

## AGENDA

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

**TUESDAY, MAY 22, 2001**

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

- (1) Confirmation of the Minutes of the regular meeting of Monday, May 7, 2001

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(2) **UNFINISHED BUSINESS**

1. Parkland Community Planning Services — Re: Parkvale Neighbourhood Rezoning / Blanket Redistricting from R1A to R1 — Exceptions Noted in Bylaw / **Land Use Bylaw Amendment 3156/U-2001** / (Consideration of First Reading of the Bylaw) . . 1
2. Recreation, Parks & Culture Manager and Community Development Planning Coordinator — Re: Downtown Plaza/Park Concept Plan . . 27

(3) **PUBLIC HEARINGS**

1. City Clerk — **Re: East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001** / Request for Adoption of Revisions / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) — *Related to Bylaw 3217/B-2001 and 3156/S-2001* . . 36
2. City Clerk — Re: **Aspen Ridge Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2001** / Proposed Commercial Site / Melcor Developments Ltd. / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) — *Related to Bylaw 3207/A-2001 and 3156/S-2001* . . 43
3. City Clerk — Re: **Land Use Bylaw Amendment 3156/S-2001** / Anders Aspen Ridge Neighbourhood — Phase 7 / Melcor Developments Ltd. / Proposed Rezoning / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) — *Related to Bylaw 3217/B-2001 and 3207/A-2001* . . 48

4. City Clerk – Re: Proposed Bed and Breakfast Regulations / **Land Use Bylaw Amendment 3156/G-2001** / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) .. 51
5. City Clerk – Re: **Land Use Bylaw Amendment 3156/Q-2001** / Part of Lot 1, Block 11, Plan 992 6655, NW ¼ 32-38-27-4, Kentwood Northeast – Phase 16/ Laebon Developments Ltd. / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) .. 61
6. City Clerk – Re: **Land Use Bylaw Amendment 3156/T-2001** / Mason Martin Homes Offer to Purchase Lot 61, Block 6, Plan NR, Kentwood West Social Care Site / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) .. 64

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2. Social Planning Manager – Re: Urban Aboriginal Strategy Funds for Homelessness .. 70
3. Parkland Community Planning Services – Re: **Land Use Bylaw Amendment 3156/R-2001** / Part of the SE ¼ 11-38-27-4 / Lancaster East (Lonsdale) – Phase 4, Pemberton Holdings Ltd. / (Consideration of 1<sup>st</sup> Reading of the Bylaw) .. 75
4. Parkland Community Planning Services – Re: **Land Use Bylaw Amendment 3156/W-2001** / NE ¼ 3-38-27-4, Anders Southeast (Aspen Ridge) Subdivision – Phases 8 & 9, Melcor Developments Ltd. / (Consideration of 1<sup>st</sup> Reading of the Bylaw) .. 78
5. Land & Economic Development Manager – Re: Central Alberta Economic Partnership (CAEP) – Memorandum of Understanding Community Support Declaration, 2001 to 2004 .. 81

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

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**DATE:** May 14, 2001

**TO:** Kelly Kloss, City Clerk

**FROM:** Planning Staff

**RE:** **LAND USE BYLAW AMENDMENT NO. 3156/U-2001  
MAP 15/2001  
PARKVALE NEIGHBOURHOOD REZONING**

**NO. OF PAGES:** Twelve plus the Bylaw Amendment and Map plus four Attachments

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**BACKGROUND**

On February 26, 2001 Council resolved as follows:

"Council of the City of Red Deer, having considered correspondence from Dawna Barnes, Parkvale Community Association, dated February 8, 2001, and the report from Parkland Community Planning Services dated February 15, 2001, re: Parkvale Community Association – Zoning Proposal, hereby agrees:

1. That Parkland Community Planning Services undertake the necessary actions, with the assistance of the Parkvale Community Association Zoning Committee, to investigate the possible redesignation of R1A properties in Parkvale in the area indicated on the map forming part of the noted report, as part of the implementation of the relevant recommendations in the Greater Downtown Action Plan with regard to the preservation of the existing low-density land use character in Parkvale; and
2. That the cost of neighbourhood meeting arrangements for this purpose be funded from the budget for the Early Successes Project of the Greater Downtown Action Plan/Riverside Meadows Area Redevelopment Plan implementation, pending review by the Implementation Group.
3. That Parkvale be included as part of the Greater Downtown Action Plan and that a representative from the Parkvale Community Association be included on the relevant Action Plan Committee."

This report is in response to part 1 of the above Council resolution.

Subsequent to the above Council resolution the Parkvale Community Association concluded their community consultation process and submitted their rezoning proposal, dated March 30, 2001, to the City Clerk. This letter is included as Attachment 1.



## **PURPOSE OF THE REZONING REQUEST**

From consultation with the Parkvale Community Association over the past few months it is recognised that the Parkvale residents, represented through the Association, have a number of very specific issues/concerns, including the following:

1. The possible encroachment of commercial uses into the Parkvale neighbourhood and the introduction of discretionary low impact commercial uses in specific locations;
2. The redesign of Rotary Recreation Park, which is designated as a “Key Planning Node” in the Greater Downtown Action Plan;
3. The design of the proposed pedestrian promenade along 48<sup>th</sup> Street as recommended in the Greater Downtown Action Plan, particularly with regard to the possible opening to vehicle traffic of this street between 47A Avenue and 47 Avenue;
4. The establishment of architectural design guidelines for single family detached dwellings in the Downtown residential areas;
5. The design of physical improvements recommended in the Greater Downtown Action Plan for the Downtown Neighbourhoods, including Parkvale, e.g. highlighting the neighbourhood character through signage, street furniture, streetlamps, colours, landscaping, etc; and
6. The location and design of elements of the proposed network of Downtown pedestrian trails recommended in the Greater Downtown Action Plan, such as a prominent pedestrian crossing across 47 Avenue and pedestrian nodes at Downtown entrances in Parkvale.
7. The continual increase in the number of subdivision applications and semi-detached housing development permit applications in Parkvale; and
8. The on-going implementation of the Greater Downtown Action Plan and the Parkvale community's participation in this process.

Some of these issues are presently the subject of ongoing investigation as part of the Downtown Action Plan Implementation Strategy. For example, issue #1 recently has been addressed by the adoption of a land use bylaw amendment to introduce discretionary low impact commercial uses as a buffer in specific locations; this aspect will be revisited at some time in the future for other locations. Public consultation on issue #3 is presently underway and a study of issue #4 is scheduled to be undertaken as part of the Greater Downtown Action Plan implementation.

It is our understanding that the Community Association's primary purpose at this time is to address issue #7. The impetus behind this issue is the community's desire to retain and preserve the historic land use character in Parkvale, i.e. a neighbourhood of predominantly single family detached homes. This report deals with this issue.

## **COMMUNITY VISION**

The community has a medium to long term vision for Parkvale in which the renovation/restoration and ultimately the redevelopment of the older single-family detached homes will be facilitated through a land use designation that appropriately reflects the existing single family detached neighbourhood character. There are several redeveloped properties in Parkvale that serve as examples of what can be accomplished with the redevelopment of single family detached dwellings. The community believes a land use designation that encourages the renovation/restoration and redevelopment of single family homes rather than higher density semi-detached dwelling redevelopment,

could ensure that Parkvale is retained and reinforced as a predominantly single family detached dwelling neighbourhood.

It is the Association's immediate goal to ensure that any future semi-detached dwelling unit development in Parkvale is discouraged by appropriate land use designation. It is proposed that this be achieved by rezoning all the R1A properties to R1, while accommodating the existing semi-detached dwelling units, fourplexes, sixplexes and apartment buildings. In doing so it is intended to produce a "freeze frame" of the present neighbourhood character, which still reflects much of its historical single family detached character.

The Association bases the motivation for the rezoning proposal on two specific recommendations in the Greater Downtown Action Plan (which is a recently Council adopted statutory Area Redevelopment Plan), namely:

- "Policy 9.1 ***Retain Parkvale*** and the existing low density areas in the north downtown residential areas ***as low density residential neighbourhoods***;..." and
- "Policy 9.2 ***Introduce land use bylaw changes*** and design guidelines to further ***protect the historic*** and architectural character of the older downtown residential areas of Parkvale and the north downtown residential area."

With regard to policy 9.2, note that the historic character of Parkvale is one of predominantly single family detached homes.

### **COMMUNITY CONSULTATION**

The Community Association established a Zoning Committee, which met at several occasions during the past few months and has consulted with the Parkvale residents and landowners on the rezoning proposal. The Committee has also consulted extensively with Planning Staff for assistance in this regard. At least five community meetings have been hosted for discussion of this issue, two of which directly involved Planning Staff (January 16 and March 14, 2001).

The Association has informed the Parkvale community of its meetings by door-to-door mail drop flyers. These meetings attracted mostly resident landowners and tenants, although a number of non-resident landowners have been participating in the process. Subsequent to the Council resolution of February 26, 2001 wherein Council agreed to contribute financial support for the public consultation process, the Association has made a concerted effort to involve more non-resident landowners in the March 14 meeting. This was achieved by mailing out meeting notices to each non-resident Parkvale landowner (a total of 65), in addition to the standard door-to-door mail drop. The notice explained the purpose of the meeting, the essential basis of and reasons for the proposed rezoning, a location map and the date, time and venue of the meeting (see Attachment 2).

Approximately 80 landowners and residents attended the Association's meeting on March 14, the majority of whom indicated support for the redistricting proposal. Many residents indicated that they have no intention of redeveloping their properties with semi-detached dwelling units and in fact prefer to see the predominantly single family detached dwelling component of the neighbourhood retained. The view was expressed

that redevelopment of properties with new single family detached homes or the renovation/restoration of existing homes could and should be encouraged over the development of semi-detached dwelling units.

A number of residents oppose the proposal. Three letters were received and are included in Attachment 3. One of these essentially offers support, subject to the undertaking of an Area Redevelopment Plan for Parkvale. The other two letters oppose the proposal stating as a reason that it would result in the devaluation of their properties in terms of the expected potential return from redevelopment of semi-detached dwelling units.

At the meeting of March 14 two landowners of properties on the south side of 49 Street stated that they support the intention of this rezoning proposal, however they expressed their concern that the redesignation to R1 would limit their development options specifically in view of the unique location of these properties on a high volume traffic route. They feel that all the properties on the south side of 49 Street are subject to the same pressures and adverse impacts as the properties on the north side, which have recently been included in a bylaw amendment to allow discretionary low impact commercial uses. These landowners request that all the properties along the south side of 49 Street be allowed the same opportunities, i.e. to retain the R1A land use designation and be allowed discretionary low impact commercial uses.

## **PLANNING ANALYSIS**

### **Land Use History**

Parkvale neighbourhood was established in 1905. It once accommodated a part of the exhibition grounds on the lands where the senior's townhousing is now developed.

In 1979 Parkvale was the subject of an application for funding under a federal and provincial government Neighbourhood Improvement Programme. The application stated that the residential zoning in other Downtown residential areas had been upgraded to permit higher density development, while Parkvale were excepted from this upgrade as one of the older remaining residential areas in the City. At that time there were 299 housing units in the neighbourhood (84% in good to fair condition). The neighbourhood population stood at 606 persons (1971). The physical environment was described as being of a relatively high standard, with many mature trees and a convenient location in close proximity of existing City level amenities. The report pointed out that the parks adjacent to the neighbourhood (Barrett Park) were designated City Facilities and did not serve the local everyday needs of the Parkvale residents specifically. The one playground located in the neighbourhood was considered unsuitable for many of the local playground activities at the time and consideration was being given to relocate the park. At that time one of the major problems which had been occurring in the neighbourhood was the piecemeal redevelopment of properties, where the consolidation of lots and redevelopment to higher densities were prevalent. The effects of this piecemeal higher density redevelopment was considered to have a significant visual effect on the neighbourhood, in addition to imposing an imbalance in the total housing requirements of the City as a whole.

In the years prior to 1980 Parkvale was designated as R2 Residential (General) District. This designation allowed a single family detached home with one secondary suite as a

permitted use. Amongst a range of other uses row housing, semi-detached dwelling units, triplexes and apartment buildings were allowed as discretionary uses.

In 1980 the City's land use bylaw was revised on a large scale and vast areas redesignated, including Parkvale from R2 to R1A (a newly created land use district at the time). Under the new R1A land use district, which was primarily intended to allow a semi-detached dwelling unit as a permitted use, secondary suites, row housing, triplexes and apartment buildings were not allowed either as permitted or discretionary uses. Secondary suites that had existed at the time became "non-conforming but not illegal" to the R1A designation. Many legal and illegal secondary suites are still in existence today and in some cases provide a means to supplement the household income.

### **Current Neighbourhood Profile**

**Population:** According to the 1999 City census the population profile in Parkvale indicates 59% of residents are younger than 50 years, and of this particular group 72% are older than 20 years. In the 2000 City census Parkvale had a total population of 843 persons.

**Residential Units:** The 1999 City census divides the total number of residential unit types at the time into the following categories:

<b>DWELLING TYPE</b>	<b>NUMBER OF UNITS (or buildings where indicated)</b>
Single detached dwelling units with no suite (61% owner occupied)	139
Single detached dwelling units with suite (main unit 61% owner occupied)	34
Suites in single detached dwelling units	40
Total single detached dwelling units	173
Semi-detached dwellings (17% owner occupied)	18 units (thus 9 buildings)
Fourplex/Triplex buildings	2 buildings
Condominium Townhouse units	128
Apartment suites	54
Other buildings	2 buildings
<b>TOTAL</b>	<b>427</b>

**Lack of Facilities:** Being an older neighbourhood Parkvale lacks many of the facilities that are considered as standard in modern neighbourhoods:

- No school site
- No sports field or baseball diamond
- No outdoor skating
- No tennis courts
- One pre-school playground
- No multi-purpose pads

Being located adjacent to major City level recreation facilities such as the Arena and Curling Rink, Rotary Recreation Park, Red Deer City and District Museum and Barrett Park (which is part of Waskasoo Park), the Parkvale residents share the use of these facilities.

### **Existing Land Uses and Designation**

The map in Attachment 4 shows the boundaries of Parkvale neighbourhood and the existing land uses on each property.

Except for the open space lands that constitute Barrett Park (A2 Environmental Preservation District) and the substantial townhouse development that exists south of 44 Street west of 46 Avenue [R3 Residential (Multiple Family) District], the balance of the residential properties in the neighbourhood are designated R1A Residential (Semi-detached Dwelling) District. However, notwithstanding this land use designation, the majority of these properties are developed with single family detached dwellings, sparsely interspersed with semi-detached dwelling units, fourplexes and apartment buildings. Although there are not any lands in Parkvale designated as R1 Residential (Low-Density) District, the evident land use character is thus predominantly that of a low density, single family detached dwelling neighbourhood.

The land use map reflects that in March 2001 there were 26 semi-detached units; thus 13 buildings, which is four more semi-detached dwelling units and eight additional households than in 1999. The Municipal Planning Commission is currently considering a development permit for a new semi-detached dwelling unit on the vacant property at 4623 - 45 Street.

### **Neighbourhood Density**

Parkvale comprises an area of 38 ha of land. In 1979 the neighbourhood density in Parkvale was 16 persons per ha. With a 2000 population of 843 the neighbourhood density is currently at 23 persons per ha (the current City standard for new subdivisions is 45 persons per ha).

If all 139 of the existing single family detached homes in the neighbourhood were redeveloped with semi-detached dwellings under the present R1A land use designation, 139 new households or approximately 459 persons would be added to the community. This would increase the community population to approximately 1,300 and raise the neighbourhood density to approximately 35 persons per hectare.

The substantial amount of park space (Barrett Park is a City level facility) in the Parkvale community contributes to lowering the overall neighbourhood density.

### **Parking and Services Infrastructure**

The Engineering Services Department indicated that the sanitary sewers in Parkvale were designed based on population densities ranging from 37 to 50 persons per hectare. Based on computer simulations, the main trunk that runs north along 47 Avenue should have capacity to convey the added inflows of an increased population if future semi-detached dwelling unit development would occur on 139 properties to add approximately 459 persons to the total neighbourhood population.

Parkvale residential streets west of 46 Avenue and as far as 47 Street experience parking congestion generated by the Farmer's Market every Saturday for approximately five months of the year. Parkvale residents note an increased use of 47 Avenue and the adjacent streets within the community from 49 Street south to 47 Street for Downtown

overflow parking during business hours. Both these situations have an adverse impact on privacy and the enjoyment of neighbourhood amenities.

### **Greater Downtown Action Plan**

The Greater Downtown Action Plan recognises Parkvale neighbourhood as one of the Downtown's greatest assets and an important element to the vibrancy envisioned for future Downtown. It recognises that growth pressures will be exerted upon the neighbourhood as an increasingly desirable location to live and in certain locations to establish small businesses. For this reason the Action Plan equates Parkvale (along with the other Downtown residential areas north of 50 Street) to a historic building worthy of conservation and protection in its present condition.

Within this context the Action Plan sets two specific policy directions:

- retain Parkvale as a low density residential neighbourhood (Policy 9.1); and
- formulate design guidelines and implement land use bylaw amendments that will preserve the historic character (i.e. predominantly single family detached homes) and architectural character of the neighbourhood (Policy 9.2).

The Parkvale community is experiencing a continual increase in neighbourhood density, from 16 persons per ha in 1979 to 23 persons per ha in 2000, and potentially to 35 persons per ha if all existing single family detached homes were redeveloped with semi-detached dwellings at some time in the future. The build-out of the townhouse developments south of 44 Street had been the main contributor to the density increase, and there is one R3 site still vacant in this development, however future density increase would be mostly facilitated by the development of semi-detached dwellings under the existing land use designation of R1A. If this trend were allowed to continue it would not be in accordance with the Greater Downtown Action Plan (Policies 9.1 and 9.2).

### **The Option of a Separate Area Redevelopment Plan for Parkvale**

During consultation with the Parkvale Community Association over the last six months with regard to the rezoning proposal, the option of undertaking a separate Area Redevelopment Plan has been considered. The Association preferred to remain part of the Greater Downtown Action Plan Area Redevelopment Plan, rather than prepare a separate Area Redevelopment Plan for their neighbourhood.

The Greater Downtown Action Plan addresses the issues related to Parkvale on a broad basis. Presently a number of these issues are the subject of ongoing studies and reviews as part of the implementation strategy for the Greater Downtown Action Plan. The Parkvale Community Association is committed to taking part in the implementation strategy.

In the course of these investigations the issues will be refined and tailored through community consultation and the involvement of specialists where necessary. The overall implementation strategy for the Greater Downtown Action Plan will ensure that the related issues are considered within their mutual context.

The Association views the present rezoning proposal as the outcome of one of these ongoing studies, which involved a community consultation process and a land use study.

## **Zoning Strategy**

In order to respond to the Parkvale Community Association's request to retain and preserve the existing neighbourhood character, it would be necessary to employ a zoning strategy that reflects and reinforces the existing land use pattern. This could be achieved in either of two ways:

1. Redistrict each property that is presently developed with a single family detached house from R1A to R1, and each property that is presently developed with either a fourplex, sixplex or apartment building from R1A to R2, while retaining the current R1A designation on properties developed with existing semi-detached dwelling units; or
2. Apply a "blanket" redistricting from R1A to R1, while allowing those existing uses which would be inconsistent with the R1 district, such as semi-detached dwelling units, fourplexes, sixplexes and apartment buildings, to continue as permitted uses by means of land use exclusions under Section 55 of the Land Use Bylaw.

Both options are a form of spot zoning, i.e. to single out a specific site or sites for treatment different from that accorded neighbouring properties. From an examination of court decisions Laux (Planning Law and Practice in Alberta, 2<sup>nd</sup> Edition, 1996) notes that while the expression "spot zoning" is often used in reference to an illegal discriminatory zoning practice, not all forms of spot zoning are illegal. The general rule is that "spot zoning" is permissible provided that the municipality, in enacting the amending bylaw, was acting in good faith and in the interest generally of the area covered by the bylaw and that it was not legislating with a view to promoting some individual private interest. The Municipal Government Act s. 617 contemplates that private interests must be balanced against the general public interest of the larger community.

The land use map in Attachment 4 shows that there are several instances where existing single family detached homes are adjacent to or sandwiched between semi-detached dwelling units. If option one was to be implemented as the zoning strategy, it might be prudent to leave an entire block(s) or street(s) as R1A. However the existing semi-detached dwelling units are dispersed throughout the neighbourhood and it would be almost impossible to know where to "draw the line" between R1A and R1. Option one would therefore establish a mixed pattern of land use designation and those single family detached dwellings (R1 district) that would be located adjacent to or in-between semi-detached dwellings (R1A district) would continue to experience pressure to convert to semi-detached dwelling units. The redistricting of such properties from R1 to R1A possibly could be justified by the existence of adjacent R1A designated properties.

The purpose of this proposed bylaw amendment is essentially to at least reduce, but preferably to eliminate such pressure on the existing single family homes. Zoning option one would thus not serve the purpose of the proposed bylaw amendment.

The second option for zoning strategy has the advantage that it would establish a coherent pattern of land use designation (i.e. a "blanket" R1 district) in a specified area, while leaving specific blocks as R1A due to unique locational factors (i.e. the blocks along 49 and 50 Streets). Such coherency in the pattern of land use designation would clearly convey the message that the intention of this bylaw amendment is/was to retain and preserve this neighbourhood as a predominantly low density, single family detached

dwelling area in its present land use pattern. It would further clearly state that the existing semi-detached dwelling units, fourplexes, sixplexes and apartment buildings are being accommodated as land use exceptions under the R1 designation to continue unhindered as permitted uses. This option would strive to balance the existing interests of the larger community as against those of individual landowners.

### **Proposed Bylaw Amendment**

Pursuing the second zoning option, this bylaw amendment proposes to effect the following land use changes in the subject area of the Parkvale neighbourhood as shown on the Bylaw Amendment Map No. 15/2001:

1. Redistrict existing R1A designated properties to the R1 district, except the properties along both sides of 49 Street and the south side of 50 Street.

There are ten existing buildings on the properties along the south side of 49 Street, one of which is the Youth & Volunteer Centre, one is a semi-detached dwelling and the remaining eight are single family detached dwellings. It should be evident that these properties experience the same impacts from 49 Street traffic as the properties along the north side of the street. From a planning perspective, therefore, it would be prudent to extend the low impact commercial uses to this location, so as to establish opportunities to create a buffer between the commercialised Downtown with its high traffic volume streets and the single family residential properties along the north side of 48 Street.

However, at the time of the community consultation process with regard to the introduction of discretionary low impact commercial uses, the Parkvale residents indicated that they would not support such uses on the properties along the south side of 49 Street. Their concern is that low impact commercial uses in this location would exert pressure for commercial encroachment into the rest of the neighbourhood.

Against this background it is proposed that the properties along the south side of 49 Street retain the existing R1A land use designation along with the properties in the block bounded by 49 and Ross Streets between 46 and 47 Avenues. The possible extension of discretionary low impact commercial uses to the south side of 49 Street as a buffer between Downtown commercial uses, 49 Street traffic and the rest of the Parkvale neighbourhood should however be revisited at some time in the future when other possible locations are considered for low impact commercial uses, as recommended in the Greater Downtown Action Plan.

2. Allow the existing eleven semi-detached dwelling units, two fourplexes, one sixplex and two apartment buildings on properties which are presently in the R1A District and which are proposed to be redistricted to R1, to continue as permitted uses under the R1 district through land use exceptions in section 55 of the Land Use Bylaw. In addition to the eleven existing semi-detached dwelling units, the property at 4623 - 45 Street is also allocated permitted use rights for a semi-detached dwelling unit under the proposed R1 designation, because on May 14, 2001 the Municipal Planning Commission conditionally approved a development permit for a new semi-detached dwelling unit on this property - the subdivision of this property has been approved, although not registered at this time.



The section 55 land use exceptions would clearly state that a semi-detached dwelling unit, fourplex, sixplex or apartment building, as the case may be, that exists on each particular property concerned at the time of the passing of this bylaw amendment, would be a permitted use notwithstanding the R1 zoning. This would ensure that in the event of such a building being accidentally destroyed or if the landowner wished to redevelop the property for any other reason, the right to redevelop the same building type as a permitted use would always exist under the section 55 land use exceptions. In other words the section 55 land use exceptions would classify the existing semi-detached dwelling units, fourplexes, sixplexes and apartment buildings as outright permitted uses rather than “non-conforming but not illegal” uses.

In accordance with their intention to retain and preserve the existing low density character of the neighbourhood the Parkvale community envisions that in the event of the redevelopment of an apartment building there should be a restriction to ensure that the redeveloped building reflects the same density and height as the existing building. To ensure this, the Density District in the Land Use Bylaw will be employed and a height restriction specified in the section 55 land use exclusions. The density restriction is based on the number of potential residents in an apartment building, which is calculated on the basis of a standard number of occupants per unit type. The result is expressed in the maximum permissible number of persons per hectare. The height restriction is basically a reflection of the existing building height in the number of storeys.

### 3. Redistrict the Parkvale Playground from R1A to P1.

It would be in accordance with the stated objectives of the Community Association to formalise the longstanding status of the Parkvale playground on the corner of 45 Street and 46 Avenue by redistricting it to P1 Parks and Recreation District. The Recreation, Parks and Culture Department supports this proposal.

The existing senior's condominium townhousing south of 44 Street west of 46 Avenue, which are designated R3, and the A2 designated lands in Barrett Park are unaffected by this bylaw amendment.

### **Property Values, Downzoning and Compensation**

During the public consultation process a number of residents/developers expressed concerns with regard to the possible devaluation of their properties due to the proposed downzoning from R1A to R1. The perception seems to be established that a R1A property has a higher potential value in terms of investment return than a R1 property, due to the fact that a R1A property could be redeveloped with two dwelling units.

In this regard it must be recognised that the impetus behind the Community Association's drive for the redistricting from R1A to R1 is in large part based on a similar argument, i.e. the perception that the value of existing single family homes are jeopardised when semi-detached dwelling units are redeveloped on adjacent properties. The Association's viewpoint is reinforced by the policies of the Greater Downtown Action Plan.

Even if redistricting does result in the potential devaluation of expected investment returns, it would not be a valid basis for an argument in opposition of the redistricting decision. According to Laux (Planning Law and Practice in Alberta, 2<sup>nd</sup> Edition, 1996) the common law in Alberta and Canada provides that any diminution in property value caused by a *bona fide* planning decision (e.g. downzoning) is not compensable. This principle has been expressly codified in the Municipal Government Act [s. 621(1)]. The theory underlying this principle is that land use districting should amount to a balancing of the rights and interests of individual landowners as against those of neighbouring landowners. Laux further states that a decision of a municipality is not illegal by the mere fact that it adversely affects the value of private property. As long as the decision was taken in the interest of the larger community or the area as a whole, and not in support of some private individual interest or did not result in a transfer of rights to the state or a municipal Council, no compensation would be payable.

According to Laux's explanation based upon the examination of court decisions, it is certain that, should Council proceed with this proposed bylaw amendment, the validity of such a decision could possibly be challenged on technical points, but legal action on the basis of seeking compensation would be unfounded. The law as it currently stands has a high degree of tolerance toward the regulation of private property in the greater public interest. This is especially true where a municipality's decision is based on a comprehensive community long range plan, such as in the particular case of Parkvale where this bylaw amendment is proposed as part of the implementation of recommendations in the Greater Downtown Action Plan. The decision would be challengeable if it were taken in reaction to and in order to prohibit a specific development proposal, which it is not.

In summary of this section, the argument that the proposed bylaw amendment would decrease property values is not a cut and dry case, although it remains a possibility. It is however not a legally valid reason for opposing the proposed bylaw amendment. Provided that a municipality acts pursuant to comprehensive long-range planning objectives and in the interest of the larger community balanced as against those of individuals, there is little to fear by way of judicial intervention in favour of compensation, even though its decision may have a dramatic impact on the development expectations of landowners or the value of land.

### **Implementation**

- Prior to 1980 many single family detached homes in Parkvale had a legal secondary suite as a permitted use in accordance with the R2 designation that applied at the time. When the R1A designation was introduced in 1980 a secondary suite was no longer allowed, either as a permitted or discretionary use. The secondary suites existing at the time of the adoption of the 1980-bylaw amendment became to be considered as "non-conforming but not illegal" uses.

Presently there are approximately 40 secondary legal and/or illegal suites in the neighbourhood. With the introduction of this redistricting proposal those suites that legally existed as non-conforming to the R1A designation will remain "non-conforming but not illegal" to the R1 designation. Existing and future illegal suites will continue to be illegal. In neither case would a redeveloped single family detached home be allowed to accommodate a secondary suite. However, the City does not police the existence of these suites, but relies on a complaint system. New

secondary suites are not allowed under the proposed R1 zoning, nor were they allowed in the existing R1A district.

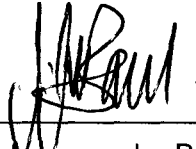
- Some buildings in Parkvale are “non-conforming but not illegal” to the existing R1A District in terms of insufficient yard setbacks. This is due to the fact that it is an old neighbourhood that was developed and existed before the current land use bylaw was promulgated. The R1 District requires exactly the same development regulations and standards as the R1A District for single family detached homes (e.g. yard setbacks).

In the past during the normal course of property sales transactions, landowners have had to apply for and were issued with certificates stating that the yard setbacks on their properties are considered “non-conforming but not illegal” to the R1A district. After the date that this proposed bylaw amendment takes effect the new land use district will be R1. Therefore, after the effective date either the seller or purchaser of property in Parkvale would need to apply to the City for a 53(3) letter of compliance to certify compliance of the “non-conforming but not illegal” yard setbacks to the R1 District.

- In the event that a “non-conforming but not illegal” building (either in terms of use or yard setbacks) is accidentally damaged or destroyed to 75% or more of its value, or the owners wish to redevelop the property, the redevelopment will have to comply with all the regulations and standards of the R1 land use district (applications for relaxations could be considered by the Development Authority). The exception to this rule is those seventeen properties on which semi-detached dwelling units, fourplexes, sixplexes and apartment buildings, as the case may be, are being allowed to exist as permitted uses regardless of the R1 designation, through land use exceptions under section 55 of the Land Use Bylaw. These buildings could be redeveloped at any time, and the regulations and development standards of either the R1A District (in the case of a semi-detached dwelling unit) or the R2 District (in the case of a fourplex, sixplex or apartment building) would apply.
- As part of the ongoing implementation of the Greater Downtown Action Plan residential design guidelines for Parkvale (and the other Downtown low density neighbourhoods north of 50 Street) are to be established and implemented (Policy 9.2), to consolidate and build upon the existing strengths of these older established neighbourhoods. Funding for this process has been allocated in the proposed budget for the implementation of the Action Plan.

### **RECOMMENDATION**

That Council gives first reading to Bylaw Amendment No. 3156/U-2001, seeking to retain and preserve the Parkvale neighbourhood as a predominantly low density, single family detached dwelling area, in accordance with Policies 9.1 and 9.2 of the Greater Downtown Action Plan, and as further motivated in this report.

  
 \_\_\_\_\_  
 Johan van der Bank, TRP (SA)  
 Planner  
 attachments

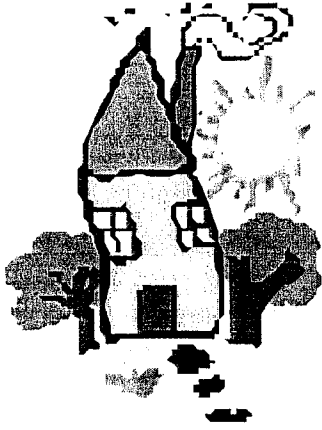
cc: Colleen Jensen, Director of Community Services Division



**P1 - Parks & Recreation**

R1A to R1- 55 (11)

MAP No. 15 / 2001  
BYLAW No. 3156 / U - 2001



## Parkvale Association

## Community

Mr. Kelly Kloss  
City of Red Deer  
Box 5008  
4914-48th Ave  
Red Deer, AB T4N 3T4

March 30, 2001

Dear Mr. Kloss:

### Reference: Parkvale Rezoning Bylaw Proposal

Parkvale Community Association requests that Parkland Community Planning Services finalize a bylaw amendment proposal, that would rezone all single family home properties in an area within Parkvale to R1, while enabling existing duplex and multi-dwelling properties in this same area to be zoned consistent with their present use, volume and density. We would ask that the proposed bylaw amendment be ready for first reading by City Council before the end of April 2001.

Residents during Greater Downtown Action Plan (GDAP) Community Workshops first proposed rezoning in late 1999 and early 2000 after concerns with Land-Use within Parkvale were voiced. These concerns were included within the GDAP that was approved by Council last August.

During five Community meetings held by our Association since last July, our association members have persistently requested that we investigate rezoning to retain the historic single family dwelling character of Parkvale.

Last November, the Community Association initiated a Land-Use committee to investigate the issues and recommend a solution. This Land Use Committee spent many hours and met at least seven times in the last 3 months alone, including some with representatives of Parkland Community Planning Services, to bring forward this proposal that is representative of the community.

The land-use committee presented its recommendation to rezone during a community meeting on March 14, 2001. All Parkvale residents and landowners were encouraged to participate at this meeting through flyers that were hand delivered to all residential units within the community and mailed to all absent landowners. Close to 80 people were present to discuss the proposal of which two thirds supported.

The proposed bylaw would effect the area bordered on the south side of 49th Streets, west by 47<sup>th</sup> Avenue, east by Barrett Park and including all existing R1A lots south to 42<sup>nd</sup> Street. Areas on the north side of 49th Streets, Parkvale Estates, Parkvale Downs and Parkvale Place are excluded from the prescribed area.

This proposed bylaw is consistent with:

- Our community vision to promote and protect our neighbourhood as it transitions into its second century, and
- With the City of Red Deer planning policy.

### **Specifically:**

**Policy 9.1 of the GDAP:** This policy is intended to retain Parkvale as a low-density residential neighborhood. Parkvale is 96 years old this year and was originally developed as a single family dwelling neighbourhood. Parkvale's recent history has been characterized with the introduction of townhouses and semi-detached dwellings.

This bylaw proposal would keep the mix of housing in Parkvale status quo by retaining part of the historic section as low-density residential neighborhood.

**Policy 9.2 of the GDAP:** This policy is intended to protect the historic and architectural character of Parkvale. Over the last few years, many of the remaining single family dwellings within Parkvale have disappeared or have been left to disrepair. The character and density of the neighborhood is changing away from the historical and architectural character the GDAP is intended to protect.

This bylaw proposal would alleviate the threat of duplex development next door to the existing single family dwellings, thereby promoting gentrification of existing older homes and protecting the character of the neighborhood.

**Policy 1.4 of the City of Red Deer 1999 Strategic Plan:** This policy is intended to ensure that all neighborhoods are planned to provide for a range of housing. Parkvale has never had such a plan and as a result is possibly the only neighbourhood within the City of Red Deer with no R1 zoning.

