City of Red Deer, Request for Approval of Council Policy No. 5206 - Proclamations . . 9

***Decision* - Council approved new Council Policy No. 5206 - Proclamations. This new policy provides guidelines for the approval and issuance of proclamations**

3. City Clerk - Re: Northside Community Association - Request for Extension on Moratorium for North Red Deer/Lower Fairview . . 14

***Decision* - Council agreed that the moratorium on City owned, undeveloped land in North Red Deer be extended until such time as the North Red Deer Area Redevelopment Plan has been completed**

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

(5) **CORRESPONDENCE**

1. Liberty Christian Assembly – Re: Request for Rezoning of 6315 Horn Street / Lot 30, Block 14, Plan 4332TR / Establishment of Church at Home and Leisure Mall / Land Use Bylaw Amendment 3156/A-2000 / (Consideration of 1st Reading of the Bylaw) . . 18

***Decision* - Land Use Bylaw Amendment 3156/A-2000 was given first reading. A Public Hearing will be held Monday, February 28, 2000 at 7:00 p.m. during Council's regular meeting**

2. Darryl & Carrie Lajeunesse – Re: Request for Rezoning of 5114 – 58 Street / Lots 4 & 5, Block 25, Plan 7604S / Proposed Health Centre Business Focussed on Muscle Therapy . . 27

***Decision* - Council agreed to table this item for two weeks to allow the rezoning application to be forwarded to the North Red Deer Area Redevelopment Plan Steering Committee for their comments regarding whether this application should proceed prior to the completion of the Area Redevelopment Plan. Council directed the Administration to prepare a Land Use Bylaw Amendment for their consideration**

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) **BYLAWS**

- | | | |
|----|--|-------|
| 1. | 3156/A-2000 - Land Use Bylaw Amendment / Liberty Christian Assembly
- Proposed Church in Home and Leisure Mall – 6315 Horn Street /Lot 30,
Block 14, Plan 4332TR / Land Use Bylaw Amendment No. 3156/A-2000 /
- 1 st Reading | .. 38 |
| | Decision - Bylaw given 1st Reading | .. 18 |

A G E N D A



FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

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- Proposed Church in Home and Leisure Mall – 6315 Horn Street /Lot 30,
Block 14, Plan 4332TR / Land Use Bylaw Amendment No. 3156/A-2000 /
- 1st Reading .. 38
.. 18

Date: January 18, 2000
To: City Clerk
From: Engineering Service Manager
Re: **30 Avenue, Ross Street to 32 Street
Noise Study**

As directed at the City Council meeting held Monday, August 30, 1999, a Noise Study has been conducted along 30 Avenue, from Ross Street to 32 Street.

A. BACKGROUND

A letter of inquiry from Mr. Dennis Trepanier was directed to the Mayor with respect to the traffic noise along the east side of 30 Avenue, adjacent to the Deer Park Estates Subdivision. The letter indicated that

1. the current traffic noise levels are unbearable and concerns were raised over the possible increase over time as the volumes increased;
2. homes in the Deer Park Subdivision are closer to the road than in most areas;
3. The City was requested to raise the existing earth berms by 4 to 5 feet to reduce exposure to the noise and visual nuisance of the traffic; and
4. The City was requested to plant additional trees and shrubs to assist in mitigation of the traffic noise.

A letter of response was returned to Mr. Trepanier, providing the following information:

- a. Based on past studies of similar interaction of traffic noise, adjacent residences, and future traffic volume projections, the noise levels are not expected to exceed the 60 dBA criteria outlined in The City Policy for Traffic Noise Attenuation.

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- b. The distance from the edge of road to the back of existing homes in Deer Park Estates varies from 37 m to 46 m. While there is no back alley between 30 Avenue and Deer Park Estates, there is a 6 m gas line easement that provides an equivalent offset. The existing offset of the homes and height of berms are similar to those found in other areas and stipulated in current City Design Guidelines.
- c. The existing berm is found to be approximately 1.7 m high in relation to the road and back of yards. The maximum increase that could be accomplished without encroaching on the gas right of way and providing a safe side slope is approximately 0.6 m.
- d. Additional shrubs and trees could be planted to provide a visual barrier to the road, but they would have very little noise dampening effect.

Subsequently, a petition was forwarded to the City Clerk and consideration to this matter was given by City Council on August 30, 1999. Council passed the following resolution:

- 1) That the Administration conduct a Noise Study along 30 Avenue, from Ross Street south, in those areas where noise may be a problem for adjacent neighbourhoods.
- 2) That the Noise Study be conducted as soon as possible with the cost being charged as an additional expenditure to the 1999 Budget.
- 3) That no changes are made to the Council Policy No. 4313 – Traffic Noise Attenuation Policy.
- 4) That noise improvements will not be funded in the subject area by The City at this time.
- 5) That, subject to noise levels being within current policy guidelines, should area residents be in agreement, and in conjunction with the Recreation, Parks and Culture Department, a local improvement could be considered to initiate a form of noise attenuation in the subject area with costs of said local improvement to be repaid by the benefiting residents over a 20 year period as a special assessment on their taxes.

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Since the August 30 Council Meeting, an additional letter of concern was forwarded to the Mayor regarding high noise levels experienced by Eastview Estates homes adjacent 30 Avenue.

B. NOISE STUDY RESULTS

To conduct the Noise Study, Patching Associates Acoustical Engineering Ltd. was retained. They conducted field measurements during the week of October 21, 1999 and October 28, 1999. A report was provided in draft form in November and finalized in December 1999. It is available at the Engineering Services Department. The following is a brief overview of the Study.

The main objectives of the Study are as follows:

1. Determine the existing traffic noise levels experienced by homes along 30 Avenue south of Ross Street.
2. Project future traffic noises levels within the Study area.
3. Evaluate existing and projected noise levels with respect to The City's current Notice Attenuation Policy.
4. Evaluate the existing berms for their effectiveness and recommend improvements if required.

Noise levels were measured at six locations along 30 Avenue, between Ross Street and 32 Street, as shown on Figure 1. A seven-day continuous measurement was taken at site 1, within the back yard of 86 Doppler Avenue. One-hour measurements were taken within the lane adjacent to the other five sites.

The current maximum noise level measured at the six study locations was found to be 55.8 dBA, which is below The City policy of 60 dBA. The following table summarizes current measured and future predicted traffic noise levels for the six sites.

Site Number	Current L_{eq} (dBA)	85,000 population Horizon L_{eq} (dBA)	115,000 population Horizon L_{eq} (dBA)
1	54.0	54.7	56.3
2	53.3	54.0	55.6
3	52.4	53.1	54.7
4	53.5	54.2	55.8
5	53.2	53.9	55.5
6	55.8	56.5	58.1

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January 18, 2000

At each of the six study locations, the berms were evaluated to determine their effectiveness at dampening traffic noise. Noise readings were taken at a 1.5 m height behind the berm (on property side), which was meant to address the noise level in the rear yards. Readings were then taken at 4.5 m also behind the berm, which is much higher than the existing berm. This is deemed to be the equivalent noise level that would be there if no berm were in place. The noise level reduction due to the berms varied from 3.1 dBA to 6.1 dBA. A summary of the berm height and effectiveness is shown in the following table.

Site Number	Average Berm Height	Noise Level Reduction due to Berm (dBA)
1	1.2	6.1*
2	1.6	5.1
3	1.6	4.2
4	1.6	4.7
5	2.1	6.1
6	1.5	3.1

* Noise level reduction at site 1 evaluates the combined effect of the berm and the residents' fence (i.e. measurements were taken within the resident's back yard).

C. UPPER STORY NOISE LEVELS

As mentioned above, in order to evaluate the existing berm effectiveness, noise levels were measured at a height of 4.5 m. Those residences with a walkout basement and a balcony on the main floor facing traffic can experience this undampended noise level on the second floor balcony. There are some houses in Deer Park Estates that have this type of construction.

Our Policy was intended to address rear yard noise levels only and not upper second, third, or fourth floors. Therefore, our berms are addressing the 1.5 m height in rear yards and are successful. It is very expensive to reduce noise levels at higher elevations, as noise walls would have to be utilized. Noise walls are extremely expensive (roughly \$1.0 to \$1.5 million per mile of roadway) and they are not very aesthetic.

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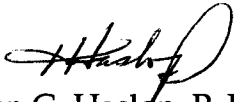
D. **SUMMARY**

The current noise levels measured and long-term noise levels predicted for the 85,000 and 115,000 population horizons along 30 Avenue are found to be within current Council Policy based on measurements taken at the 1.5 m receiver height on the property side of the berm.

RECOMMENDATION

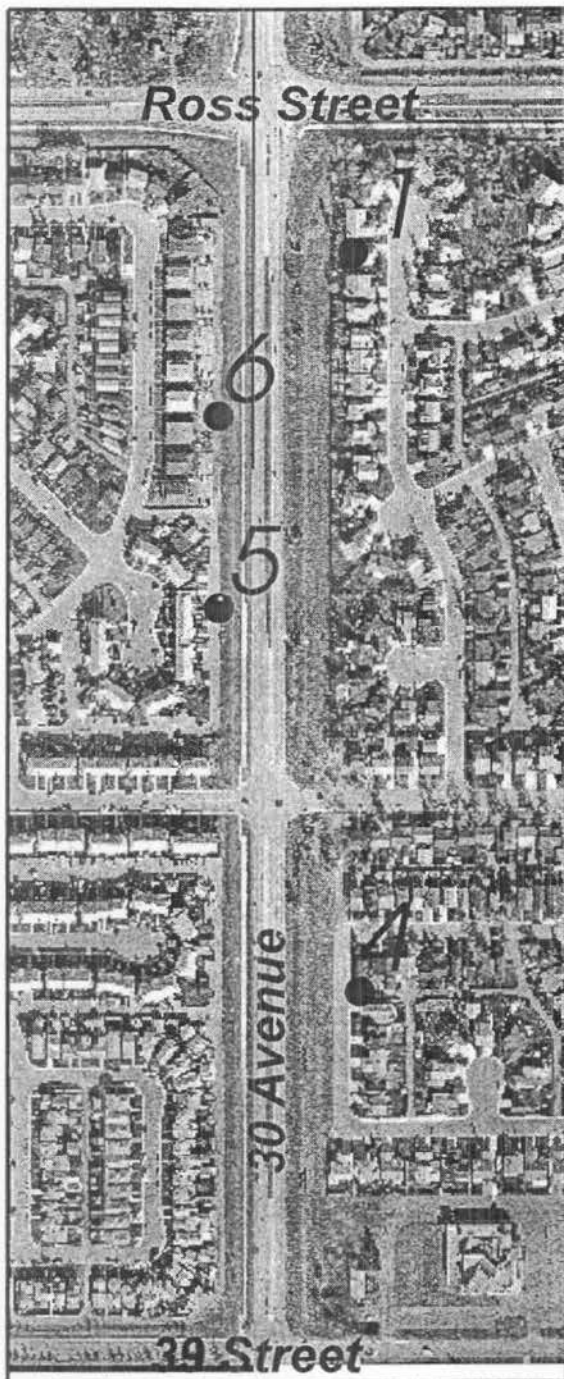
In view of the report findings, we would respectfully recommend that Council do not consider any further berm enhancement unless the residents are willing to fund the same.

We further recommend that no changes be made to the existing Noise Policy.



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

KGH/TCW/FC/emr
Att.



Site	Site Location	Current L_{eq} (dBA)	85,000 Horizon L_{eq} (dBA)	115,000 Horizon L_{eq} (dBA)
1	86 Dobler Av	54.0	54.7	56.3
2	47-51 McLevin Cr	53.3	54.0	55.6
3	38 Dunning Cr	52.4	53.1	54.7
4	49 Duncan Cr	53.5	54.2	55.8
5	31 Edis Cl	53.2	53.9	55.5
6	33-37 Eastman Cr	55.8	56.5	58.1



NORTH

30 Avenue
Noise Study
Figure 1

Patching Associates Acoustical Engineering Ltd.