This bylaw is a proposal that would ensure long term, that Parkvale have a range of housing consisting of duplexes, triplexes, fourplexes, townhouses, apartments, and single family dwellings.

**The City of Red Deer Municipal Development Plan:** This plan requires every neighborhood to contain a blend of housing types. From 1995 City Census, only 32.6% of housing types within Parkvale are single family dwellings, versus 47% for city as a whole.

This bylaw proposal would protect the disproportionately small percentage of remaining single family housing within Parkvale and ensure the existing, wide blend of housing types within Parkvale remain.

**Density:** Parkvale is a neighborhood characterized by its street-friendly housing, narrow streets, old trees. Buildings are not sandwiched together as they are in newer developments. The size and scale of the older buildings promote interaction between neighbours. With the proposed addition of low impact commercial within the neighbourhood, the encroachment of higher density structures into the neighborhood is expected to intensify.

This bylaw would protect against further increase of density that would disrupt this healthy balance within the community.

**Stable Residence Base:** Higher density residences typically have a higher proportion of transient residences than lower density units. From the 1995 City Census, 72% of Parkvale's duplex housing are rental units, whereas only 41% of the single-family dwellings are rental units.

This bylaw would protect against Parkvale becoming a transient neighbourhood by stopping further duplex development.

#### **In conclusion:**

Communities change and evolve, but as Parkvale ages, we would like to proactively plan the growth and evolution of our neighborhood as it transitions into its second century. The residents of Parkvale wish to ensure that the spirit of our residential neighborhood continues to prosper.

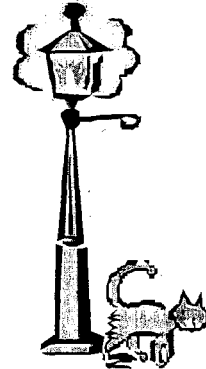
We would be happy to meet with you to discuss this matter further, or to answer any questions you may have.

We would hope that this matter would be dealt with in the most expedient matter possible.

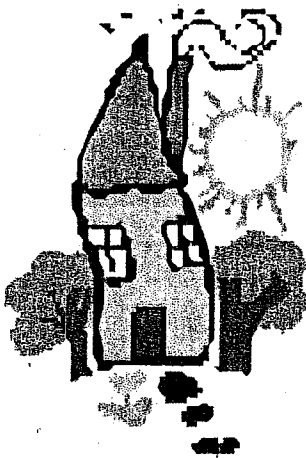
Respectfully,

Dawna Barnes  
President - Parkvale Community Association  
4634 47 St.  
Red Deer  
AB T4N 1R1  
(403) 341-5051  
[bertdawn@telusplanet.net](mailto:bertdawn@telusplanet.net)

Cc Mayor Surkan  
City Councilors  
Paul Mayette – Parkland Community Planning Services  
Johan van der Bank - Parkland Community Planning Services







## *Parkvale Community Association*

### Special Meeting

*Why:*

### **Land Use Changes**

*When:*

*March 14, 7:00 P.M.*

*Where:*

*Pioneer's Lodge,  
44th St. & 47 Ave*



**Why:**

### **1) Land Use/Zoning Changes**

- Come see the proposal. Your zoning committee has heard your concerns. They have done the hard work. Now we need you to determine the mandate to go to city council.

### **2) Vote on acceptance of Governing Bylaws.**

- Payment of membership fees **\$2.00**

-Your membership is your ticket to vote.

- Please bring a small plate of goodies for coffee break. (Coffee and juice provided)

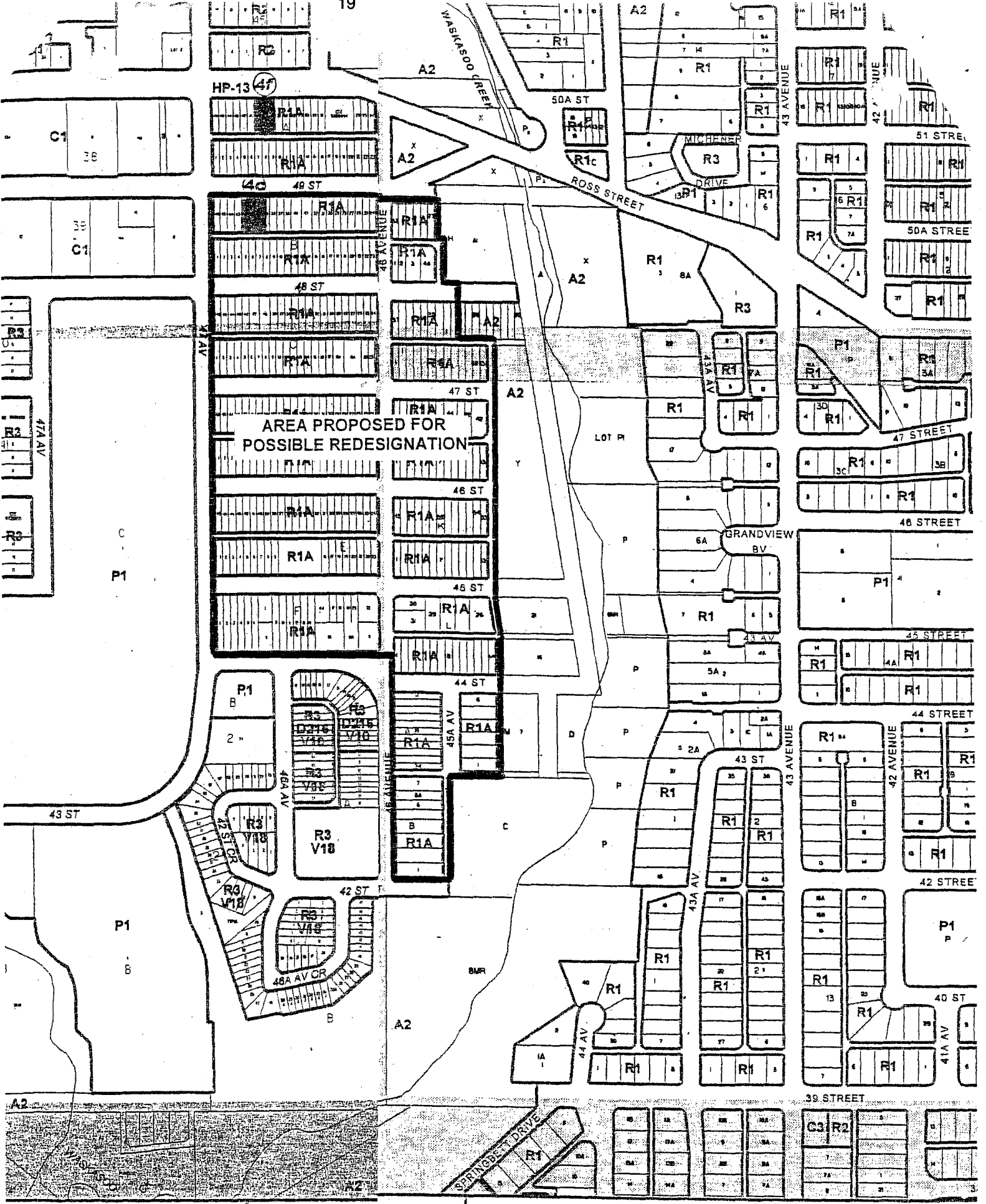
Parkvale is one of the most unique and desirable area of the city. We are all very fortunate to live in such a neighborhood. The Parkvale Community Association exists to preserve and to further enhance the character of Parkvale. Come out and meet the luckiest and friendliest people in Red Deer:

Your Neighbors

### **Proposal**

At this meeting we will address the proposal for redesignation of the R1A properties in one specific area of Parkvale, namely the area between 49 and 44 Street and 47 Avenue and Waskasoo Creek, including the area between 46 Avenue and Waskasoo Creek from 44 Street to 42 Street. Our proposal is to rezone the R1A properties in this area from R1A District to a district that would accommodate the current land use on each particular property. In **other words**, if a property were presently developed with a detached dwelling, it would be redesignated from R1A to R1. If a property were developed with an apartment building or fourplex, it would be redesignated from R1A to R2. Those properties that are developed with duplexes would retain the present designation of R1A. Zoning for the condominium complexes in the south end of Parkvale would remain unchanged.

**MARK YOUR CALEN**  
**Wednesday, March 14**  
**7 p.m.**



March 19, 2001

Dear Mayor Surkan and City Council:

RE: Parkvale Application for Rezoning to R1 / COMMUNITY REDEVELOPMENT PLAN

I am writing on a rezoning issue that will come before council in the upcoming weeks or months. I am a resident of Parkvale living at 4532 - 45 Street T4N1K1 and have been an owner in Parkvale since 1997.

The community meeting of March 14<sup>th</sup> passed a motion to request City Council to rezone a large section of Parkvale from R1A to R1, believing that this affords the community protection from the increasing density and potential reduced land values of duplexes.

It has been said that a duplex may reduce land value and increase density the same can be said of an unsightly house or an in-appropriate large single family dwelling. **I recommend that City Council firstly direct that a full scale Community Redevelopment Plan be undertaken (similar to Riverview Meadows), in concert with the Downtown Action Plan and that any rezoning of any part of Parkvale be undertaken based on the results and findings of a Community Development Plan.**

My reasoning for this recommendation is as follows.

1. Protecting the character, density and value of Parkvale should be based on the diversity of the community first and foremost. We have a blend of house types and a growing renewal of the community that attracts new residents, young families and various housing requirements. We have a growing population of middle age, 'young seniors', who are mindful of the needs of the larger community for adequate housing of all types. Diversity and protection is not just about R1 zoning, it is about all aspects of the community - safety of streets, lighting, traffic patterns, low-impact commercial development, zoning, parks upkeep, distinctive markings, pathways, access points, and a myriad of other important details. We need a full community development plan to ensure the continued character growth and development as a vibrant downtown community.
2. It is clear that a developer or any land owner can build a beautiful house or a beautiful duplex or an ugly / inappropriate house or an ugly / inappropriate duplex. Zoning to R1 does not protect near as much as would strong architectural guidelines or controls that could be part of a community development plan. R1 is simply not the only or necessarily even appropriate protection for property values or even density.
3. Renewal of a neighborhood is often a difficult process. Strong feelings of protectionism and status quo are felt by many as change occurs. Managed change within an agreed community development plan would ensure that the community grows and develops in a sustainable and controlled manner, keeping the character, history and essence of the community intact.

I would ask you to take leadership, table the re-zoning request until a community development plan is completed and then review all factors in determining the appropriate zoning for the Parkvale community.

Yours truly



Don Newsham 342-2206

March 18/01

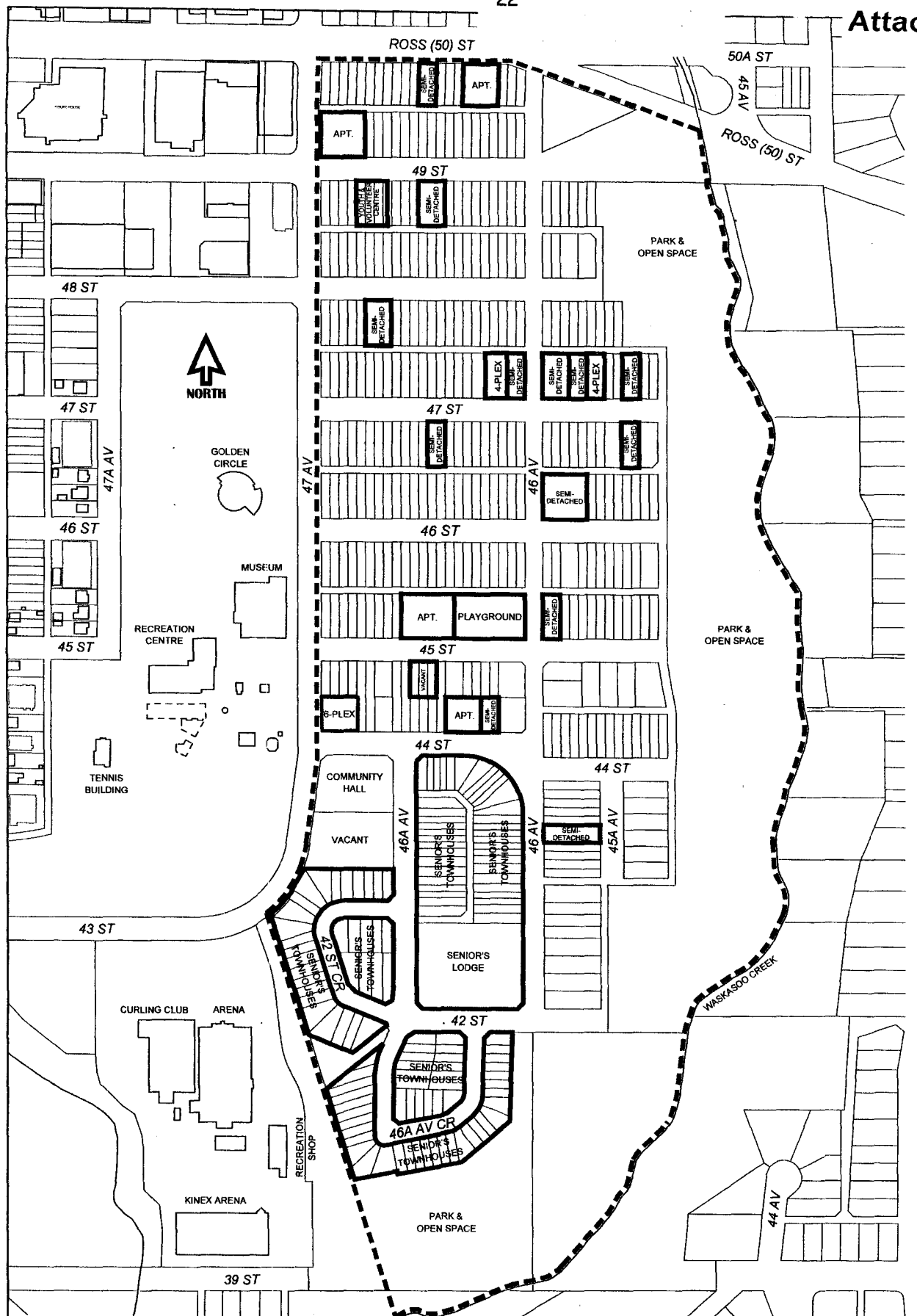
Regarding Parkvale Rezoning

To whom it may concern :

- As former residents of Parkvale and owners of property in that neighborhood, we (my wife, Barbara Krieger, and I) feel compelled to write this letter. In regards to the public meeting at the Parkvale Pioneers Lodge, I (Wolfgang Krieger) expressed my concerns and they are reiterated as follows:
- We have a revenue property at 4616-46 St. on a 75- ft.- wide lot, in which there are 3 suites which have always been there. We bought the property, which we keep well-maintained, as revenue, and we plan to someday remove the building and possibly build a duplex, as it is a 75- ft. lot and not a 50- ft lot. We thought that we might live in it and rent the other side during our retirement years. Our house is considered a detached dwelling, and therefore, as you propose, we would not be allowed to do as we would like with our property. This house is too valuable to knock down and rebuild as a single-family dwelling for us, and therefore it creates a hardship to our family. Perhaps we could exclude 75- ft. lots from this proposal. Someday this house will come down as it is old and rising energy costs become a hardship when it comes to revenue property. People who live in revenue property require lower cost housing, and if energy costs rise, so must their rent, as we pay the utilities. So the higher the costs, the less likely they would be able to afford the rent and the more likely we have a place that no one can afford to live in. We hope you can understand our concern.
- We must agree with the proposal, that multi-family designation be allowed to keep their zoning and be allowed to rebuild the same in event of fire or other catastrophe, as the owners have a lot at stake.
- Perhaps we should consider design guidelines which would help control and preserve the historic nature of the neighborhood.
- We may be non resident property owners, but we are not irresponsible ones. We have invested a lot of money and time in the neighborhood, and we do not want the integrity of the neighborhood destroyed either, but to us nicely designed duplexes do not create any problems in older neighborhoods, and in fact they help stop urban sprawl to some small degree, instead of gobbling up valuable farm land.

Yours Sincerely  
 Wolfgang & Barb Krieger  
 17 McPhee St.  
 Reed Deer, AB  
 T4N 5T3

Phone (346 4297)



## LEGEND

--- Neighbourhood Boundary

Land use within Neighbourhood Boundary is Single Family Detached Dwelling, except as indicated.

## EXISTING LAND USE

Mr. Kelly Kloss  
City of Red Deer  
Box 5008  
4919-48<sup>th</sup> Ave  
Red Deer.

May 02, 2001

Attention Mr. Kloss

Reference: Parkvale Rezoning Bylaw Proposal

I understand Parkvale Community Association is requesting to rezone property from R1-A to R1. My property at 4411 46<sup>th</sup> Avenue Red Deer will be affected. I strongly oppose this proposal. I feel if you change the zoning on my property you will be confiscating my value.

Firstly, there is very little, if any, benefit to changing the zoning from R1-A to R1. R1-A allows for duplexes and single-family homes. This zoning **DOES NOT** allow for triplexes fourplexes or apartments of any size. Parkvale was developed on R-2 zoning. It was reduced to R-1A about 20 years ago in order to control density. Since then, none of the negative influences that the supporters of this rezoning application hang their hat on have taken place. Some of these non-existing fears include: above average crime, large density problems, or unmanageable traffic problems.

Secondly, the perimeter of our subdivision is limited. There is nowhere left to add larger density now that the south end of Parkvale has been developed into town homes. In support of good planning and management then, I ask this question. Where would Red Deer have been if 40 years ago a handful of people had been able to halt progress because of unfounded, unwarranted fear? In fact it is encouraging that investors chose to risk their hard earned money to create nice homes in Parkvale. Without that investment Red Deer would not be the thriving exciting city that I am proud to call home. The new people that now live in Parkvale make this a wonderful community to live in. The largest real risk is that the City of Red Deer might give a small group of area residents (about 38 people) demonstrating low tolerance for others the ability to force their will upon others. I believe people should have choice. It is what Canada and Alberta is all about.

Thirdly, not everybody, but some people enjoy having newer low maintenance homes. It is a sad day when I can tell you what kind of home you must live in. Or worse yet, a small group of people stand up in city council and ask that nobody else be allowed to drive on Red Deer streets or walk on Red Deer sidewalks because in Parkvale only they are allowed to use this public infrastructure.

In summary, rezoning R-1A To R-1 does nothing to enhance the community or protect the common good. Changing the zoning to R-1A will **NOT** create a wonderful subdivision. In fact it is economic feasibility that will probably dictate what private individual's builders and developers will build. That decision will be more than likely made by, what people want to buy. There is nothing wrong with providing people with a nice place to call home. It is not the right of a few people in Parkvale to dictate or control what constitutes a nice home. It is the buyer, the people who invest their hard earned money who should be able to choose for themselves what constitutes "a home to be proud of".

It is my sincere hope that you will reconsider this proposal and not support this rezoning proposal. Instead I urge you to place your support toward allowing sensible Red Deer citizens the right to a little bit of choice that the present zoning allows.

Respectfully,



Dennis Roszell  
Area resident of Parkvale  
4411 46<sup>th</sup> Avenue  
T4N 3M9

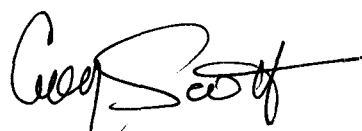
Cc Mayor Surkan  
Norbert Van Wyk  
City Councilors  
Paul Mayette – Parkland Community Planning Services  
Johan Van der Bank – Parkland Community Planning Services

**DATE:** April 26, 2001  
**TO:** City Clerk  
**FROM:** Greg Scott, Community Development & Planning Coordinator  
**RE:** Land Use Bylaw Amendment No. 3156/U-2001  
Map 15/2001  
Parkvale Community Association  
Downzoning Request

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The Recreation, Parks & Culture Department has reviewed the Parkvale downzoning request, and would support the amendment proposed to redistrict the Parkvale playground site from R1A to P1.

The Greater Downtown Action Plan recommends that each neighbourhood preserve it's parks and open green spaces to serve not only the needs of the existing population, but the needs of future generations. The Parkvale playground area provides the Parkvale neighbourhood with this urban green space.



Greg Scott

:jb

c. Don Batchelor, Recreation, Parks & Culture Manager  
Colleen Jensen, Director of Community Services  
John van der Bank, Parkland Community Planning Services



**Comments:**

We agree with the recommendations of the Planning staff to give first reading to the bylaw amendment to retain and preserve the Parkvale Neighborhood as a predominately low-density, single family detached dwelling area. This is consistent with the policies of the Greater Downtown Action Plan.

In the Planner's report, two options are presented to achieve this objective with the rationale for each being put forward. Option #2 is the course of action recommended by the Planning staff.

Several meetings have been held with the Community Association to review these options. The Association came to a consensus that Option #2 is preferred. This employs a blanket "redistricting" from R1A to R1 with exceptions being listed within the bylaw and on the map.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001  
**TO:** Johan van der Bank, Planner  
**FROM:** Deputy City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/U-2001, Parkvale Neighborhood Rezoning*

---

**Reference Report:** Parkland Community Planning Services dated May 14, 2001

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/U-2001 was given first reading. A copy is attached.

**Report Back to Council:**

Yes. A Public Hearing will be held Monday, June 18, 2001 at 7:00 p.m., during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/U-2001 provides for the redistricting of land from R1A to R1 with exceptions being noted on the land use map. This bylaw seeks to retain and preserve the Parkvale neighborhood as a predominantly low density, single family detached dwelling area, in accordance with Policies 9.1 and 9.2 of the Greater Downtown Action Plan.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance. I have attached the letter directed to Parkvale Community Association in this regard.

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

- c Director of Community Services
- Director of Corporate Services
- Director of Development Services
- Recreation, Parks & Culture Manager
- C. Adams, Administrative Assistant
- C. Kenzie, City Clerk's Office



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

May 23, 2001

Dawna Barnes, President  
Parkvale Community Association  
4633 - 47 Street  
Red Deer, AB T4N 1R1

Dear Ms. Barnes:

**Re: Land Use Bylaw Amendment 3156/U-2001, Parkvale Neighborhood Rezoning**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, first reading was given to Land Use Bylaw Amendment 3156/U-2001. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/U-2001 provides for the redistricting of land from R1A to R1 with exceptions being noted on the land use map. This bylaw seeks to retain and preserve the Parkvale neighborhood as a predominantly low density, single family detached dwelling area, in accordance with Policies 9.1 and 9.2 of the Greater Downtown Action Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 18, 2001 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall. The City will be responsible for the advertising costs in this instance.

Please do not hesitate to contact me at 342-8132 or Johan van der Bank at 343-3395 should you have any questions or require additional information.

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c  
J. van der Bank, Planner  
C. Adams, Administrative Assistant  
C. Kenzie, City Clerk's Office

Don Newsham (Hand delivered to Pam Ralston)

Wolfgang & Barb Krieger  
17 McPhee Street  
Red Deer, AB T4N 5T3

Dennis Roszell  
4411 - 46 Avenue  
Red Deer, AB T4N 3M9

**DATE:** May 7, 2001

**TO:** Kelly Kloss  
City Clerk

**FROM:** Greg Scott, Community Development & Planning Coordinator  
Don Batchelor, Recreation, Parks & Culture Manager

**RE:** Downtown Plaza/Park Concept Plan

---

In 1998, Red Deer City Council supported, through resolution, the design and development of a Downtown plaza/park to be located on the old rail land property adjacent now to the new Medican residential development.

Conditions of the resolution included:

1. An extensive public consultation component being incorporated as part of the design process.
2. The submission of a final concept plan to the Recreation, Parks & Culture Board and City Council for review.
3. Upon option to purchase being exercised on the commercial site, development of the plaza/park site to proceed as quickly as possible.

A Downtown Plaza/Park Steering Committee was established and, through a request for proposals, contracted the services of Randall R. Gibson & Associates to lead the plaza/park design and planning process. This process has now been completed and the Recreation, Parks & Culture Department would like to present to you, for information and review, the finalized Downtown Plaza/Park Concept Plan. This final proposed plan is the result of an extensive community and stakeholder consultation process, along with numerous public meetings and a thorough review of other planning documents, including the Greater Downtown Action Plan. This concept plan represents an exciting new direction in public park design for Red Deer. The plaza/park will be a year-round, multi-use facility, providing community groups and citizens the opportunity to use this site for passive social gatherings or significant recreational or cultural special events.

These types of urban parks positively impact the overall community and downtown business and residential sectors. Best defined in the Alberta Recreation and Parks Association Benefits of Recreation document, these parks and open spaces play an integral role in the enhancement and revitalization of downtown urban centers. Some highlighted benefits include:

- ▶ bring attractive landscape features and new opportunities to the downtown area, while, at the same time, giving people satisfaction and improvement in their quality of life;
- ▶ provide enhanced opportunities for community involvement/participation through the implementation of accessible services;
- ▶ motivates business relocation and expansion in the community;
- ▶ acts as a catalyst for tourism; a growing sector of our economy; and
- ▶ contribute to the environmental health of our community through the preservation and implementation of park amenities.

The new downtown Plaza/Park is a reflection of all of these benefits and will play a significant role in the beginning of a new era in downtown revitalization. Conceptual features being proposed within the Plaza/Park include:

City Clerk  
Downtown Plaza/Park Concept Plan  
May 10, 2001

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1. Entrance Gate Super Structure
2. Colonnade and Multi-purpose 'Platform' Theatrical Staging Area
3. Interactive Fountain Plaza
4. Terraced, Grassed Amphitheatre and Building Buffer
5. Washroom, Storage, Concession Building
6. Street Trees
7. Paving Stone Plaza with Coloured (Concrete) Accent Bands
8. Multi-Purpose Plaza/ Activity Staging Area
9. Pathway Kiosk
10. Trans-Canada Trail 'Marker'
11. 3.0 Metre Asphalt Meandering Pathway
12. Historical C.P. Rail Garden
13. Terraced Screen Planting and/or Berming
14. Site Lighting
15. Site Furniture

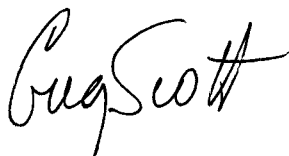
A proposed cost schedule for the concept plaza/park design, totaling \$1,257,138.03, has been developed by the consultant. City Council, through the 2001 Major Capital Budget, approved the following funding schedule:

Reserves (Residential/Commercial Property Land Sale)	\$992,000
Provincial Grants	\$100,000
Customer Contributions	\$50,000
	\$1,142,000

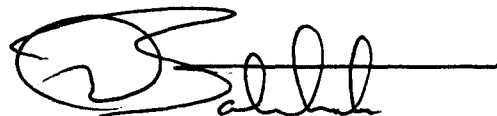
An aggressive funding program has been commenced by the Recreation, Park & Culture Department including Canadian Pacific Heritage Fund (\$32,000; confirmed April 2001), the Community Facility Enhancement Program (\$125,000), and the Centennial Legacies Grant Program (\$900,000). Other funding opportunities that will be explored include the Red Deer Community Lottery Board and the Red Deer Community foundation. The Recreation, Park & Culture Department is confident that funding expectations will be met. Construction of the park will begin this summer with completion in spring 2002.

### RECOMMENDATION

That Red Deer City Council review and approve the proposed Downtown Plaza/Park Concept Plan.



Greg Scott

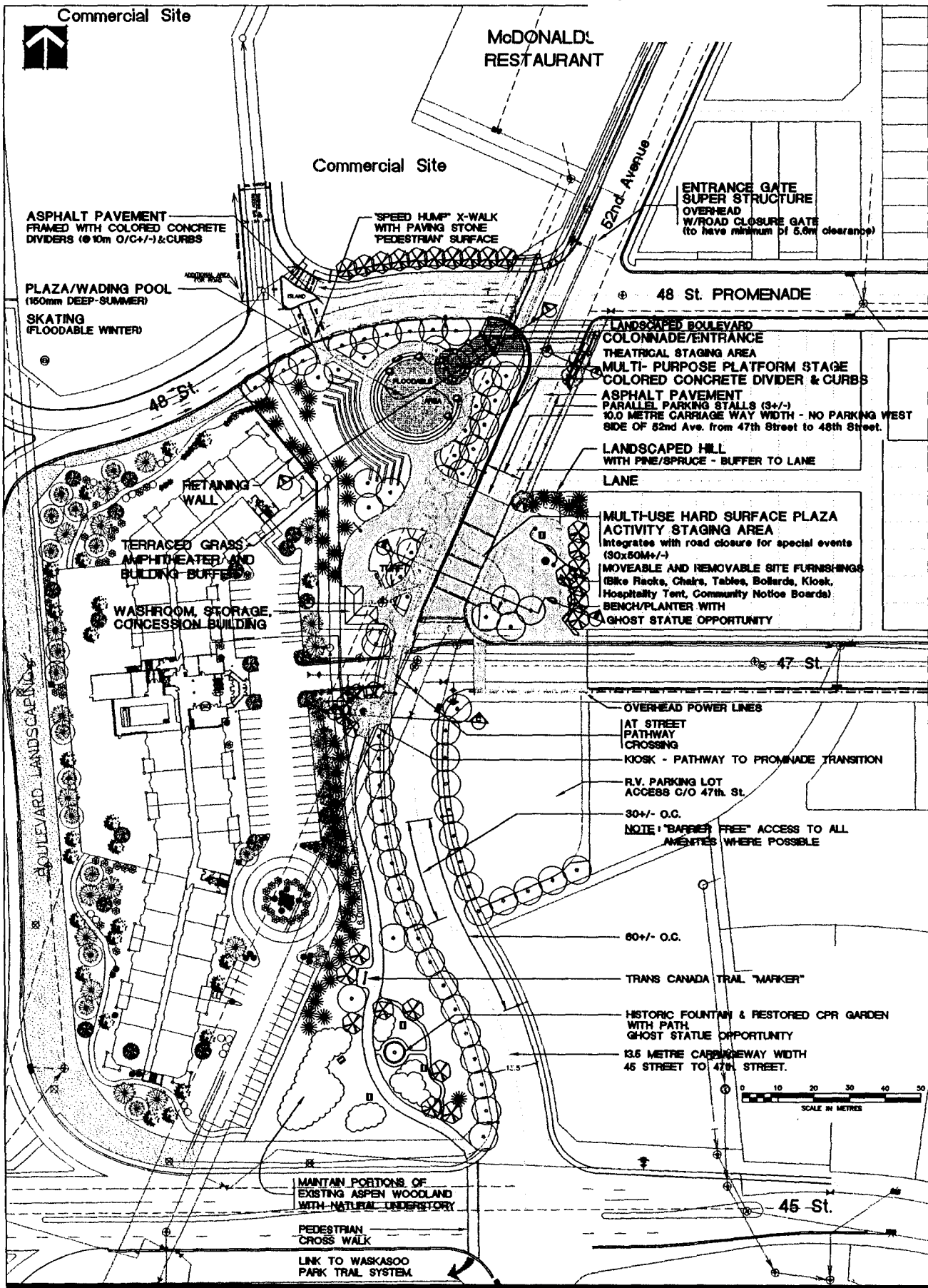


Don Batchelor

:ad

Att.

c. Colleen Jensen, Community Services Director  
Downtown Plaza/Park Steering Committee



SCALE: 1:500

2001-05-10

CITY OF RED DEER "CONCEPTUAL DEVELOPMENT PLAN"

Bartholomew Consultants  
2100 10th Street, Suite 100  
Red Deer, Alberta T4N 1A1  
Telephone (403) 293-1111

DOWNTOWN URBAN - PLAZA/PARK

DRAFT

**DOWNTOWN URBAN PLAZA**  
**Conceptual Development Plan**  
**March 2001**

***Development Program***

*The Downtown Plaza is an Urban Park in the heart of Red Deer*  
*A place for people to stroll, relax, gather and celebrate*  
*A staging area for impromptu festivities and street theatre*  
*With the opportunity to temporarily close adjacent roadways to accommodate special events*

*The pedestrian leaves the Waskasoo Park pathway system and enters the Downtown Promenade*  
*Where the pedestrian corridor is distinguished by textured paving*  
*The plaza roadways are raised to alert and calm the traffic*  
*And the pedestrian access is designed barrier free for all to enjoy*

**North Plaza Area**

1. **Entrance Gate -Superstructure** - an overhead structure across 48<sup>th</sup> Street and 52<sup>nd</sup> Avenue that will focus into a Colonnade. The structure can form the entrance to the plaza and serve to accent the end of the 48<sup>th</sup> Street Promenade. It shall be designed to perhaps reflect a 'trestle' image (with steel, wrought iron and limited wood), in keeping with the CP Rail theme. A 5.6 metre clearance must be maintained between the underside of the superstructure and the road carriageway.

The superstructure may support pageantry, traffic control lights, and festive decorations for seasonal variation.

2. **Colonnade and Multi-Purpose 'Platform' Theatrical Staging Area** - designed to blend with the entrance superstructure, this textured paving stone surface with a coloured concrete accent will play host to smaller musical and theatre programs. There will be infrastructure to enable lighting, sound equipment and ad-hoc backstage facilities.
3. **Interactive Fountain Plaza** - a focal point of the north park node, this recessed plaza will host a spray-jet fountain with a wading pool (150mm deep/max. recycled or drained daily) and skating/ice sculpting in the winter. It will function as an extension of the stage for special events, as part of the small amphitheatre. Details will discourage skateboard users by including rough textures, large boulders, rounded corners and edges.
4. **Terraced Grass Amphitheatre and Building Buffer** - a 1.2 metre high modular concrete block wall located on the west property line will have a 1.5 metre high (wrought iron) security fence located on the top. The landscape will be bermed up from the wall (a maximum fill of 1.5metres) to provide a buffer for the plaza from the adjacent building and graded to form amphitheatre seating for the multi-purpose platform stage. A large portion of this area is over a Utility Right of Way and typically does not enable extensive landscaping. Planting will be shallow rooted (to reduce the chance of interference with the sewer line below) and evergreen where possible to provide visual separation from the adjacent apartments. Seasonal colour will be created with an

assortment of flowering shrubs and perennials. A series of coloured concrete terraces with landscaping may serve as amphitheatre seating.