Consultants in Acoustics, Noise Control and Vibration

Executive Summary

Patching Associates Acoustical Engineering Ltd. was retained by the City of Red Deer to perform noise monitoring along 30th Avenue between 32nd Street and Ross (50th) Street in Red Deer, Alberta. The purpose of this monitoring was to evaluate the noise levels being received at the nearby residences and to evaluate the effectiveness of the existing berms in this area.

Measurements were taken at one location for a seven-day period and six locations for one-hour periods. At each of the one-hour locations, measurements were taken simultaneously at heights of 1.5 metres and 4.5 metres, which are approximately the height of a ground level window and a second-story window. All measurements were taken between October 21, 1999 and October 28, 1999.

The following table summarizes the long-term average noise levels at a height of 1.5 metres for each of the one-hour locations calculated based on the measured noise levels. Calculated values for the future noise levels based on estimated future traffic volumes are also shown.

Site Number	Site Location	Current L _{eq} (dBA)	85 000 Horizon L _{eq} (dBA)	115 000 Horizon L _{eq} (dBA)
1	86 Dobler Avenue	54.0*	54.7	56.3
2	47-51 McLevin Crescent	53.3	54.0	55.6
3	38 Dunning Crescent	52.4	53.1	54.7
4	49 Duncan Crescent	53.5	54.2	55.8
5	31 Edis Close	53.2	53.9	55.5
6	33-37 Eastman Crescent	55.8	56.5	58.1

* Actual Measured Value

The current maximum level at the 1.5 metre height was found to be 55.8 dBA, which is within the limit of 60 dBA for the Red Deer area.

Based on the estimated traffic volumes from the 1996 Transportation Plan Update for the City of Red Deer, predictions of future noise levels indicate that, even at traffic levels up to those anticipate for the 115 000 population horizon, the noise levels will be below 60 dBA at a height of 1.5 metres at all sites along 30th Avenue. This indicates that the current berm is providing adequate noise attenuation.

There is currently no specified maximum noise level for the 4.5 metre level, although some other jurisdictions have chosen to include limits on elevated receiver locations in cases where housing is designed in such a way that the main living area is at a higher level (ie. houses with walkout basements and patios on the "main" floor.) The noise levels measured at the 4.5 metre height exceeded 60 dBA at the 115 000 horizon in all cases except one. This is an area of concern for the local residents.

Comments:

This report is provided for Council's information only. As noted in the material, no additional noise attenuation is required as the current noise levels are well within City policy guidelines. As a result, we are not proceeding with any noise attenuation projects but will inform the residents in question of the process that can be used to advance a local improvement bylaw.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 31, 2000 Meeting

DATE: February 1, 2000

TO: Engineering Services Manager

FROM: City Clerk

RE: 30 Avenue, Ross Street to 32 Street, Noise Study

Reference Report: Engineering Services Manager, dated January 18, 2000

Report Back to Council Required: No

Comments/Further Action:

Council reviewed the information provided by the Engineering Services Manager and Patching Acoustical Engineering Ltd. and agreed that no amendments would be made to the existing noise policy/acceptable levels, currently in place.



Kelly Kloss
City Clerk

/clr

DATE: January 20, 2000
TO: City Council
FROM: City Clerk
RE: *Proclamations - City of Red Deer, Request for Approval
of Council Policy No. 5206*

History

The proclamation of a special day or week by the Mayor of a municipality is not a legislative act. It is neither authorized nor defined by the legislation governing municipalities. However, it is an act that is commonly requested of Mayors across the country and proclamations of various types are often granted.

In the City of Red Deer, the Mayor is responsible for issuing proclamations. The City has no official policy or guideline adopted by Council regarding the issuance of proclamations and to date the issuance of proclamations has been at the discretion of the Mayor.

At the Council meeting of April 20, 1998, the following resolution was passed after consideration of a Notice of Motion by Councillor Dawson:

"WHEREAS, proclamations of The City of Red Deer are proclaimed by the Mayor; and

WHEREAS, there is no official policy guideline for the issuance of proclamations;

THEREFORE BE IT RESOLVED, that Council of The City of Red Deer hereby directs the Administration in consultation with the Mayor, to draft for Council's consideration, a policy guideline for the issuance of proclamations."

Consultation

The City Clerk's Office has reviewed the practice of issuing proclamations with a number of other cities. A mix of practices was found, including:

- informal practices of issuing proclamations;
- the discontinuance of issuing proclamations, and
- actual written policies surrounding proclamations.

Subsequent to this research, and in consultation with the Mayor, attached Council Policy No. 5206 was drafted, outlining the issuance of proclamations by the Mayor.

Financial Impact

Unless the proclamation is an initiative of The City, all costs associated with proclamations are the responsibility of the applicant. Costs may include such items as photography and advertising.

City Council
January 20, 2000
Page 2

Recommendations

That Council pass a resolution to adopt attached Council Policy No. 5206 - Proclamations.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss
City Clerk

/clr
attchs.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO. **5206**

Page 1 of 2

TITLE: **Proclamations**

Date of Approval:

SECTION: **Corporate Services
(City Clerk's Department)**

Dates of Revision:

POLICY STATEMENT

The purpose of this policy is to provide guidelines for the issuance of proclamations.

The authority to make proclamations on behalf of the citizens of Red Deer is entrusted to the Office of the Mayor as a matter of executive privilege.

General Criteria

1. A request for a proclamation should meet at least one of the following criteria:
 - a. The sponsoring agency is a charitable organization;
 - b. The cause is one of benefit and/or interest to the majority of the citizens of Red Deer;
 - c. The cause is an initiative of The City of Red Deer.
2. A request for a proclamation will be denied if, in the opinion of the Mayor, it:
 - a. is commercial or political in nature;
 - b. involves any person or organization that promotes hatred of any person or class of persons, or otherwise involves illegal activity;
 - c. contains any inflammatory, obscene or libellous statements;
 - d. supports a cause that is contentious or divisive with the community.
3. All requests for proclamations must be submitted to the Mayor's Office at least two weeks prior to the proposed date for the proclamation and must include the following:
 - a. Mandate of the sponsoring agency
 - b. Date to be proclaimed
 - c. Specific name of the day or week to be proclaimed
 - d. Draft of the proclamation
 - e. Name and telephone number of contact person.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

5206

Page 2 of 2

TITLE:

Proclamations

Date of Approval:

SECTION:

**Corporate Services
(City Clerk's Department)**

Dates of Revision:

-
4. The Mayor's Office reserves the right to edit proclamations submitted.
 5. The Mayor's Office will notify the contact person when the proclamation is signed. If a signing ceremony is requested, the Mayor's Office will arrange an appointment with the Mayor. It is the responsibility of the sponsor to arrange for the attendance of media or a photographer, if desired.
 6. The City will not be responsible for any costs associated with a proclamation by the Mayor, including publication of the proclamation, unless it is an initiative of The City.

Comments:

We agree with the recommendations of the City Clerk.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 31, 2000 Meeting

DATE: February 1, 2000
TO: Mayor & City Manager's Office
FROM: City Clerk
RE: *Proclamations - City of Red Deer, Request for Approval of Council Policy No. 5206*

Reference Report: City Clerk dated January 20, 2000

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the City Clerk dated January 20, 2000, re: Proclamations - City of Red Deer, Request for Approval of new Council Policy No. 5206, hereby approves new Council Policy No. 5206 as presented to Council January 31, 2000.

Report Back to Council Required: No

Comments/Further Action:

In discussions with the City Solicitor, it was suggested that proclamations be tracked as to:

- the number of proclamations issued
- those denied and reasons for denial
- any amendments made to proclamations, copies of both *before and after* to be retained.

Please find attached a copy of new Council Policy No. 5206. This office will be updating the consolidated version of the Council Policy Manual and distributing those amendments in due course.



Kelly Kloss
City Clerk

/clr
attchs.

c P. Shaw
D. Hamel, M. McGarry



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

5206

Page 1 of 2

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Proclamations

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(City Clerk's Department)**

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**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

5206

Page 2 of 2

TITLE:

Proclamations

Date of Approval:

January 31, 2000

SECTION:

**Corporate Services
(City Clerk's Department)**

Dates of Revision:

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 6. The City will not be responsible for any costs associated with a proclamation by the Mayor, including publication of the proclamation, unless it is an initiative of The City.

DATE: January 26, 2000
TO: City Council
FROM: City Clerk
RE: *Request by Northside Community Association for Extension of Moratorium for North Red Deer*

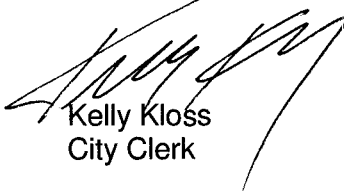
At the Council meeting of June 21, 1999, Council considered a request for a moratorium on City owned, undeveloped land in North Red Deer until the completion of the North Red Deer Area Redevelopment Plan. The following resolution was passed at that meeting:

***Resolved that** Council of the City of Red Deer, having considered correspondence from Tess Kochan on behalf of Northside Community Association dated May 26, 1999 re: Moratorium Request from Northside Community Association, agrees to a moratorium on City owned, undeveloped land in North Red Deer until January 2000 and that this moratorium does not apply to lands currently under purchase agreements.*

As outlined in the report from Parkland Community Planning Services, the completion of the Redevelopment Plan has taken longer than anticipated. The Plan is expected to be completed by May/June of this year. The Northside Community Association has requested that this moratorium be extended until the completion of this Plan.

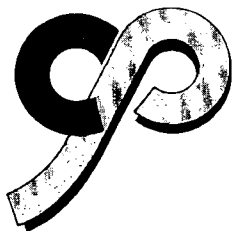
Recommendations

That Council pass a resolution approving the extension of the moratorium on City owned, undeveloped land in North Red Deer until such time as the North Red Deer Area Redevelopment Plan has been completed.



Kelly Kloss
City Clerk

KK/clr



PARKLAND COMMUNITY PLANNING SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: January 24, 2000

To: Kelly Kloss, City Clerk

From: Nancy Hackett, Parkland Community Planning Services

RE: NORTH RED DEER AREA REDEVELOPMENT PLAN

This information is provided to update City Council on the progress of the Area Redevelopment Plan for North Red Deer.

Since May 1999 a citizen based Steering Committee has been actively meeting to review issues of concern and arrive at goals and recommendations for the plan. The work of the Steering Committee has been guided by the Community Vision, which was developed by residents of North Red Deer in February and March 1999. To date the Steering Committee has addressed the following issues:

May	Community Name	
June	Land Use	
July	Land Use	
August	Land Use	
September	Safety and Transportation,	→ 2 nd Meeting Heritage, Parks, and Culture
October	School Site and Social Planning	
November	Implementation	

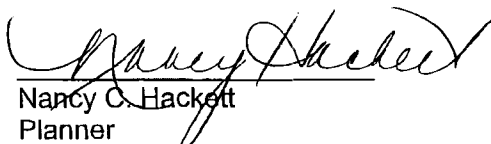
During these meetings, several resource people were invited to assist in guiding the Committee or to provide information. Engineering, Public Works, Inspections and Licensing, Transit, Community Services, as well as the RCMP, Public School Board and social agency personal (e.g. Peoples' Place) attended various meetings. Additional issues dealing with Habitat for Humanity, Loaves and Fishes, and park re-design have arisen as the work of the committee progressed.

Because the Committee has taken a very thorough approach and dealt with a larger number of issues than originally scheduled, their work on the Area Redevelopment Plan is taking longer than initially estimated. In terms of an updated timeline, it will be approximately four more months before the plan is drafted.

In December Parkland Community Planning Services circulated the Steering Committee recommendations to the various City departments for input and suggestions. The feedback received from City of Red Deer departments is being compiled. Background information including demographic data, history, review of natural features, built structures and recent development activity is being collected. This information will be combined with the proposed recommendations and returned to the Steering Committee for review in February. Initial input and revisions would occur in March. After revisions to the plan, the Committee can begin wider public input process in April with the goal of presenting the completed plan to Council this spring, presumably with a target of May 2000 to approach Council for adoption.

This updated timeline is provided to City Council for information only.

Sincerely,


Nancy C. Hackett
Planner

Northside Community Association
c/o 5809 – 60 Avenue, Red Deer, AB, T4N 5S2
Phone: 403-346-8915

January 24, 2000

City of Red Deer
Office of the City Clerk
Box 5008,
Red Deer, AB,
T4N 3T4

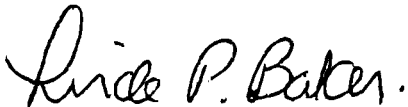
Dear Kelly Kloss:

We are requesting that the moratorium be kept in place for North Red Deer/Lower Fairview for another couple of months or so until the Area Redevelopment Plan is complete. We have been working very hard on the ARP, but it is taking longer than we thought.

The ARP should be done soon. If you have any questions, please contact Nancy Hackett at Parkland Community Planning Services.

Thank you for your attention.

Yours truly,



Linda P. Baker
Secretary
Northside Community Association

Comments:

We agree with the recommendations of the City Clerk.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

February 1, 2000

Northside Community Association
c/o 5809-60 Avenue
Red Deer, AB T4N 5S2

Att: Ms. Linda P. Baker, Secretary
Northside Community Association

Dear Madam:

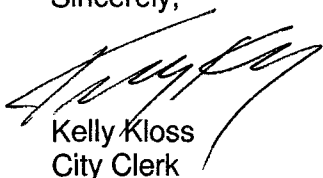
**Re: Request by Northside Community Association for Extension of Moratorium
for North Red Deer**

At the City of Red Deer's Council meeting held Monday, January 31, 2000, Council considered the request from the Northside Community Association dated January 24, 2000 for an extension of the moratorium for North Red Deer. Subsequently, Council passed the following resolution:

Resolved that Council of the City of Red Deer, having considered report from the City Clerk dated January 26, 2000, re: Request by Northside Community Association for Extension of Moratorium for North Red Deer, hereby agrees that the moratorium on City owned, undeveloped land in North Red Deer be extended until such time as the North Red Deer Area Redevelopment Plan has been completed.

Please do not hesitate to contact me at 342-8132 should you require additional information or clarification regarding Council's decision.

Sincerely,



Kelly Kloss
City Clerk

/clr

c N. Hackett, Planner
Parkland Community Planning Services

FILE

Council Decision – January 31, 2000 Meeting

DATE: February 1, 2000
TO: Principal Planner
FROM: City Clerk
RE: *Request by Northside Community Association for Extension of Moratorium for North Red Deer*

Reference Report:

City Clerk dated January 26, 2000

Resolution:

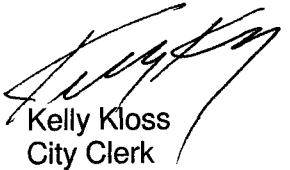
Resolved that Council of the City of Red Deer, having considered report from the City Clerk dated January 26, 2000, re: Request by Northside Community Association for Extension of Moratorium for North Red Deer, hereby agrees that the moratorium on City owned, undeveloped land in North Red Deer be extended until such time as the North Red Deer Area Redevelopment Plan has been completed.

Report Back to Council Required:

Yes

Comments/Further Action:

Council looks forward to the presentation of the completed *North Red Deer Area Redevelopment Plan* to a future meeting, at which time this matter will again be considered. Attached please find a copy of the correspondence forwarded to the Northside Community Association in this regard.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
 Director of Corporate Services
 Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development

21 December, 1999

City Clerk
City of Red Deer

Delivered by hand:

RE: Zoning request
6315 Horn Street, Red Deer
Lot 30, Block 14, Plan 4332TR

Liberty Christian Assembly has entered into an agreement to purchase the north portion of the Home and Leisure mall consisting of 16,101 sq ft. It is our intention to operate a church from this site, subject to council's approval of an appropriate zoning.

It should be noted that a portion of the space to be purchased under a proposed condominium agreement is under lease to a company (Learning Insights Ltd). As such we are bound to honor their lease agreement with the present owner. We therefore are unsure as to which zoning to request and would leave that up to council's discretion.

Please advise us as to when this matter would appear before council so that we may be there to speak to our request.

Thank you for your consideration.

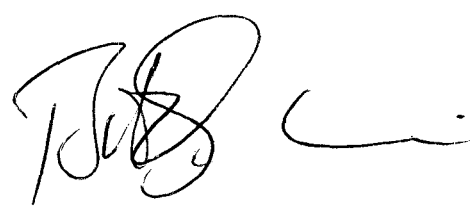
Sincerely,



Liberty Christian Assembly
Phone: 342-7800

DAN HOPE

301, 4805-48 Street
T4N 1S6



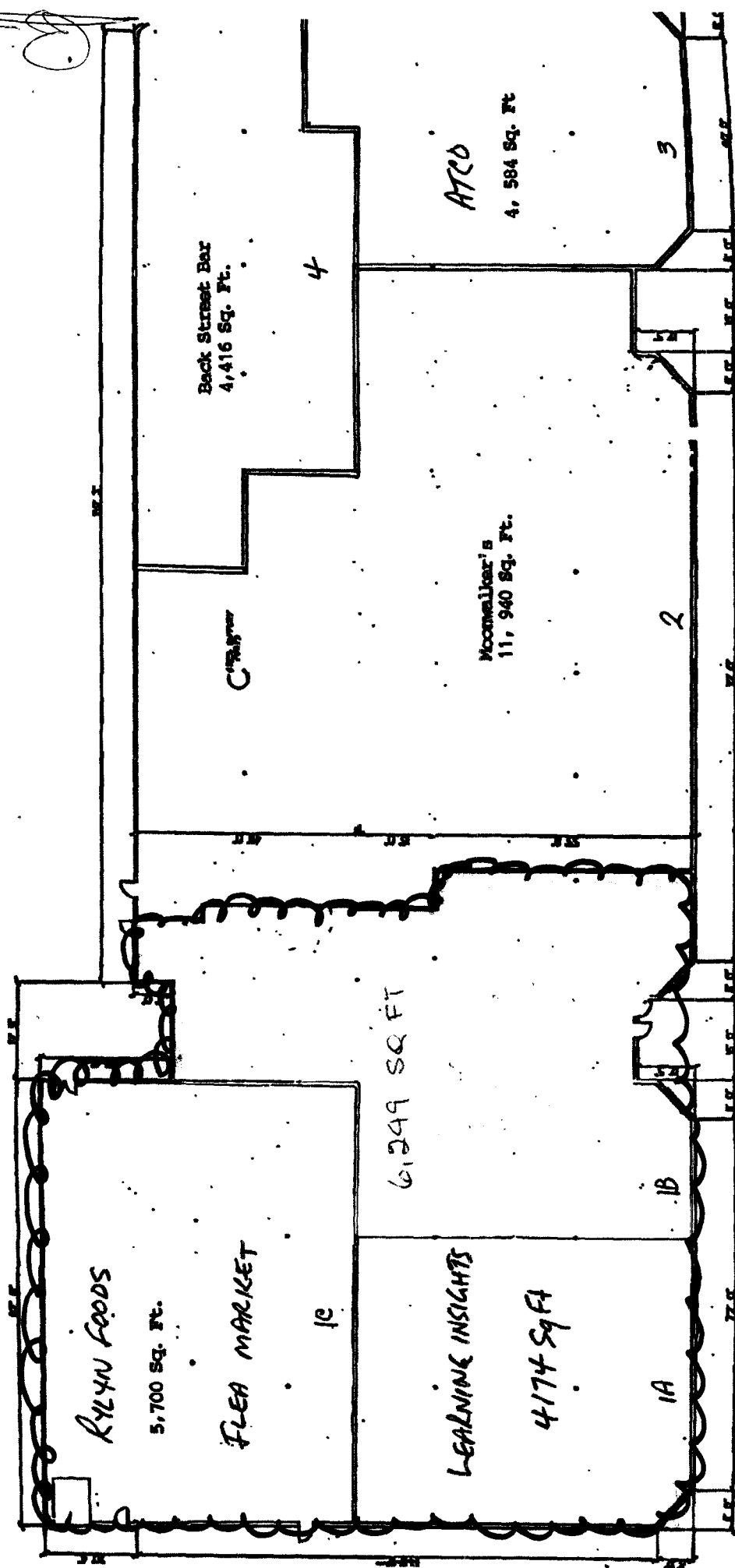
400412 Alberta Ltd.
(Present owner)
Phone: 342-6307


BRIAN OGILVIE

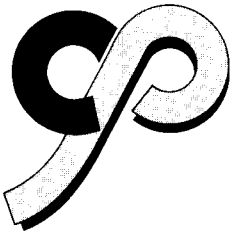
Delivered by:

MR. AD McBeth, of
Realty Investments

'HOME AND LEISURE MALL'



 SUBJECT PROPERTY.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

January 24, 2000

To: City Clerk

From: Paul Meyette
Principal Planner

Re: Land Use Redesignation
6315 Horn Street
Liberty Christian Assembly
Land Use By-Law Amendment 3156/A-2000

Liberty Christian Assembly is proposing to relocate their worship facilities into the Highland Green Home and Leisure Mall. Churches are neither permitted nor discretionary in the C2 district so an amendment to the land use by law is required.

Planning Comments

The Highland Green Home and Leisure Mall has struggled in terms of retail clients. Originally the mall was sited to provide services to the Highland Green, Oriole Park and Glendale neighbourhoods. The development of retail uses north of 67th Street reduced the market area and the mall has tried to specialize in order to attract retail clients. Continued vacancy has resulted in the current application, which seeks to place a church in part of the mall while retaining retail uses in the remainder.

Churches are not identified separately through most of the bylaw – the generalized term used in the bylaw is “institutional service facility” which is defined as including: libraries, museums, auditoriums, schools, places of worship, hospitals, private clubs and facilities for government, fire and police protection, justice, institutional housing and related services. Many of these uses routinely occur in shopping centres including libraries, schools, police substations and some government facilities. Other uses may fit in some shopping centres; while institutional housing is not seen as a desirable use in a shopping centre. In the Highland Green Leisure Mall, planning staff believe that a church may be accommodated in the proposed space providing adequate parking is available.

In order to accommodate this request, planning staff has examined two options:

- ♦ the use of a site-specific amendment which would involve the creation of a new Direct Control District on the Highland Green Mall site. The new district could allow both the Church and Commercial uses, but would not allow similar uses in other C2 sites throughout the City.

or

- ♦ the addition of “institutional service facility – excluding institutional housing” to all properties in the C2 District as a discretionary use

There is an administrative concern that the widespread introduction of institutional uses, (which are exempted from taxation) in the C2 District would have a detrimental effect on the City's commercial tax base. In order to assess this issue and to consult with commercial owners and tenants, planning staff are not proposing to add this use as a discretionary use in all C2 Commercial Districts, at this time. Rather the enclosed bylaw proposes to add a site-specific amendment. The recommendation for a site specific amendment is based upon the rationale that the addition of a church on this single site will not have a major impact on the City's tax base; in addition a report by the Inspections and Licensing Department indicates that the use will meet the parking requirements for the site. A more general amendment will be considered after further research and consultation.

Liberty Christian Church has agreed to have a public meeting, which is now scheduled for February 1, 2000. Surrounding residents will be invited and the neighbourhood comments will be available to City Council prior to second and third reading. Although the public meeting is normally held prior to first reading, planning staff after consulting with the City Manager, are prepared to support first reading at this time.

PLANNING RECOMMENDATION

Planning staff recommends that Council proceed with first reading of Bylaw 3156/A-2000.