5. **Washroom, Storage, Concession Building** - north of the entrance to the Sierras will be integrated into the grade. The architectural style will reflect the CPR railway motif. Benches, grassed areas, colourful shrub beds and canopy trees will enable casual sitting in this transitional space. The building will serve to store an assortment of removable furniture, event props and special equipment.
6. **Street Trees** - south on 48<sup>th</sup> Street and west on 52<sup>nd</sup> Avenue will be vase shaped tall canopy trees (eg. -American Elm...) to enable clear views through to the interior activity areas. This will integrate the more formal park/plaza from with the occasionally used plaza areas of 52<sup>nd</sup> Avenue and 48<sup>th</sup> Street. North of 48<sup>th</sup> Street and east of 52<sup>nd</sup> Avenue will be ornamental flowering trees (eg. Schubert Chokecherry...) to frame the Plaza and add colour.
7. **Asphalt Plaza with Coloured (Concrete) Accent Bands** - on portions of 48<sup>th</sup> Street directly north of the park and 52<sup>nd</sup> Avenue (south from 48<sup>th</sup> Street to 47<sup>th</sup> Street) will be raised to form a large 'speed hump'. Pedestrian plaza surfaces and crosswalks will be defined by paving stone banded with coloured concrete. The carriageway of 52<sup>nd</sup> Avenue will be reduced to 10.0 metres (adding 2.5M to the park and 1.0M to the east boulevard) with the west curb a standard curb and the east curb a low profile rolled curb. These portions of road may be closed up to 12 times per year for special events and all raised asphalt roadway areas will become pedestrian plaza, integrated with the more formalized park. Other crosswalks will be raised 'speed humps' with 3.0 metre wide paving stone surfaces designating walkways and acting as traffic calming devices.
8. **Multi-Purpose Plaza/Activity Staging Area** - will be formalized on the portion of the designated parkland north of 47<sup>th</sup> Street and east of 52<sup>nd</sup> Avenue (3 new City lots). It will include a grassed area, mounded to delineate the adjacent lane. Evergreen and flowering ornamental trees will visually screen from the lane and accent adjacent buildings to create a frame for the activity space. Integrated with the raised paving stone plaza and roadway paving on 52<sup>nd</sup> Avenue, this area will serve a variety of functions for special events. Detail design will examine user group needs and layout options to ensure their events can be accommodated within this space. Portable 'tent' locations and modular/removable site furnishings will be located throughout the plaza area. A seating node in the southeast corner will be an ideal location for a **Ghost Statue**, perhaps with a CPR railroad theme. Permanent and removable furnishings might include benches, tables (with chess/checker board mosaic inlay), bike racks, litter containers, and community notice boards.
9. **Pathway Kiosk** - situated in a circular node to the side of the pathway, the kiosk will delineate the transition from the Waskasoo Park pathway system to the downtown 'promenade'. The information kiosk, coordinated by the



Downtown Business Association, may display a park/pathway/promenade route map hi-lighting the features of downtown Red Deer as well as special events notices. It may be surrounded by flowering ornamental trees and accented by decorative lighting.

10. **Trans Canada Trail 'Marker'** - is suggested off the pathway in the south park area, as a monument dedicated to those local residents and businesses that contributed towards the development of the trans Canada trail system.
11. **3.0 Metre Asphalt Meandering Pathway** - is an extension of the Waskasoo Park pathway system, linked by a 'pedestrian cross-walk' across 45<sup>th</sup> Street. It will replace the need for a sidewalk along the west side of 52<sup>nd</sup> Avenue. The path will work its way through the existing aspen woodland, which will remain in selected areas as a natural area. Openings will be created with maintained turf for casual strolling, picnics, lunch breaks and to enable visual security.
12. **Historical CP Rail Garden** - will be reconstructed with either the original fountain relocated (from it's current private owner) or authentically recreated and situated in a setting similar to the one originally pictured. The garden path will be gravel and create a pleasant stroll through a medley of perennial and annual colour, with picnic tables, benches and perhaps a 'Ghost' for passive enjoyment.
13. **Terraced Screen Planting &/or Berming** - to blend and buffer the adjacent Sierra's development is suggested along the west edge of the pathway. Avoid linear rows of evergreen trees to completely screen the Sierra's. Cluster planting with a mix of evergreen and deciduous trees and colourful shrubs integrated with grading and terraces is more appropriate.
14. **Site Lighting** - coordinated with the Downtown Action Plan, the relative street lighting and adjacent development, shall be ornamental with a period motif to perhaps reflect the CPR railway theme. It will be a lower profile, pedestrian scale fixture and pole assembly with black swag lamps. The indirect light source will be focused to illuminate park use areas and to avoid shining into adjacent building windows. Fountains and water features shall include lighting.
15. **Site Furniture** - in keeping with the railway theme, shall consider black cast iron with a park 'logo' on benches, bollards, tree grates, picnic tables, checker/chess tables, bike racks, litter containers... and perhaps movable chairs (to be taken in at night). Storage may be in the washroom/concession building.

**In reference -**

*As supported by the Red Deer City Council, the downtown Plaza/Park shall:*

- . Improve green/open space in the downtown;
- . Improve pedestrian environment - make downtown more people friendly;
- . Improve the cultural opportunities offered in the downtown;
- . Provide a common meeting place for downtown users and community residents;

**Summary of Public Meeting (prioritized) -**

- . Grass, trees, flower gardens & passive spaces just to sit or enjoy lunch hour;
- . Historical elements like photos/plaques/statues/artifacts...;
- . Ice sculpture area;
- . A place for information, public notices, tourist & shopping information;
- . Public Washrooms;
- . Arts & cultural elements including arts, & crafts shows, sales & displays;
- . Places for seniors like games tables, deck shuffleboard...;
- . Designs to accommodate street performers & buskers;
- . Amphitheatre or stage for performers and civic presentations;
- . Activity areas for young children, for example: theme play spaces, water splash pools, spray decks;

**Downtown Plaza/Park  
Preliminary Cost Estimate**

<b>Item</b>	<b>Description</b>	<b>Estimated Total</b>
<b>A. Site Works</b>		
	Site preparation (servicing, grading, plantings)	200,250
	Colonnade structure	100,000
	Electrical System/Lighting Units	70,000
	Multi use surfaces	382,885
	Concrete wall/colored curbs	32,750
	Bollards	
	<b>Subtotal</b>	<b>\$785,885</b>
<b>B. Trees, Shrubs and Groundcover</b>		
	Coniferous, deciduous, shrubs	74,500
<b>C. Site Features</b>		
	Buildings, Park Furniture, Signage, Interpretive Fountain	133,400
	<b>Subtotal</b>	<b>\$993,785</b>
	Contingency 15%	149,067.75
	<b>Subtotal</b>	<b>\$1,142,852.75</b>
	Project Mgt & Consulting 10%	114,285.28
	<b>Subtotal</b>	<b>\$1,257,138.03</b>

***Comments:***

We agree that Council should endorse the Plan. Funds have already been included in the 2001 budget.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001

**TO:** Greg Scott, Community Development & Planning Coordinator  
Don Batchelor, Recreation, Parks & Culture Manager

**FROM:** Deputy City Clerk

**RE:** Downtown Plaza/Park Concept Plan

**Reference Report:**

Joint report from the Recreation, Parks & Culture Manager and the Community Development & Planning Coordinator, dated May 7, 2001

**Resolution:**

**Resolved that** Council of the City of Red Deer, having considered the joint report from the Recreation, Parks & Culture Manager and the Community Development & Planning Coordinator dated May 7, 2001, re: Downtown Plaza/Park Concept Plan, hereby approves the Downtown Plaza/Park Concept Plan as presented to Council May 22, 2001.

**Report Back to Council:** No

**Comments/Further Action:**

On behalf of Council, thank you for your informative presentation and for all the efforts put forth by you and the Downtown Plaza/Park Steering Committee in the preparation of the Downtown Plaza/Park Concept Plan. I wish you every success in the implementation of this plan.



Jeff Graves  
Deputy City Clerk

/clr

c     Director of Community Services  
      Director of Corporate Services  
      Director of Development Services  
      Downtown Plaza/Park Steering Committee

**DATE:** April 26, 2001

**TO:** City Council

**FROM:** City Clerk

**RE:** *East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 / Request for Adoption of Revisions*

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***History***

At the Council meeting of Monday, April 23, 2001, first reading was given to Bylaw No. 3207/A-2001.

***Comments/Further Action:***

Bylaw No. 3207/A-2001 provides for revisions to the East Hill Major Area Structure Plan.

Also to be considered at the Council meeting of May 22<sup>nd</sup> is Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001 and Land Use Bylaw Amendment 3156/S-2001, pertaining to rezoning in Aspen Ridge.

***Consultation Process***

Public Hearings have been advertised for the above noted bylaw amendments, to be held on Tuesday, May 22, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

***Recommendations:***

Following the Public Hearing, Council may proceed with second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/clr  
attchs.



---

**DATE:** April 10, 2001

**TO:** KELLY KLOSS, CITY CLERK

**FROM:** TONY LINDHOUT, PLANNER

**RE:** EAST HILL MAJOR AREA STRUCTURE PLAN AMENDMENT  
BYLAW 3207/A-2001

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In accordance with Section 2.4.1 of the *City's Planning and Subdivision Guidelines*, all Major Area Structure Plan amendments must be forwarded to City Council for approval.

### **Background**

In late 1999 the City of Red Deer received two separate requests to amend the East Hill Major Area Structure Plan (ASP) with regard to the creation of additional C2 District Commercial shopping centre sites in the City's southeast sector. Although both amendment applications were supported by individual "market feasibility studies" indicating a demand in southeast Red Deer for additional district level commercial shopping facilities, both applications were denied by City Council. The Council decisions were made on the basis that the proposed commercial sites would compromise sound long term planning principles as established in the current East Hill ASP with regard to commercial site location criteria and community opposition to ad-hoc changes to existing long range planning documents.

Following these Council decisions, City Council requested City Administration and its planning staff to undertake a review of the current East Hill ASP. This request was based on the significant population growth that is occurring in the area and the information provided in the two ASP amendment applications indicating a strong demand for at least one additional neighbourhood commercial shopping centre site in the area. Review of the East Hill ASP was based on the following objectives:

1. To update the Plan to reflect current realities of strong urban growth/development in this area, increased population and development industry pressure for additional commercial floor space.
2. To specifically examine the need, size, number, location and timing of potential new district and regional commercial sites in the City's developing east hill neighbourhoods.
3. To clarify and update the location of east hill area trail/pathway systems.
4. To include updated information on school and park locations, and transportation and municipal servicing for the east hill areas.

Major Area Structure Plans are generalized planning documents usually covering several quarter sections of land identifying major roads and land uses including residential, schools, commercial industrial and major parks and pathway systems. Individual developer initiated neighbourhood area structure plans are then prepared based on the information contained in the major area structure plan thereby forming the basis for future zoning, subdivision and development decisions at the community level.

### **Revised East Hill Major Area Structure Plan**

The East Hill ASP review process was guided by a Steering Committee and in accordance with the City's ***Planning and Subdivision Guidelines***. The firm of PricewaterhouseCoopers assisted The City's review process through an analysis of city retail market forces, the provision of a commercial market assessment, and the development of criteria respecting the location of commercial sites.

Major changes/amendments incorporated into the revised East Hill ASP are summarized as follows:

1. Identification of a new C2 District Commercial site in the northwest corner of the 30<sup>th</sup> Avenue/22<sup>nd</sup> Street intersection in the Aspen Ridge neighbourhood.
2. Designation of 22<sup>nd</sup> Street as an undivided arterial roadway.
3. Designation of 20 Avenue as an expressway road with grade separation intersections at Delburne Road and at the new Highway 11 alignment.
4. Illustration of the future Ross Street alignment east of the current City boundary.
5. 6 quantitative and qualitative locational factors provided for determining location of appropriate C2 District commercial sites. This replaces the 2-km catchment area circles used previously.
6. Updated information regarding central parks sites, trail/pathway network, school locations and municipal servicing patterns.

### **Analysis of Commercial Sites**

#### **1. Regional Shopping Centres**

A regional shopping facility (e.g. Bower Place Mall and Parkland Mall) is intended to serve sections of, or entire urban areas, as well as the surrounding rural communities. The City's Growth Study suggests that additional regional shopping facilities would not likely be warranted in the short-term. A shift has taken place in the format of regional retail commercial developments whereby "power centres", dominated by a group of large anchor big box stores, warehouse clubs, discount department stores and other retailers offering a large selection of merchandise categories, have become the model for new regional shopping developments. As a result of this new form of commercial retailing, the analysis by PricewaterhouseCoopers indicated that no new regional shopping malls have been developed in Canada over the past ten years.

Given the preference that regional scale retail developments prefer centralized locations with site access and visibility proximate to the City's Gaetz Avenue core and/or Highway 2 corridor, it is not anticipated that commercial space with a regional draw would be required nor desired in the City's east hill areas.

#### **2. District Commercial Shopping Centres (C2)**

As the City's east hill population continues to grow, there is a need to ensure that any existing and/or future district commercial sites would adequately serve the community and be economically viable. The City's Growth Study suggests that, in the developing southeast



**City Clerk**

East Hill Major ASP Amendment Bylaw 3207/A-2001

Page 3

residential areas within the current City boundary, possibly one C2 commercial site is required in the near-term. This was verified by PricewaterhouseCoopers in their analysis of city retail market forces and their commercial market assessment. A second C2 commercial site would be required in the long term. The City's Land Use Bylaw permits C2 District Commercial shopping centre sites to be a maximum of 3.0 ha (7.4 acres) in size.

- a) The proposed new C2 commercial site location at the corner of 30<sup>th</sup> Avenue and 22<sup>nd</sup> Street balances the reality of strong residential growth with the demonstrated need for additional commercial floor space in the southeast sector of the east hill area. The following locational factors were applied for the determination of this commercial site:
- expansion potential of existing commercial sites/facilities,
  - proximity to other retail,
  - proximity to schools,
  - proximity to community facilities,
  - residential adjacency,
  - vehicle/pedestrian access and visibility, and
  - market support

The impact of a new main tenant supermarket in the east hill area would be spread out across a variety of existing City supermarkets located not only in the east hill area, but also those located in the downtown, north of the river and south of the City in "Gasoline Alley". The commercial analysis determined that development of this site was required in the near-term time horizon meaning that, construction anytime within the next five years would be appropriate.

The proposed new commercial location will minimize the impact on existing and future residential development and unlike the previous shopping centre applications, this one is a pre-identified site in an undeveloped area. No direct vehicle access between the commercial site and the adjoining Anders Aspen Ridge residential neighbourhood will be permitted.

- b) The proposed commercial site on the west side of 30<sup>th</sup> Avenue just south of 67<sup>th</sup> Street would be the C2 District Commercial site appropriate for the long-term planning horizon. The above noted locational factors were also applied to this site to verify its location as a district shopping centre site. This location is already identified as a C2 District Commercial site in the present Plan.

### 3. Convenience Commercial Sites (C3)

The existing convenience commercial sites identified in the current East Hill Plan will fulfill the local convenience shopping needs of east hill area residents based on anticipated area population growth and the results of the City's Growth Study. These C3 commercial sites are normally positioned at the corner of arterial and major collector roadway intersections with a maximum site size of 0.6 acres. Six of the identified C3 commercial locations are undeveloped.

City Clerk  
East Hill Major ASP Amendment Bylaw 3207/A-2001  
Page 4

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The revised East Hill Major Area Structure Plan fully conforms to the following applicable municipal statutory planning documents:

- City of Red Deer Municipal Development Plan
- Red Deer County Municipal Development Plan
- County/City Intermunicipal Development Plan

### **Public Consultation**

Early in the planning process, area stakeholders including Red Deer County, the development industry, commercial realtors, land developers, area community associations, and existing east hill mall owners and tenants were consulted for identification of issues and given opportunity to provide their preferences regarding review of the current Plan. No issues were identified.

A combination open house/public meeting was held December 5<sup>th</sup>, 2000 to allow public review of the draft Plan and to provide Plan direction. A total of 15 community residents attended the open house/public meeting hosted by Parkland Community Planning Services. The draft Plan was well received with no notable objections or issues identified by those in attendance at the meeting (attached under separate cover for Council members are copies of the 3 written responses received after the public meeting).

### **Planning Analysis/Summary**

The proposed amendments to the East Hill Major Area Structure Plan reflect the current realities of strong urban growth and development pressures in this area of the City. The main component of this ASP review, to examine the need, size, number, location and timing of potential new district and regional commercial sites on the east hill, was thoroughly undertaken having regard to projected population growth and market feasibility studies and analysis. The review confirmed the need for additional commercial floor space.

The proposed new C2 commercial site at the 30<sup>th</sup> Ave/22<sup>nd</sup> Street intersection, by being a pre-identified site in an undeveloped area and having no direct vehicle access to/from the surrounding residential neighbourhood, adequately addresses major public issues that were raised in previous commercial proposals. There was no community opposition to the proposed East Hill ASP amendments.

### **Recommendation**

Planning staff recommend that City Council proceed with first reading of Bylaw 3207/A-2001, being the Bylaw to adopt the revised East Hill Major Area Structure Plan.

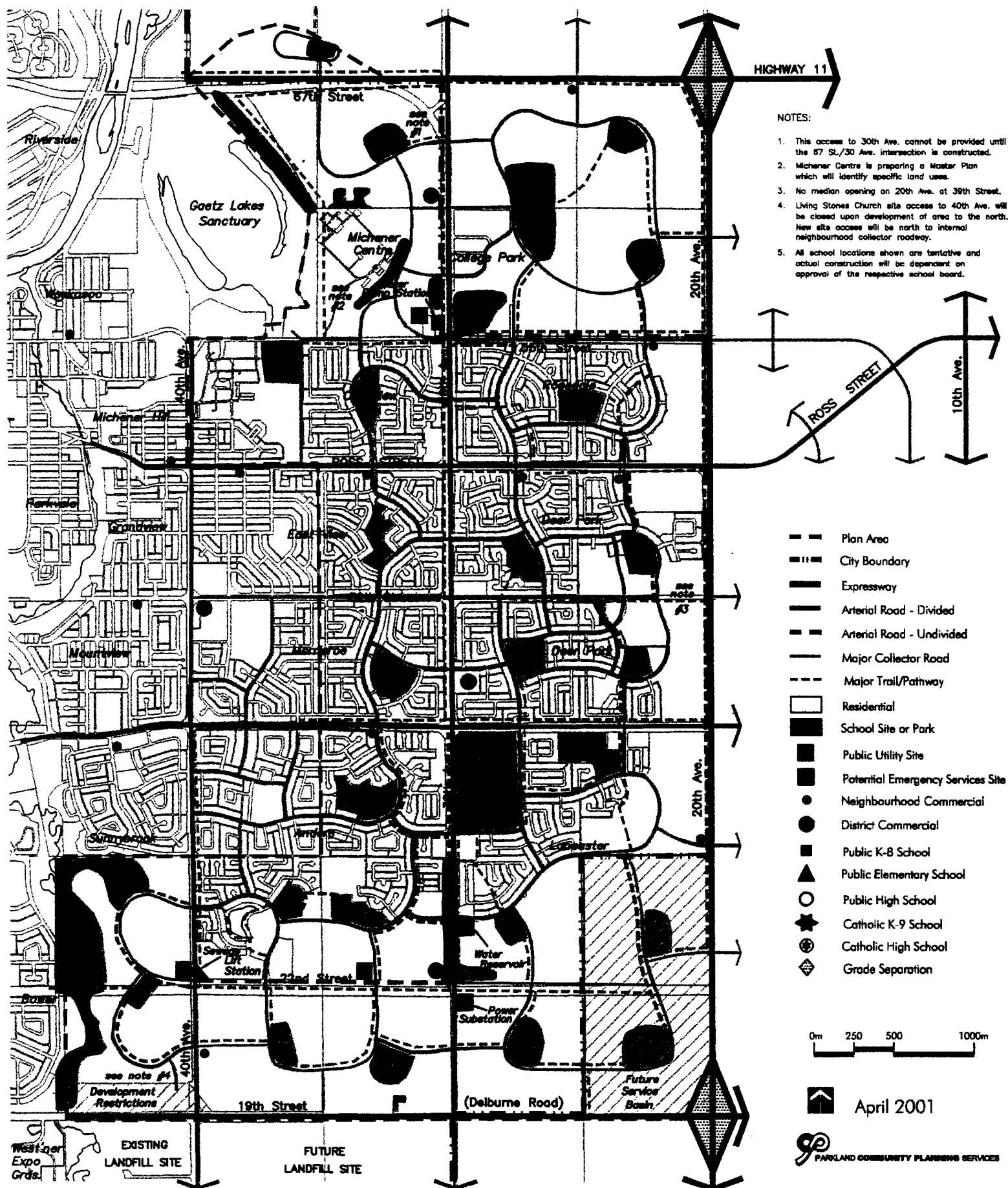


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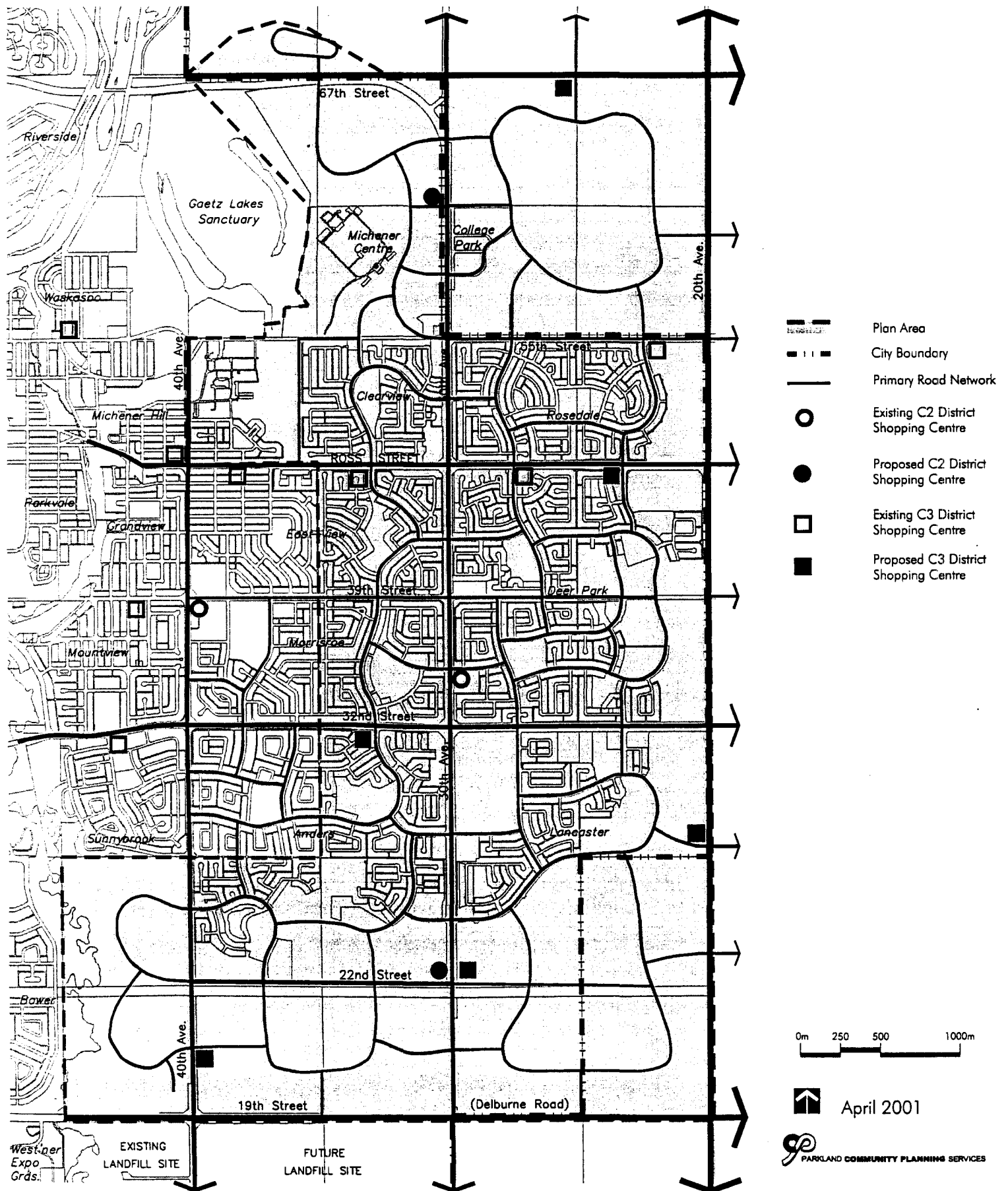
Tony Lindhout, ACP, MCIP  
PLANNER

### East Hill Major Area Structure Plan

### Development Concept Plan



## Commercial Centres



**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001

**TO:** T. Lindhout, Planner  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**RE:** *East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 /  
Request to Adopt Revised East Hill Major Area Structure Plan*

**Reference Report:**

City Clerk dated April 26, 2001 and Parkland Community Planning Services dated April 10, 2001

**Bylaw Readings:**

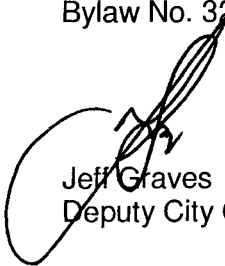
Following the Public Hearing, Bylaw No. 3207/A-2001 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings. A copy of the first page of the bylaw is attached.

As well, also given 2<sup>nd</sup> & 3<sup>rd</sup> readings at this meeting was Anders Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001 and Land Use Bylaw Amendment 3156/S-2001.

**Report Back to Council:** No

**Comments/Further Action:**

Bylaw No. 3207/A-2001 provides for revisions to the East Hill Major Area Structure Plan.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Community Services  
      Director of Corporate Services  
      Director of Development Services  
      Inspections & Licensing Manager  
      Land & Economic Development Manager  
      C. Adams, Administrative Assistant  
      C. Kenzie, Clerk Steno, City Clerk's Office

**D. Kutinsky, Engineering**



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

May 23, 2001

**FILE**

Faxed to: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

- Re: (a) East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 / City of Red Deer**  
**(b) Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001/ Melcor Developments Ltd.**  
**(c) Land Use Bylaw Amendment 3156/S-2001 / Anders Aspen Ridge Neighborhood – Phase 7 / Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, 2<sup>nd</sup> and 3<sup>rd</sup> Readings were given to the three noted bylaws.

**Bylaw No. 3207/A-2001** provides for revisions to the East Hill Major Area Structure Plan.

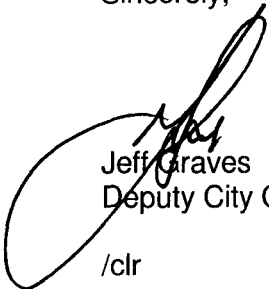
**Bylaw No. 3217/B-2001** provides for amendments to the Aspen Ridge Neighborhood Area Structure Plan to provide for the creation of a 3.0 ha C2 District Commercial Shopping Centre site in the southeast corner of the Aspen Ridge quarter section. Some minor adjustments to the local road system north and west of the proposed commercial site are proposed. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan. No changes are proposed to the central park site or any of the existing developed areas of Aspen Ridge.

**Land Use Bylaw Amendment 3156/S-2001** was processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighborhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. This bylaw provides for the redesignation of approximately 8.0 ha of land from A1 Future Urban Development District to C2 District Commercial Shopping Centre site; R1A Residential (semi-detached) District; P1 Parks and Recreation District (municipal reserve dedication) and Roadway (22<sup>nd</sup> Street and other local residential streets). A portion of 22<sup>nd</sup> Street will be dedicated to provide for access to the new shopping centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots.

Melcor Developments Ltd.  
May 23, 2001  
Page 2

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

Sincerely,



Jeff Graves  
Deputy City Clerk  
/clr

c     T. Lindhout, Planner  
      C. Adams, Administrative Assistant  
      C. Kenzie, City Clerk's Office

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
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TRANSMISSION OK

TX/RX NO 1790  
CONNECTION TEL 3437510  
SUB-ADDRESS  
CONNECTION ID MELCOR DEVOLMENT  
ST. TIME 05/23 13:08  
USAGE T 02'01  
PGS. 6  
RESULT OK

**FILE**



**Office of the City Clerk**

May 23, 2001

Faxed to: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

- Re: (a) East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 / City of Red Deer**  
**(b) Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001/ Melcor Developments Ltd.**  
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At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, 2<sup>nd</sup> and 3<sup>rd</sup> Readings were given to the three noted bylaws.

**Bylaw No. 3207/A-2001** provides for revisions to the East Hill Major Area Structure Plan.

**Bylaw No. 3217/B-2001** provides for amendments to the Aspen Ridge Neighborhood Area Structure Plan to provide for the creation of a 3.0 ha C2 District Commercial Shopping Centre site in the southeast corner of the Aspen Ridge quarter section. Some minor adjustments to the local road system north and west of the proposed commercial site are proposed. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan. No changes are proposed to the central park site or any of the existing developed areas of Aspen Ridge.

**Land Use Bylaw Amendment 3156/S-2001** was processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighborhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. This bylaw provides for the redesignation of approximately 8.0 ha of land from A1 Future Urban Development District to C2 District

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



Item No. 2

**DATE:** April 26, 2001

**TO:** City Council

**FROM:** City Clerk

**RE:** *Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001 – Proposed Commercial Site / Melcor Developments Ltd.*

---

***History***

At the Council meeting of Monday, April 23, 2001, first reading was given to Bylaw No. 3217/B-2001.

***Comments/Further Action:***

Bylaw No. 3217/B-2001 provides for amendments to the Aspen Ridge Neighborhood Area Structure Plan to provide for the creation of a 3.0 ha C2 District Commercial Shopping Centre site in the southeast corner of the Aspen Ridge quarter section. Some minor adjustments to the local road system north and west of the proposed commercial site are proposed. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan. No changes are proposed to the central park site or any of the existing developed areas of Aspen Ridge.

Also to be considered at the Council meeting of May 22<sup>nd</sup> is Bylaw No. 3207/A-2001 - providing for revisions to the East Hill Major Area Structure Plan and Land Use Bylaw Amendment 3156/S-2001, pertaining to rezoning in Aspen Ridge.

Bylaws related to this bylaw amendment and that will also be under consideration by Council at the May 22<sup>nd</sup> meeting: East Hill Major Area Structure Plan Bylaw Amendment No. 3207/A-2001 and Land Use Bylaw Amendment 3156/S-2001.

***Consultation Process***

Public Hearings have been advertised for the above noted bylaw amendments, to be held on Tuesday, May 22, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. In addition to the owner of the site, the owners of the properties bordering the site have been notified by letter of the Public Hearings.

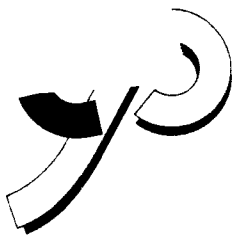
***Recommendations:***

Following the Public Hearing, Council may proceed with second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/clr  
attchs.



---

**DATE:** APRIL 17, 2001

**TO:** KELLY KLOSS, CITY CLERK

**FROM:** TONY LINDHOUT, PLANNER

**RE:** ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT  
BYLAW 3217/B-2001

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In accordance with Section 3.1.3.7 of the ***City's Planning and Subdivision Guidelines***, all Neighbourhood Area Structure Plan amendments must be forwarded to City Council for their consideration of approval.

### **Background**

Al-Terra Engineering Ltd. on behalf of the developer Melcor Developments Ltd. has requested an amendment to the existing Anders Aspen Ridge Neighbourhood Area Structure Plan. Proposed changes to the existing Neighbourhood Area Structure Plan are summarized as follows.

- Creation of a 3.0 ha (7.4 acres) C2 District Commercial shopping centre site in the southeast corner of the Aspen Ridge quarter section. The commercial site has been designed as a free standing development with no internal vehicle access/connection to the Aspen Ridge neighbourhood. The main access to the commercial site is proposed to be from the south from a future 22<sup>nd</sup> Street. A right in/right out access from 30<sup>th</sup> Avenue is also proposed. Pedestrian access to the commercial site from the Aspen Ridge neighbourhood will be accommodated through a trail/pathway connection. The proposed commercial site conforms to the draft revised East Hill Major Area Structure Plan.
- Some minor adjustments to the local road system north and west of the proposed commercial site. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan.

No changes are proposed to the central park site or any of the existing developed areas of the Aspen Ridge neighbourhood.

This Neighbourhood Area Structure Plan (NASP) amendment has been processed in accordance with the City's ***Planning and Subdivision Guidelines***. Neighbourhood Area Structure Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area. The proposed NASP amendments are supported by all referral agencies/City Departments and fully conforms to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Intermunicipal Development Plan
- Community Services Master Plan
- Draft revised East Hill Area Structure Plan

### **Neighbourhood Public Meeting**

Following circulation of a community newsletter delivered door to door, a neighbourhood public meeting hosted by Parkland Community Planning Services was held April 11, 2001. Eleven area residents attended the meeting at which the proposed NASP amendments were presented by the developer.

The proposed Plan amendments met with the approval of those in attendance at the meeting as no objections were expressed. Some discussion did take place regarding the timing of construction of the shopping centre site. Written comments received after the meeting from two tenants in the Deer Park Mall indicated that construction of the new commercial site needs to be delayed until there is more population base to support the proposed development.

The commercial analysis/feasibility study undertaken as part of the recent East Hill Major Area Structure Plan review determined/verified a need for additional commercial floor space in the growing southeast residential areas of the City. The firm of PricewaterhouseCoopers, commercial real estate specialists engaged by the City as part of the East Hill ASP review, advised that this new commercial floor space was required in the near-term meaning, anytime within the next five years. Based on this analysis, PricewaterhouseCoopers recommended that no population threshold or any specific time line criteria be applied to the construction date of the new shopping centre.

### **Planning Analysis**

The main component of this NASP amendment is the creation of a 3.0 ha C2 District Commercial site in the southeast corner of the Aspen Ridge neighbourhood at the corner of 30<sup>th</sup> Avenue/22<sup>nd</sup> Street. The need for a new commercial shopping centre site was based on a detailed review of current and planned inventory of commercial land and retail facilities in the east hill area that confirmed the need for additional commercial floor space in this area. The selection of this specific site was based on the application of seven locational factors identified in the proposed revised East Hill Major Area Structure Plan. These factors are:

- expansion potential of existing commercial sites,
- proximity to other commercial sites,
- proximity to schools,
- proximity to other community facilities,
- residential adjacency,
- vehicle/pedestrian access and visibility, and
- market support.

These locational factors replace the previous 2-km concentric circle theory used in determining viable separation distances between commercial centres. The proposed new commercial shopping centre site, located 1.9 km from the existing Deer Park Coop Mall, balances the reality of strong residential growth with the demonstrated need for additional commercial floor space in the southeast sector of the east hill area.

The major tenant of the proposed commercial site will be a new supermarket. The commercial retail analysis undertaken by PricewaterhouseCoopers, examined the impact of an additional area grocery

store on the existing Deer Park Coop and Eastview IGA stores. It was determined that the shoppers drawn to a new supermarket would be spread out from a variety of existing City supermarkets located not only in the east hill area, but also those located in the downtown, north of the river and south of the City in "Gasoline Alley". The commercial analysis determined that development of this site was required in the near-term time horizon meaning that, construction anytime within the next five years would be appropriate.

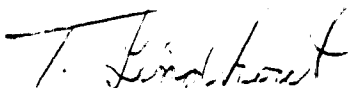
The proposed commercial site location will minimize the impact on existing and future residential development and unlike the previous two shopping centre applications, this one is a pre-identified site in an undeveloped area. No direct vehicle access between the commercial site and the adjoining Anders Aspen Ridge residential neighbourhood will be permitted. This new commercial location with its freestanding access design adequately addresses major public issues that were raised by area residents in previous commercial proposals.

The revised residential layout surrounding the proposed commercial site meets all City design standards, is acceptable to the City's Engineering Department and is well designed from a planning and land use perspective. Attached under separate cover for Council members, are copies of the 3 written responses received following the public meeting.

The City's Municipal Planning Commission have reviewed the proposed Aspen Ridge Neighbourhood Area Structure Plan amendments, and recommend that City Council supports and approves the Plan amendments.

#### Recommendation

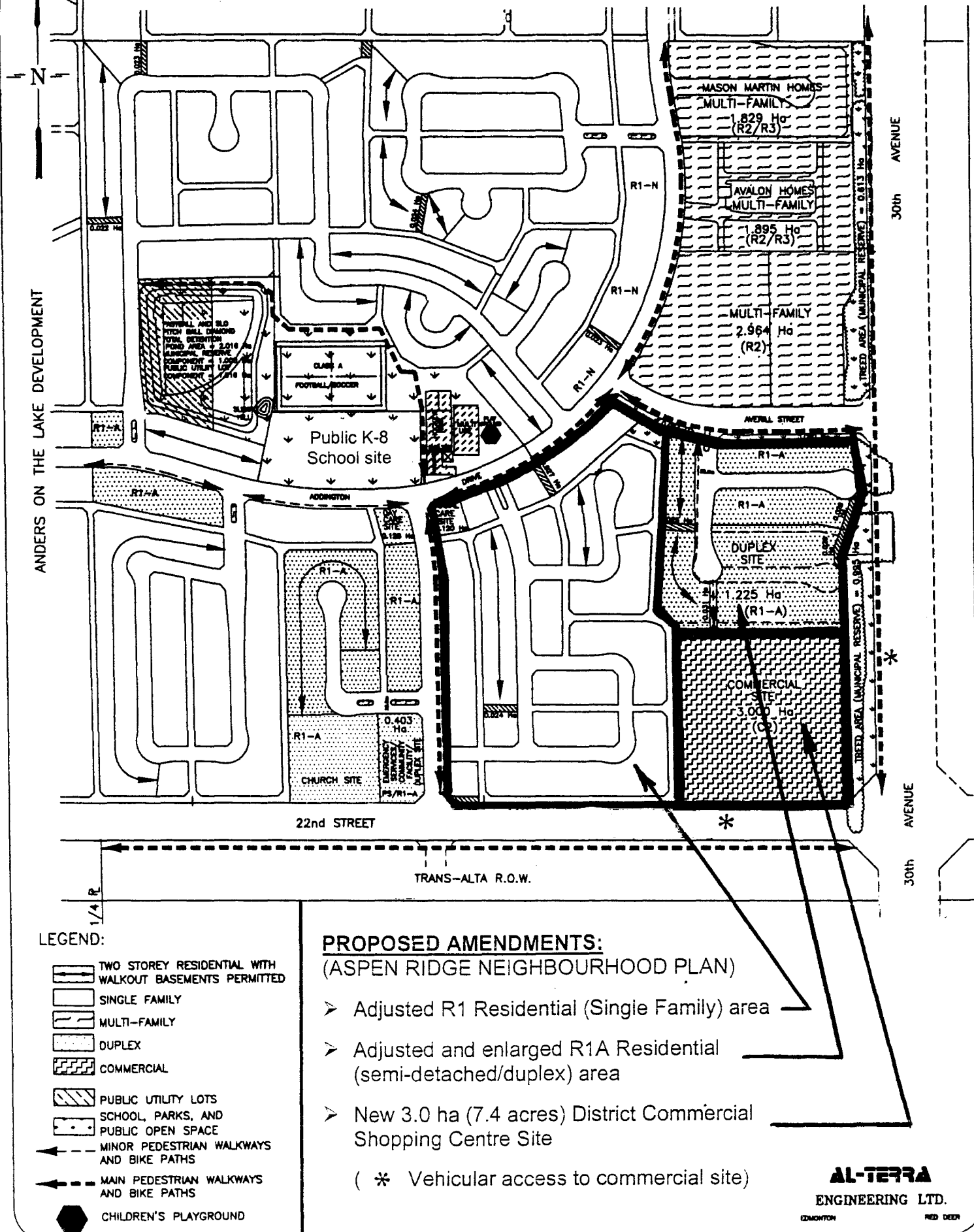
Subject to City Council giving first to Bylaw 3207/A-2001 (revised East Hill Major Area Structure Plan), planning staff recommend that City Council proceed with first reading of Bylaw 3217/B-2001, being the Bylaw to adopt the amended Aspen Ridge Neighbourhood Area Structure Plan.



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Tony Lindhout, ACP, MCIP  
PLANNER

# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



# FILE

## Council Decision – Tuesday, May 22, 2001

**DATE:** May 23, 2001

**TO:** T. Lindhout, Planner  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**RE:** *Aspen Ridge Neighborhood Area Structure Plan Amendment – Bylaw 3217/B-2001 – Proposed Commercial Site / Melcor Developments Ltd.*

### **Reference Report:**

City Clerk dated April 26, 2001 and T. Lindhout, Planner, Parkland Community Planning Services dated April 17, 2001

### **Bylaw Readings:**

Following the Public Hearing, this bylaw was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings.

As well, also given 2<sup>nd</sup> & 3<sup>rd</sup> readings at this meeting was Bylaw No. 3207/A-2001, providing for revisions to the East Hill Major Area Structure Plan and Land Use Bylaw Amendment 3156/S-2001 providing for the rezoning of land in the Aspen Ridge Neighborhood.

**Report Back to Council:** No

### **Comments/Further Action:**

Bylaw No. 3217/B-2001 provides for amendments to the Aspen Ridge Neighborhood Area Structure Plan to provide for the creation of a 3.0 ha C2 District Commercial Shopping Centre site in the southeast corner of the Aspen Ridge quarter section. Some minor adjustments to the local road system north and west of the proposed commercial site are proposed. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan. No changes are proposed to the Central Park site or any of the existing developed areas of Aspen Ridge.

Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Director of Community Services  
Director of Corporate Services  
Director of Development Services  
Inspections & Licensing Manager  
**D. Kutinsky, Engineering**

C. Rausch, Admin. Assistant  
C. Kenzie, Clerk Steno  
C. Adams, Admin. Assistant  
Land & Economic Development Manager

Item No. 3

**DATE:** April 26, 2001**TO:** City Council**FROM:** City Clerk**RE:** Land Use Bylaw Amendment 3156/S-2001 / Anders Aspen Ridge Neighborhood – Phase 7 / Melcor Developments Ltd. / Proposed Rezoning***History***

At the Council meeting of Monday, April 23, 2001, first reading was given to Bylaw No. 3207/A-2001, a bylaw providing for amendments to the East Hill Major Area Structure Plan.

***Comments/Further Action:***

This Land Use Bylaw Amendment is being processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighborhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. This bylaw provides for the redesignation of approximately 8.0 ha of land from A1 Future Urban Development District to C2 District Commercial Shopping Centre site; R1A Residential (semi-detached) District; P1 Parks and Recreation District (municipal reserve dedication) and Roadway (22<sup>nd</sup> Street and other local residential streets). A portion of 22<sup>nd</sup> Street will be dedicated to provide for access to the new shopping centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots.

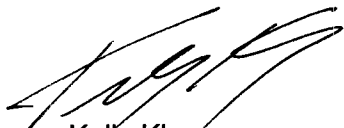
Also to be considered at the Council meeting of May 22<sup>nd</sup> is Bylaw No. 3207/A-2001 that provides for revisions to the East Hill Major Area Structure Plan and Anders Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001.

***Consultation Process***

Public Hearings have been advertised for the above noted bylaw amendments, to be held on Tuesday, May 22, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. In addition to the owner of the site, the owners of the properties bordering the site have been notified by letter of the Public Hearings.

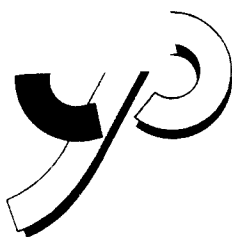
***Recommendations:***

Following the Public Hearing, Council may proceed with second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/clr  
attchs.



**DATE:** April 17, 2001  
**TO:** Kelly Kloss, City Clerk  
**RE:** Land Use Bylaw Amendment 3156/S-2001  
Phase 7 - Anders Aspen Ridge Neighbourhood  
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 7 of their Aspen Ridge Neighbourhood. This rezoning request proposes to redesignates  $\pm$  8.0 ha (20 acres) of land from A1 Future Urban Development District to:

- C2 District Commercial Shopping Centre site (3.0 ha/7.4 acres),
- R1A Residential (semi-detached) District,
- P1 Parks and Recreation District (municipal reserve dedication), and
- Roadway (22<sup>nd</sup> Street and other local residential streets)

This rezoning request is being processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighbourhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. A portion of 22 Street will be dedicated to provide for access to the new shopping centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots. The municipal reserve to be provided will preserve the stand of trees along the west side of 30<sup>th</sup> Avenue and allow for a major neighbourhood pedestrian walkway along the south side of Averill Street.

This Land Use Bylaw amendment complies with the proposed Anders Aspen Ridge Neighbourhood Area Structure Plan amendment that is also being processed simultaneously with this rezoning request.

### **Recommendation**

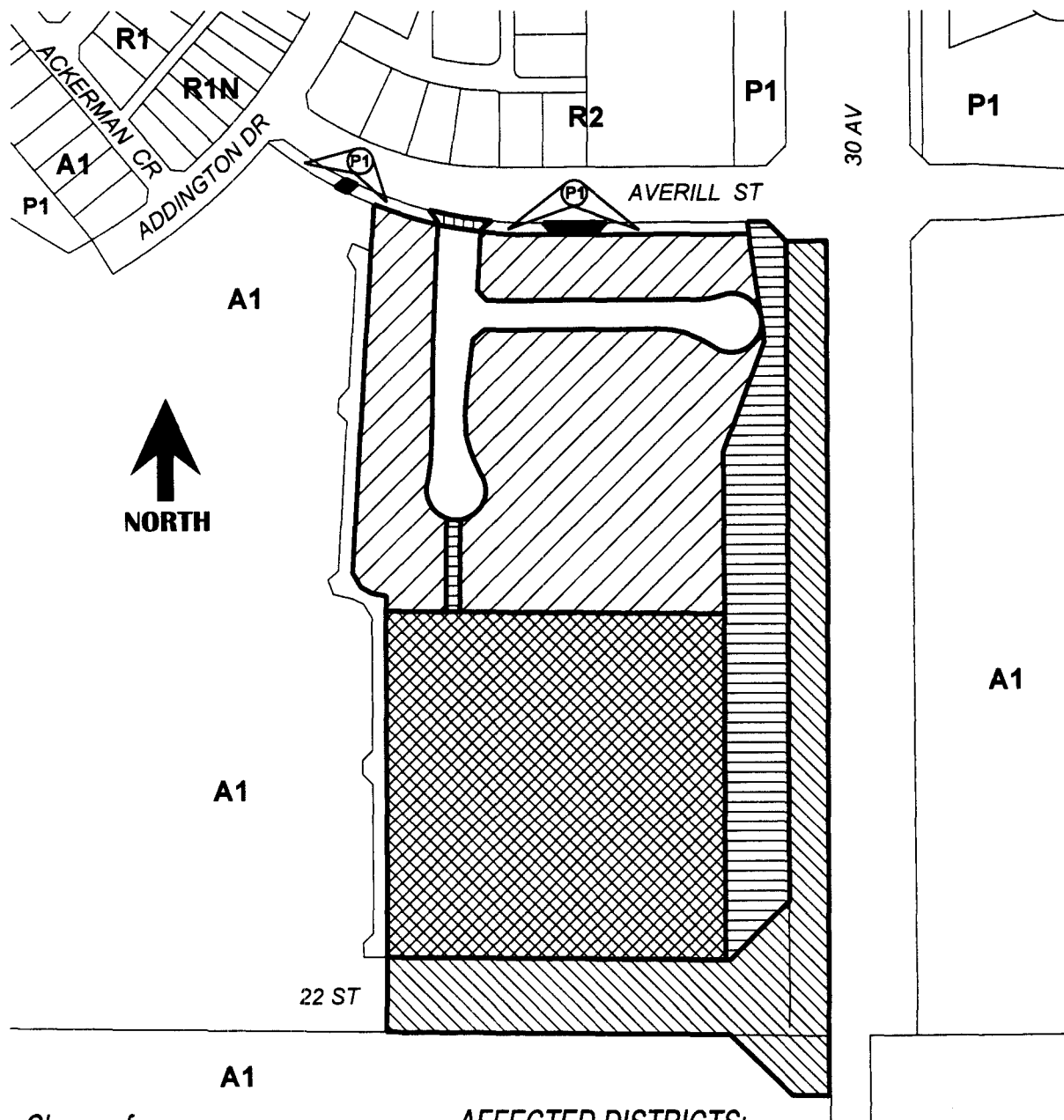
Subject to City Council giving first reading to Bylaws 3207/A-2001 (East Hill Major Area Structure Plan Amendment) and Bylaw 3217/B-2001 (Anders Aspen Ridge ASP Amendment), planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/S-2001.

Tony J. Lindhout, ACP, MCIP  
PLANNER



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1A

A1 to P1

A1 to C2

A1 to Road

P1 to Road

Road to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

C2 - Commercial (Regional & District Shopping Centre)

P1 - Parks & Recreational

MAP No. 13 / 2001

BYLAW No. 3156 / S - 2001

**East Hill Major Area Structure Plan 3207/A-2001  
Aspen Ridge Neighbourhood Area Structure Plan 3217/B-2001  
LUB Amendment 3156/S-2001**

DESCRIPTION: Changes to allow for additional commercial space on the East Hill

FIRST READING: April 23, 2001

FIRST PUBLICATION: May 4, 2001

SECOND PUBLICATION: May 11, 2001

PUBLI HEARING & SECOND READING: May 22, 2001

THIRD READING: May 22, 2001

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ \_\_\_\_\_ NO ☒ BY: Cost Share with Me/Cor

ACUTAL COST OF ADVERTISING:

1<sup>ST</sup> \$ 344.40 & 2<sup>ND</sup> \$ 344.40 TOTAL: \$ 688.80

MAP PREPARATION: \$ \_\_\_\_\_

TOTAL COST: \$  $688.80 \div 2 = 344.40$

LESS DEPOSIT RECEIVED: \$ 400.

AMOUNT OWING/ (REFUND): \$ (55.60)

INVOICE NO.: 151 - 126 527

(Account No. 59.5901)



## THE CITY OF RED DEER RECEIPT

RECEIVED FROM

Melara Developments \$ 400. -01/05/17  
YY MM DD

THE SUM OF

Four Hundred 1/100 Dollars

DESCRIPTION

East Hill M1A5 Plan / Aspen Ridge ASPlan / LUB 3156/5-2001

05/17/01 2:44PM 251#5144

R

G.L. DIST  
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G.S.T.

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
<u>59.5901</u>				<u>400. -</u>
<u>2.3210</u>				

GST Registration #R119311785

SUNDRY  
CHECK\$400.00  
\$400.00

Not Valid Unless Machine Printed

## REMITTANCE ADVICE

DATE			PAYEE	CITY OF RED DEER	AMOUNT	400.00	PAGE	1
10	5	2001	BANK	LD Canadian Serial Bank of Commerce			NUMBER	103758
DOCUMENT DATE	DOCUMENT NUMBER	DOCUMENT	AMOUNT	BALANCE	GROSS AMOUNT	DISCOUNT	NET PAYMENT	
10 5 2001	MAY01		400.00		400.00	0.00	400.00	
			400.00		400.00	0.00	400.00	

DETACH THIS PORTION BEFORE DEPOSITING



## Office of the City Clerk

April 26, 2001

Faxed to: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

- Re:**
- (a) ***East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 / City of Red Deer***
  - (b) ***Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001/ Melcor Developments Ltd.***
  - (c) ***Land Use Bylaw Amendment 3156/S-2001 / Anders Aspen Ridge Neighborhood – Phase 7 / Melcor Developments Ltd.***

At the City of Red Deer's Council meeting held Monday, April 23, 2001, first reading was given to the three noted bylaws.

***Bylaw No. 3207/A-2001*** provides for revisions to the East Hill Major Area Structure Plan.

***Bylaw No. 3217/B-2001*** provides for amendments to the Aspen Ridge Neighborhood Area Structure Plan to provide for the creation of a 3.0 ha C2 District Commercial Shopping Centre site in the southeast corner of the Aspen Ridge quarter section. Some minor adjustments to the local road system north and west of the proposed commercial site are proposed. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan. No changes are proposed to the central park site or any of the existing developed areas of Aspen Ridge.

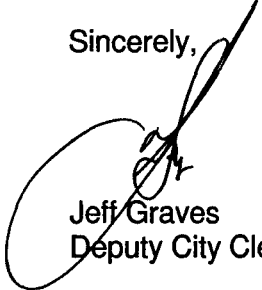
***Land Use Bylaw Amendment 3156/S-2001*** is being processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighborhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. This bylaw provides for the redesignation of approximately 8.0 ha of land from A1 Future Urban Development District to C2 District Commercial Shopping Centre site; R1A Residential (semi-detached) District; P1 Parks and Recreation District (municipal reserve dedication) and Roadway (22<sup>nd</sup> Street and other local residential streets). A portion of 22<sup>nd</sup> Street will be dedicated to provide for access to the new shopping centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots.

This office will now proceed with the advertising for the Public Hearings for these three bylaws to be held Tuesday, May 22, 2001 at 7:00 p.m. during Council's regular meeting. *One ad will be prepared incorporating all three bylaw amendments. The City will share the cost of the advertising with Melcor Developments. No deposit is required in this instance and once the actual cost of advertising is known you will be invoiced.*

Melcor Developments Ltd.  
April 26, 2001  
Page 2

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

Sincerely,



Jeff Graves  
Deputy City Clerk

/clr

c     T. Lindhout, Planner  
      C. Adams, Administrative Assistant  
      C. Rausch, Administrative Assistant  
      C. Kenzie, City Clerk's Office

**BYLAW NO. 3207/A-2001**

Being a Bylaw to adopt a revised City of Red Deer East Hill Major Area Structure Plan.

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

- 1 That the East Hill Major Area Structure Plan, as attached and forming part of this Bylaw, be adopted.
- 2 That East Hill Major Area Structure Plan, dated April 20, 1998 and adopted as Bylaw 3207/98 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 27 day of, A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3217/B-2001**

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

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

- 1 Bylaw 3217/98 with regard to the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan is amended by deleting therefrom the entire Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan and substituting therefore, the attached amended Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of, A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 2001.

---

MAYOR

---

CITY CLERK

**BYLAW NO. 3156/S-2001**

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 J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of, A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 2001.

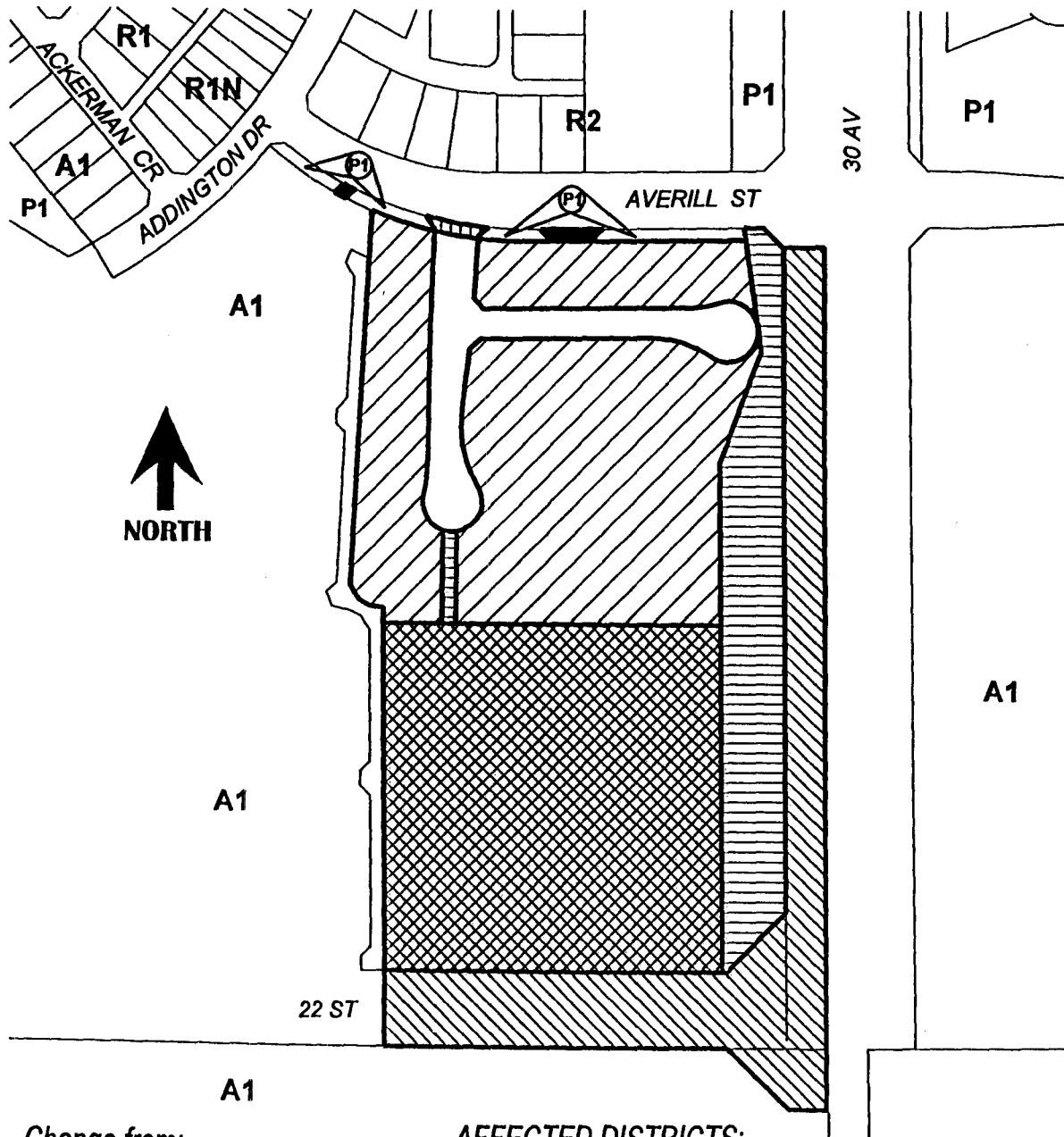
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1A

A1 to P1

A1 to C2

A1 to Road

P1 to Road

Road to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

C2 - Commercial (Regional & District Shopping Centre)

P1 - Parks & Recreational

MAP No. 13 / 2001

BYLAW No. 3156 / S - 2001

## ***Council Decision – Monday, April 23, 2001***

**DATE:** April 26, 2001

**TO:** Tony Lindhout, Planner  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**Re:** ***East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 / Request to Adopt Revised East Hill Major Area Structure Plan***

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***Reference Report:***

Parkland Community Planning Services dated April 10, 2001

***Bylaw Readings:***

Bylaw 3207/A-2001 was given first reading. A copy of the bylaw is attached for your information.

***Report Back to Council:***

Yes. A Public Hearing will be held Tuesday, May 22, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Bylaw No. 3207/A-2001 provides for revisions to the East Hill Major Area Structure Plan.

Also to be considered at the Council meeting of May 22<sup>nd</sup> is Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001 and Land Use Bylaw Amendment 3156/S-2001, pertaining to rezoning in Aspen Ridge.

This office will now proceed with the advertising for Public Hearings for these three bylaws. One ad will be prepared incorporating all three bylaw amendments. The City will share the cost of the advertising with Melcor Developments. A copy of the letter to Melcor Developments is attached for your information.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Community Services  
       Director of Corporate Services  
       Director of Development Services  
       Inspections & Licensing Manager  
       Land & Economic Development Manager  
       C. Adams, Administrative Assistant  
       C. Rausch, Administrative Assistant  
       C. Kenzie, Clerk Steno, City Clerk's Office

## ***Council Decision – Monday, April 23, 2001***

**DATE:** April 26, 2001

**TO:** Tony Lindhout, Planner  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**Re:** ***Aspen Ridge Neighborhood Area Structure Plan Amendment – Bylaw 3217/B-2001 – Proposed Commercial Site / Melcor Developments Ltd.***

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***Reference Report:***

Parkland Community Planning Services dated April 17, 2001

***Bylaw Readings:***

Bylaw 3217/B-2001 was given first reading. A copy of the bylaw is attached for your information.

***Report Back to Council:***

Yes. A Public Hearing will be held Tuesday, May 22, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Bylaw No. 3217/B-2001 provides for amendments to the Aspen Ridge Neighborhood Area Structure Plan to provide for the creation of a 3.0 ha C2 District Commercial Shopping Centre site in the southeast corner of the Aspen Ridge quarter section. Some minor adjustments to the local road system north and west of the proposed commercial site are proposed. The lands west and northwest of the commercial site remain designated for R1 single family development. The lands directly north of the commercial site have been modified slightly to permit some additional R1A (duplex development) from that shown on the current plan. No changes are proposed to the central park site or any of the existing developed areas of Aspen Ridge.

Also to be considered at the Council meeting of May 22<sup>nd</sup> is Bylaw No. 3207/A-2001 - providing for revisions to the East Hill Major Area Structure Plan and Land Use Bylaw Amendment 3156/S-2001, pertaining to rezoning in Aspen Ridge.

This office will now proceed with the advertising for Public Hearings for these three bylaws. One ad will be prepared incorporating all three bylaw amendments. The City will share the cost of the advertising with Melcor Developments. A copy of the letter to Melcor Developments is attached for your information.

Jeff Graves  
Deputy City Clerk

/s/ JG  
attchs.

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

C. Rausch, Admin. Assistant  
C. Kenzie, Clerk Steno  
C. Adams, Admin. Assistant  
Land & Economic Development Manager

## ***Council Decision – Monday, April 23, 2001***

**DATE:** April 26, 2001

**TO:** Tony Lindhout, Planner  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**Re:** ***Land Use Bylaw Amendment 3156/S-2001 / Anders Aspen Ridge Neighborhood – Phase 7 / Melcor Developments Ltd. / Proposed Rezoning***

---

***Reference Report:***

Parkland Community Planning Services dated April 17, 2001

***Bylaw Readings:***

This bylaw was given first reading. A copy of the bylaw is attached.

***Report Back to Council:***

Yes. A Public Hearing will be held Tuesday, May 22, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

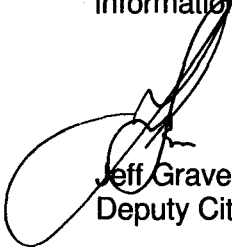
***Comments/Further Action:***

This Land Use Bylaw Amendment is being processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighborhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. This bylaw provides for the redesignation of approximately 8.0 ha of land from A1 Future Urban Development District to C2 District Commercial Shopping Centre site; R1A Residential (semi-detached) District; P1 Parks and Recreation District (municipal reserve dedication) and Roadway (22<sup>nd</sup> Street and other local residential streets). A portion of 22<sup>nd</sup> Street will be dedicated to provide for access to the new shopping centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots.

Also to be considered at the Council meeting of May 22<sup>nd</sup> is Bylaw No. 3207/A-2001 that provides for revisions to the East Hill Major Area Structure Plan and Anders Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001.

Tony Lindhout, Planner  
April 26, 2001  
Page 2

This office will now proceed with the advertising for Public Hearings for these three bylaws. One ad will be prepared incorporating all three bylaw amendments. The City will share the cost of the advertising with Melcor Developments. A copy of the letter to Melcor Developments is attached for your information.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

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

Land & Economic Development Manager  
C. Kenzie, City Clerk's Office  
C. Rausch, Admin. Assistant  
C. Adams, Admin. Assistant



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

April 25, 2001

**Bylaw No. 3207/A-2001**  
**Bylaw No. 3217/B-2001**  
**Bylaw No. 3156/S-2001**  
**(Map Attached)**

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/S-2001 – Phase 7 Anders Aspen Ridge  
East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001  
Aspen Ridge Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2001**

City Council is considering the rezoning of land to develop Phase 7 of the Anders Aspen Ridge Neighbourhood. As a property owner adjacent to the land, you will have an opportunity to ask questions and/or provide your comments regarding the rezoning of the land.

Land Use Bylaw Amendment 3156/S-2001 provides for the rezoning of approximately 8.0 ha (20 acres) of land from A1 Future Urban Development District to: C2 District Commercial Shopping Centre site (3.0 ha/7.4 acres), R1A Residential (semi-detached) District, P1 Parks and Recreation District (municipal reserve dedication) and Roadway (22<sup>nd</sup> Street and other local residential streets). This rezoning is being processed with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighbourhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping centre location. A portion of 22<sup>nd</sup> Street will be dedicated to provide for access to the new shopping centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots. The municipal reserve to be provided will preserve the stand of trees along the west side of 30<sup>th</sup> Avenue and allow for a major neighbourhood pedestrian walkway along the south side of Averill Street. Copies of proposed Land Use Bylaw Amendment 3156/S-2001, East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2001 and Aspen Ridge Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2001 may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hold a Public Hearing, in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Tuesday, May 22, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, May 14, 2001.**

If you have any questions regarding the use of your letter or petition for these Land Use Bylaw Amendments, please contact me at (403) 342-8132.

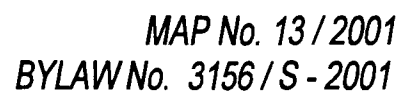
Yours truly,

Jeff Graves  
Deputy City Clerk

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>  
JG/chk

## PROPOSED LAND USE BYLAW AMENDMENT



**DATE:** April 24, 2001

**TO:** Norma Lovell, Assessment

**FROM:** C.G. Adams,  
City Clerk's Office

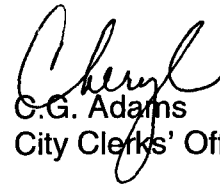
**RE:** LUB Amendment 3156/T-2001 Kentwood Phase 13  
LUB Amendment 3156/S-2001 Aspen Ridge

---

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

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

Thanks Norma.

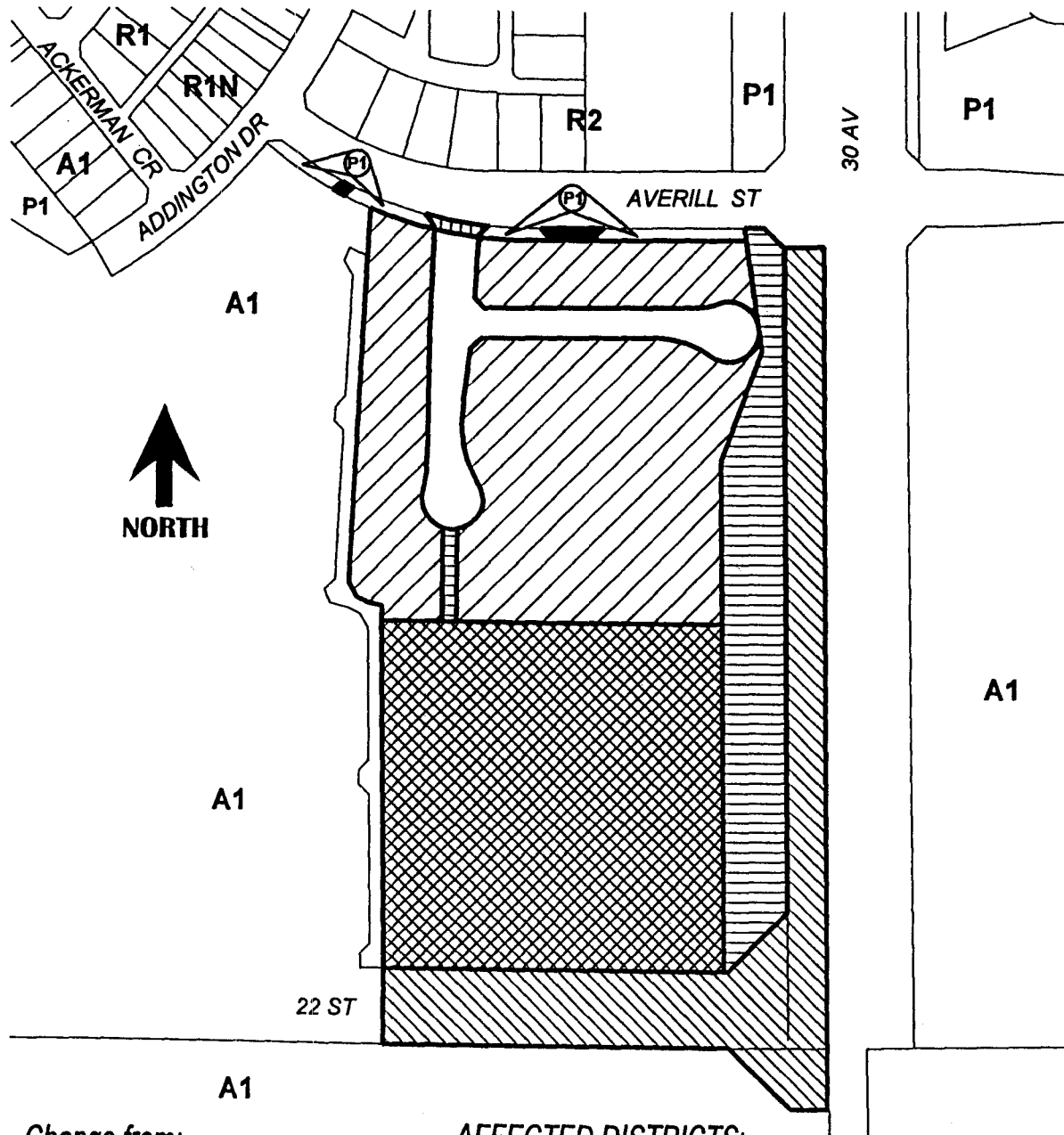
  
C.G. Adams  
City Clerks' Office

Attach.



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1A	
A1 to P1	
A1 to C2	
A1 to Road	
P1 to Road	
Road to P1	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- C2 - Commercial (Regional & District Shopping Centre)
- P1 - Parks & Recreational

MAP No. 13 / 2001  
BYLAW No. 3156 / S - 2001

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001

**TO:** T. Lindhout, Planner  
Parkland Community Planning Services

**FROM:** City Clerk

**RE:** Land Use Bylaw Amendment 3156/S-2001 / Anders Aspen Ridge  
Neighborhood – Phase 7 / Melcor Developments Ltd. / Proposed Rezoning

**Reference Report:**

City Clerk dated April 26, 2001 and Parkland Community Planning Services dated April 17, 2001

**Bylaw Readings:**

Following the Public Hearing, the bylaw was given 2<sup>nd</sup> & 3<sup>rd</sup> readings. A copy is attached.