Paul Meyette
Principal Planner

cc: Lowell Hodgson

MEMO

DATE: January 19, 2000

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: LIBERTY CHRISTIAN ASSEMBLY REQUEST
FOR REZONING AT 6315 HORN STREET

In response to your memo regarding the above, we have the following comments for Council's consideration:

The site in question is presently designated as C2 in the City's Land Use Bylaw, which would not allow the proposed use as a permitted or discretionary use. Presently located in the building are the following uses that would remain if the application is permitted:

- Back Street Bar - occupancy 150 persons; parking requirement 38 stalls
- Retail space - 796 m²; parking requirement 43 stalls
- Moonwalkers' Indoor Playground – 1109 m²; a parking requirement for this use is difficult to determine as recreational uses provided for in the Land Use Bylaw are generally based on adult use. In this case, usually more than one child comes in each vehicle. The business has new owners who can't provide an accurate occupancy rate.
- Proposed church - 100 members, attendance could be as high as 300 people - based on an occupancy of 300, the parking required would be 38 stalls.

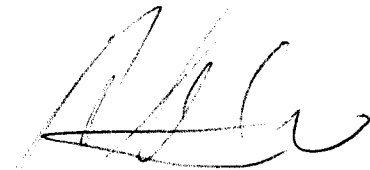
The total required parking, excluding Moonwalkers, is 119. The provided parking is 143 stalls, which leaves 24 stalls. That number should be sufficient for the requirements of Moonwalkers. These calculations are based on the assumption that all of the uses would require all of their parking at the same time which is, in our opinion, unlikely. The most likely times for the church to be at or have partial occupancy would be evenings and Sundays when the retail space is not being used.

KELLY KLOSS
January 19, 2000
Page 2

The applicant has indicated to us that 27 additional parking spaces could be located on site, however, the location would make them very inaccessible and, in our opinion, they should not be used for this calculation.

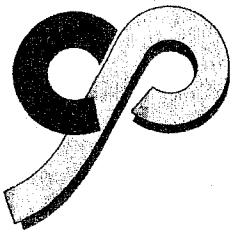
RECOMMENDATION:

That the application be approved by allowing a church on this site only subject to a public meeting being held prior to the 2nd reading of a Land Use Bylaw amendment. Second and third reading of an amendment would be subject to consideration of issues raised in the public meeting.

A handwritten signature in black ink, appearing to read 'Ryan Strader', with a stylized, cursive script.

RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:kb



NEIGHBOURHOOD PUBLIC MEETING NOTICE WEST HIGHLAND GREEN RESIDENTS

SUBJECT: Rezoning of the Home and Leisure Mall (Highland Green Mall) to allow a church (Liberty Christian Assembly) to locate in the north end of the Mall

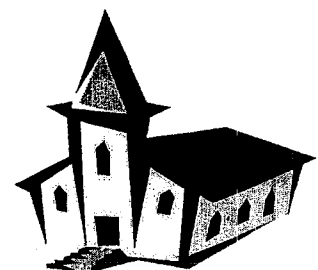
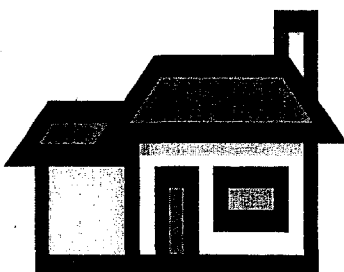
Date: Tuesday, February 1, 2000 at 7:00 p.m.

Location: Home and Leisure Mall (Highland Green Mall)
6315 Horn Street – Unit 4

The purpose of this public meeting is to discuss the rezoning of the Home and Leisure Mall (Highland Green Mall) from C2 Commercial (District Shopping Centre) District to DC (13) Direct Control District No. 13. The DC (13) District will allow all of the commercial uses currently allowed through the existing zoning (C2 District) with the addition of Institutional Service Facility (church, school, and other public service uses) as a discretionary use. The Institutional Service Facility use will allow the Liberty Christian Assembly to locate a church in the vacant north end of the shopping mall.

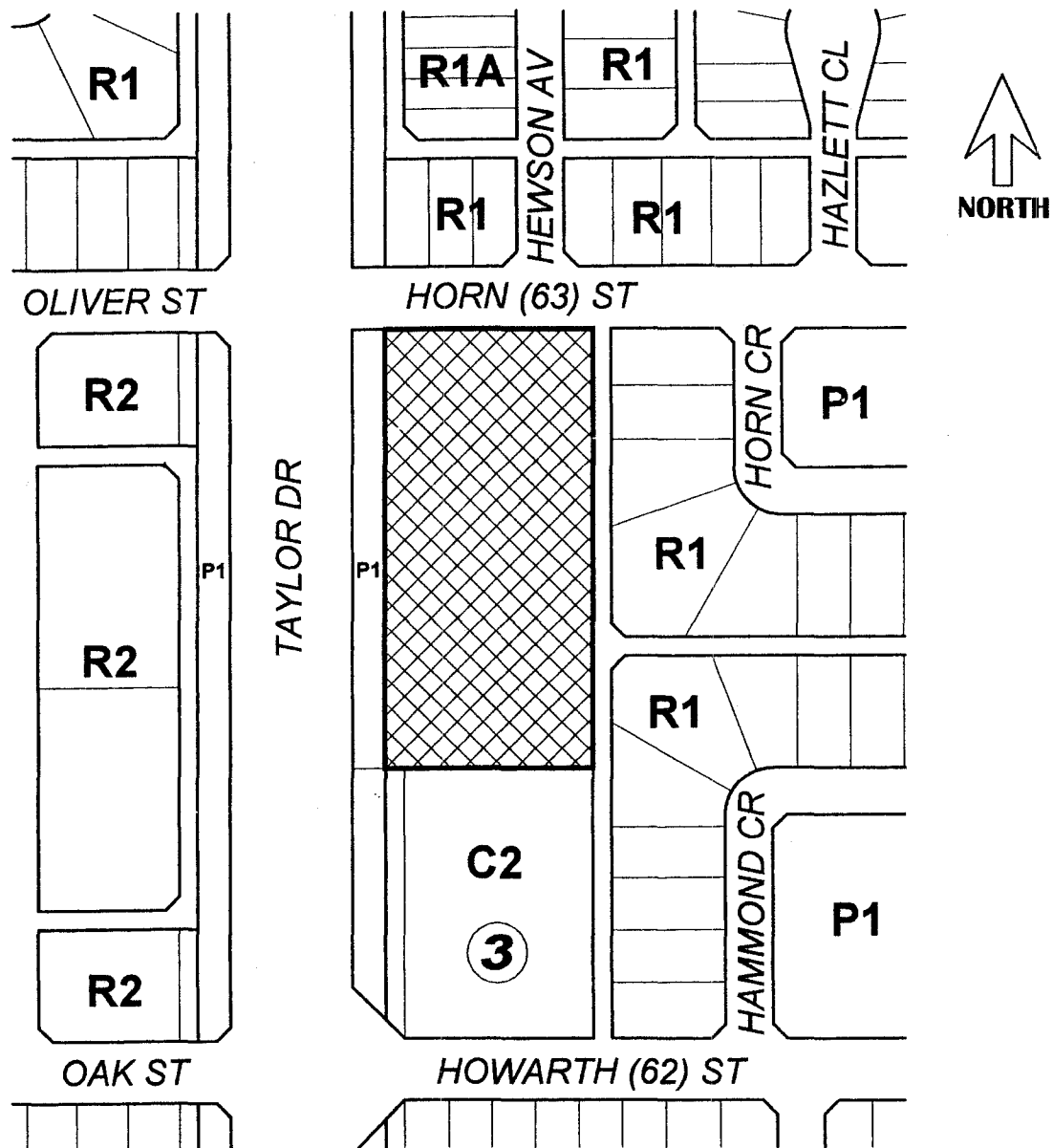
This meeting will be of particular interest to adjacent landowners to the Home and Leisure Mall (Highland Green Mall).

This meeting is being held as part of the City's commitment to involve community residents in any changes relating to planning and development in their neighbourhood. For further information, contact Parkland Community Planning Services at 343-3394 who, as part of the City's Community Services Division, are your City of Red Deer Planning Office.



The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

C2 to DC(13)



AFFECTED DISTRICTS:

DC(13) - Direct Control District No. 13

C2 - District Shopping Centre

MAP No. 1/2000

BYLAW No. 3156 /A- 2000

Comments:

We agree with the recommendations of Parkland Community Planning Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

December 29, 1999

Mr. Dan Hope
Liberty Christian Assembly
301, 4805 - 48 Street
Red Deer, AB T4N 1S6

Dear Sir:

Re: Request for Rezoning at 6315 Horn Street

Thank you for your letter of December 21, 1999 hand delivered to our office on December 29, 1999 by Mr. Ed McBeth. This item will be placed on the Red Deer City Council Agenda of Monday, January 17, 2000.

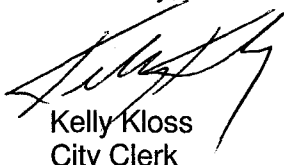
Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council meeting and can be picked up at our office on the second floor of City Hall on Friday, January 14, 2000.

If you wish to be present and/or speak at the Council meeting, please telephone our office on Friday, January 14, 2000 we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

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

Sincerely,



Kelly Kloss
City Clerk

/clr

DATE: December 29, 1999

TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X FIRE CHIEF/MANAGER EMERGENCY SERVICES
INFORMATION TECHNOLOGY SERVICES MANAGER
X INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
X PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR - c/o Lori Loney
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
X TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FILE

FROM: CITY CLERK

RE: Liberty Christian Assembly - Request for Rezoning at 6315 Horn
Street

Please submit comments on the attached to this office by Monday, January 10, 2000
for the Council agenda of Monday, January 17, 2000.

"Kelly Kloss"

City Clerk

MEMO

DATE 30 DECEMBER, 1999

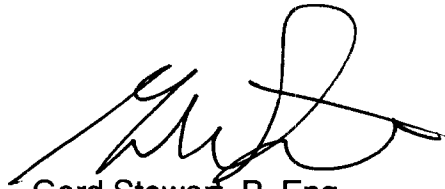
TO: Kelly Kloss
City Clerk

FROM: Gord Stewart

RE: Liberty Christian Assembly – Request for Rozoning
6315 – Horn Street

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

This department has reviewed the proposal from the Liberty Christian Assembly.
We have no objection to the rezoning required to facilitate this venture .



Gord Stewart, P. Eng.
Fire Chief/Manager

Date: December 31, 1999

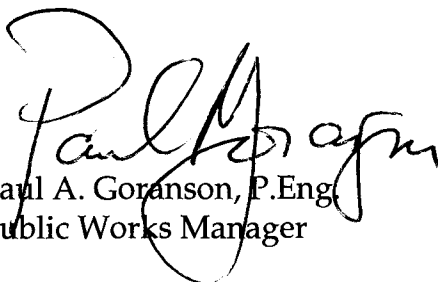
To: City Clerk

From: Public Works Manager

Re: **Liberty Christian Assembly – Request for Rezoning at 6315 Horn Street**

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL
RAYM: paul\memos
MASTER FILE: 1980.260

The Public Works Department has no comments regarding the rezoning request.



Paul A. Goranson, P.Eng
Public Works Manager

/blm

- c Director of Community Services
- Director of Development Services
- Fire Chief/Manager Emergency Services
- Inspections and Licensing Manager
- Transit Manager
- Principal Planner

DATE: January 4, 2000

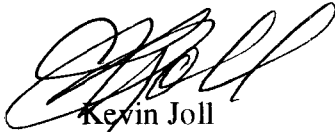
TO: City Clerk

FROM: Transit Manager

RE: Liberty Christian Assembly – Request for Rezoning at 6315 Horn Street

BACK INFORMATION
NOTSUL COUNCIL

Based on the information provided the Transit Department has no concern with the request for rezoning at the above noted address.