As well, also given 2<sup>nd</sup> & 3<sup>rd</sup> readings at this meeting was Bylaw No. 3207/A-2001, providing for revisions to the East Hill Major Area Structure Plan and Anders Aspen Ridge Neighborhood Area Structure Plan Bylaw Amendment 3217/B-2001.

**Report Back to Council:** No

**Comments/Further Action:**

This Land Use Bylaw Amendment is being processed simultaneously with an amendment to the East Hill Major Area Structure Plan and the Anders Aspen Ridge Neighborhood Area Structure Plan wherein the proposed C2 District Commercial site is identified for a commercial shopping Centre location. This bylaw provides for the redesignation of approximately 8.0 ha of land from A1 Future Urban Development District to C2 District Commercial Shopping Centre site; R1A Residential (semi-detached) District; P1 Parks and Recreation District (municipal reserve dedication) and Roadway (22<sup>nd</sup> Street and other local residential streets). A portion of 22<sup>nd</sup> Street will be dedicated to provide for access to the new shopping Centre site. The proposed semi-detached development will be a combination of a duplex condominium project and traditional duplex lots.

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Community Services  
       Director of Corporate Services  
       Director of Development Services  
       Inspections & Licensing Manager  
       Land & Economic Development Manager  
       C. Adams, Administrative Assistant  
       C. Kenzie, Clerk Steno, City Clerk's Office  
       D. Kutinsky, Engineering

**DATE:** April 24, 2001  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** *Proposed Bed and Breakfast Regulations / Land Use Bylaw Amendment  
3156/G-2001*

---

***History***

At the Council meeting of Monday, April 23, 2001, first reading was given to Land Use Bylaw Amendment 3156/G-2001.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/G-2001 deals with bed and breakfast operations as a potential land use in the City of Red Deer.

***Consultation Process***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, May 22, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

***Recommendations:***

Following the Public Hearing, Council may proceed with second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/clr  
attchs.



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

**DATE:** April 9, 2001

**TO:** Kelly Kloss, City Clerk

**FROM:** Nancy Hackett, Planner  
Johan van der Bank, Planner

**RE:** PROPOSED BED & BREAKFAST REGULATIONS  
BYLAW AMENDMENT NO. 3156/G-2001

---

The following study deals with bed and breakfast operations as a potential land use in the City of Red Deer. It is provided to City Council in response to a resolution passed some time ago pertaining to bed and breakfasts. The resolution requested Parkland Community Planning Services undertake a review of the experiences of other communities in dealing with bed and breakfast development and a draft set of regulations to guide potential bed and breakfast development in Red Deer.

The City of Red Deer Land Use Bylaw No. 3156/96 does not permit bed & breakfasts in any zoning district in the City. Furthermore, the Land Use Bylaw does not contain a definition of bed & breakfast operations. In the absence of a definition and with no explicit mention of bed & breakfasts as either a permitted or discretionary use in the bylaw within any district, bed & breakfast requests have to date been handled in a somewhat arbitrary manner.

Requests for bed & breakfasts in residential zones have required an exemption specifically noted in the bylaw to permit their operation. At present, the *McIntosh Tea House* on Ross Street is the only bylaw exemption permitting a bed & breakfast in a residential zone. In order to more consistently address bed and breakfast operations in the Land Use Bylaw the following report presents a proposed bylaw change.

### **BACKGROUND**

In April of 1996, the City of Red Deer received a request to allow establishment of a bed & breakfast operation at a residential property on Spruce Drive. The property was designated R1 Low Density Residential. The City of Red Deer Land Use Bylaw No. 3156/96 did not at that time, nor does it now, permit bed & breakfasts in residentially zoned districts. As stated, because a bed & breakfast

is not a permitted use in R1 zones, an exemption to the Land Use Bylaw was required. In considering the Spruce Drive request, City Council reviewed the feedback from the surrounding neighbourhood. One of the chief concerns was the fear that permitting an exemption for one bed & breakfast in a residential area could set a precedent. In the absence of an overall policy, residents were concerned that several bed & breakfasts could be developed or eventually numerous commercial uses could be permitted in the area. Furthermore, the lack of overall land use regulations for bed & breakfast operations was an issue. Potential negative effects from parking problems, property devaluation, conflicts, traffic increases, and deterioration of neighbourhood privacy were also concerns. Due to the lack of support by the neighbourhood, the bed & breakfast exception request was withdrawn and City Council passed a resolution directing Parkland Community Planning Services to:

*“Undertake a review of the experiences of other Alberta communities having bed & breakfast operations within normal residential environments; and*

*Draft a set of regulations to guide decision making with regard to future bed & breakfast proposals to be submitted to City Council for consideration (Council Resolution, May 21, 1996.)”*

The attached study report, although a long time in the making, provides the above requested information (see Appendix 1).

This agenda item sets forth the planning analysis for, and recommends the adoption of, a proposed bylaw for bed & breakfasts in the City of Red Deer.

### **Temporary Home Stay Accommodations**

In 1999, the City amended the Land Use Bylaw to permit, in prescribed circumstances, temporary home stay accommodations. Under Section 65.1 of the bylaw, a temporary home stay accommodation means a home stay for visitors to Red Deer in a private home, with no meal service provided. These are permitted only when a declaration from the Mayor is in effect that due to a special event in Red Deer, visitor accommodations are at or very near capacity. There are seven licensed temporary home stay residences in Red Deer. However, because these are temporary uses they are classified in a different manner than a fully operating bed & breakfast operation. The “temporary homestay” bylaw has not yet been invoked since being passed in May 1999.

The temporary homestay section of the Land Use Bylaw would remain as is and would not be affected by the proposed bed and breakfast regulations.

## **STUDY FINDINGS**

The background study on bed and breakfasts reviewed the various approaches used by several communities in Alberta and elsewhere in Western Canada to deal with regulating bed & breakfasts. From this comprehensive review the following points of observation are drawn, which are important to note in developing a set of policies for bed & breakfasts in the City of Red Deer:

- There appears not to be a single 'common' way for dealing with this land use. Each community has a bylaw for bed & breakfasts to fit their own unique local circumstances.
- Notwithstanding these specific variations there are broad similarities. Bed & breakfast facilities are generally considered to be compatible with single-family districts. As such, this land use is not typically considered or grouped with commercial uses.
- Generally, bed & breakfast facilities are accepted to be well-maintained properties. A poorly maintained facility will not be successful. Often the owner-host makes a special effort to create a quality, homey atmosphere and provide a personal, guest oriented service.
- Bed & breakfasts tend to locate within convenient proximity to other facilities (such as shopping districts and recreation facilities) and are easily accessible from the major road network. Some bed & breakfast facilities may link to a specific site, such as being directly linked to conference venues.

## **PUBLIC CONSULTATION**

During November 2000 the draft study report was circulated for comments to interested parties, including the Red Deer Visitor & Convention Bureau, current and prospective bed & breakfast operators, the Alberta Bed & Breakfast Association, the Urban Development Institute, the Downtown Business Association, realtors and various City departments. Comments were received, which were incorporated into the study report and which provided direction for the preparation of the draft land use bylaw for bed & breakfast regulations (refer to Appendix 2A for a summary of the comments).

A public meeting was hosted on February 7, 2001 where the study report and draft bylaw were presented. The main features of the proposal were:

- To define a bed & breakfast as "a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which are offered overnight accommodation and a breakfast meal for rent to travelling guests who are temporarily visiting the Red Deer area, in compliance with the regulations contained in section 65.1.1."
- to accommodate bed & breakfasts as a discretionary use in detached dwelling units in the A1 Future Urban Development, R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R2 Residential (Medium

Density) and R3 Residential (Multiple Family) Districts;

- to restrict the number of guestrooms to a maximum of two;
- to require the on-site provision of one parking space for each room; and
- to require that the applicant holds an open house to allow opportunity for neighbourhood input.

Thirteen persons attended the public meeting to review the proposed bylaw and background report. The meeting feedback and views expressed in comment sheets and email messages (circulated to members of the Council confidentially under separate cover) are summarised in Appendix 2B. The comments and concerns provided are addressed below.

## **PLANNING ANALYSIS**

### **Definition**

Because bed and breakfasts are home oriented facilities, and based on the experience of other western cities, there is much planning rationale to allow them as a discretionary use in residential land use districts where a single family detached home is either a permitted or discretionary use. These districts are the Residential (Low Density) District R1, Residential (Semi-detached Dwelling) District R1A, Residential (Medium Density) District R2 and Residential (Multiple Family) District R3. These districts would include the established downtown residential neighbourhoods where older single detached homes in the R1A, R2 and R3 districts may offer potential for bed & breakfast establishment. The only non-residential district that would be included is the Future Urban Development District A1, to accommodate the possibility that well located farmhouses in the A1 Future Urban Development District may offer bed & breakfast potential.

### **Number of guestrooms**

The question of how many guestrooms to allow needs careful consideration. The 1995 Provincial Draft Bed & Breakfast Guidelines for the Alberta Building Code, although never finalized and adopted, defines bed and breakfasts as a maximum of eight guests in a maximum of four bedrooms, and requires a live-in owner or host. This is considered a “home bed & breakfast”. An operation that accommodates more than eight guests is classified as an inn-type facility or motel.

Most current and prospective bed & breakfast operators (including the Alberta Bed & Breakfast Association) feel uncomfortable with a restriction to two bedrooms on the basis that it would not be economically viable.

However, from a land use planning point of view, there are two key reasons to restrict the number of guestrooms based on planning implications that are of a concern. Firstly, the retention of a single family detached dwelling appearance is important in order that the bed and breakfast development compatibly blend into the neighborhood. In terms of size or number of guestrooms, as was evident in the analysis of other communities in the study report, there is no standard in this regard.

Secondly sufficient parking must be provided to prevent conflicts. The provision of one parking space for each guestroom (in addition to the standard two parking spaces per single family dwelling) is recommended. Accommodating more than four parking spaces on-site could detract from the single family dwelling appearance of the premises, rendering it incompatible with the appearance of surrounding residences. To screen the parking spaces could require enhanced landscaping or additional fencing, with the same possible result.

Most existing single family residential lots are too small to accommodate more than four parking spaces, and thus more than two guestrooms would not be feasible. New development where a larger site (e.g. a pie-shaped lot or two lots consolidated) is developed for the purpose of running a bed & breakfast from home could probably accommodate more than four parking spaces and thus three or four guestrooms. However, it would be at this point where the visual impact comes into question, as discussed above.

At the introductory stage of bed & breakfasts in Red Deer, it is our planning opinion that it would be prudent to build on the basis of experience in other communities, therefore a restriction of the number of guestrooms to two is recommended. Provision could be made however for exceptional circumstances where more guestrooms would not unduly infringe on the surrounding neighbourhood. Examples could include cases where a large lot exists or two vacant lots are consolidated and a new home is purpose-built to include three guestrooms with appropriate design and layout to address neighbours' concerns. Another possible exception may occur in cases where the restoration of a heritage home is involved. Depending on these factors or other relevant issues, if a proposal has neighbours' support and is felt to be in the greater community interest to approve it, the Municipal Planning Commission should retain the authority to consider such exceptions notwithstanding the general restriction of two guestrooms per bed & breakfast in the bylaw. The bylaw wording needs to reflect the possibility of such exceptions.

### **Parking**

Some of the communities analyzed in the background report suggest that, in specific cases, bed & breakfast guests may use other modes of transport than automobiles. To some extent this may be true especially where regional airports or light rail systems serve travelers. However, the mode of transport for tourists in



Red Deer is commonly automobile. Further, the mode of transport is generally beyond the control of the operator, and in land use planning we should consider the maximum demand for vehicle parking. From this point of view one parking space per guestroom seems to be the appropriate requirement. This requirement would be additional to the existing requirement of two parking spaces per single family residential dwelling.

With regard to the screening of parking spaces, it is recommended that the Development Authority have discretion to require such screening where necessary, based on particular circumstances that may be identified during the application procedure.

Due to the limited lot width of narrow lot housing (R1N District) and the difficulty this would cause in accommodating the required parking, it is not recommended that bed & breakfasts locate on lots with this designation, and consequently R1N lots is excluded from the bed & breakfast bylaw.

### **Application procedure**

Prior to the application being submitted to the Municipal Planning Commission for consideration, the applicant shall be required to hold a public open house. The open house will be hosted by the City's planning office, which will provide a summary of the feedback to the City's Inspections & Licensing Department as the application processing authority. Where applicable, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, will be asked for comment. The proposed application procedure seemed to be generally acceptable by those consulted in this study. The concern expressed with regard to the "NIMBY" attitude applies to all public consultation processes. In all cases the Commission, the Council and City Administration endeavor to consider all public input, while basing decisions on sound planning principles.

### **Noise and Privacy**

There could be some concerns from the public about noise and privacy. However, from the analysis of other communities and the feedback from interested parties on the draft study report, it is generally accepted that home bed & breakfasts are typically passive, quiet operations. In general, the type of guests who prefer bed & breakfast accommodation seek out these facilities specifically because they want a quiet, homey place to stay. However, to address potential noise or privacy considerations, the proposed bed & breakfast regulations restrict bed and breakfast establishments to two guestrooms, will not allow the serving of meals other than breakfast and tea/coffee only to overnight guests, and will not allow the operation of retail services, secondary basement suites, garden suites or home occupations from the same premises as a bed & breakfast. With such requirements in place, it can be expected that the possible impact of a bed &

breakfast on noise and the disturbance of privacy will be in the same level of nuisance factor as a standard single family residence.

Should concerns arise with any bed and breakfast operation, the neighbours will have the recourse to submit a complaint to the City, based on the bed & breakfast facility being non-compliant to the compatibility requirement contained in the bed & breakfast regulations.

Factors that should be considered by the Development Authority with regard to possible noise impacts are that the planning and operation of the bed & breakfast must be compatible with and sensitive towards the residential atmosphere, privacy and enjoyment of the surrounding neighbourhood. Landscaping and building character must be typical of a single family detached dwelling.

A bed & breakfast should have internal accesses from the principal dwelling of the host to the guestrooms. Outside entrances are not considered inappropriate with regard to noise impact and privacy - in fact from a point of view of fire safety it would be preferred.

### **Health and Safety Standards**

The David Thompson Health Region and Alberta Health have stringent and appropriate regulations concerning health controls. The land use bylaw does not regulate these matters. A bed & breakfast facility will be required by other bylaws to obtain a fire safety certificate and a business license.

Although not all bed and breakfast operations are members of the Alberta Bed & Breakfast Association (ABBA), it does require members to hold valid permits for local municipal approval, health approval, and building code approval. Although the City can not make membership in ABBA a condition of approval for a bed & breakfast permit, it would contribute to the setting of a high standard of bed & breakfasts in Red Deer if the City encouraged all applicants to pursue membership with ABBA.

### **Signage**

Most other communities surveyed allow no signage other than the street address and a small name plate. This approach is considered appropriate to the residential location of 'home bed & breakfasts'. The requirement is that the sign should be small, be placed discretely and be styled architecturally with the appearance of the principal building in terms of colour and materials. The Development Authority will have discretion on the appearance of the sign.

### **Locational Considerations**

The attributes that play a role in the location of a bed & breakfast could be generally defined in terms of the specific niche market that the bed & breakfast operator intends to target. Examples of niche markets would include business travellers, golfers or guest instructors at the Red Deer College. From this point of view, proximity to related venues such as the Westerner Grounds, Red Deer College, Downtown shopping and entertainment facilities, Waskasoo Park, the Heritage Ranch or the Sports Hall of Fame would play a role, however because of Red Deer's present size, one is never a great distance away from any specific attraction.

Sites adjoining arterial routes or collector roadways would contribute to the accessibility of the bed & breakfast, as would its proximity to bus routes (as a potential mode of transport). Being located on collector routes would also assist in keeping additional traffic off local residential streets.

The establishment of a bed & breakfast in a house that is designated as HP Historic Preservation District or HS Historic Significance District could contribute in a significant way to the financial viability of the restoration, preservation and maintenance of such a building, and could be considered as a highly appropriate location.

Some communities restrict the total number of bed & breakfasts allowed per neighbourhood, or one per city block either side of the street between intersecting streets, or a minimum separation distance between bed & breakfasts. Initial consultation with the industry indicates that adopting a restrictive policy in this regard would serve no purpose, and that the market should be allowed to regulate the number and location of bed & breakfasts. Planning staff supports this suggestion.

The above locational considerations are factors that may enhance the appropriateness of a bed & breakfast application, they should not be considered critical in the consideration of the merits of an application.

### **Other Issues**

In order to ensure compliance with building code for the purpose of fire safety and compliance with development permit conditions, the bed & breakfast regulations should require an applicant to obtain an occupancy certificate once a development permit has been issued.

Sections 20 and 21 of the City's Land Use Bylaw determine that a development permit is valid for 12 months and that the approval of a discretionary use will terminate if the discretionary use ceases operation for longer than 6 months. These regulations will apply to bed & breakfasts too.

The regulation of bed & breakfasts in the Land Use Bylaw and its subsequent business licensing would require an amendment to the Business License Bylaw to include a definition and license fee. The Inspections & Licensing Department will follow up on this if Council adopts the proposed Land Use Bylaw Amendment.

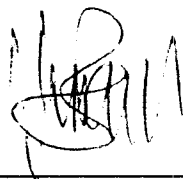
The difference between "boarding house" and "bed & breakfast" as proposed is that bed & breakfasts are intended for temporary, travelling guests, whereas boarding houses offer semi-permanent accommodation. The definition of boarding house specifically excludes a bed & breakfast.

### **MUNICIPAL PLANNING COMMISSION**

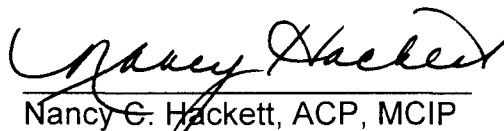
The Municipal Planning Commission considered this report on April 9, 2001. The Commission suggested that the size of the permissible sign be reduced to allow for a small nameplate only. The Commission further wished to firm up the wording on the prohibition of cooking facilities in guestrooms by inserting the words "shall not" in the place of the words "may not" in paragraph (5)(f) of the proposed bylaw amendment. Subject to these revisions the Municipal Planning Commission supports Bylaw Amendment No. 3156/G-2001.

### **RECOMMENDATION**

That Council gives first reading to Bylaw Amendment No. 3156/G-2001, seeking to incorporate bed & breakfasts into the Land Use Bylaw.



Johan van der Bank, TRP (SA)  
Planner



Nancy C. Hackett, ACP, MCIP  
Planner

attachments

cc: Colleen Jensen, Director of Community Services Division

**BED & BREAKFAST  
LUB Amendment 3156/G-2001**

DESCRIPTION: Proposed Bed & Breakfast Regulations

FIRST READING: April 23, 2001

FIRST PUBLICATION: May 4, 2001

SECOND PUBLICATION: May 11, 2001

PUBLI HEARING & SECOND READING: May 22, 2001

THIRD READING: May 22, 2001

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT? YES ☐ \$ \_\_\_\_\_ NO ☒ BY: \_\_\_\_\_

ACUTAL COST OF ADVERTISING:

1<sup>ST</sup> \$ 123. - & 2<sup>ND</sup> \$ 123. - TOTAL: \$ 246. -

MAP PREPARATION: \$ \_\_\_\_\_

TOTAL COST: \$ \_\_\_\_\_

LESS DEPOSIT RECEIVED: \$ \_\_\_\_\_

AMOUNT OWING / (REFUND): \$ \_\_\_\_\_

INVOICE NO.: \_\_\_\_\_

(Account No. 59.5901)

## ***Council Decision – Monday, April 23, 2001***

**DATE:** April 24, 2001  
**TO:** Nancy Hackett, Planner  
Johan van der Bank, Planner  
**FROM:** City Clerk  
**RE:** *Proposed Bed and Breakfast Regulations / Land Use Bylaw Amendment 3156/G-2001*

---

**Reference Report:** Parkland Community Planning Services dated April 9, 2001

***Bylaw Readings:***

The bylaw was given first reading. A copy is attached.

***Report Back to Council:*** Yes

Yes. A Public Hearing will be held Tuesday, May 22, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/G-2001 deals with bed and breakfast operations as a potential land use in the City of Red Deer.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Corporate Services  
Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
C. Rausch, Administrative Assistant  
C. Kenzie, Clerk Steno, City Clerk's Office

Municipal Planning Commission



Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer

## Office of the City Clerk

April 24, 2001

Julie DePauw  
5712 – 50 Avenue  
Lacombe, AB T4L 1K7

Dear Ms. DePauw:

**Re: Proposed Bed and Breakfast Regulations / Land Use Bylaw Amendment  
3156/G-2001**

At the City of Red Deer's Council meeting held Monday, April 23, 2001, first reading was given to Land Use Bylaw Amendment 3156/G-2001.

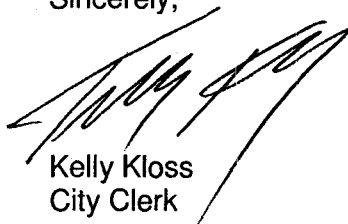
Land Use Bylaw Amendment 3156/G-2001 deals with bed and breakfast operations as a potential land use in the City of Red Deer. I have attached a copy of proposed Land Use Bylaw Amendment 3156/G-2001 for your information.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 22, 2001 at 7:00 p.m., during Council's regular meeting, in the Council Chambers of City Hall. Should you wish to attend the Public Hearing, 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 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. Agenda material will be available to the public at the City Clerk's Department on Friday, May 18, 2001.

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

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Planning Assistant  
C. Adams, Administrative Assistant  
C. Rausch, Administrative Assistant  
C. Kenzie, City Clerk's Office

## **BYLAW NO. 3156/G-2001**

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 Delete the definition of "home stay accommodations" from Section 2 of the Land Use Bylaw No. 3156.

- 2 The following definition is added to Section 2 following the definition of "arterial road":

Bed & breakfast means a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which are offered overnight accommodation and a breakfast meal for rent to travelling guests who are temporarily visiting the Red Deer area, in compliance with the regulations contained in section 65.1.1.

- 3 Section 4(l) is revised to read as follows:

Temporary Home Stay Accommodations as provided for in Section 65.1.2.

- 3 Section 65.1 Temporary Home Stay Accommodations is revised to read as follows:

'65.1 Bed & breakfasts and Temporary Home Stay Accommodations.

- 4 New section 65.1.1 is added as follows:

65.1.1 Bed & breakfasts

- (1) A bed & breakfast is allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use.
- (2) Application for a discretionary use development permit and a business license to establish and operate a bed & breakfast may be made at the Inspections and Licensing Department at City Hall. Upon approval of a discretionary use development permit for the establishment of a bed & breakfast in terms of these regulations, the applicant shall apply for an occupancy certificate with the Inspections & Licensing Department prior to opening the bed & breakfast facility. In addition to providing such information as the



Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.

- (3) Prior to the application being submitted to the Development Authority the applicant shall have an open house hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Inspections & Licensing Department. Where applicable the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, will be involved.
- (4) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (5) The following additional regulations shall apply to all bed & breakfasts:
  - (a) The property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.
  - (b) No full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.
  - (c) The planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling.
  - (d) Except under such site-specific circumstances as the Development Authority may find applicable, a bed & breakfast may not occupy more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (outside access is optional).

- (e) Notwithstanding the above, at no time shall more than eight registered guests be accommodated.
- (f) Guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available for the use of guests to prepare meals.
- (g) Except under such site-specific circumstances as the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements in terms of this bylaw.
- (h) No meals may be served on the premises of a bed & breakfast, with the exception of breakfast and tea/coffee served to overnight guests only.
- (i) No other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.
- (j) There shall be no secondary dwelling unit on the premises of a bed & breakfast, such as a basement suite or garden suite.
- (k) A bed & breakfast shall have one sign (approximately 0.27 m<sup>2</sup> in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.

5 New section 65.1.2 is substituted for Section 65.1, while retaining the text unchanged:

**65.1.2 Temporary Home Stay Accommodations**

- 6 Amend sections 91, 163, 168, 173 and 180 by adding the following to the lists of discretionary uses in the A1 Future Urban Development, R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R2 Residential (Medium Density) and R3 Residential (Multiple Family) Districts:

Bed & breakfast, subject to section 65.1.1'.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2001.

---

MAYOR

---

CITY CLERK

**Bed & Breakfast Regulations  
LAND USE AMENDMENT**

Land Use Bylaw Amendment 3156/G-2001 provides for potential bed & breakfast operations in A1 Future Urban Development, R1 Residential (Low Density), R1A Residential (semi-detached dwelling), R2 Residential (Medium Density) and R3 Residential (Multiple Family) Districts. A copy of proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

Prior to considering this bylaw, City Council will hold a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Tuesday, May 22, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, May 14, 2001**. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss  
City Clerk

(Publication Dates: May 4 & 11, 2001)

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001

**TO:** Nancy Hackett, Planner  
Johan van der Bank, Planner

**FROM:** Deputy City Clerk

**RE:** Land Use Bylaw Amendment 3156/G-2001, Bed & Breakfast Regulations

**Reference Report:**

City Clerk dated April 24, 2001 and Nancy Hackett & Johan van der Bank, Parkland Community Planning Services dated April 9, 2001

**Bylaw Readings:**

Following the Public Hearing, this bylaw was given 2<sup>nd</sup> & 3<sup>rd</sup> readings. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/G-2001 provides for bed and breakfast operations.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

- c Director of Community Services
- Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- C. Kenzie, Clerk Steno, City Clerk's Office
- Municipal Planning Commission
- D. Kutinsky, Engineering**



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

**FILE**

May 23, 2001

Julie DePauw  
5712 – 50 Avenue  
Lacombe, AB T4L 1K7

Dear Ms. DePauw:

**Re: *Bed and Breakfast Regulations / Land Use Bylaw Amendment 3156/G-2001***

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, second and third readings were given to Land Use Bylaw Amendment 3156/G-2001. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/G-2001 provides for bed and breakfast operations in Red Deer.

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

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Nancy Hackett, Planner  
J. van der Bank, Planner

**DATE:** April 25, 2001

**TO:** City Council

**FROM:** City Clerk

**RE:** Land Use Bylaw Amendment 3156/Q-2001, Part of Lot 1, Block 11, Plan 992 6655,  
NW ¼ 32-38-27-4, Kentwood Northeast – Phase 16 / Laebon Developments Ltd.

***History***

At the Council meeting of Monday, April 23, 2001, first reading was given to Land Use Bylaw Amendment 3156/Q-2001.

***Comments/Further Action:***


Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of land in Kentwood Northeast from A1 Future Urban Development District to R1A Residential (Semi-Detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 will accommodate approximately six narrow single-family lots and 24 semi-detached lots.

***Consultation Process***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, May 22, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. In addition to the owner of the site, the owners of the properties bordering the site have been notified by letter of the Public Hearing.

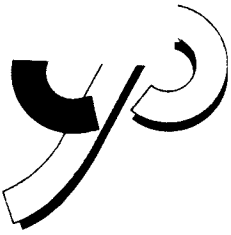
***Recommendations:***

Following the Public Hearing, Council may proceed with second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/clr  
attchs.



Date: April 10, 2001

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/Q-2001  
Part of Lot 1, Block 11, Plan 992 6655  
NW ¼ Sec. 32-38-27-4  
Kentwood Northeast – Phase 16  
Laebon Developments Ltd.

---

Laebon Developments Ltd. is proposing to develop Phase 16 of the Kentwood Northeast Subdivision. The proposal redesignates approximately 1.654 ha (4.08 ac) of land from A1 Future Urban Development to R1A Residential (Semi-detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 can accommodate approximately 6 narrow single-family lots and 24 semi-detached lots.

The proposed Land Use Bylaw amendment complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Q-2001.

Sincerely,

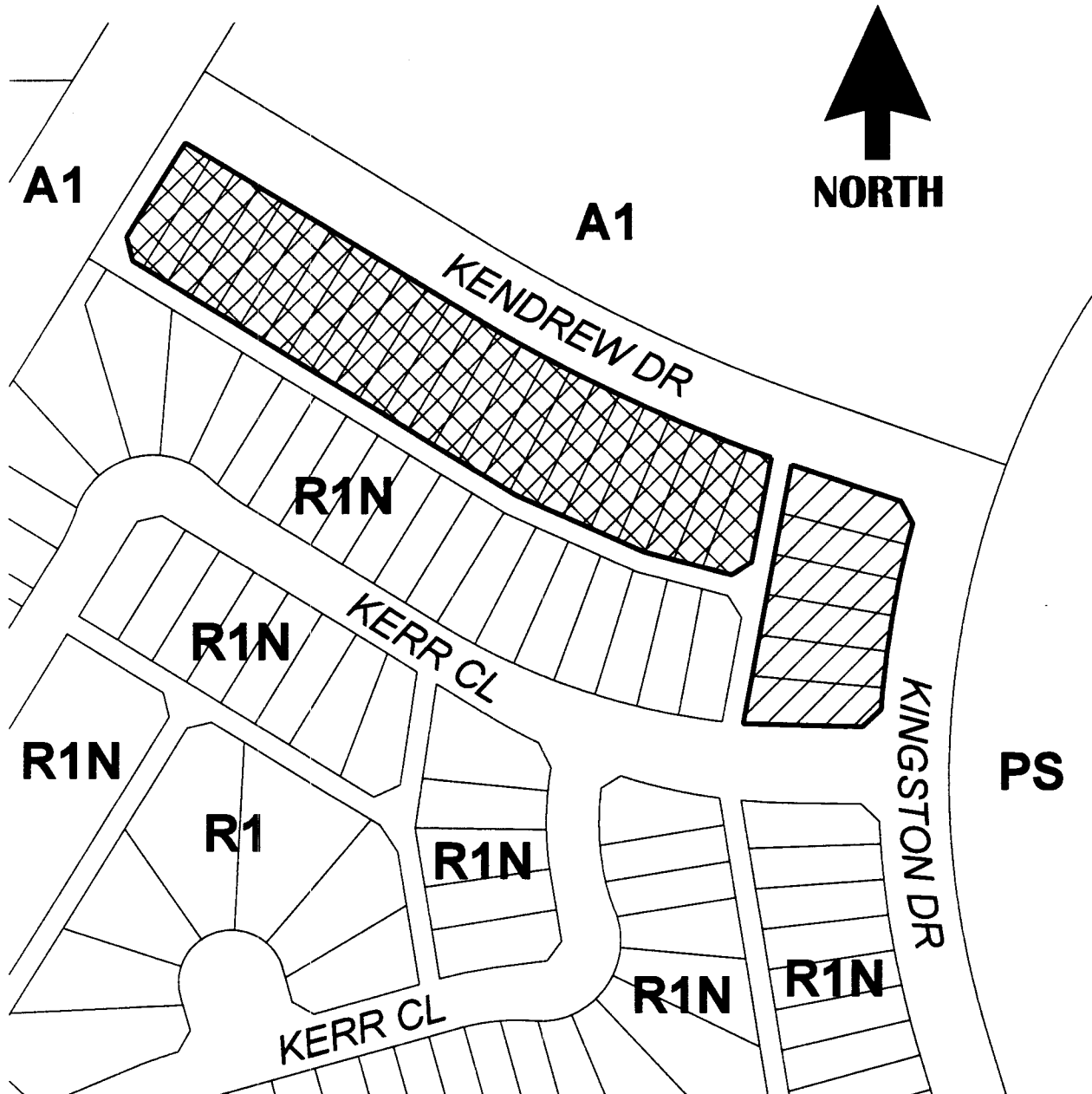
Frank Wong  
Planning Assistant

Attachment



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from:

A1 to R1A 

A1 to R1N 

MAP No. 11 / 2001

BYLAW No. 3156 / Q - 2001

**KENTWOOD NORTHEAST – Phase 16**  
**LUB Amendment 3156/Q-2001**

DESCRIPTION: LUB Amendment to rezone for development of Phase 16

FIRST READING: April 23, 2001

FIRST PUBLICATION: May 4, 2001

SECOND PUBLICATION: May 11, 2001

PUBLI HEARING & SECOND READING: May 22, 2001

THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Laebun

ACUTAL COST OF ADVERTISING:

1<sup>ST</sup> \$ 248.46 & 2<sup>ND</sup> \$ 248.46 TOTAL: \$ 496.92

MAP PREPARATION: \$ —

TOTAL COST: \$ 496.92

LESS DEPOSIT RECEIVED: \$ (400.00)

AMOUNT OWING / (REFUND): \$ 96.92

INVOICE NO.: 151-126526

(Account No. 59.5901)



# THE CITY OF RED DEER RECEIPT

RECEIVED FROM Laeben Development \$ 400.00

01/05/08  
YY MM DD

THE SUM OF Four hundred Dollars

DESCRIPTION Kentwood Phase 16

	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	<u>59.5901</u>				<u>400.00</u>
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	<u>2.3210</u>				

GST Registration #R119311785

For Deposit Only To  
City of Red Deer

MAY 08 2001

Bank of Montreal  
Attn: Dr. Red Deer, AB  
001-05519-1065-001

Not Valid Unless Machine Printed

## LAEBON DEVELOPMENTS LTD.

017964

Check amount: \*\*\*\*\*\$400.00 Date: May. 01, 2001 Number: 017964  
Check paid to: City of Red Deer

Invoice: MAY 1/01 05/01/01  
Job: 3000G Kentwood Phase 14

Paid: \$400.00

\$400.00

ATTN: JANE

Office of the City Clerk

Ch.# 017964.  
\$400.00.

RECEIVED

APR 27 2001

April 25, 2001

Fax. 342-8349.

Laebon Developments Ltd.  
5128-52 Street  
Red Deer, Alberta T4N 6Y4

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/Q-2001, Part of Lot 1, Block 11, Plan 992 6655,  
NW 1/4 32-38-27-4, Kentwood Northeast – Phase 16 / Laebon Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, April 23, 2001, first reading was given to Land Use Bylaw Amendment 3156/Q-2001. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of land in Kentwood Northeast from A1 Future Urban Development District to R1A Residential (Semi-Detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 will accommodate approximately six narrow single-family lots and 24 semi-detached lots.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 22, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

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, May 2, 2001, 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,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Planning Assistant  
C. Adams, Administrative Assistant  
C. Kenzie, City Clerk's Office

59 5901

Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

April 26, 2001

**Bylaw No. 3156/Q-2001  
(Map Attached)**

**CALGARY & EDMONTON RAILWAY COMPANY  
2300, 125 - 9 AVENUE S.E.  
CALGARY, AB T2P 0P8**

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/Q-2001  
Part of Lot 1, Block 11, Plan 992 6655, NW ¼ Sec. 32-38-27-4  
Kentwood Northeast – Phase 16, Laebon Developments Ltd.**

---

City Council is considering the rezoning of land in the Kentwood Northeast Subdivision in order to develop Phase 16. As a property owner adjacent to the land, you will have an opportunity to ask questions and/or provide your comments regarding the rezoning of the land.

Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of approximately 1.654 ha (4.08 ac) of land from A1 Future Urban Development to R1A Residential (Semi-detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 can accommodate approximately 6 narrow single-family lots and 24 semi-detached lots. This proposed Land Use Bylaw Amendment complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan. A copy of proposed Land Use Bylaw Amendment 3156/Q-2001 may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hold a Public Hearing, in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Tuesday, May 22, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, May 14, 2001.**

If you have any questions regarding the use of your letter or petition for this Land Use Bylaw Amendment, please contact me at (403) 342-8132.

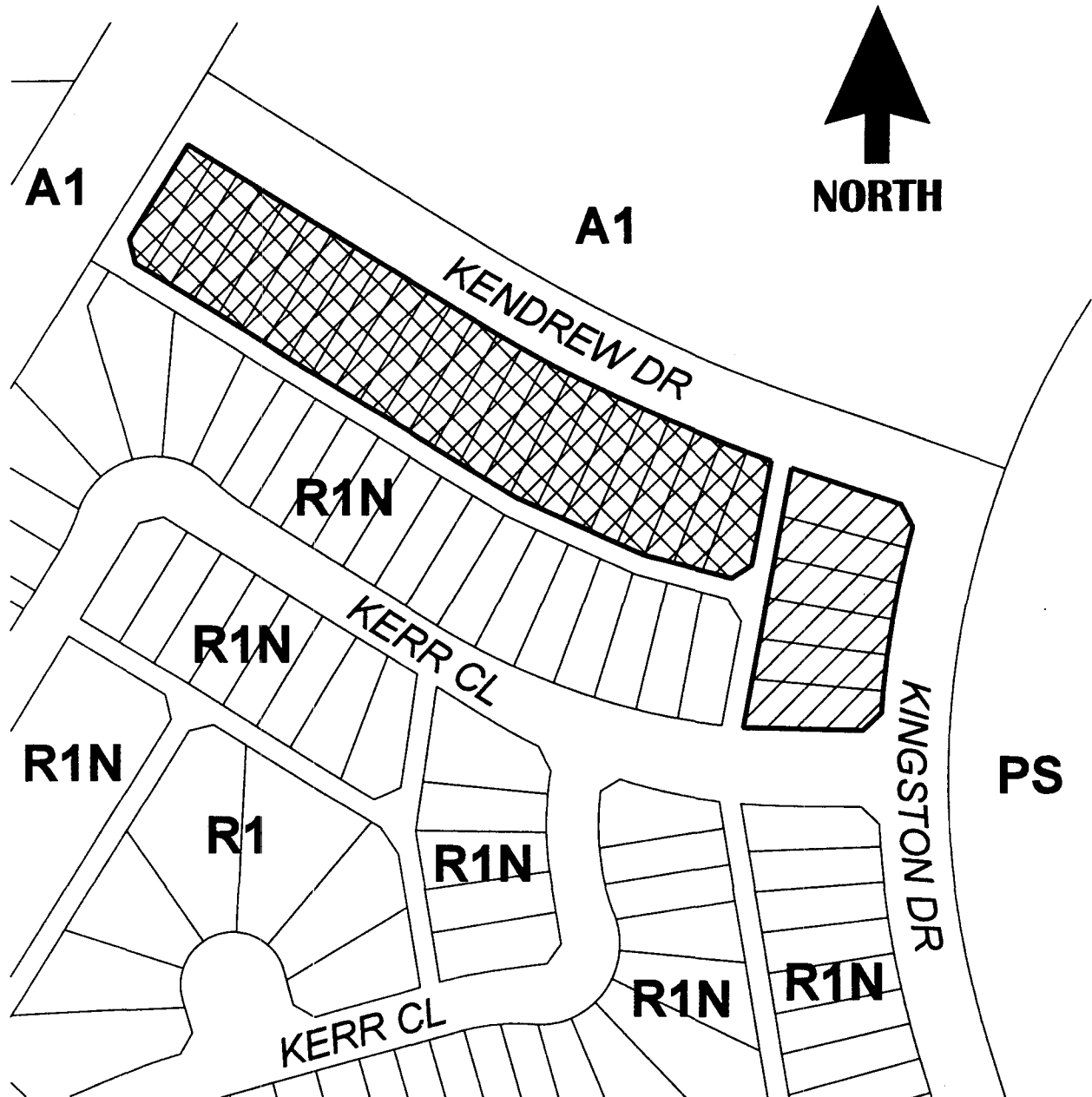
Yours truly,

Jeff Graves  
Deputy City Clerk

JG/chk

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from:

A1 to R1A 

A1 to R1N 

MAP No. 11 / 2001

BYLAW No. 3156 / Q - 2001



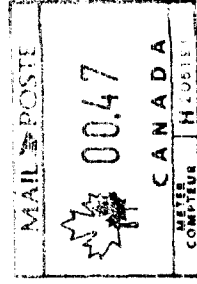
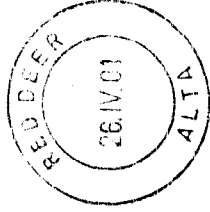
*The City  
of  
Red Deer*

Box 5008  
Red Deer, AB  
T4N 3T4

RETURN TO SENDER  
NO CONTACT NAME

~~RECEIVED BY THE CITY OF RED DEER  
ON 26/IV/01  
CITY OF RED DEER  
ALBERTA~~

*John* *CC*



## ***Council Decision – Monday, April 23, 2001***

**DATE:** April 25, 2001  
**TO:** F. Wong, Planning Assistant  
**FROM:** Deputy City Clerk  
**Re:** *Land Use Bylaw Amendment 3156/Q-2001, Part of Lot 1, Block 11, Plan 992 6655, NW ¼ 32-38-27-4, Kentwood Northeast – Phase 16 / Laebon Developments Ltd.*

**Reference Report:** Planning Assistant, dated April 10, 2001

***Bylaw Readings:***

This bylaw was given first reading. A copy is attached for your information.

***Report Back to Council:***

Yes. A Public Hearing will be held Tuesday, May 22, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of land in Kentwood Northeast from A1 Future Urban Development District to R1A Residential (Semi-Detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 will accommodate approximately six narrow single-family lots and 24 semi-detached lots.

This office will now proceed with the advertising for a Public Hearing. Laebon Developments Ltd. will be responsible for the advertising costs in this instance. I have attached a copy of the letter forwarded to Laebon in this regard.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

- c Director of Corporate Services
- Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- Inspections & Licensing Manager
- C. Adams, Administrative Assistant
- C. Rausch, Administrative Assistant
- C. Kenzie, Clerk Steno, City Clerk's Office





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

April 25, 2001

Laebon Developments Ltd.  
5128-52 Street  
Red Deer, Alberta T4N 6Y4

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/Q-2001, Part of Lot 1, Block 11, Plan 992 6655,  
NW ¼ 32-38-27-4, Kentwood Northeast – Phase 16 / Laebon Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, April 23, 2001, first reading was given to Land Use Bylaw Amendment 3156/Q-2001. A copy of the bylaw is attached for your information.

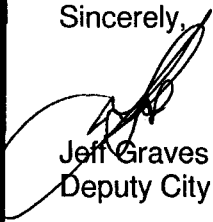
Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of land in Kentwood Northeast from A1 Future Urban Development District to R1A Residential (Semi-Detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 will accommodate approximately six narrow single-family lots and 24 semi-detached lots.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 22, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

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, May 2, 2001, 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,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Planning Assistant  
G. Adams, Administrative Assistant  
C. Kenzie, City Clerk's Office

**BYLAW NO. 3156/Q-2001**

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 Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 11/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

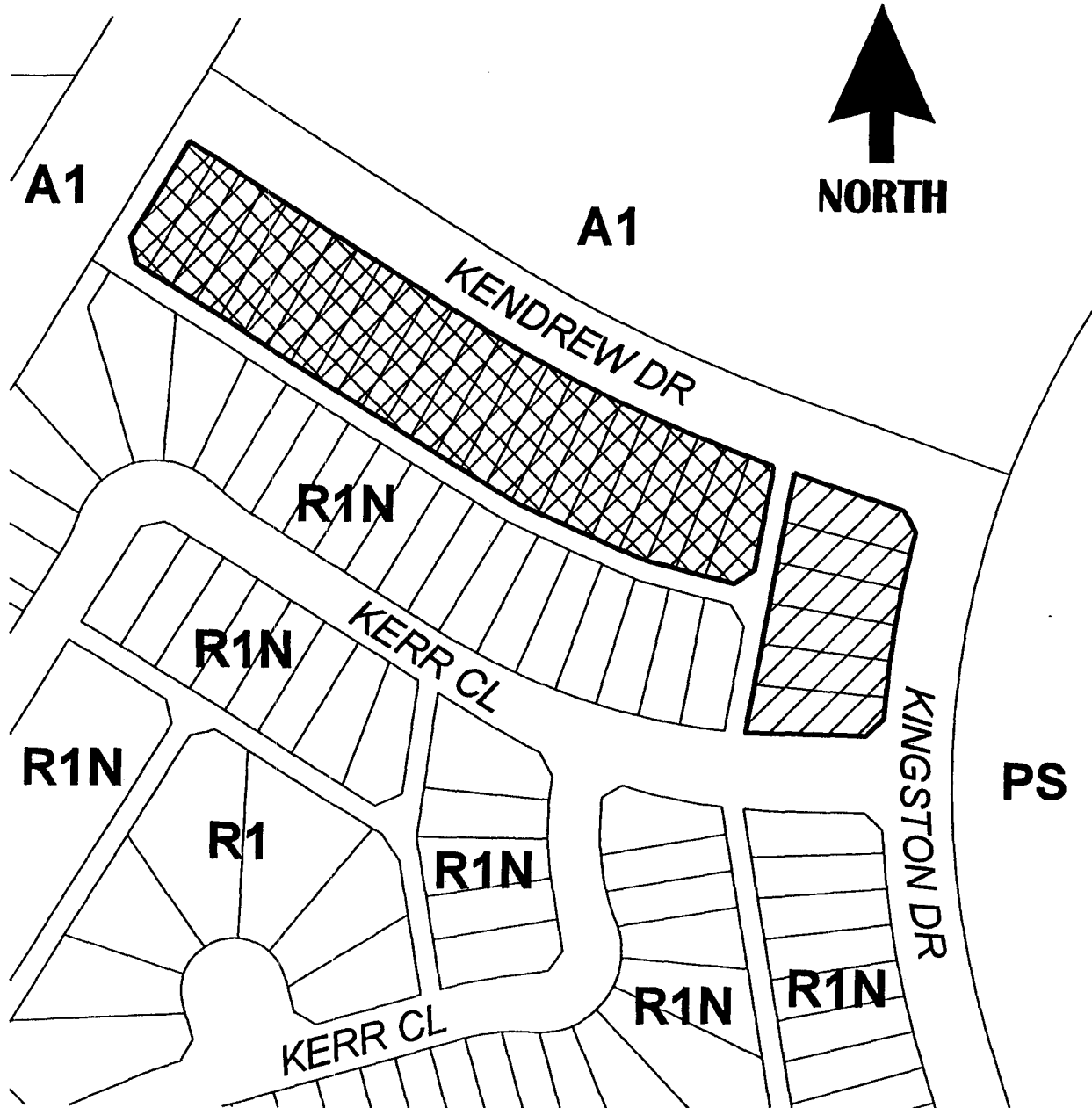
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from:

A1 to R1A 

A1 to R1N 

MAP No. 11 / 2001

BYLAW No. 3156 / Q - 2001



## Office of the City Clerk

April 26, 2001

**Bylaw No. 3156/Q-2001  
(Map Attached)**

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/Q-2001  
Part of Lot 1, Block 11, Plan 992 6655, NW ¼ Sec. 32-38-27-4  
Kentwood Northeast – Phase 16, Laebon Developments Ltd.**

City Council is considering the rezoning of land in the Kentwood Northeast Subdivision in order to develop Phase 16. As a property owner adjacent to the land, you will have an opportunity to ask questions and/or provide your comments regarding the rezoning of the land.

Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of approximately 1.654 ha (4.08 ac) of land from A1 Future Urban Development to R1A Residential (Semi-detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 can accommodate approximately 6 narrow single-family lots and 24 semi-detached lots. This proposed Land Use Bylaw Amendment complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan. A copy of proposed Land Use Bylaw Amendment 3156/Q-2001 may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hold a Public Hearing, in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Tuesday, May 22, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, May 14, 2001.**

If you have any questions regarding the use of your letter or petition for this Land Use Bylaw Amendment, please contact me at (403) 342-8132.

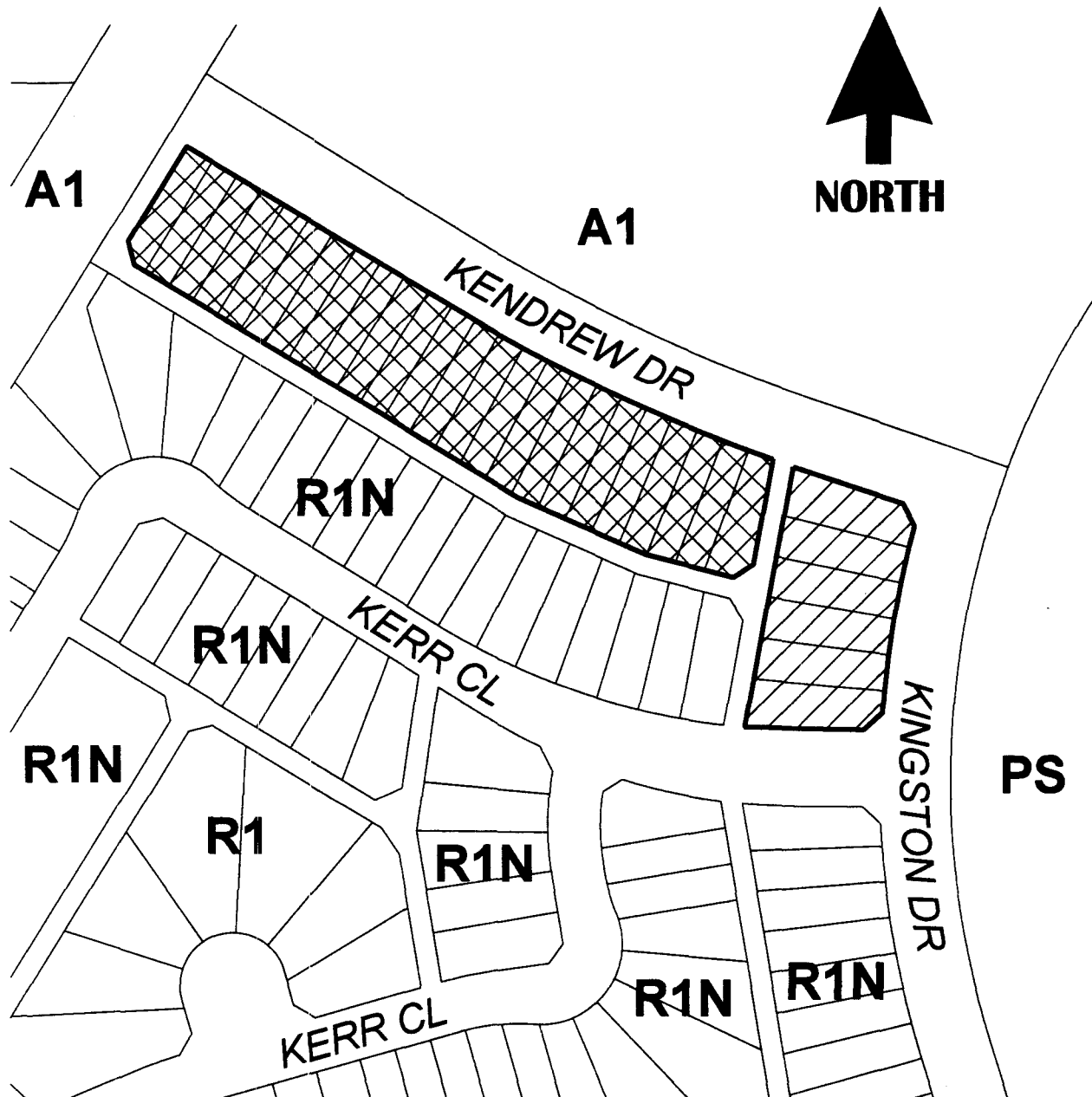
Yours truly,

Jeff Graves  
Deputy City Clerk

JG/chk

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from:

A1 to R1A 

A1 to R1N 

MAP No. 11 / 2001

BYLAW No. 3156 / Q - 2001

**DATE:** April 24, 2001

**TO:** Norma Lovell, Assessment

**FROM:** C.G. Adams,  
City Clerk's Office


**RE:** LUB Amendment 3156/Q-2001 Kentwood Northeast Phase 16

---

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

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

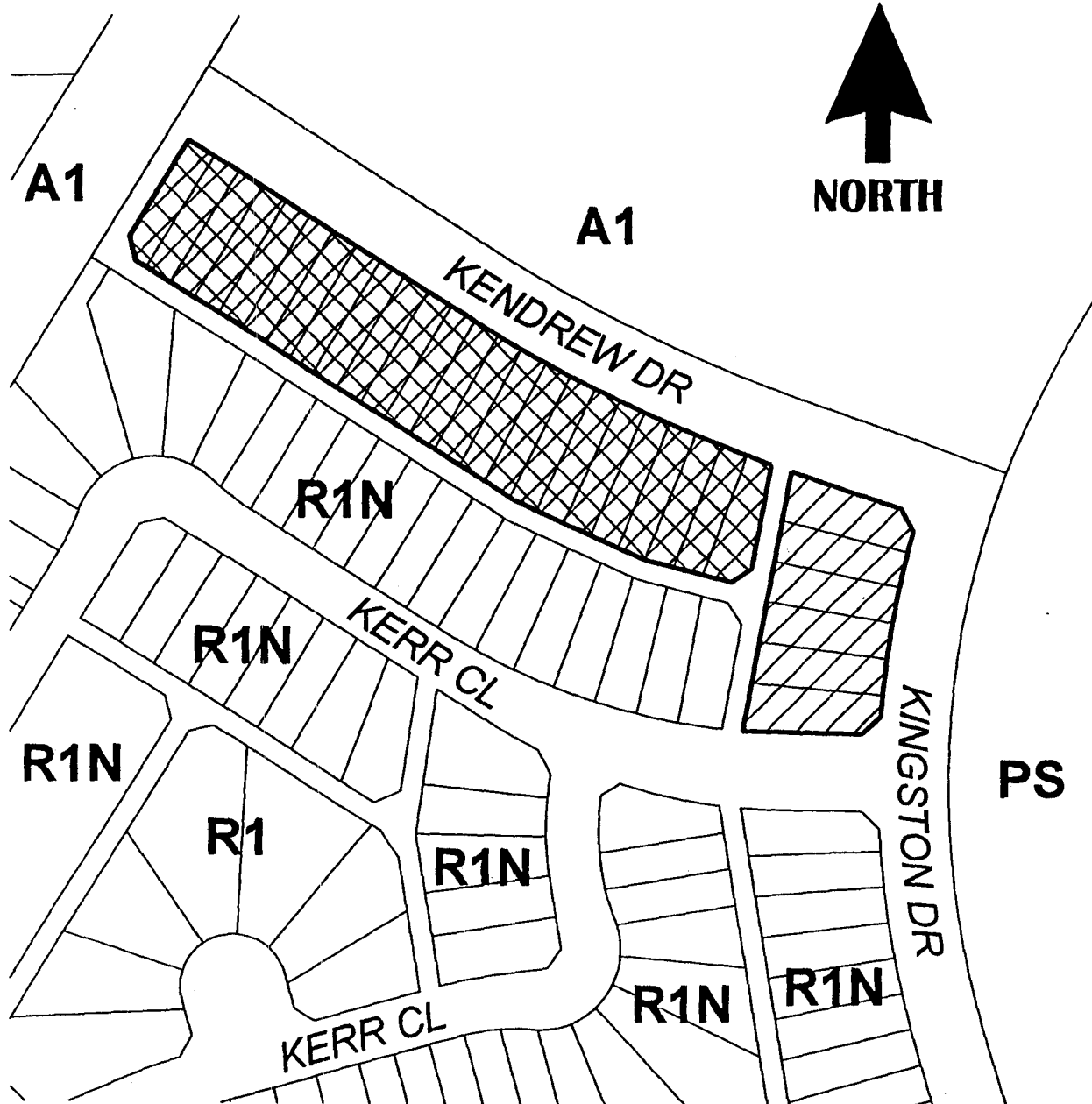
Thanks Norma.

  
C.G. Adams  
City Clerk's Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

Change from:

A1 to R1A 

A1 to R1N 

MAP No. 11 / 2001

BYLAW No. 3156 / Q - 2001



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

**FILE**

May 23, 2001

Laebon Developments Ltd.  
5128-52 Street  
Red Deer, Alberta T4N 6Y4

Dear Sir:

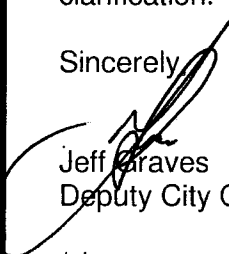
**Re: Land Use Bylaw Amendment 3156/Q-2001, Part of Lot 1, Block 11, Plan 992 6655, NW ¼ 32-38-27-4, Kentwood Northeast – Phase 16 / Laebon Developments Ltd.**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, a Public Hearing was held with respect to Land Use Bylaw 3156/Q-2001. Following the Public Hearing, Land Use Bylaw Amendment 3156/Q-2001 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of land in Kentwood Northeast from A1 Future Urban Development District to R1A Residential (Semi-Detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 will accommodate approximately six narrow single-family lots and 24 semi-detached lots.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

*F. WONG, P.C.P.S.*  
c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
C. Kenzie, Clerk Steno, City Clerk's Office



**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001  
**TO:** Frank Wong, Planning Assistant  
**FROM:** City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/Q-2001, Part of Lot 1, Block 11, Plan 992  
6655, NW ¼ 32-38-27-4, Kentwood Northeast – Phase 16, Laebon  
Developments Ltd.*

---

**Reference Report:**

City Clerk dated April 25, 2001 and Planning Assistant dated April 10, 2001

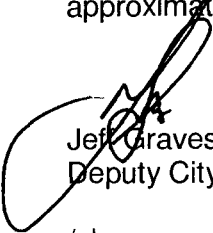
**Bylaw Readings:**

Land Use Bylaw Amendment 3156/Q-2001 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/Q-2001 provides for the rezoning of land in Kentwood Northeast from A1 Future Urban Development District to R1A Residential (Semi-Detached dwelling) District and R1N Residential Narrow Lot District. Phase 16 will accommodate approximately six narrow single-family lots and 24 semi-detached lots.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
C. Kenzie, Clerk Steno, City Clerk's Office  
**D. Kutinsky, Engineering**

Item No. 6

**DATE:** April 25, 2001**TO:** City Council**FROM:** City Clerk**RE:** *Land Use Bylaw Amendment 3156/T-2001, Mason Martin Homes Offer to Purchase Lot 61, Block 6, Plan NR, Kentwood West Social Care Site*

---

***History***

At the Council meeting of Monday, April 23, 2001, first reading was given to Land Use Bylaw Amendment 3156/T-2001.

***Comments/Further Action:***

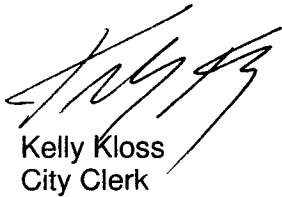
Land Use Bylaw Amendment 3156/T-2001 is required to rezone the social care site to provide for the sale of this site to Mason Martin Homes.

***Consultation Process***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, May 22, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. In addition to the owner of the site, the owners of the properties bordering the site have been notified by letter of the Public Hearing.

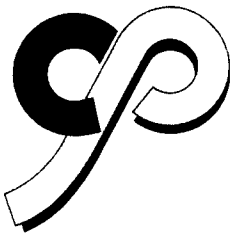
***Recommendations:***

Following the Public Hearing, Council may proceed with second and third readings of the bylaw.



Kelly Kloss  
City Clerk

/clr  
attchs.



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

Date: April 11, 2001  
To: Kelly Kloss, City Clerk  
From: Frank Wong, Planning Assistant  
Re: Land Use Bylaw Amendment 3156/T-2001  
Lot 61, Block 6 Plan N/R  
NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 13  
The City of Red Deer

---

The City of Red Deer is in the process of selling the proposed social care site (Lot 61) to Mason Martin Homes Ltd. In order to accommodate the proposed use, the Land Use Bylaw requires the site to be rezoned from A1 Future Urban Development District to R1 Residential Low Density District wherein a Retirement Home is a discretionary use.

The proposed Land Use Bylaw amendment complies with the Kentwood West Neighbourhood Area Structure Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-2001.

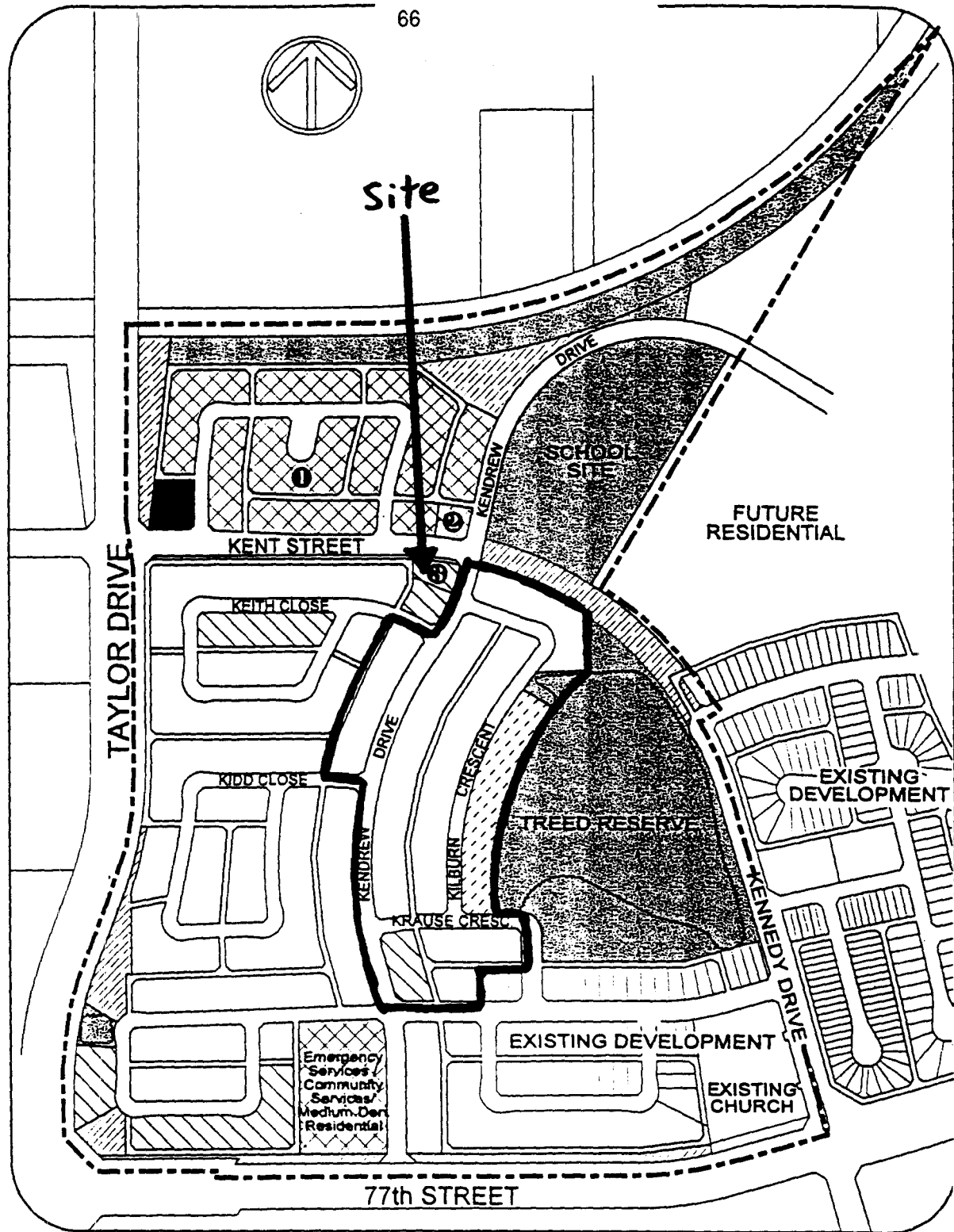
Sincerely,

Frank Wong,  
Planning Assistant

Attachment

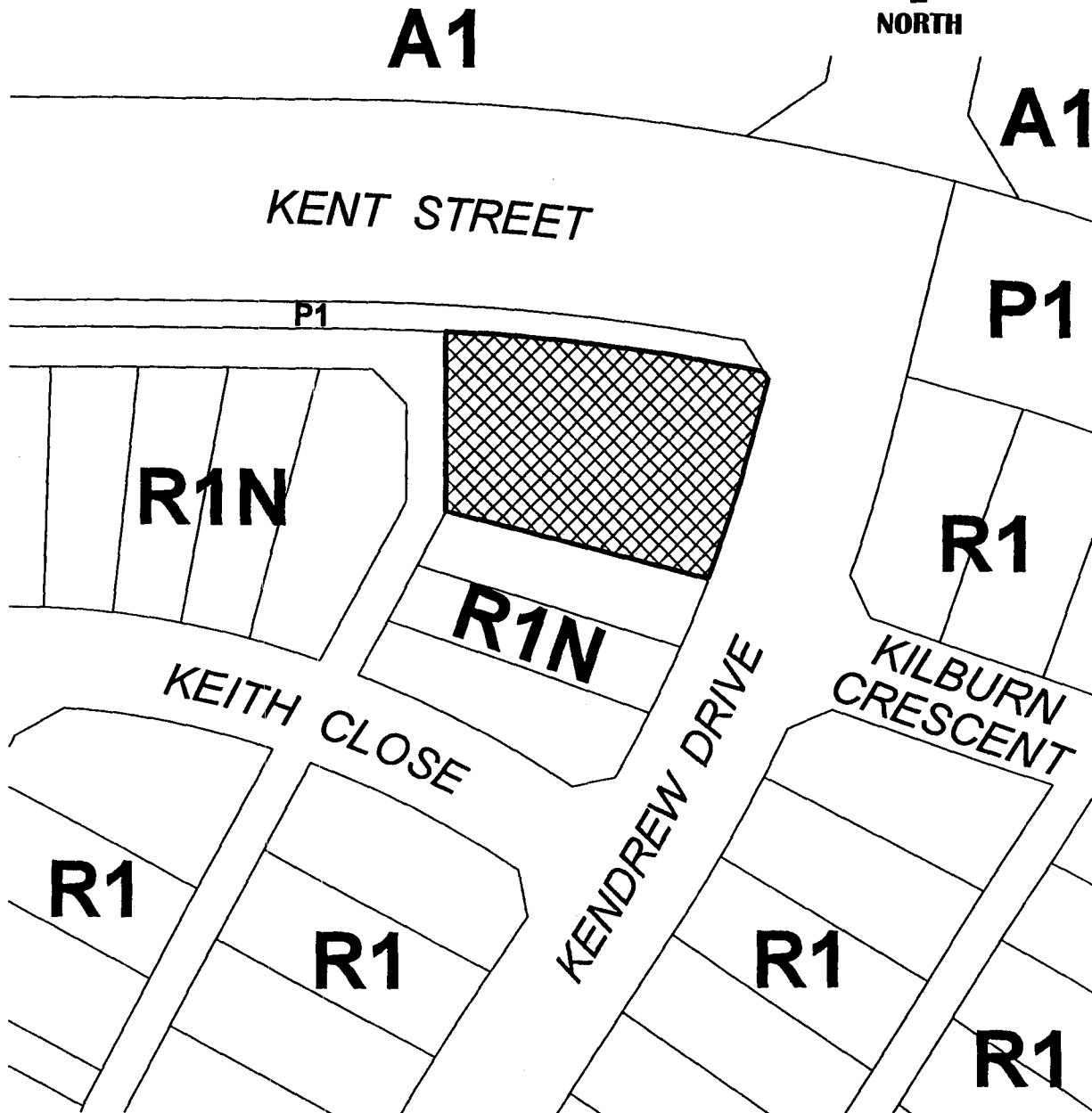
# Kentwood West Outline Plan

## Fig. 3 - Development Concept



- Outline Plan Boundary
- Single Family Residential
- Semi-Detached Residential
- Medium Density Residential
- Exact road configuration to be determined at time of subdivision
- Social Care Residence
- Daycare Site
- Park
- Two Storey Single Family Residence with walkout basements permitted
- Public Utility Lot
- Commercial

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



*Change from:*

*A1 to R1* 

**AFFECTED DISTRICTS:**

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

**MAP No. 14/2001**

**BYLAW No. 3156 / T - 2001**

**KENTWOOD PHASE 13**  
**LUB Amendment 3156/T-2001**

DESCRIPTION: Rezoning from A1 Future Urban Development to R1  
Residential Low Density wherein a Retirement Home is  
discretionary

FIRST READING: April 23, 2001

FIRST PUBLICATION: May 4, 2001

SECOND PUBLICATION: May 11, 2001

PUBLI HEARING & SECOND READING: May 22, 2001

THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400.<sup>00</sup> NO ☐ BY: Mason Martin Homes

ACUTAL COST OF ADVERTISING:

1<sup>ST</sup> \$ 250.<sup>92</sup> & 2<sup>ND</sup> \$ 250.<sup>92</sup> TOTAL: \$ 501.<sup>84</sup>

MAP PREPARATION: \$ —

TOTAL COST: \$ 501.<sup>84</sup>

LESS DEPOSIT RECEIVED: \$ —

AMOUNT OWING/ (REFUND): \$ 501.<sup>84</sup>

INVOICE NO.: 151-126528

## ***Council Decision – Monday, April 23, 2001***

**DATE:** April 25, 2001

**TO:** Land & Economic Development Manager  
Planning Assistant, Parkland Community Planning Services

**FROM:** Deputy City Clerk

**Re:** ***Land Use Bylaw Amendment 3156/T-2001, Mason Martin Homes Offer to Purchase Lot 61, Block 6, Plan NR, Kentwood West Social Care Site / NW ¼ 32-38-27-4 / Kentwood – Phase 13***

---

### ***Reference Report:***

Land and Economic Development Manager dated April 6, 2001 & Planning Assistant dated April 11, 2001

### ***Resolution:***

***Resolved that*** Council of The City of Red Deer, having considered the report from the report from the Land and Economic Development Manager dated April 6, 2001, re: Mason Martin Homes Offer to Purchase Lot 61, Block 6, Plan NR, Kentwood West Social Care Site, hereby approves the sale of said lands to Mason Martin Homes for the purchase price of \$116,200.00 subject to:

1. An Option and Land Sale Agreement being entered into with The City;
2. Passage of Land Use Bylaw Amendment 3156/T-2001 providing for the rezoning of Lot 61, Block 6, Plan NR to R1 Residential (Low Density) District.