Kevin Joll

/kj


BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Date: January 5, 2000
To: City Clerk
From: Engineering Services Manager
Re: **Rezoning Request – 6315 Horn Street
Lot 30, Block 14, Plan 4332 T.R.**

Our comments relative to the Liberty Christian Assembly request to rezone the northerly portion of the existing mall to accommodate a church use, are as follows.

We recommend that the applicant provide information that would identify the availability and the number of on-site parking stalls and identify the demand for parking stalls generated by church and related activities. We are concerned that there may be the potential for patrons to spill out of the existing parking lot and use near on-street parking. This may cause vehicle congestion on-street and also annoy existing adjacent residents.

We are assuming that there will be no change in site access locations and that site access will remain from Horn Street.


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

KGH/emr

- c. Director of Community Services
Manager of Emergency Services
Inspections and Licensing Manager
Public Works Manager
Transit Manager
Principal Planner



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

January 13, 2000

Mr. Dan Hope, c/o
Liberty Christian Assembly
301, 4805 - 48 Street
Red Deer, AB T4N 1S6

Dear Sir:

Re: Request to Rezone 6315 Horn Street (Lot 30, Block 14, Plan 4332 TR)

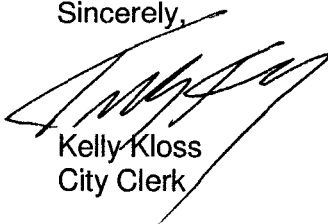
Further to our telephone conversation of January 12th, you are aware that this rezoning request will *not appear* on the Council agenda of January 17th. As discussed, further information is required before this item can be presented to Council.

Please contact Mr. Ryan Strader, Inspections & Licensing Manager, at 342-8195. He will provide you with the details of the information that is required.

Once the required information has been received by this office, this rezoning request will be placed on a Council agenda. For this item to be placed on the January 31st agenda, the information must be received at this office by no later than Wednesday, January 19, 2000.

Please do not hesitate to contact me at 342-8132 should you require further clarification.

Sincerely,



Kelly Kloss
City Clerk

/clr

c Inspections & Licensing Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

February 1, 2000

FAXED TO: 342-7866

Liberty Christian Assembly
301, 4805 - 48 Street
Red Deer, AB T4N 1S6

Att: Mr. Dan Hope

Dear Sir:

**Re: Request for Rezoning of 6315 Horn Street (Lot 30, Block 14, Plan 4332TR),
Establishment of Church at Home and Leisure Mall, Land Use Bylaw
Amendment 3156/A-2000**

At the City of Red Deer's Council meeting held Monday, January 31, 2000, Council considered your request dated December 21, 1999. Subsequently, Land Use Bylaw Amendment No. 3156/A-2000 was given first reading. A copy of that bylaw is attached.

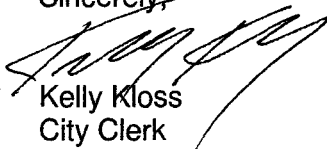
Land Use Bylaw Amendment 3156/A-2000 provides for the addition of a site-specific amendment, which will involve the creation of a new Direct Control District on the Highland Green Mall site. The new district will allow both the Church and commercial uses, but will not allow similar uses in other C2 sties throughout the city. A more general amendment may be considered subsequent to further research and once the appropriate consultation process has taken place.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, February 28, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, February 9, 2000, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

 *** TX REPORT ***

FILE

TRANSMISSION OK

TX/RX NO	4011
CONNECTION TEL	3427866
SUB-ADDRESS	
CONNECTION ID	
ST. TIME	02/01 14:02
USAGE T	00'54
PGS.	1
RESULT	OK



Office of the City Clerk

February 1, 2000

Liberty Christian Assembly
 301, 4805 - 48 Street
 Red Deer, AB T4N 1S6

Att: Mr. Dan Hope

Dear Sir:

**Re: Request for Rezoning of 6315 Horn Street (Lot 30, Block 14, Plan 4332TR),
 Establishment of Church at Home and Leisure Mall, Land Use Bylaw
 Amendment 3156/A-2000**

At the City of Red Deer's Council meeting held Monday, January 31, 2000, Council considered your request dated December 21, 1999. Subsequently, Land Use Bylaw Amendment No. 3156/A-2000 was given first reading. A copy of that bylaw is attached.

Land Use Bylaw Amendment 3156/A-2000 provides for the addition of a site-specific amendment, which will involve the creation of a new Direct Control District on the Highland Green Mall site. The new district will allow both the Church and commercial uses, but will not allow similar uses in other C2 sties throughout the city. A more general amendrment may be considered subsequent to further research and once the appropriate consultation process has taken place.

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

Box 5008
 Red Deer, Alberta
 T4N 3T4

The City of Red Deer

FILE

Council Decision – January 31, 2000 Meeting

DATE: February 1, 2000
TO: Principal Planner
FROM: City Clerk
RE: *Request for Rezoning of 6315 Horn Street (Lot 30, Block 14, Plan 4332TR),
Establishment of Church at Home and Leisure Mall, Land Use Bylaw
Amendment 3156/A-2000*

Reference Report:

Principal Planner dated January 24, 2000

Bylaw Readings:

Land Use Bylaw Amendment No. 3156/A-2000 was given first reading. A copy is attached.

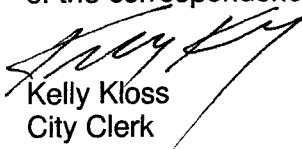
Report Back to Council Required:

Yes. A Public Hearing will be held Monday, February 28, 2000 at 7:00 p.m., during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/A-2000 provides for the addition of a site-specific amendment, which will involve the creation of a new Direct Control District on the Highland Green Mall site. The new district will allow both the Church and commercial uses, but will not allow similar uses in other C2 sties throughout the city. A more general amendment may be considered subsequent to further research and once the appropriate consultation process has taken place.

Liberty Christian Assembly will be responsible for the advertising costs in this instance. A copy of the correspondence forwarded to them is attached.


Kelly Kloss
City Clerk

/clr
attchs.

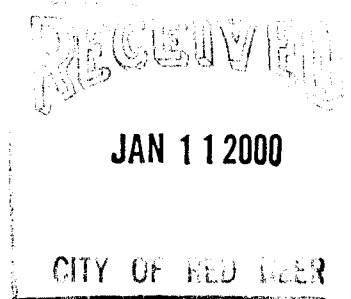
c Director of Community Services
 Director of Corporate Services
 Director of Development Services
 Inspections & Licensing Manager

Item No. 2

Darryl & Carrie Lajeunesse
4-31 Nordegg Crescent
Red Deer, Alberta T4P 2B8

January 10, 2000

Parkland Community Planning Services
Attn. Nancy Hackett
Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5



Dear Nancy Hackett:

We are proposing a Health Centre business, focused on Muscle Therapy for the location of 5114 – 58 ^{Street} Avenue, (Lot 4&5, Block 25, Plan 7604S legal land site) Red Deer. We would like approval from the City and Parkland Community Planning Services for rezoning or relaxation of the by-laws to permit use of health professions. Our primary focus is muscle therapy but as the business grows, we may consider having other health care professionals work here on a casual basis to assist patients with their treatment. Such professionals may include Physiotherapy, Chiropractic and Acupuncture.

Over the past year of searching for adequate properties, communicating our needs to the mayor and Parkland Community Planning Services we have reached a decision for location and have submitted an offer on the above location. We understand and respect the by-laws for zoning and we would like to offer our case to you at this time so that we will receive a ruling by the middle of March. We have spoken to the Community Association in that area and they have expressed interest and have approved (verbally) our business plan. Our business plan compliments what this community is planning for April 2000 and I understand that they will be submitting a community plan to the city come April.

The following is how we plan to address all of the typical concerns one's community may have.

Business Operation

Hours: We plan to have the business open from 10:00am – 6:00pm Monday – Friday and Saturday 10:00am – 4:00pm. We may have exceptions, such as Tuesday evening, to stay open a few hours later as most people work a typical business day and we want to allocate time for those patients.

Patients/Customers: There would be on average 2 patients every hour, equaling 16 people total in one day. This may increase only as demand calls for.

Parking: There will be parking at the rear of the property approximately six stalls. Street parking is also currently available on the south side of 51 Street for a maximum of 2 hours at one time. Additional parking may be allocated on the one side of the house. This is

dependent upon architectural design. Preliminary plans will be complete on January 21, 1999 and will be submitted upon request.

Noise: There will be no noise other than minimal increase of traffic flow.

Building Use: There will be Commercial Use only on the main floor. The Community Association recommended an upper suite (where we would reside) and lower floor as an individual suite. The engineer that we have consulted with recommended the two suites as well given the community wanting to upgrade the appearance and welcome more residents to that area of town.

Affect to the neighbors/community: The Riverfront Health Centre would be of benefit to the community by improving land value, having a new clean appearance of a well taken care of home, demonstrating to other businesses owners that it is a respectable place to start or expand a business. We take pride in our possessions and we would reflect this in both the interior and exterior of our building and the property.

We have just outlined briefly our intentions and our Business Plan will be finalized January 16, 2000, at that time we will submit it to Parkland Community Planning Services and the City of Red Deer. Financial information can be obtained if requested.

A copy of this letter will be submitted to Kelly Kloss of the City Clerk's department of Red Deer City Hall in order to be placed on the Council's Agenda at the earliest convenience.

Sincerely,

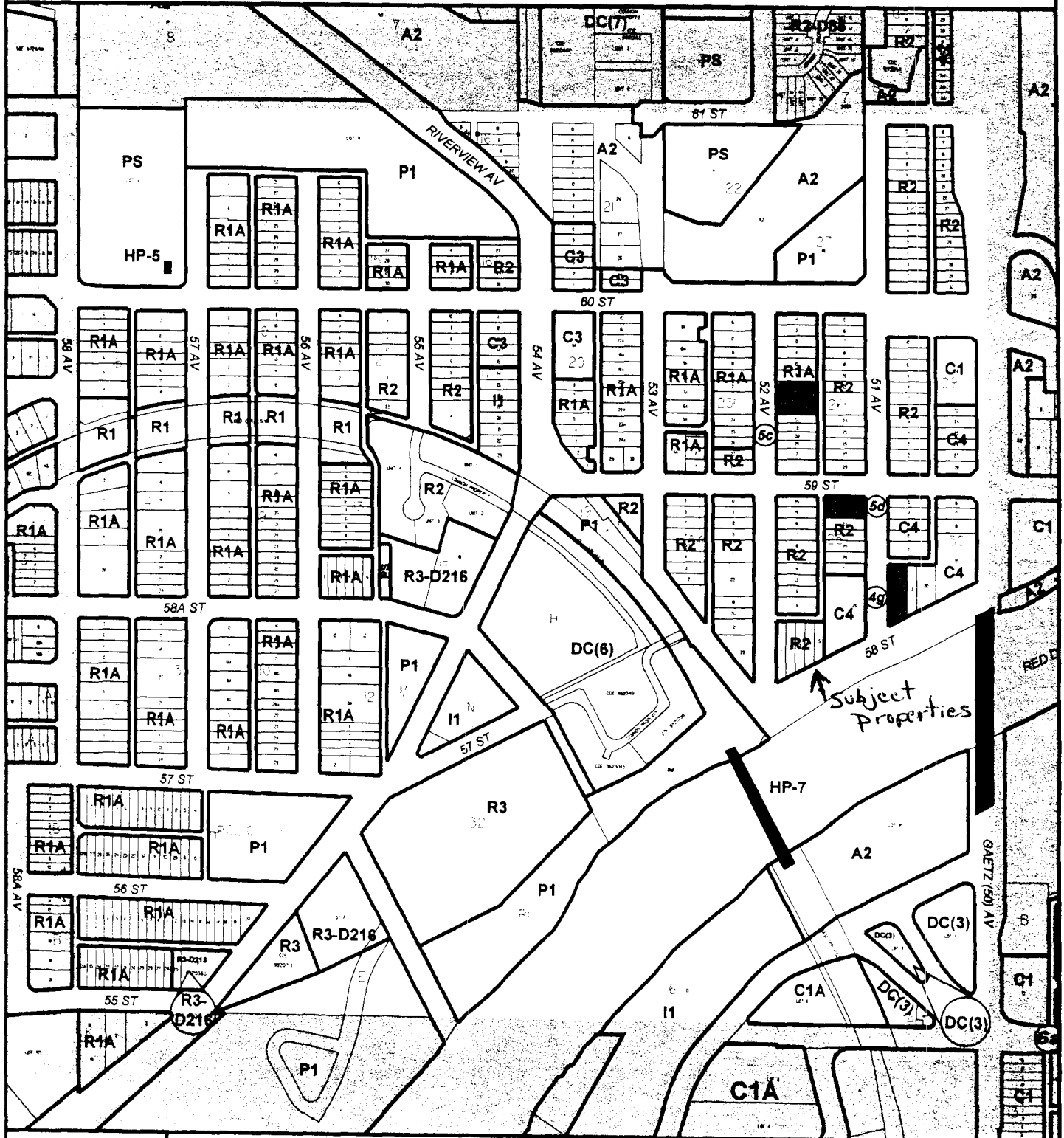
A handwritten signature in cursive script, reading "Carrie Lajeunesse".

Darryl & Carrie Lajeunesse

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

F10



BYLAW NUMBER - 3156/96

AMENDMENTS:

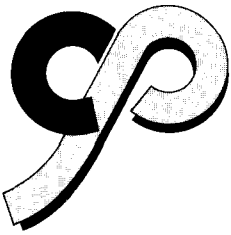
2672 / C - 96 09 - April - 1996
 3156 / A - 96 06 - May - 1996
 3156 / II - 98 05 - Oct - 1998
 3156 / K - 99 10 - May - 1999
 3156 / U - 99 03 - Aug - 1999
 3156 / EE - 99 27 - Sept - 1999

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

E11	F11	G11
E10	F10	G10
E9	F9	G9

S.E. ¼ -20-38-27-4

1:5,000
 29-SEP-1999



Date: January 20, 2000
To: Kelly Kloss, City Clerk
From: Nancy Hackett, Parkland Community Planning Services
Re: Rezoning Request - 5114-58 Street, North Red Deer

On January 11, 2000 our office received a letter from Mr. and Mrs. Lajeunesse proposing a zoning change at 5114-58 Street. Shortly thereafter, the City Clerk also circulated a copy of the letter to our office. We have the following comments concerning the proposed rezoning.

Background

The site proposed for rezoning is currently designated R2 Residential (Medium Density) District. The general purpose of the R2 district is to provide for a medium density residential area with a mix of dwellings and uses compatible in a residential location. Permitted uses in the R2 district include detached dwellings, secondary suites, and home occupations that do not generate additional traffic. Discretionary uses include semi-detached dwellings, multi-attached, and multiple family buildings.

At present, the site proposed for rezoning accommodates a single family dwelling as a permitted use. Health clinics or offices are neither a permitted nor a discretionary use in an R2 district.

Proposed Rezoning

Because a health clinic as proposed is not a permitted nor a discretionary use under the current R2 land use district, the applicant is requesting a change in land use designation to accommodate a muscle therapy and related health services clinic and to permit two residential suites on site.

In terms of commercial districts in the City of Red Deer Land Use Bylaw, the C3 Commercial (Neighbourhood Convenience) District does allow as a discretionary use a dwelling unit above the ground floor and would permit as discretionary a medical office (serving the neighbourhood only). A basement residential suite would not be allowed either as a permitted or as a discretionary use. However, with 16 or more clients per day, and with plans to employ physiotherapy, chiropractic, and acupuncture professionals on a casual basis, the proposed use would not be interpreted by the Inspections and Licensing Department as serving the neighbourhood only.

C1 zoning would accommodate the proposal of a health clinic and upper level residential, but the C1 Commercial (City Centre) District is confined to the downtown core and to select portions of Gaetz Avenue. The C1 would not be a suitable designation in this location because the standards are not designed for a residential neighbourhood such as North Red Deer/Fairview.

A direct control district would appear to be the most viable option in terms of creating an alternate land use district to accommodate the health clinic/residential suite as proposed.

Issues

Over the past 2 to 3 months we have spoken with Mrs. Lajeunesse on several occasions about a suitable location for the proposed muscle therapy and related health professionals' clinic. Mr. and Mrs. Lajeunesse have been very honest and open in presenting their proposal. Clearly, they are eager to contribute to the community of Red Deer by investing in a new business and have been creatively working to blend their living accommodations within this workplace. From a land use planning perspective, however, there are some areas of concerns with regard to this rezoning request.

1. The size of the business proposed may cause increased traffic in the neighbourhood. Were this property to be rezoned, it would be accessible primarily by way of 53, 52, and 51 Avenues. The addition of 16 or more cars per day plus staff/health professional parking will impact the surrounding residential streets. The applicants have been very upfront in stating that the office may have occasional evening hours and weekend hours, this will mean the impact on parking and business traffic on residential streets will occur 6 days per week.
2. There is presently a steering committee working on an Area Redevelopment Plan (ARP) for the North Red Deer neighbourhood. As Mr. and Mrs. Lajeunesse refer to in their submission, the Area Redevelopment Plan is not yet complete. The committee, made up of residents and property owners, has been considering land use recommendations for the neighbourhood. Innovative approaches to achieve the *Community Vision* (which discusses the redevelopment of industrial sites and the need for neighbourhood service oriented businesses) are being looked at. Although the Lajeunesse proposal may not be contrary to the community's vision, which will provide a foundation for the Area Redevelopment Plan, it is premature to move ahead with rezoning before the plan is finished. There has been no consultation with the community at large yet and the Steering Committee for the Area Redevelopment Plan has not finished their plan. We understand that the Lajeunesses have been in search of a site to locate their business on for several months and that time is of the essence for funding, however to rezone prior to completing the ARP would be to sidestep a years worth of work by the Steering Committee. Piecemeal rezoning will undermine the process of developing a collaborative, long range plan Area Redevelopment Plan for North Red Deer.
3. There is presently a large amount of vacant commercially designated property within the general vicinity of 5114-58 Street. These sites include the former Perma Green Garden Centre site immediately adjacent to 5114-58 Street and the former Cass' Stagger Inn site also on 58th Street. These sites have been vacant and available for sale for several months. From a planning perspective, there is some concern with rezoning residential land in the community and replacing it with direct control commercial zoning when existing surrounding commercial sites are vacant. The completed Area Redevelopment Plan will examine the feasibility of additional commercial land in the neighbourhood.

4. There are several locations in the downtown C1 Commercial (City Centre) District that currently allow both an office and dwelling unit above ground floor. The C1 district is in fact intended to facilitate the development of unique land uses, and encourage a wide mix of commercial and residential development. This proposal would fit well into the downtown C1 areas. Parkland Community Planning Services would be willing to work with the applicant to locate a suitable C1 location. In a letter to the Lajeunesses from the Mayor's Office in November 1999, several C1 sites were identified that may be suitable.
5. The example of Wright's Upholstery located at 5824 & 5826 - 51 Avenue is a case in point that the mix of residential and a business can be successful in a neighbourhood. In January 1997, Wright's was granted an exception to the bylaw to permit the upholstery shop in a R2 district. However, this only came about after months of work, submission and redrafting of detailed site plans, discussion with the community, and public consultation. It is feasible that an arrangement could be worked on for the subject property but it should be based on input from the community and guidance from the completed Area Redevelopment Plan.

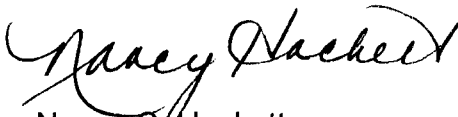
Summary

In summary, the health clinic with residential suites proposed for 5114-58 Street raises several planning issues including traffic access, parking, unproven need for additional commercial use, and the necessity of neighbourhood input. Additionally, and of particular significance, a resident-based Steering Committee has been at work for several months on an Area Redevelopment Plan for North Red Deer. The purpose of the Area Redevelopment Plan is to look at planning issues in a broad sense for the neighbourhood and in the framework of well planned, integrated community redevelopment. For this reason, any rezoning within North Red Deer needs to occur in the context of a completed Area Redevelopment Plan. In the view of Parkland Community Planning Services, piecemeal rezoning at this time will undermine the process of developing a collaborative, long range Area Redevelopment Plan for North Red Deer.

Recommendation

For the reasons discussed within the text of this letter, at this time, we are recommending the requested zoning change not be approved. We would encourage the applicants to work with our office, the Inspections and Licensing Department, and Land and Economic Development to locate an available site that would meet their needs and fit the proposal in terms of the required zoning.

Respectfully Submitted,



Nancy C. Hackett
PLANNER

c. Lowell Hodgson, Community Services

Office of the Mayor



November 29, 1999

Carrie and Darryl Lajeunesse
#4 - 31 Nordegg Crescent
Red Deer, AB T4N 2B8

Dear Mr. and Mrs. Lajeunesse,

Thank you for your October 22, 1999, letter requesting information on zoning bylaws in the City of Red Deer. You pose several questions related to your desire to open a muscle therapy business in the downtown area.

Under the City's present Land Use Bylaw, three avenues are available to entrepreneurs in terms of opening and operating the type of business you describe while also living on the premises.

The first is, of course, to locate on a property already designated as commercial. The City has five commercial zones within the Land Use Bylaw:

C1 Commercial (City Centre) District,
C1A Commercial (City Centre West) District,
C2 Commercial (Regional and District Shopping Centre) District,
C3 Commercial (Neighbourhood Convenience) District, and
C4 Commercial (Major Arterial) District.

All of these designations, except the C4 zone, would allow either as a permitted use or a discretionary use, the type of business/residential arrangement you propose. In locations zoned commercial, the number of clients per week would not be limited by the City.

The second option is to apply to the City's Inspections and Licensing Department for a home occupation license. The Land Use Bylaw permits home occupations in residential areas of the City provided the home occupation will not create disturbance or excessive impacts in a neighbourhood. Therefore, the Municipal Planning Commission in the City has generally limited businesses to 10 or fewer clients per week to prevent traffic, parking, noise, and related problems. The Land Use Bylaw stipulates that no home occupation shall be staffed by anyone other than a resident of the home; no more than two adult residents of the home can work at the business; and the maximum size of a home occupation is 30 sq. m or 20% of the net floor area of the home.

The third option, alluded to in your letter, is to request a change in zoning for a property to commercial or a direct control district to accommodate your proposal. When considering any zoning change, City Council has a responsibility to look at the full breadth of impacts, as these would affect the surrounding neighbourhood and other commercial property owners. Zoning is in place in the City to provide some assurance to property owners as to the types of uses permitted in an area. Understandably, there is often an expectation in established neighbourhoods that relates to the existing zoning and the maintenance of the residential character of an area. As well, the impact on current businesses and property owners of adding new commercial zoning outside of the existing C1, C1A, C2, C3 or C4 zones must be considered.

THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 342-8365
City Web Site: <http://www.city.red-deer.ab.ca> E-mail: gails@city.red-deer.ab.ca

Carrie and Darryl Lajeunesse

November 29, 1999

Page 2

Therefore, in considering a rezoning, City Council looks at the impact on the surrounding properties of any proposed zoning change and the level of support among neighbouring property owners and other commercial businesses. The willingness/ability of the proponent to address concerns related to parking, noise, traffic, signage, loading, deliveries or other elements associated with the shift of a property to a business use and the ability of the owner to meet relevant regulations (such as setback distances or landscaping) as set out in the bylaw under the proposed district are also be factored into decision making. Certainly, Council would also consider proposed property improvements. I want to caution you that rezoning can be a long process and could involve extensive public consultation.