### ***Bylaw Readings:***

This bylaw was given first reading. A copy is attached for your information.

### ***Report Back to Council:***

Yes. A Public Hearing will be held Tuesday, May 22, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting, for Land Use Bylaw 3156/T-2001.

### ***Comments/Further Action:***

Land Use Bylaw Amendment 3156/T-2001 is required to rezone the social care site to provide for the sale of this site to Mason Martin Homes.

Land & Economic Development Manager  
Planning Assistant, Parkland Community Planning Services  
April 25, 2001  
Page 2

This office will now proceed with the advertising for a Public Hearing. Mason Martin Homes will be responsible for the advertising costs in this instance. I have attached a copy of the letter forwarded to them in this regard.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c      Director of Corporate Services  
         Director of Development Services  
         Inspections & Licensing Manager  
         Land & Economic Development Manager  
         Inspections & Licensing Manager  
         C. Adams, Administrative Assistant  
         C. Rausch, Administrative Assistant  
         C. Kenzie, Clerk Steno, City Clerk's Office



**BYLAW NO. 3156/T-2001**

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 E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 14/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

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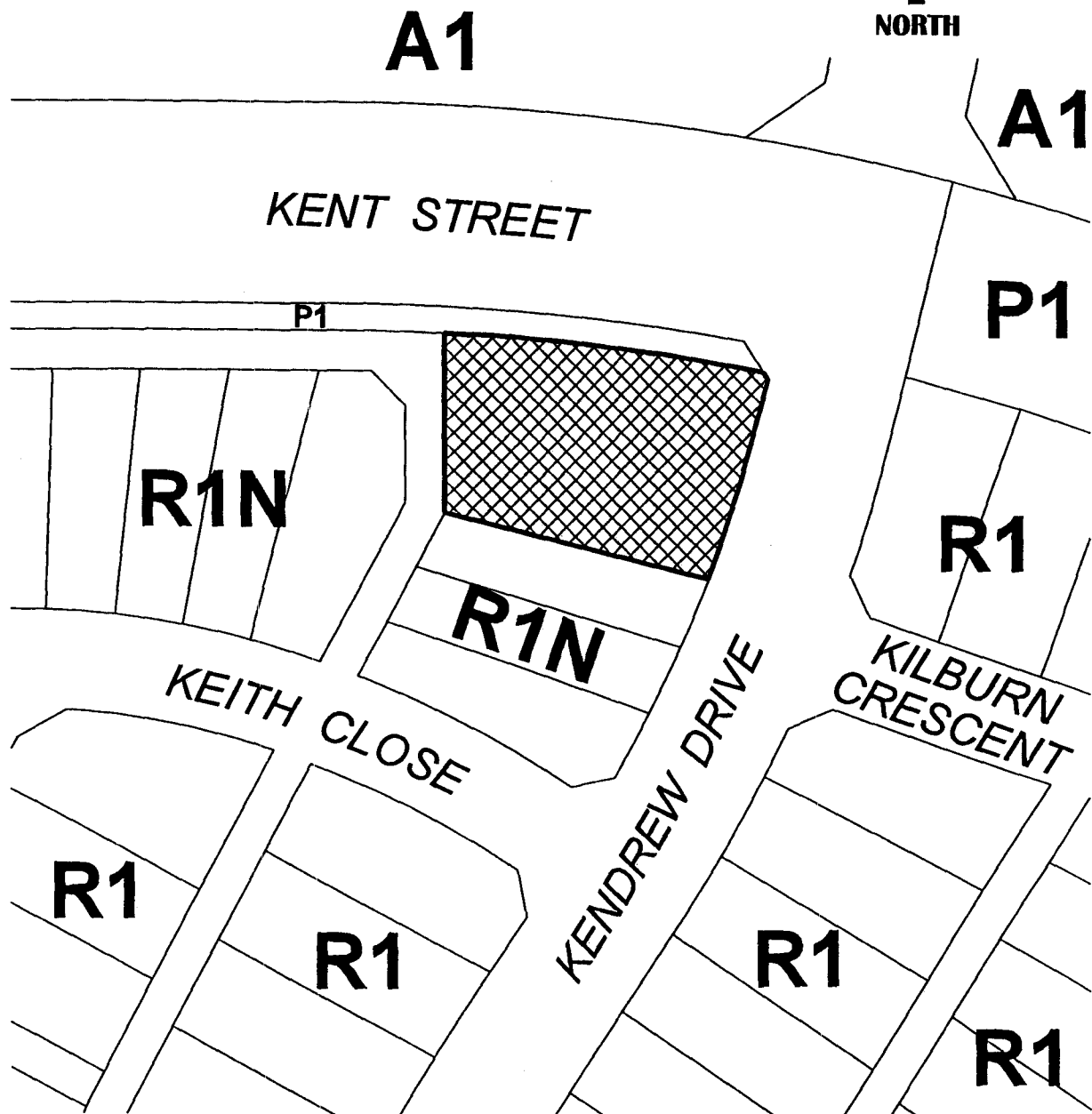
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1 

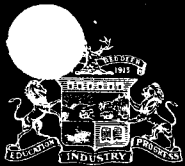
### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 14/2001

BYLAW No. 3156 / T - 2001



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

April 25, 2001

**Bylaw No. 3156/T-2001  
(Map Attached)**

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/T-2001  
Lot 61, Block 6, Plan N/R, NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 13, The City of Red Deer**

---

City Council is considering the rezoning of land in the Kentwood Subdivision in order to accommodate the sale of a proposed social care site (Lot 61) to Mason Martin Homes Ltd.. As a property owner adjacent to the land, you will have an opportunity to ask questions and/or provide your comments regarding the rezoning of the land.

Land Use Bylaw Amendment 3156/T-2001 provides for the rezoning of Lot 61 (proposed social care site) from A1 Future Urban Development District to R1 Residential Low Density District wherein a Retirement Home is a discretionary use. The proposed Land Use Bylaw Amendment complies with the Kentwood West Neighbourhood Area Structure Plan. A copy of proposed Land Use Bylaw Amendment 3156/T-2001 may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hold a Public Hearing, in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Tuesday, May 22, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, May 14, 2001.**

If you have any questions regarding the use of your letter or petition for this Land Use Bylaw Amendment, please contact me at (403) 342-8132.

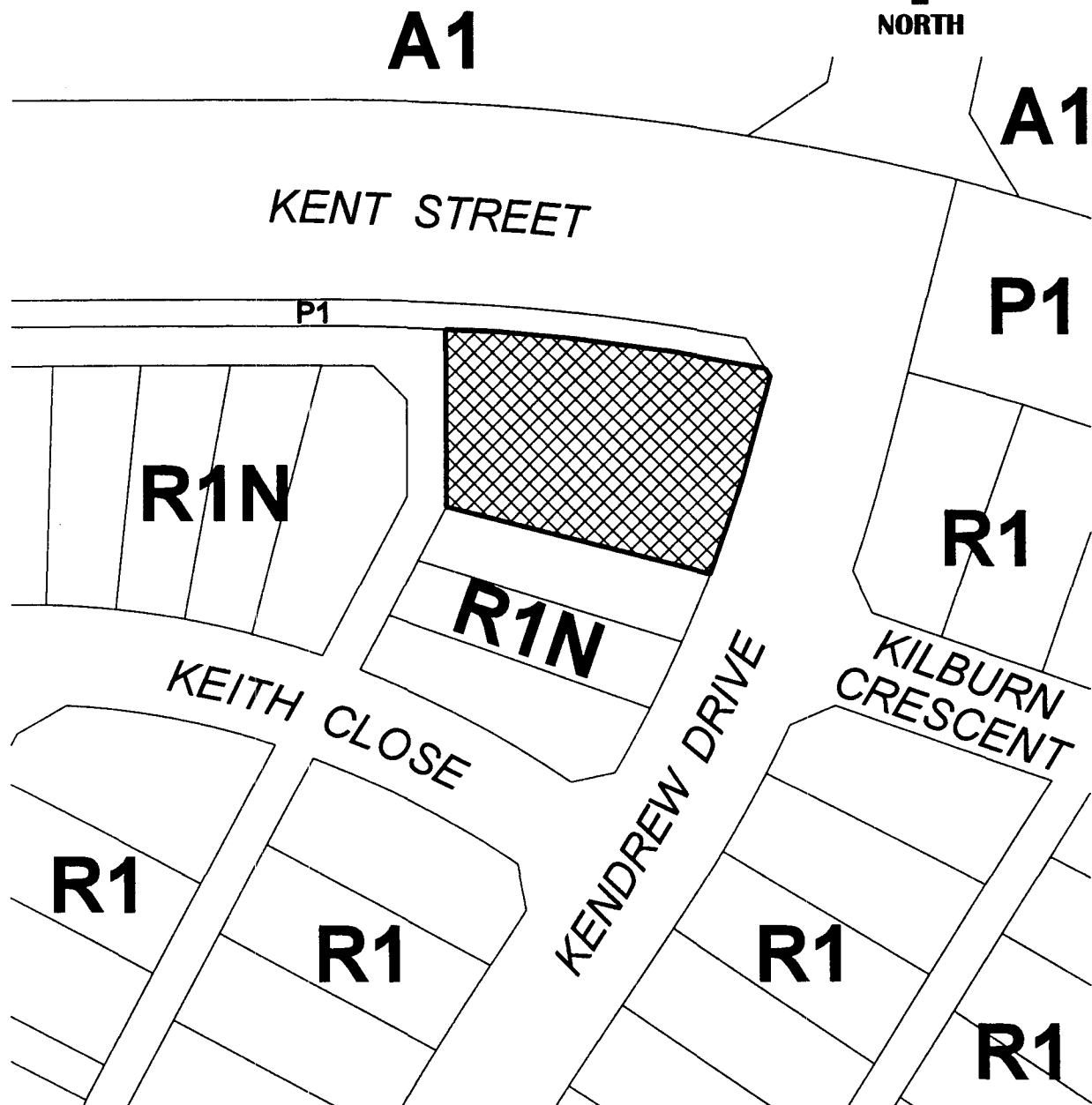
Yours truly,

Jeff Graves  
Deputy City Clerk

JG/chk

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 14/2001

BYLAW No. 3156 / T - 2001

**DATE:** April 24, 2001

**TO:** Norma Lovell, Assessment

**FROM:** C.G. Adams,  
City Clerk's Office

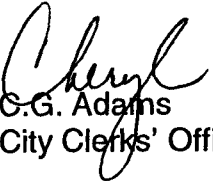
**RE:** LUB Amendment 3156/T-2001 Kentwood Phase 13  
LUB Amendment 3156/S-2001 Aspen Ridge

---

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

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

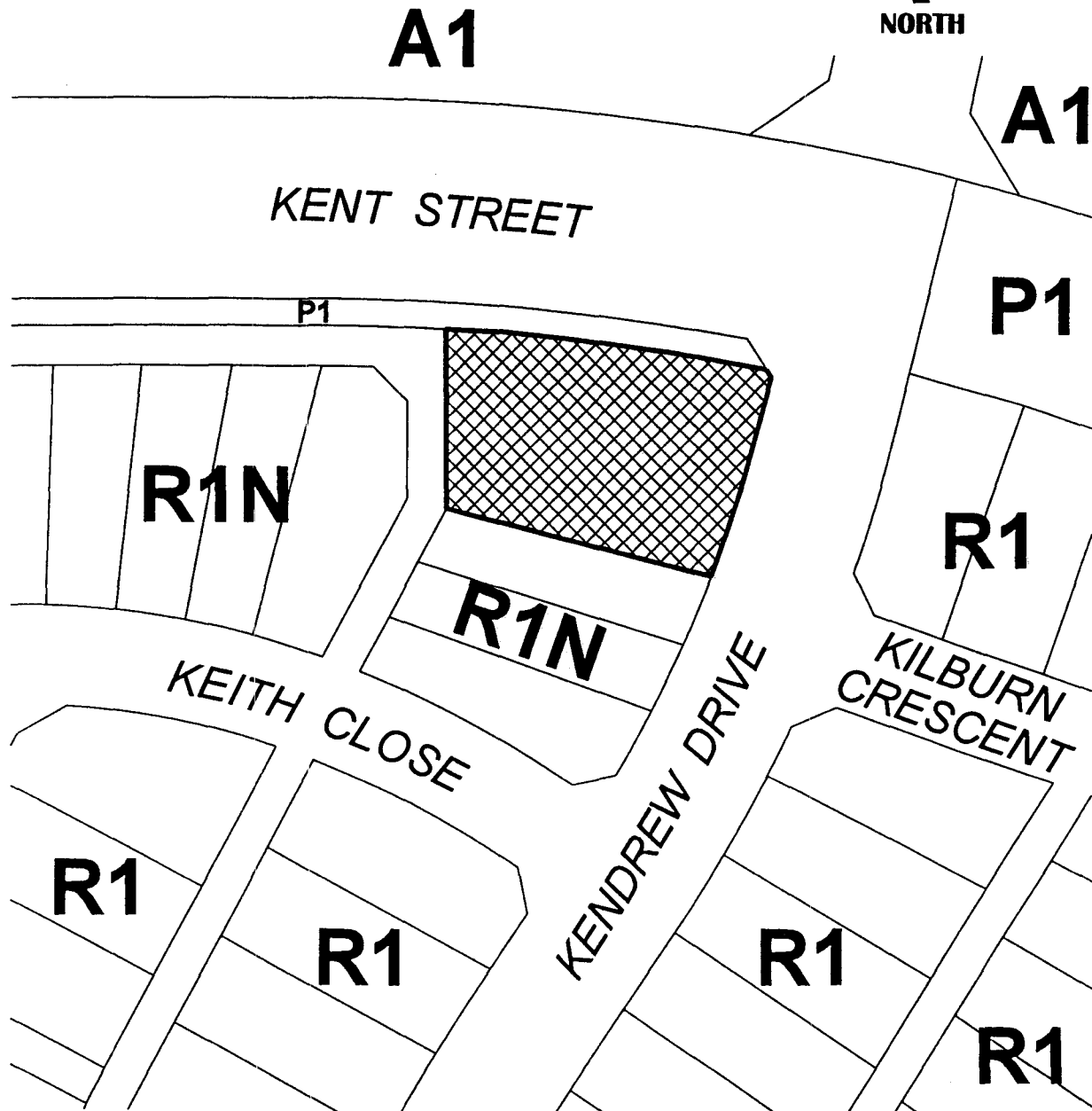
Thanks Norma.

  
C.G. Adams  
City Clerk's Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1 

### AFFECTED DISTRICTS:

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

MAP No. 14/2001

BYLAW No. 3156 / T - 2001

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001

**TO:** F. Wong, Planning Assistant  
Land & Economic Development Manager

**FROM:** Deputy City Clerk

**RE:** *Land Use Bylaw Amendment 3156/T-2001, Mason Martin Homes Offer to Purchase Lot 61, Block 6, Plan NR, Kentwood West Social Care Site / NW ¼ 32-38-27-4 / Kentwood – Phase 13*

---

**Reference Report:**

City Clerk dated April 25, 2001 and Planning Assistant dated April 11, 2001

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/T-2001 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/T-2001 provides for the rezoning of the social care site in Kentwood West to accommodate the proposed sale of the site to Mason Martin Homes.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- C. Adams, Administrative Assistant
- C. Kenzie, Clerk Steno, City Clerk's Office
- D. Kutinsky, Engineering**

**FILE**



**Office of the City Clerk**

May 23, 2001

Faxed To: 340-0060

Mason Martin Homes  
200, 4840 – 51 Street  
Red Deer, Alberta T4N 2A5

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/T-2001, Mason Martin Homes Offer to Purchase Lot 61, Block 6, Plan NR, Kentwood West Social Care Site / NW ¼ 32-38-27-4 / Kentwood – Phase 13**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, a Public Hearing was held with respect to Land Use Bylaw 3156/T-2001. Following the Public Hearing, the bylaw was given second and third readings. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/T-2001 provides for the rezoning of the social care site in Kentwood West to accommodate the proposed sale of the site to Mason Martin Homes.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c F. Wong, Planning Assistant  
Land & Economic Development Manager

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



# MEMO

---

**DATE:** May 15, 2001  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Permits & Licensing Supervisor  
**RE:** Bed & Breakfast License Category  
Home Music Instruction License Category  
License Bylaw Amendment 3159/C-2001

---

Following council's amendment of the Land Use Bylaw to include a definition and regulations of Bed and Breakfast businesses, the License Bylaw will also require an amendment to allow for the licensing of this type of business

## Definition of "Bed & Breakfast"

Bed and Breakfast means a detached dwelling occupied by the property owner of the bed & breakfast host as a primary residence, in which are offered overnight accommodation and a breakfast meal, for rent to travelling guests who are temporary visiting the Red Deer area, in compliance the with the regulations contained in the Land Use Bylaw.

Schedule "A " of the License Bylaw will require this Bed and Breakfast category to be added to the schedule of fees with a fee of \$165.00 for Resident

On May 7, 2001 Council approved a Land Use Bylaw amendment for Home Music Instruction, due to an oversight this category should have also been added to the License Bylaw to allow for the licensing of this type of business. Please add the following definition to the License Bylaw:

"Home music instructor/instruction": means the instruction of students in musical instruments, voice and musical theory for formal educational purposes from a dwelling unit subject to regulations of the Land Use Bylaw.

## Recommendation

Recommend that Council amend the Licensing Bylaw to include the definition of Home Music Instructor as well as the definition and \$ 165.00 license fee for Bed & Breakfast.



Joyce Boon

Permits & Licensing Supervisor

***Comments:***

We agree with the recommendations of the Permits & Licensing Supervisor.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

***Council Decision – Tuesday, May 22, 2001***

**DATE:** May 23, 2001  
**TO:** Permits & Licensing Supervisor  
**FROM:** Deputy City Clerk  
**RE:** *License Bylaw Amendment 3159/C-2001 / Home Music  
Instruction/Instructor and Bed & Breakfast License Categories*

---

***Reference Report:***

Permits & Licensing Supervisor dated May 15, 2001

***Bylaw Readings:***

License Bylaw Amendment 3159/C-2001 was given three readings. A copy of the bylaw is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

This bylaw amendment provides for the addition to the License Bylaw of definitions for "bed and breakfast" and "home music instructor/instruction" and a \$165.00 license fee to Schedule "A".

This office will now be updating the consolidated version of the License Bylaw and distributing the amendments in due course.

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c      Inspections & Licensing Manager

**DATE:** May 14, 2001  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Barbara Jeffrey, Social Planning Manager  
**RE:** Urban Aboriginal Strategy Funds for Homelessness

---

On November 6, 2000, City Council agreed that the City of Red Deer would be the Fund Administrator for the Community Housing Plan, subject to funding agreements being in place with the Government of Canada and Province of Alberta and to the City receiving reasonable compensation for being the administrator. Agreements have been signed with both levels of government and an administration fee negotiated for the project.

On November 20, 2000, City Council established an ad hoc Community Housing Advisory Committee to recommend proposals for housing and supports based on The Journey Home, A Community Housing Plan for the City of Red Deer, Alberta.

The funding dollars that the Community Housing Advisory Committee is allocating at the present time is specifically to deal with issues of homelessness and transitional housing. The Agreement with the Province of Alberta states that the projects will provide "housing and/or housing support services to alleviate the problem of homelessness." The Government of Canada states that projects eligible for funding will address the spectrum of homelessness issues, but can not be used for permanent housing for homeless people.

In the memo to Council dated January 22, 2001, the understanding at that time was that the Community Housing Advisory Committee would consider proposals submitted for projects to address the housing issues of urban aboriginal people and the funding agreements for the projects would be between the agency submitting the project and Human Resources Development Canada (HRDC).

Enclosed with this memo is a letter to John Jackson, Manager of HRDC for the Red Deer region requesting that the funds for the Urban Aboriginal Strategy be used in a "joint funding approach" so that the aboriginal community could "join forces and funds with the community of Red Deer and present a united approach to dealing with a common challenge".

The decision for the City of Red Deer to be the Fund Administrator was a carefully considered option that would allow the Community Housing Plan to be addressed with funding from many different sources. Partners in funding to date include the governments of Canada and Alberta, the Red Deer and District Community Foundation, the city of Red Deer Lottery Board, non-profit agencies who are operating housing projects and the private sector. Including the aboriginal community as a full partner would complete the circle. As stated in the letter from the Central Alberta Aboriginal Services Council, the "needs of the Red Deer homeless community also reflect the needs of the aboriginal homeless".

The expectation of each project funded under the Homelessness Initiative is that the aboriginal community will be participants if they need transitional housing or supports, and that their culture, spirituality and traditions will be respected. Two clauses in the Funding Agreements with projects funded under the Homelessness Initiative read:

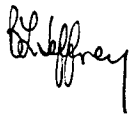
*2.13 To ensure that funded programs and services are available to all community members regardless of race, religion, ethnicity, sexual orientation or health.*

*2.14 To appropriately address the needs of aboriginal individuals by involving representatives in decision making and project management, and including aboriginal cultural components in daily operations.*

Our understanding is that the Urban Aboriginal community in Red Deer is the only one in Canada to make the request to be full partners in the Community Housing Project.

**Recommendation:**

That the Urban Aboriginal Strategy funds be administered by the City of Red Deer as part of the initiative to address homelessness.



Enc.

cc Raye St. Denys, Chair, Central Alberta Aboriginal Services Council  
 Lyle Keewatin Richards, Member, Central Alberta Aboriginal Services Council  
 Richard Assinger, Chair, Community Housing Advisory Committee  
 John Jackson, Director, Human Resources Development Canada  
 Marcia Lee, Programs Officer, Human Resources Development Canada

**CENTRAL ALBERTA ABORIGINAL SERVICES COUNCIL  
(CAASC)  
c/o 101R, 4708 - 50 Ave.  
Red Deer, AB.  
T4N - 4A1**

John Jackson  
Human Resources Development Canada  
Box 5050  
4911 - 51 St.  
Red Deer, AB.  
T4N 6A1

Dear John;

April 26, 2001

**Re: Urban Aboriginal Strategy Funds**

CAASC is comprised of the Red Deer aboriginal service agencies and community members at large, our mandate is to bring forward issues in services to the community and act according to the needs and determination of the aboriginal community. Please be aware that the CAASC members and the aboriginal community participated in several forums and surveys, in both non-aboriginal and aboriginal communities, to determine the best use of the above funding and the most effective and efficient method to administer the funding. I have attached a copy of CAASC membership for your convenience.

The Red Deer Housing Committee, which includes delegated aboriginal members of CAASC, requested that a Steering Committee be formed to develop the Community Housing Plan. This Steering Committee included members of CAASC also the Steering Committee members took part in an aboriginal cultural awareness training program to better understand aboriginal viewpoints, practises and needs. participated in the Steering Committee. The Community Housing Plan contains guidelines for aboriginal participation and project respect for culture and traditions as mandatory factors for approving community projects. The Community Housing Advisory Committee (CHAC) appointed by City Council, which reviews the proposals, includes two members of the aboriginal community and decisions are made through consensus by all members.

The UAS funds will be used in compliance with the criteria to fund projects in conjunction with the other available funds such as SCPI and Community Development. The projects selected for funding will meet the criteria for funding set out by the CHAC which includes the need for aboriginal participation and components of culture and traditions. The aboriginal community felt that the development and sharing of a joint funding approach would best utilize the funds available to the community, as many of the issues determined as needs of the Red Deer homeless community also reflected the needs of aboriginal homeless as long as culture, spirituality and traditions were included in the service. Therefore, it is the wish of the aboriginal community of Red Deer to join forces and funds with the community of Red Deer and present a united approach to dealing with a common challenge.

The CAASC, on behalf of the aboriginal community of Red Deer, is requesting that the UAS funds be moved into the Community Entity for disbursement. We request that the reporting by the City of Red Deer be done on a quarterly basis for financial and activity information in conjunction with the HRDC funding reports. CAASC will ensure that the reports will be circulated to the aboriginal community at large through the regularly scheduled monthly meetings.

Sincerely,



Raye St. Denys

CAASC Chair person



Lyle Keewatin Richards

Aboriginal Community Member

cc/ Barb Jefferies  
att.

CENTRAL ALBERTA ABORIGINAL SERVICES COUNCIL  
 Membership List  
 July 1, 2000

NAME	AGENCY	PHONE/FAX
Mikki Newell-Colosimo (Director) Member	Metis L.I.N.K.S. 001, 4814 - 50 St.	340-0484 (office) 340-8535 (fax)
(President) Member	Metis Local #84	340-2416 (office) 340-0141 (fax)
Colin Campbell Supervisor) Member	Native Counselling Services of Alberta, 301, 4805 - 48 St.	347-4377 (office) 341-6260 (fax)
Bridgette Jones (Executive Director) Member	Red Deer Native Friendship Centre Alley on 49 <sup>th</sup> St.	340-0020 (office) 342-1610 (fax)
Raye St. Denys (Executive Director) Member	Shining Mountains L.C.S. 101R, 4708-50 Ave..	346-9794 (office) 346-9380 (fax)
Mari-Jo Vanidour Member @ large	Of Color	872- 1066
Sarah Schug Member @ Large	Diamond Willow	844-2821 (office) 844-2921 (fax)
Lyle Keewatin-Richards Member @ Large	Diamond Willow	341-8642 (office) 341-8654 (fax)
Leslie Stonechild Member @ Large	Diamond Willow/HRDC	341-7188 (office) 341-7105 (fax)
Tera Lang Member @ Large	Bowden Community Support	224-2264 (office)
Kandace Ogilvie Member @ Large	Red Deer	346-9794 (office)

**Comments:**

We agree with the recommendations of the Social Planning Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



**FILE**

***Council Decision – Tuesday, May 22, 2001***

**DATE:** May 23, 2001  
**TO:** Social Planning Manager  
**FROM:** Deputy City Clerk  
**RE:** Urban Aboriginal Strategy Funds for Homelessness

**Reference Report:** Social Planning Manager dated May 14, 2001

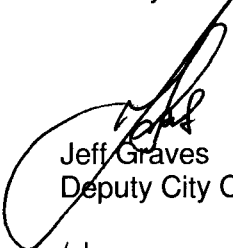
**Resolutions:**

**Resolved that** Council of the City of Red Deer, having considered the report from the Social Planning Manager dated May 14, 2001, re: Urban Aboriginal Strategy Funds for Homelessness, hereby agrees that the Urban Aboriginal Strategy funds for homelessness be administered by the City of Red Deer through the Community Housing Advisory Committee.

**Report Back to Council:** No

**Comments/Further Action:**

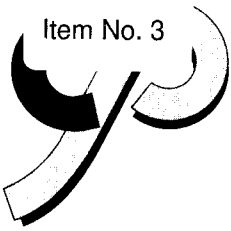
Thank you for your report in this regard.



Jeff Graves  
Deputy City Clerk

/clr

c      Director of Community Services  
         Director of Corporate Services



Date: May 11, 2001

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/R-2001  
Part of the SE ¼ Sec. 11-38-27-4  
Lancaster East (Lonsdale) – Phase 4  
Pemberton Holdings Ltd.

Pemberton Holdings Ltd. is proposing to develop Phase 4 of the Lancaster East (Lonsdale) Subdivision. Phase 4 consists of 49 narrow single-family lots, 1 social care/day care lot, 2 municipal reserve lots and 1 public utility lot. The social care/day care lot may be developed as 2 single-family lots if the site is not sold after being on the market for three months. The proposal redesignates approximately 4.48 ha (11.06 ac) of land from A1 Future Urban Development to R1N Residential Narrow Lot District, R1 Residential Low Density District, P1 Parks and Recreation District, and PS Public Service (Institutional or Government) District as part of the future central park/school site.

Included in this Bylaw amendment, the applicant is also proposing to redesignate 0.323 ha (0.8 ac) of land in Phase 1D from A1 to R1 Residential Low Density District resulting in the creation of 4 single-family lots. The remaining lands in the planned central park/school site will also be redesignated to Public Service at this time.

The proposed LUB amendment complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

#### Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/R-2001.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment



**Comments:**

We recommend that Council proceed with first reading of the bylaw. A Public Hearing could then be held Monday, June 18, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001

**TO:** F. Wong, Planning Assistant  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**RE:** Land Use Bylaw Amendment 3156/R-2001, Part of the SE ¼ 11-38-27-4,  
Lancaster East (Lonsdale) – Phase 4, Pemberton Holdings Ltd.

**Reference Report:** Planning Assistant dated May 11, 2001

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/R-2001 was given first reading. A copy of the bylaw is attached for your information.

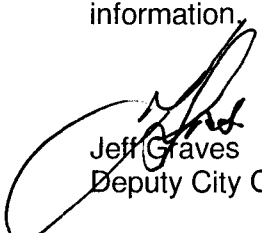
**Report Back to Council:**

Yes. A Public Hearing has been scheduled for Monday, June 18, 2001 at 7:00 p.m. during Council's regular meeting in the Council Chambers.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/R-2001 provides for the redesignation of approximately 4.48 ha of land from A1 Future Urban Development to R1N Residential Narrow Lot District, R1 Residential Low Density District, P1 Parks and Recreation District and PS Public Service (Institutional or Government) District as part of the future central park/school site. As well, included in this bylaw amendment, the applicant is proposing to redesignate 0.323 ha (0.8 ac) of land in Phase 1D from A1 to R1 Residential Low Density District resulting in the creation of 4 single-family lots. The remaining lands in the planned central park/school site will also be redesignated to Public Service at this time.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Snell & Oslund Surveys Ltd. (for Pemberton Holdings Ltd.), via letter, that they will be responsible for the advertising costs. I have attached a copy of that correspondence for your information.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Corporate Services  
       Land & Economic Development Manager  
       Inspections & Licensing Manager  
       C. Adams, Administrative Assistant  
       C. Kenzie, City Clerk's Office

# FILE



## Office of the City Clerk

May 24, 2001

Snell & Oslund Surveys Ltd.  
2, 5128-52 Street  
Red Deer, AB T4N 6Y4

Att: Jackie Misner-Blanchard

**Re: Land Use Bylaw Amendment 3156/R-2001, Part of the SE ¼ 11-38-27-4, Lancaster East (Lonsdale) – Phase 4, Pemberton Holdings Ltd. (Snell & Oslund Surveys Ltd.)**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, first reading was given to Land Use Bylaw Amendment 3156/R-2001. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/R-2001 provides for the redesignation of approximately 4.48 ha of land from A1 Future Urban Development to R1N Residential Narrow Lot District, R1 Residential Low Density District, P1 Parks and Recreation District and PS Public Service (Institutional or Government) District as part of the future central park/school site. As well, included in this bylaw amendment, the applicant is proposing to redesignate 0.323 ha (0.8 ac) of land in Phase 1D from A1 to R1 Residential Low Density District resulting in the creation of 4 single-family lots. The remaining lands in the planned central park/school site will also be redesignated to Public Service at this time.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 18, 2001 at 7:00 p.m. 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., May 30, 2001, 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,

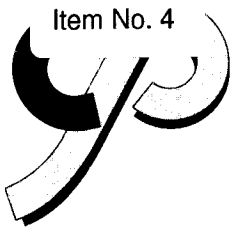
  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c F. Wong, Planning Assistant  
C. Adams, Administrative Assistant  
C. Kenzie, City Clerk's Office

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



Date: May 14, 2001

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/W-2001  
NE ¼ Sec. 3-38-27-4  
Anders Southeast (Aspen Ridge) Subdivision – Phases 8 & 9  
Melcor Developments Ltd.

---

Melcor Developments Ltd. is proposing to develop Phases 8 and 9 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 8 consists of 32 single-family lots and Phase 9 consists of 32 single-family lots, 4 semi-detached lots, and 2 public utility lots. The proposal redesignates approximately 5.453 ha (13.47 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (semi-detached dwelling) District.

The proposed Land Use Bylaw amendment complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/W-2001.

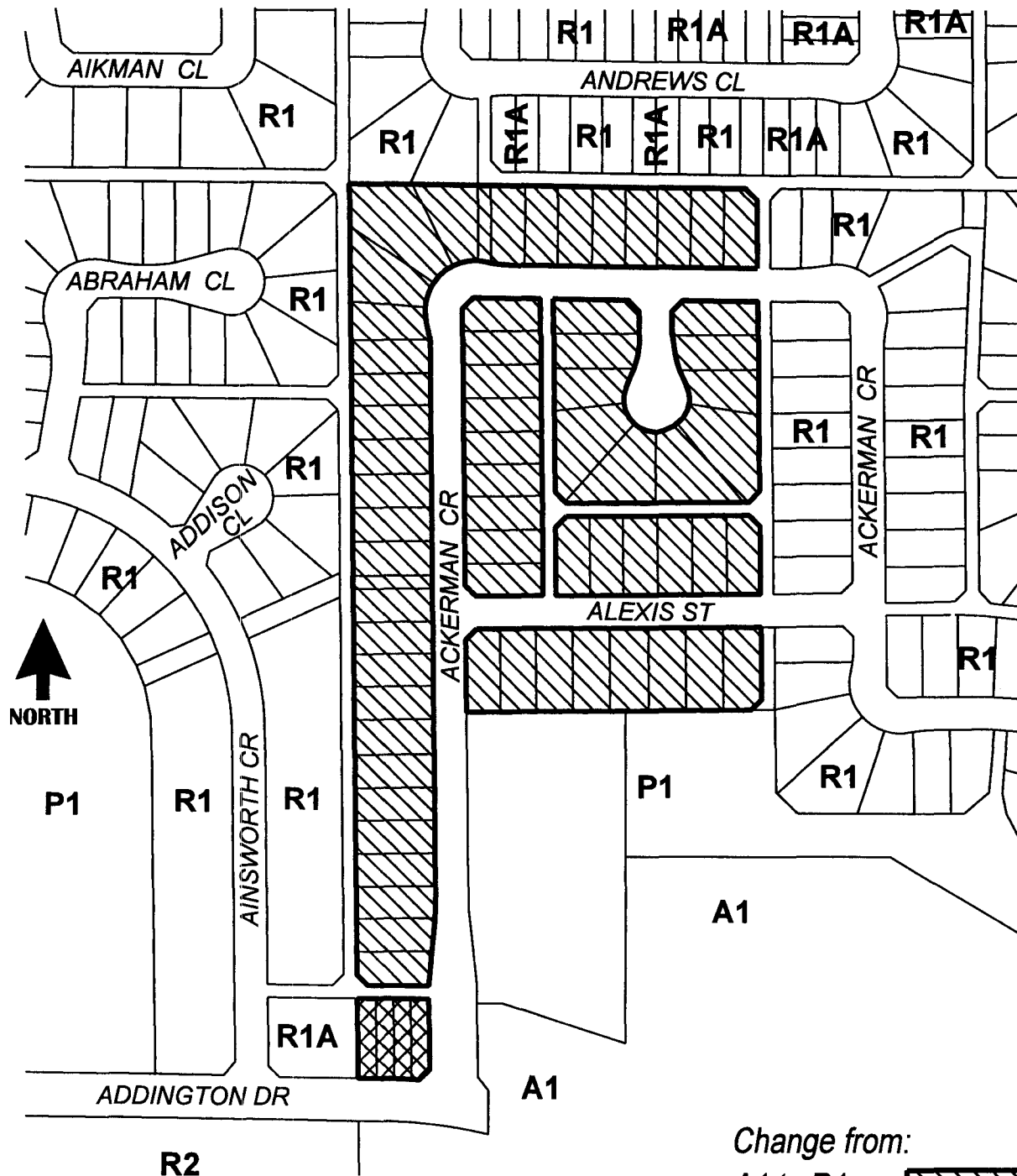
Sincerely,

Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

Change from:

A1 to R1 

A1 to R1A 

MAP No. 17 / 2001  
BYLAW No. 3156 / W - 2001



**Comments:**

We recommend that Council proceed with first reading of the bylaw. A Public Hearing could then be held Monday, June 18, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 24, 2001

**TO:** F. Wong, Planning Assistant  
Parkland Community Planning Services

**FROM:** Deputy City Clerk

**RE:** *Land Use Bylaw Amendment 3156/W-2001, NE ¼ 3-38-27-4, Anders Southeast (Aspen Ridge) Subdivision – Phases 8 & 9, Melcor Developments Ltd.*

---

**Reference Report:** Planning Assistant dated May 14, 2001

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/W-2001 was given first reading. A copy of the bylaw is attached for your information.