In terms of how to proceed with rezoning a specific property, the owner of the property makes this request to the City Clerk and submits detailed plans discussing the type of business/land use proposed and all aspects of site development (for instance, showing all parking spaces, landscaping, signs, and existing buildings). City Council also requires that you attend a public meeting to present your proposal to the neighbourhood and to work with neighbours to address any concerns. This meeting would be coordinated and facilitated by Parkland Community Planning Services, and all public input and information coming out of that meeting would be submitted to City Council for their consideration in approving or denying the zoning change.

For your information, the City of Red Deer is embarking on a new plan to consider the future of the downtown core. You mentioned that you would be interested in locating in the downtown area, so you may wish to become involved in this project. Several opportunities exist for residents to make suggestions about the type of projects, developments, or businesses they feel would contribute positively to downtown Red Deer. If you are interested in participating in this plan and making suggestions related to business zoning in the core, I encourage you to contact John Hull, Architect, at 309-3690.

You may be interested to know that there is currently a house for sale on 48 Avenue (it was previously a dental office). The realtor is Glen Moore of Century 21 Lesand Advantage Realty Corp (ph. 346-0021). As well, staff in our Land & Economic Department gave me two Land Use District maps, and they have highlighted areas that may suit your needs.

I hope this information is of assistance to you.

Sincerely yours,



Gail Surkan, Mayor

c Land & Economic Development
 Parkland Community Planning
 Ryan Strader, Inspections & Licensing Manager

Attachments

MEMO

DATE: January 19, 2000

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: 5114 – 58 AVENUE
LOTS 4-5, BLOCK 25, PLAN 7604 S

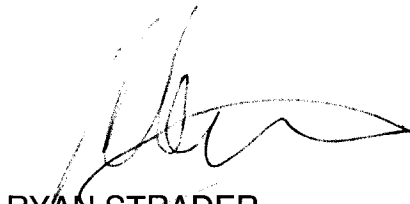
In response to your memo regarding the above, we have the following comments for Council's consideration:

The site in question is presently designated as R2 in which the proposed use would be neither permitted nor discretionary. The present regulations for a home occupation would not allow the proposal either. In order to accommodate the request, either the R2 use table would require an amendment, or the site specifically designated to allow an office and dwelling units on the property. The applicant indicates that they have had some discussion with the community association and that the association has indicated some support for the request.

The applicant indicates that a average of 16 patients per day would visit the site, however, that number will likely increase once the business becomes established. As well there may be persons from outside the home working in the building, which would increase the number of clients coming to the site. The traffic generated would, in our opinion, cause concern to the community.

RECOMMENDATION:

That the application be denied, as the use is more suited to a commercial land use district.



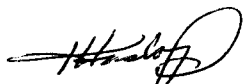
RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:kb

Date: January 18, 2000
To: City Clerk
From: Engineering Services Manager
RE: **Rezoning Request to Permit Health Professions
5114 - 58 Street; Lots 4 and 5, Block 25, Plan 7604 S**

Engineering Services has no comment relative to the rezoning request; however, we would indicate that the lane at the rear of the subject property is the subject of an approved local improvement for lane paving and is scheduled for paving in 2000. The cost of this local improvement will be added to the tax roll in 2001.

With regard to the increase in traffic indicated by the applicant, we would view such increase as very minor and easily accommodated with little nuisance factor on the newly paved lane.



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

KGH/emr

- c. Director of Development Services
Emergency Services Manager
Inspections and Licensing Manager
Principal Planner

Comments:

We agree with the recommendations of Parkland Community Planning Services. We recommend that this application be referred to the North Red Deer Area Redevelopment Plan Steering Committee to seek their comments as to whether this application should proceed prior to the completion of the Area Redevelopment Plan.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

January 14, 2000

Darryl & Carrie Lajeunesse
4 - 31 Nordegg Crescent
Red Deer, AB T4P 2B8

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FILE

Dear Mr. & Mrs. Lajeunesse:

I am in receipt of your letter dated January 10, 2000 re: Rezoning Request 5114 - 58 ^{Street} Avenue.
Your letter will be placed on the Red Deer City Council Agenda of Monday, January 31, 2000.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, January 28, 2000.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, January 28th and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

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

Sincerely,


Kelly Kloss
City Clerk

KK/fm

Char Rausch

From: Char Rausch
Sent: January 17, 2000 10:53 AM
To: Bryon Jeffers; Ryan Strader; Gord Stewart
Cc: Ken Haslop; 'Kelly Kloss'
Subject: Rezoning Request for Comments - 5114 - 58 Street (Not Avenue)

Please note that the rezoning request address was sent to us in error as Avenue. It should be 58 Street.

Thanks.

Char for Kelly

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DATE: January 14, 1999
TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X EMERGENCY SERVICES MANAGER
INFORMATION TECHNOLOGY SERVICES MANAGER
X INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR - c/o Lori Loney
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: Darryl & Carrie Lajeunesse / Rezoning Request
5114 – 58 Avenue Street

Please submit comments on the attached to this office by Monday, January 24, 2000
for the Council Agenda of Monday, January 31, 2000.

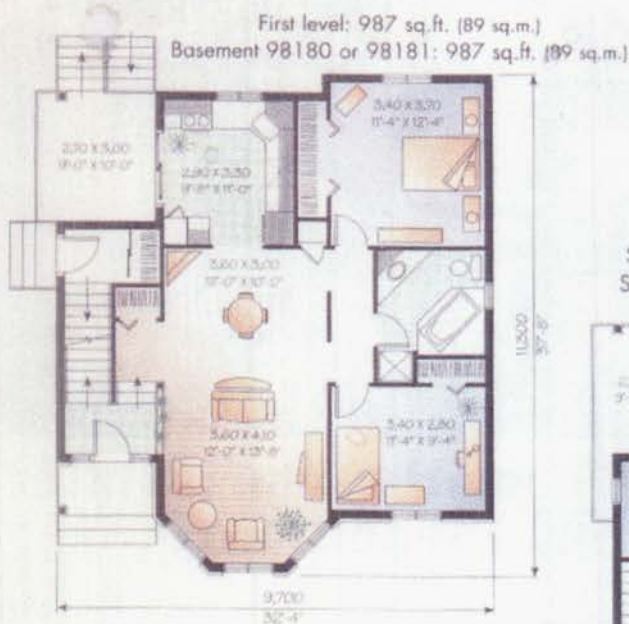
“Kelly Kloss”

City Clerk

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



Charming Home Can Be Duplex or Triplex



Submitted To City Council

Date: Jan. 31, 2000

Second level 98180: 987 sq.ft. (89 sq.m.)
Second level 98181: 1016 sq.ft. (92 sq.m.)



PLAN 98180

987 sq.ft. (89 sq.m.)
2 bedrooms
1 bathroom

style
DUPLEX

plan description

1st level: family room, dining room, kitchen, 2 bedrooms, bathroom, basement, 2nd level: family room, dining room, kitchen, 2 bedrooms, bathroom, laundry area

PLAN 98181

1016 sq.ft. (92 sq.m.)
2 bedrooms
1 bathroom

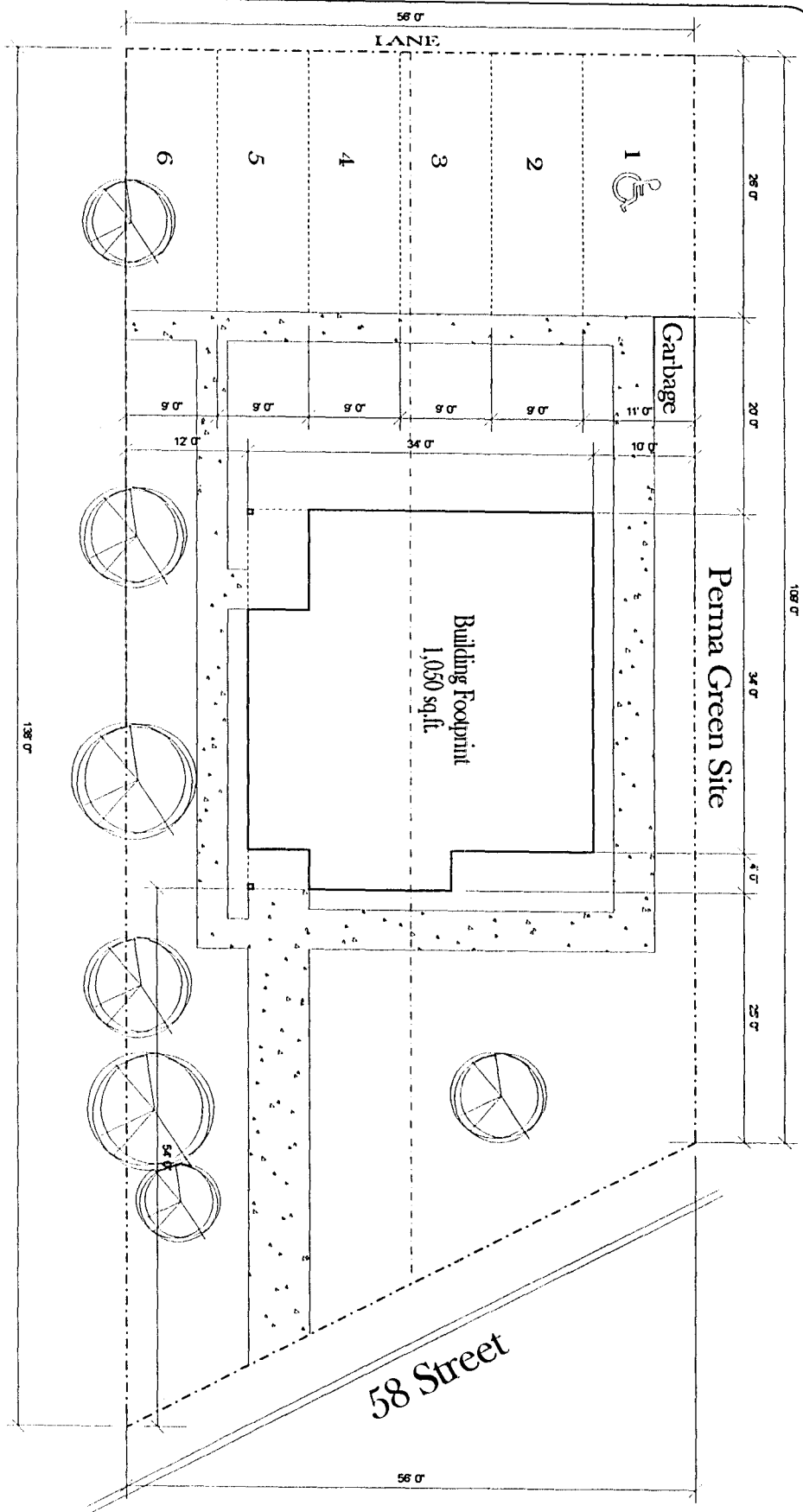
style
TRIPLEX

plan description

1st level: family room, dining room, kitchen, 2 bedrooms, bathroom, storage, laundry area, 2nd level: family room, dining room, kitchen, 2 bedrooms, bathroom, laundry area

Treatment Rooms 10x10

Lot 4 & 5/Blk 25
 Plan 7604S
 5100 blk, 58 St.



Ferguson & Company

Design, Drafting & Construction
 18 Gordon Street, Red Deer, Ab., T4N 6M4 (403) 302-3213

LaJeunesse Clinic/Res.

SCALE: 3/32"=1'0" APP'D: XXX DATE: 01/26/00

DRAWN: Site Plan

PAGE 1

1
1

Letter of Recommendation

Regarding: Darryl Lajeunesse, Massage Therapy Clinic

To whom it may concern

January 17, 2000

Mr. Darryl Lajeunesse is a member of the Massage Therapists Association of Alberta (MTAA). He has examiner status with this association. Mr. Lajeunesse has 5 years of clinical experience in the area of Massage Therapy. He specializes in Myofascial Pain Syndrome due to trigger points. Mr. Lajeunesse has instructed courses in Advanced Trigger Point Therapy at the Alberta Institute of Massage.

Mr. Lajeunesse has an excellent knowledge of anatomy. He has excellent clinical ability in his area of specialization, Myofascial Pain Syndrome. He exercises exceptional clinical judgement. In addition to developing outstanding assessment and treatment skills Mr Darryl Lajeunesse has a keen desire to genuinely help people. He is constantly in pursuit of excellence to offer the best skill and service to his clients. He offers a unique service to the Central Alberta Region and as a consequence he has a very successful practise due to his proven track record with helping individuals to lead more functional and rewarding lives.

Many Albertans suffer from Myofascial Pain Syndrome related to injury, repetitive strain and postural stress. I feel that Central Alberta would benefit from a massage therapy clinic that specializes in the area of Myofascial Pain Syndrome. Mr Darryl Lajeunesse is an excellent candidate for developing such a clinic.

Sincerely

Susan Smith, BScPT (Bachelor of Science in Physical Therapy)

January 25, 2000

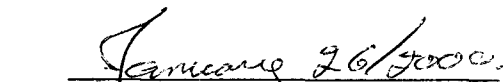
To Red Deer City Council:

I have met with Carrie Lajeunesse and understand that she and her husband Darryl Lajeunesse are applying for rezoning on the property at **5114 -58 Street, Red Deer** that is located near my property.

I am in favor of Carrie and Darryl Lajeunesse running a Massage Therapy/Health Clinic for the purposes of treatment at this site. I agree that they will be residing upstairs and having a tenant in the basement.

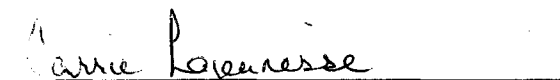
I have no hesitation recommending that Carrie and Darryl Lajeunesse have rezoning for this site.

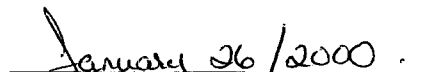

Property Owner Signature


Date

5826-51 Ave.
Property Owner's Address

346-4626.
Phone Number


Witness


Date

January 25, 2000

To Red Deer City Council:

I have met with Carrie Lajeunesse and understand that she and her husband Darryl Lajeunesse are applying for rezoning on the property at **5114 -58 Street, Red Deer** that is located near my property.

I am in favor of Carrie and Darryl Lajeunesse running a Massage Therapy/Health Clinic for the purposes of treatment at this site. I agree that they will be residing upstairs and having a tenant in the basement.

I have no hesitation recommending that Carrie and Darryl Lajeunesse have rezoning for this site.

P.E. Roland
Property Owner Signature

5116 - 58 St

R.R. - 4 Red Deer, AB
Property Owner's Address

28 Jan 2000
Date

347-7666
Phone Number

Carrie Lajeunesse
Witness

Jan 28, 2000
Date

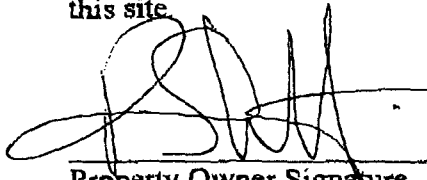
January 25, 2000

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I am in favor of Carrie and Darryl Lajeunesse running a Massage Therapy/Health Clinic for the purposes of treatment at this site. I agree that they will be residing upstairs and having a tenant in the basement.

I have no hesitation recommending that Carrie and Darryl Lajeunesse have rezoning for this site.



Property Owner Signature

2000/01/27.

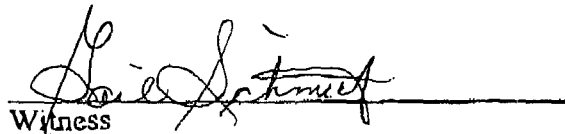
Date

5814 - 51 Ave

Property Owner's Address

403-343-9214.

Phone Number



Witness

2000/01/27.

Date

Carrie & Darryl.

We wish you well with your
business & project.

Regards,
Kim & Emil Schmitt.

(pink house)

Jan 31/00



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

January 31, 2000

Darryl & Carrie Lajeunesse
4, 31 Nordegg Crescent
Red Deer, AB T4P 2B8

Dear Mr. & Mrs. Lajeunesse:

**Re: Request for Rezoning of 5114 - 58 Street (Lots 4 & 5, Block 25, Plan 7604S),
Proposed Health Centre Business Focussed on Muscle Therapy**

At the City of Red Deer's Council meeting held Monday, January 31, 2000, Council considered your request and passed the following resolution:

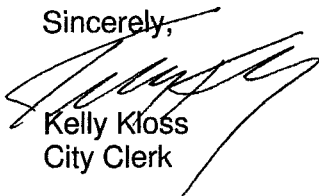
Resolved that Council of the City of Red Deer, having considered correspondence from Darryl and Carrie Lajeunesse dated January 10, 2000, re: Request for Rezoning of 5114 - 58 Street / Lots 4 & 5, Block 25, Plan 7604S / Proposed Health Centre Business Focussed on Muscle Therapy, hereby agrees that this item be tabled until the February 14, 2000 Council meeting:

1. to allow the North Red Deer Area Redevelopment Plan Steering Committee an opportunity to provide comments, and
2. to allow Parkland Community Planning services time to prepare a Land Use Bylaw Amendment that provides for the use of a health centre business focussed on muscle therapy at this location.

As noted, this item has been tabled to the Council meeting of February 14th to allow this rezoning application to be forwarded to the North Red Deer Area Redevelopment Plan Steering Committee for their comments regarding whether this application should proceed prior to the completion of the Area Redevelopment Plan.

Council directed the Administration to prepare a Land Use Bylaw Amendment for consideration at that meeting as well.

Sincerely,



Kelly Kloss
City Clerk

/clr

c Director of Development Services
Inspections & Licensing Manager
T. Lindhout, Planner

FILE

Council Decision – January 31, 2000 Meeting

DATE: February 1, 2000
TO: Tony Lindhout, Planner
FROM: City Clerk
RE: *Request for Rezoning of 5114 - 58 Street (Lots 4 & 5, Block 25, Plan 7604S), Proposed Health Centre Business Focussed on Muscle Therapy, Proposed Land Use Bylaw Amendment No. 3156/D-2000*

Reference Report:

Resolution:

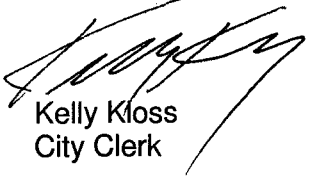
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1. to allow the North Red Deer Area Redevelopment Plan Steering Committee an opportunity to provide comments, and
2. to allow Parkland Community Planning Services time to prepare a Land Use Bylaw Amendment that provides for the use of a health centre business focussed on muscle therapy at this location.

Report Back to Council Required: Yes

Comments/Further Action:

Please forward this application to the Steering Committee for their comments and prepare the Land Use Bylaw Amendment for submission to the February 14th Council meeting. As discussed, please use Land Use Bylaw Amendment No. 3156/D-2000.


Kelly Kloss
City Clerk

/clr

BYLAW NO. 3156/A-2000

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

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1 The "Use District Map E11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 1/2000 attached hereto and forming part of the bylaw.

2 The following DC Direct Control District is added with the following sections:

"DC (13) DIRECT CONTROL DISTRICT NO. 13

138.8 (1) General Purpose

This District is created to allow 'institutional service facility' in addition to uses allowed under the C2 Commercial (District Shopping Centre) District.

138.8 (2) Site Development

All development standards will be as stated in the C2 Commercial (District Shopping Centre) District.

138.8 (3) Permitted Uses

(a) Permitted uses listed under the C2 Commercial (District Shopping Centre) District

138.8 (4) Discretionary Uses

(a) Discretionary uses listed under the C2 Commercial (District Shopping Centre) District
(b) Institutional Service Facility."

- 3 Section 5(1) is hereby amended by adding the following in alphabetical numerical order:

"5(1) DC (12) Direct Control District No. 12
DC (13) Direct Control District No. 13"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2000.

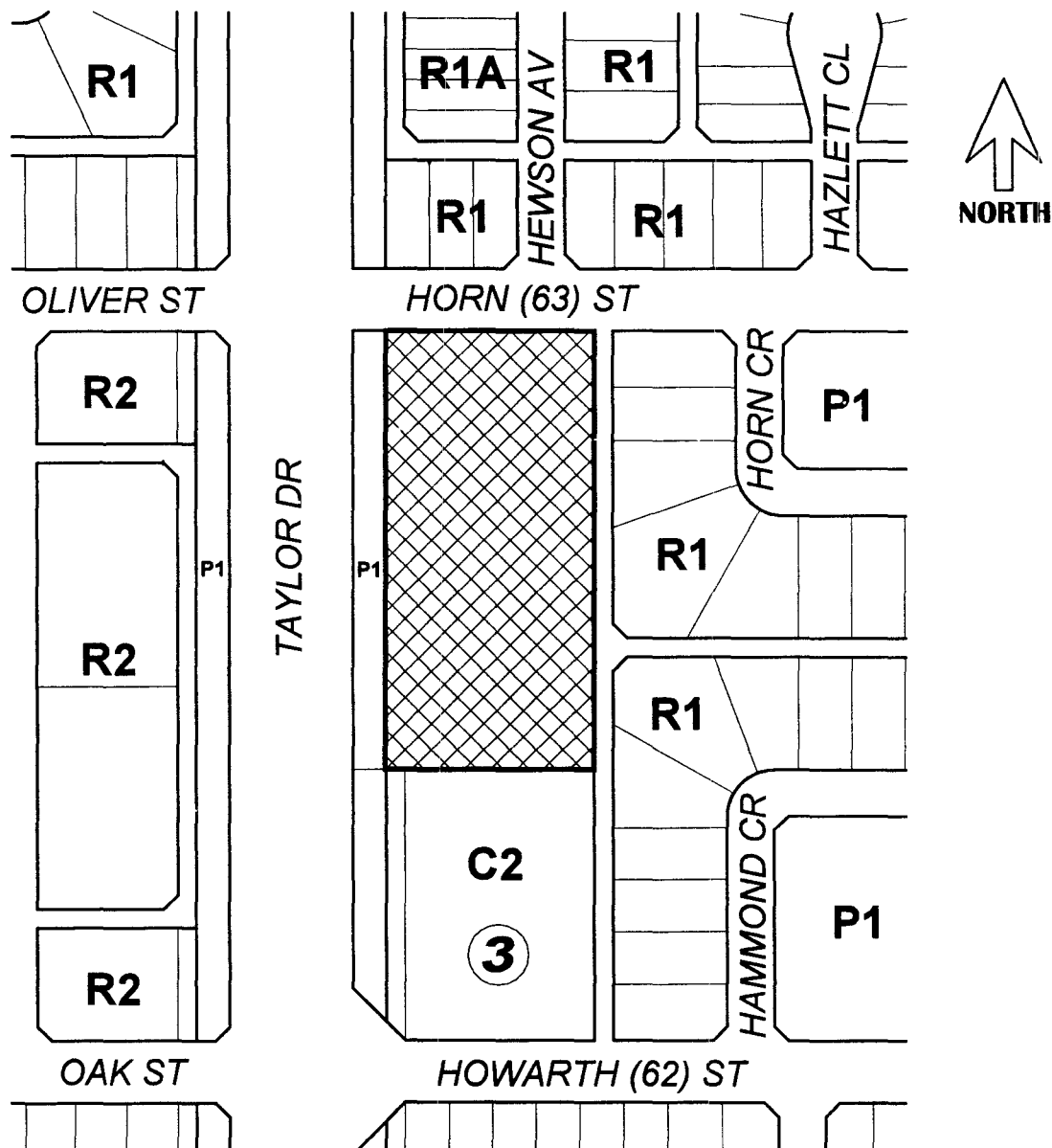
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2000.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

C2 to DC(13)



AFFECTED DISTRICTS:

DC(13) - Direct Control District No. 13

C2 - District Shopping Centre

MAP No. 1/2000

BYLAW No. 3156 /A- 2000