**Report Back to Council:**

Yes. A Public Hearing has been scheduled for Monday, June 18, 2001 at 7:00 p.m. during Council's regular meeting in the Council Chambers.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/W-2001 provides for the redesignation of approximately 5.453 ha (13.47 ac) of land in Phases 8 and 9 of the Anders Southeast (Aspen Ridge) Subdivision from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (semi-detached dwelling) District.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Melcor Developments Ltd., via letter, that they will be responsible for the advertising costs. I have attached a copy of that correspondence for your information.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Corporate Services  
       Land & Economic Development Manager  
       Inspections & Licensing Manager  
       C. Adams, Administrative Assistant  
       C. Kenzie, City Clerk's Office



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

May 24, 2001

**FILE**

Faxed to: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/W-2001, NE ¼ 3-38-27-4  
Anders Southeast (Aspen Ridge) Subdivision – Phases 8 & 9,  
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, first reading was given to Land Use Bylaw Amendment 3156/W-2001. A copy of the bylaw is attached for your information.

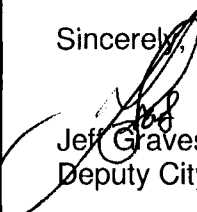
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In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., May 30, 2001, 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,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c F. Wong, Planning Assistant  
C. Adams, Administrative Assistant  
C. Kenzie, City Clerk's Office

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1793  
CONNECTION TEL 3437510  
SUB-ADDRESS  
CONNECTION ID MELCOR DEVOLMENT  
ST. TIME 05/24 11:55  
USAGE T 01'13  
PGS. 3  
RESULT OK

FILE

**Office of the City Clerk**

May 24, 2001

Faxed to: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/W-2001, NE ¼ 3-38-27-4  
Anders Southeast (Aspen Ridge) Subdivision – Phases 8 & 9,  
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Tuesday, May 22, 2001, first reading was given to Land Use Bylaw Amendment 3156/W-2001. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/W-2001 provides for the redesignation of approximately 5.453 ha (13.47 ac) of land in Phases 8 and 9 of the Anders Southeast (Aspen Ridge) Subdivision from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (semi-detached dwelling) District.

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

Sincerely,



Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer

# Memo

Date: May 15, 2001

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: **Central Alberta Economic Partnership (CAEP) – Memorandum of Understanding Community Support Declaration, 2001 to 2004**

---

## Background:

The City of Red Deer has fully supported the Central Alberta Economic Partnership (CAEP), as a member community, through their inaugural 3-year term (1998-2001). The City's support has been both financial, at an annual rate of \$0.20 per capita, and in-kind through leadership from Her Worship Gail Surkan, as the Chairperson of the Board, and resource support through several city departments, including Land and Economic Development, I.T. Services and the Red Deer Public Library.

CAEP is a non-profit organization committed to promoting the region of Central Alberta and is made up of a partnership between 36 member communities and the Provincial Department of Alberta Economic Development. CAEP recently completed a new 3-year business plan outlining their mission and vision statements, followed by 5 strategic goals, which are further broken down into detailed operational objectives and activities. They are summarized as follows:

Mission: *"To enhance sustainable economic prosperity across Central Alberta by harnessing the collective interests of communities, business and government."*

Vision: *"In 2005, Central Alberta is recognized as one of the most innovative and prosperous regions in Canada fuelled by collective decision-making and cooperative action."*

Strategic Goals: *Community Readiness; Business Retention/Expansion; Innovation; Investment Attraction; Regional Teamwork*

The 3-year business plan was completed in preparation of entering into a new Memorandum of Understanding between CAEP and Alberta Economic Development, which is now up for renewal for the period of April 1, 2001 to March 31, 2004. The MOU is attached for information purposes, along with a summary review of CAEP's activities over the past year. As part of the renewal process, each of the member communities in Central Alberta are being asked to re-commit their support to CAEP for the next 3-year period by completing the 'Community Support Declaration' attached to the MOU.

.../2

# Memo

Kelly Kloss

Page 2

## Financial:

The annual financial commitment for the 3-year period is for a minimum of \$0.20 per capita based on the most recent population census data available through Alberta Municipal Affairs. The City's annual membership fee for 2001 is \$13,140.40 based on an official population of 65,702 in 2000. This amount was presented in each of the 3 years for 2001 to 2003 in the Land and Economic Development Business Plan and approved by City Council for the current 2001 budget year.

## Declaration of Support:

As well as a financial commitment, the Declaration requires the City's support to:

1. Provide information and data specific to our community. Any promotional information or data required most likely would be supplied through the normal activities of the Land and Economic Development Department.
2. Designate one municipal and one business representative. Currently, Her Worship Gail Surkan is the municipal representative and the Red Deer Chamber of Commerce appoints the business representative.
3. Endorse the terms and conditions of the MOU. Although the City is not a signatory to this document, we have had the opportunity to provide input to the drafting of the MOU. As indicated in the attached letters, both the CAEP Management Board and Mark Norris, Minister of Economic Development plan to execute the MOU at the upcoming CAEP Annual General Meeting on June 19, 2001.

## Recommendation:

City Council endorse the City of Red Deer's support for the Central Alberta Economic Partnership, for the period of April 1, 2001 to March 31, 2004, by completing the Community Support Declaration attached to the Memorandum of Understanding between CAEP and Alberta Economic Development.



Howard Thompson, Ec. D.

Land and Economic Development Manager



## a region of ... SMART COMMUNITIES

### Projects:

Urban CAP  
Volnet  
Industry/ Education  
Health  
Community Services  
RedNet

April 26, 2001

Her Worship Mayor Gail Surkan  
City of Red Deer  
Box 5008  
Red Deer, AB T4N 3T4

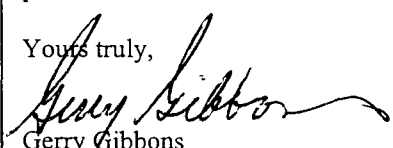
Dear Mayor Surkan:

The CAEP management board and Alberta Economic Development have reviewed and approved a new three-year Memorandum of Understanding (MOU) between Alberta Economic Development and CAEP. I have enclosed a copy of the new MOU as well as the letters of endorsement from His Worship Mayor Ray Reckseidler, Vice-Chair of CAEP, and the minister for AED, the Honourable Mark Norris. The official signing of the new MOU will take place at CAEP's annual general meeting in June.

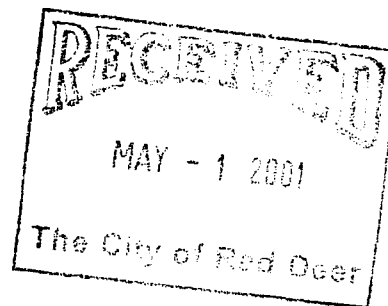
Please review the MOU with your Council and sign the "Community Support Declaration" on page 6, returning the original to the CAEP office. I have also included a copy of CAEP's current year activities as laid out in the "Third Annual Review of the MOU". Please share this with your council to more fully appreciate the value of belonging to CAEP.

As we enter CAEP's fourth year of operation, it is once again invoicing time; an invoice is enclosed. Should you have any questions or concerns about any of the enclosed documents, please contact me at 340 - 5300.

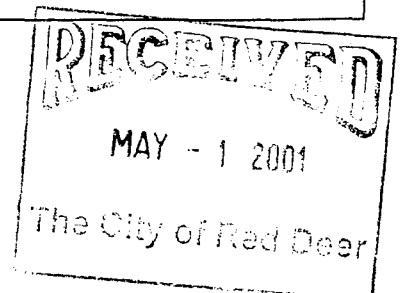
Yours truly,

  
Gerry Gibbons  
Manager, CAEP

Enclosures



Room 305  
4920 - 51 Street  
Red Deer, Alberta  
Canada T4N 6K8  
Tel 403.340.5300  
Fax 403.340.5231  
[www.centralalberta.ab.ca](http://www.centralalberta.ab.ca)



*a region of ... SMART COMMUNITIES*

Projects:

Urban CAP  
Volnet  
Industry/ Education  
Health  
Community Services  
RedNet

April 6, 2001

The Honourable Mark Norris  
Minister of Economic Development  
103 Legislature Building  
10800 - 97 Avenue  
Edmonton, AB T5K 2B6

Dear Minister Norris:

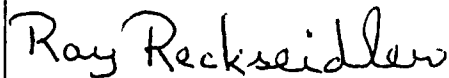
On behalf of the Central Alberta Economic Partnership Ltd.'s management board and membership, I am pleased to validate our agreement on and support for the final draft of the new three-year memorandum of understanding between CAEP and Alberta Economic Development.

CAEP is pleased with the outcomes of our first three years of working together with AED on enhancing economic development activity in central Alberta. We look forward to building on the partnership over the next three years.

My understanding is that this letter will confirm our agreement on the MOU and that the actual signing will take place at a mutually agreeable time, possibly at our CAEP annual general meeting on June 19, 2001. The CAEP management board looks forward to meeting with you when a convenient signing date can be arranged.

If you have any questions, please contact Gerry Gibbons, CAEP manager at 403/340-5300.

Sincerely



Ray Reckseidler  
Vice-Chair  
CAEP Management Board  
Mayor, Delburne

cc: Gail Surkan  
Chair  
CAEP Management Board  
Mayor, Red Deer

Room 305  
4920 - 51 Street  
Red Deer, Alberta  
Canada T4N 6K8  
Tel 403.340.5300  
Fax 403.340.5231  
[www.centralalberta.ab.ca](http://www.centralalberta.ab.ca)





ALBERTA  
MINISTER OF ECONOMIC DEVELOPMENT

April 12, 2001

APR 20 2001

Mayor Gail Surkan  
Chair, Central Alberta Economic Partnership  
305, 4920 51 Street  
RED DEER AB T4N 6K8

Dear Mayor Surkan:

*Gail*

I have reviewed the proposed Memorandum of Understanding between the Central Alberta Economic Partnership Ltd. (CAEP) and Alberta Economic Development dated March 27, 2001. I am pleased to confirm that it is our intention to proceed with the signing of the document.

This Memorandum of Understanding demonstrates the value of working together to enhance economic growth and long term economic prosperity in Central Alberta. The next three years promise to be as productive as we continue to work together on the region's economic development agenda.

I understand that we will formally sign the Memorandum of Understanding at CAEP's annual general meeting on June 19, 2001 in Red Deer. I look forward to meeting with you and representatives of the CAEP member communities to confirm our commitment to the next three years.

Sincerely,

Mark Norris  
Minister of Economic Development  
MLA Edmonton-McClung

*Look forward  
to working with  
you!*

.../2

# MEMORANDUM OF UNDERSTANDING

## BETWEEN

ALBERTA ECONOMIC DEVELOPMENT  
(hereinafter known as AED)

## AND

CENTRAL ALBERTA ECONOMIC PARTNERSHIP LTD.  
(hereinafter known as CAEP)

## REGARDING

COORDINATED AND ENHANCED ECONOMIC DEVELOPMENT  
SERVICE DELIVERY IN CENTRAL ALBERTA

### 1.0 PARTIES

CAEP is a not-for-profit corporation whose purpose is to represent its member communities in matters dealing with economic growth and long-term economic viability in the Central Alberta region. Its members, AED, and others recognize CAEP as a regional development agency.

The Central Alberta region is described as a region that encompasses a geographic area as represented by its current member municipalities.

AED is the provincial government department whose mandate is to address issues relating to the province's economic growth and as such, is the primary funder and supporter of CAEP.

Other federal and provincial departments and agencies may become party to this MOU on matters dealing with economic growth and long-term economic viability in the Central Alberta region by providing support, funding or delivery of related economic development services. CAEP and AED will work together to seek the participation of other agencies and departments. This MOU recognizes that other departments and agencies may enter into service agreements with CAEP.

## 2.0 PURPOSE

The purpose of this MOU is to define the continued relationship between CAEP and AED to deliver coordinated and enhanced economic development services in the Central Alberta region by:

- collectively providing a range of services that support the long-term economic viability of the region;
- addressing issues relating to the strategic needs of the region to ensure Central Alberta's participation in the growth of the Alberta economy.

This MOU defines the working relationship and the primary areas of responsibility assumed by AED, representing the Province of Alberta, and CAEP, representing its members, who jointly and singularly agree to provide certain services and support relating to the Central Alberta region's economic prosperity.

## 3.0 THE SERVICE

CAEP and AED will jointly deliver economic development services throughout the Central Alberta region. These services will be defined in CAEP's three-year business plan that identifies the regional goals and objectives as agreed to by the CAEP membership. Specific priorities will be set out in CAEP's annual operations plan, which outlines the activities and budget.

CAEP may agree to offer services in cooperation with other government departments and agencies.

It is agreed that CAEP will be the primary contact point and agent for those services relating to economic development issues that have specific importance to the Central Alberta region and its member communities. In addition, CAEP will deliver a range of enhanced services to the region relating to its prioritized goals and objectives in regional economic development.

This MOU does not preclude the objectives of individual member communities to pursue their own economic development priorities. CAEP will work collaboratively with member communities to achieve those priorities.

It is agreed that AED will continue to provide its services to the Central Alberta region by providing the required resources to fulfill its provincial mandate and the terms of this MOU. In addition, AED agrees to facilitate and act as a primary contact and agent for access to other provincial departments and agencies as required by CAEP.

### 3.1 SERVICE REVIEW

An annual review will be undertaken to assess the outcome of services related to the specific priorities identified in CAEP's annual operational plan (see Appendix A: Annual Service Agreement). The review will be completed by the CAEP management board and AED senior officials and presented to the CAEP membership at the annual general meeting.

### 4.0 PREMISES

CAEP will be permitted to operate from the existing AED regional office in the provincial building, Red Deer, at no cost, for a minimum period of three (3) years, with an option to renew subject to agreement by both parties. AED will also provide the use of office furnishings, equipment and the business library located in the Red Deer office. The ability of AED to provide office and administrative space is limited at its current levels.

It is agreed that each CAEP member municipality will make available temporary office accommodation to CAEP on an itinerant basis to help ensure timely and accessible services to all clients within the Central Alberta region.

### 5.0 STAFF

A minimum of two professional staff shall be assigned by AED to CAEP for the purpose of delivering the services outlined in CAEP's three-year business plan and annual operational plan. The services provided by the assigned staff shall align with the core business areas of AED. AED, through the Red Deer regional manager, will continue to provide ongoing management responsibilities relating to the business operations of CAEP. The staff will remain employees of AED.

The responsibilities, priorities, and accountabilities of staff will be determined by the three-year business plan and annual operational plan, and agreed to by the CAEP board and AED.

Supplemental service delivery may require additional human resources that would be accommodated through funding provided by CAEP.

## 6.0 TERM

CAEP and AED are committed to this MOU commencing April 1, 2001 and ending March 31, 2004 with an option to renew subject to agreement.

### 6.1 TERMINATION

Should either party wish to withdraw from this MOU, or significantly alter its terms, written notice will be provided to the other party at least six (6) months in advance of the annual review or expiration of this agreement. Should either of the parties provide notice of termination, the remaining party is relieved of its obligations for the remainder of the term.

## 7.0 FINANCIAL STRUCTURE

Both parties agree to provide financial contributions. The parties may enter into additional grant agreements or other contracts, as necessary from time to time.

Both parties, throughout the term, agree to explore additional funding and service support from other provincial and federal departments and agencies that support business priorities identified by CAEP.

### 7.1 CAEP Financial Contributions

CAEP shall provide core funding for the services outlined in their annual operations plan calculated at a minimum of \$0.20 per capita per annum for each member, based on the most recent available census data for the area.

### 7.2 AED Financial Contributions

AED will enter into an annual service agreement (see Appendix A) that specifies its financial contribution. The level of this contribution shall be based on those areas contained in CAEP's annual operational plan that align with AED's core businesses. This contribution shall be a minimum of \$40,000 per annum. AED shall provide Special Project Funding as it is made available throughout the province by AED from time to time.

## 8.0 MANAGEMENT OF THE AGREEMENT

The CAEP management board will manage this MOU.

Membership and rights shall be defined as contained in the incorporation documents governing CAEP.

## 9.0 DISPUTE RESOLUTION

The CAEP management board will be the arbitrator of all disputes among its members relating to this MOU and its decision will be binding.

The CAEP management board will represent the Central Alberta region on issues relating to this MOU and the Province of Alberta.

## 10.0 TERMS OF MEMBERSHIP

Membership in CAEP shall be defined as municipalities who are signatory to the Community Support Declaration and have committed financial support for the duration of this MOU.

\_\_\_\_\_  
**Alberta Economic Development  
Representative**

\_\_\_\_\_  
**Central Alberta Economic  
Partnership Ltd. Representative**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

## Community Support Declaration

The municipality of \_\_\_\_\_ pledges our support for the Central Alberta Economic Partnership Ltd. from April 1, 2001 to March 31, 2004. As duly appointed representatives of the municipality of \_\_\_\_\_, we further agree to provide a minimum of \$0.20 per capita per annum for the duration of this Memorandum of Understanding.

The municipality of \_\_\_\_\_ further agrees to provide information and data specific to our community that may be required to maintain the accuracy and currency of information products and services that the Central Alberta Economic Partnership Ltd. may undertake to support economic growth in the Central Alberta region.

The municipality of \_\_\_\_\_ further agrees to designate one (1) municipal representative and one (1) business representative from our municipality to represent our municipality. These representatives shall be part of the membership responsible for setting the overall direction of the Central Alberta Economic Partnership Ltd. as defined in this Memorandum of Understanding and in the corporation's bylaws.

The municipality of \_\_\_\_\_ further endorses all terms and conditions as set out in this Memorandum of Understanding between Alberta Economic Development and Central Alberta Economic Partnership Ltd. regarding coordinated and enhanced economic development service delivery in the Central Alberta region.

\_\_\_\_\_  
**Municipal Representative**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

## **Appendix A**

Annual Service Agreement  
between  
Alberta Economic Development  
(hereinafter known as AED)  
and  
Central Alberta Economic Partnership Ltd.  
(hereinafter known as CAEP)  
for the year  
April 1, 2001 to March 31, 2002

### **Purpose:**

AED recognizes CAEP's continued importance as the primary regional economic development agency in Central Alberta. This agreement outlines necessary requirements for AED contributions as identified in the Memorandum of Understanding between AED and CAEP.

### **Project Requirements:**

1. Projects are to be identified as priorities in CAEP's annual operational plan.
2. Projects will contribute to the achievement of the goals and objectives in CAEP's current three-year business plan.
3. Projects will align with the business areas of AED.

### **Documentation Requirements:**

1. Preparation of the annual AED funding request. A description of the projects seeking AED funding, their relationship to achieving the objectives of CAEP's three-year business plan, and the AED funding required.
  2. Copies of CAEP's annual operational plan and budget allocation for the coming year.
  3. A copy of CAEP's current three-year business plan.
  4. A letter requesting funding support from CAEP's management board.
- This annual agreement will be prepared 30 days prior to the beginning of each CAEP fiscal year.

### **Review of Agreement:**

CAEP management board and AED senior officials will conduct an annual review of the outcomes and effectiveness of projects funded under this agreement and presented to the CAEP membership at the annual general meeting.



# Third Annual Review

## of the

### Memorandum of Understanding

The Third Annual Review of the Memorandum of Understanding (MOU) between Alberta Economic Development and the Central Alberta Economic Partnership reviews the delivery of coordinated and enhanced activities that promote economic development in central Alberta<sup>1</sup>. The MOU is reviewed by members of the board and the AED personnel as well as by the general membership of CAEP and is used to assess the services provided to the member communities of CAEP. A new MOU for the next three years of CAEP has been developed and agreed to AED and the CAEP management board.

#### ***AED BUSINESS PLAN OBJECTIVES UNDER THE MOU***

According to the original MOU, CAEP will deliver the following services on behalf of AED to all municipalities within the Central Region. These services are in accordance with the department's business plan objectives and include:

1. Facilitating trade and export activities.
2. Identifying opportunities for value-added industry development.
3. Sponsoring and facilitating supplier development initiatives.
4. Identifying sources of investment capital.
5. Developing regional economic development initiatives.
6. Providing a window to Alberta Economic Development.
7. Instituting or directing other development activities of Alberta Economic Development.
8. Initiating and coordinating the operation of a full network of business information outlets.
9. Providing ready access to the business library and expanding access to electronic information outlets.
10. Providing basic business information services to developing and new small business enterprises.
11. Initiating and supporting regional economic development processes and projects that enhance the economic stability and growth of the region.

Details of the activities in the fiscal year 2000 to 2001 that fulfilled the above items follow.

#### **1. Facilitation of trade and export activities through training and development of alliances.**

CORE: Incoming trade missions provide CAEP municipalities and their business communities with the ability to investigate potential growth opportunities by exporting their products and/or services. Nova Chemicals was toured by an Asian delegation in May of 2000.

CORE: The CAEP office disseminated information to area exporters as well as to CAEP municipalities, chambers, and business service providers in central Alberta on a variety of new exporter initiatives.

These initiatives included:

- Two *Export Readiness & US/Canada Trade: A Practical Approach* sessions in Coutts/Sweetgrass;

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<sup>1</sup> Coordinated services represent core services provided by AED to the region and enhanced services are those value-added services developed by CAEP for its membership.

**ENHANCED:** CAEP is facilitating CMS Datamine with planning and promotion to populate BAIS with tombstone business records throughout the central Alberta region.

**ENHANCED:** The CAEP office undertook a regional business license survey to investigate if there is a need for a regional business license structure. The report was made available to all central Alberta communities and business associations.

**ENHANCED:** CAEP is a sponsor along with the Red Deer College and Western Economic Diversification for the Red Deer Chamber of Commerce's *Reverse Trade Show*. The CAEP office has participated in the planning and promotion of the May 2001 tradeshow. CAEP's sponsorship enables the show to attract regional participation beyond Red Deer.

**CORE:** The CAEP office and Alberta Agriculture, Food and Rural Development co-sponsored a one-day workshop, *Direct Sales to Retail*, to assist new and existing entrepreneurs in getting their products to market.

**4. Identification of sources of investment capital – particularly venture capital – and facilitation of matching with requirements in the region. Emphasis will be placed on promotion and advantages of the region as a desirable location for investment.**

**CORE:** Ongoing activity of Alberta Economic Development Red Deer regional office includes referrals to traditional and alternate sources of financing.

**CORE:** The CAEP office, through awareness of the CAEP website and dissemination of the *Inventory of Alberta Regional Projects* and other statistical and demographic information, attracts and promotes investment in the region.

**ENHANCED:** As investment inquiries occur on the region, leads are distributed using the regional communication model. Electronic inquiries from the CAEP website link directly to the community with a "cc" to the CAEP office to assist if required. Both methods recognize the need for timely, accurate responses.

**CORE:** The CAEP office continues to market the benefits of doing business in central Alberta through strategically placed ads for the investment attraction website. These include ads in *Alberta Market Facts Directory 2000 and Business Central*.

**ENHANCED:** The CAEP office undertook a major revision and update of the CAEP website to profile more regional information for investors interested in the region.

**5. Development of regional economic development initiatives that respond to community regional needs.**

**ENHANCED:** The CAEP office continues to bring focus to the priorities set out by municipalities at the economic growth summit in Olds. In August of 2000, CAEP held a regional visioning session to identify the goals and objectives for the 3-year business plan commencing April 2001.

**ENHANCED:** The CAEP office delivered a workshop on utilizing Alberta First.com for statistical and business information on their communities.

**ENHANCED:** The CAEP office disseminated information and delivered presentations on CAEP and Alberta First.com to business associations, economic development committees, and municipalities in the CAEP region.

**CORE:** The CAEP office, along with other regional service providers, coordinated activities to promote Small Business Week. CAEP provided resources, planning, and implementation support to Business Expo 2000 and is currently involved in the Steering Committee for Business Expo 2001.

**6. Provision of a window to Alberta Economic Development ensuring that a full range of services is available to all parts of the region.**

**CORE:** Ongoing activity of Alberta Economic Development office.

CORE: Dissemination of materials, informational sessions, and activities of AED to business resource centres, chambers, and municipalities in the region.

**7. Other development activities that may be instituted or directed by Alberta Economic Development as identified in its annual business planning process.**

CORE: The CAEP office participates in the Petrochemical Industry Sector team of AED and provided representation at the National Petroleum Show in June of 2000.

CORE: The CAEP office assisted Pine Lake, as part of its Emergency Response initiatives, in a re-marketing planning and implementation sessions.

ENHANCED: The CAEP office produces and distributes a regional newsletter in hard copy and electronic format to serve as a communication tool between the department and its' clients.

CORE: The CAEP office supports the Business Link and Calgary Business Information Centre by distributing information and promoting the services and products offered electronically

CORE: The CAEP office promotes municipal membership in, and regional representation to, Alberta First.Com Ltd.

CORE: The CAEP office promotes Best Practices by community EDO's and CAO's by providing distributing information on training as well as resources in hard copy and electronic format.

**8. Through the network of contributing partners, initiation and coordination of the operation of a full network of business information outlets. These would be connected electronically with full access to the various databases.**

ENHANCED: The CAEP office manages the contractual relationship with a website host provider for CAEP and its partner municipalities' needs. The office has the ability to administer the site ensuring that the currency of data and links is maintained. Support to communities includes updating, entering and editing information, entering opportunities and events, editing and entering information in the business directory, and instituting, recommending or facilitating relevant links.

ENHANCED: Relevant electronic links are maintained on the CAEP website, including AED and Alberta First.com for economic development resources, publications, information and statistics.

ENHANCED: The CAEP office facilitates the user group committee in prioritizing enhancements needed for and best practice utilization of the site.

ENHANCED: The CAEP office produced a Quick Reference Guide for Alberta First.com and the CAEP website for communities to utilize the sites with greater ease.

CORE: The CAEP office continues to support Business Resource Centres in the region including the BRRDAC Business Information Centre in Rimbey and the OCCI Business Resource Centre at Olds College.

CORE: The CAEP office was successful in obtaining funding for the Town of Rocky Mountain House to provide of hard copy and electronic business information to area entrepreneurs. The town partnered with the Visitor and Convention Bureau and the Rocky Mountain House Chamber of Commerce to establish a Business Resource Centre.

**9. Provision of ready access to the basic business library, including trade and industry directories. Through the development of business information databases, expand the services in this area to provide electronic access through the community-based information outlets.**

CORE: Ongoing activity keeping business library and resources for business development current as well as expanding electronic information for business.

**ENHANCED:** The CAEP office develops and provides promotional material to CAEP municipalities and chambers to encourage utilization of the electronic economic development tools developed by CAEP and Alberta Economic Development

**ENHANCED:** The CAEP office utilized the Student Temporary Employment Program (STEP) to compile information on CAEP's business growth in service and industry sectors, major industry sectors in the region, research on the industry-education project, and establish website links to employment and events databases in central Alberta. CAEP has applied for a STEP and Summer Employment Program (SEP) student for the May to August 2001 temporary period.

**ENHANCED:** The CAEP office utilized Program for Export Market Development - Investment (PEMD-I) funding to complete an overview of the Central Alberta Economy, summations on robust sectors in the region and major updates to the CAEP website.

**10. Provision of basic business information services to developing and new small business enterprises. This would include the availability of small business guides, information on other regional service providers to business, and other business planning guides.**

**CORE:** Ongoing client activity of Alberta Economic Development office.

**CORE:** The provision of support and resources to Community Futures programs and Business Resource Centres to serve area entrepreneurs.

**CORE:** The CAEP office supports new entrepreneurs by providing materials and information as well as by facilitating over 20 sessions for the Business Opportunity Success System Program.

**11. Initiate and support regional economic development processes and projects that enhance the economic stability and growth of the region.**

**CORE:** The CAEP office provides ongoing support to three business resource centres, two Community Futures, multiple chambers and economic development committees in the region.

**CORE:** The CAEP office continues to work with regional municipalities to be proactive in addressing their long-term economic stability.

**CORE:** The CAEP office supported the Towns of Three Hills, Bashaw and Trochu; the Villages of Alix Delburne, Elnora, and Linden; and the Counties of Camrose, Kneehill and Red Deer, in carrying out a sub-regional visioning session. The Highway 21 Initiatives visioning session explored opportunities to attract and sustain business along the north-south corridor.

**ENHANCED:** The CAEP office creates awareness and acceptance of regional economic partnerships. The enthusiasm of CAEP initiatives shown during presentations and meetings has contributed to two new municipalities joining since April 1, 2000. The CAEP office did presentations at Mirror and Lacombe County and is pleased that these two communities have joined CAEP.

**Comments:**

We recommend that Council agree to complete the Community Support Declaration required for membership in the CAEP initiative and accept the terms and obligations outlined in the Memorandum of Understanding for the three-year period from April 2, 2001 to March 31, 2004.

As Council is aware, the CAEP organization provides a cooperative partnership between the 36 member communities of Central Alberta and Alberta Economic Development. Through the agreement, that is regarded as a model throughout Alberta, the Provincial Government provides additional support to regional and economic development priorities identified by the member communities.

The CAEP organization has also been effectively used as a host organization for a number of other region-wide initiatives including the "Smart Communities" information technology strategy.

We regard Red Deer's role in this organization as not only an effective way of advancing the economic development priorities of The City but also providing the leadership role identified in our Strategic Plan amongst the communities of Central Alberta.

"G. D. Surkan  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision – Tuesday, May 22, 2001**

**DATE:** May 23, 2001  
**TO:** Land & Economic Development Manager  
**FROM:** Deputy City Clerk  
**RE:** *Central Alberta Economic Partnership (CAEP) – Memorandum of Understanding Community Support Declaration, 2001 to 2004*

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**Reference Report:** Land and Economic Development Manager dated May 15, 2001

**Resolution:**

**Resolved that** Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated May 15, 2001 re: Central Alberta Economic Partnership (CAEP) – Memorandum of Understanding Community Support Declaration, 2001 to 2004, hereby approves completion of the Community Support Declaration required for membership in the CAEP initiative and endorses the terms and obligations outlined in the respective Memorandum of Understanding for a term of April 2, 2001 to March 31, 2004.

**Report Back to Council:** No

**Comments/Further Action:**

  
Jeff Graves  
Deputy City Clerk

/clr

c Mayor & City Manager's Office  
Director of Community Services  
Director of Corporate Services  
Director of Development Services

### **BYLAW NO. 3156/G-2001**

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 Delete the definition of "home stay accommodations" from Section 2 of the Land Use Bylaw No. 3156.

- 2 The following definition is added to Section 2 following the definition of "arterial road":

Bed & breakfast means a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which are offered overnight accommodation and a breakfast meal for rent to travelling guests who are temporarily visiting the Red Deer area, in compliance with the regulations contained in section 65.1.1.

- 3 Section 4(l) is revised to read as follows:

Temporary Home Stay Accommodations as provided for in Section 65.1.2.

- 3 Section 65.1 Temporary Home Stay Accommodations is revised to read as follows:

'65.1 Bed & breakfasts and Temporary Home Stay Accommodations.

- 4 New section 65.1.1 is added as follows:

65.1.1 Bed & breakfasts

- (1) A bed & breakfast is allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use.
- (2) Application for a discretionary use development permit and a business license to establish and operate a bed & breakfast may be made at the Inspections and Licensing Department at City Hall. Upon approval of a discretionary use development permit for the establishment of a bed & breakfast in terms of these regulations, the applicant shall apply for an occupancy certificate with the Inspections & Licensing Department prior to opening the bed & breakfast facility. In addition to providing such information as the

Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.

- (3) Prior to the application being submitted to the Development Authority the applicant shall have an open house hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Inspections & Licensing Department. Where applicable the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, will be involved.
- (4) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (5) The following additional regulations shall apply to all bed & breakfasts:
  - (a) The property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.
  - (b) No full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.
  - (c) The planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling.
  - (d) Except under such site-specific circumstances as the Development Authority may find applicable, a bed & breakfast may not occupy more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (outside access is optional).



- (e) Notwithstanding the above, at no time shall more than eight registered guests be accommodated.
- (f) Guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available for the use of guests to prepare meals.
- (g) Except under such site-specific circumstances as the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements in terms of this bylaw.
- (h) No meals may be served on the premises of a bed & breakfast, with the exception of breakfast and tea/coffee served to overnight guests only.
- (i) No other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.
- (j) There shall be no secondary dwelling unit on the premises of a bed & breakfast, such as a basement suite or garden suite.
- (k) A bed & breakfast shall have one sign (approximately 0.27 m<sup>2</sup> in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.

5 New section 65.1.2 is substituted for Section 65.1, while retaining the text unchanged:

**65.1.2 Temporary Home Stay Accommodations**

- 6 Amend sections 91, 163, 168, 173 and 180 by adding the following to the lists of discretionary uses in the A1 Future Urban Development, R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R2 Residential (Medium Density) and R3 Residential (Multiple Family) Districts:

Bed & breakfast, subject to section 65.1.1'.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2001.

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MAYOR

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CITY CLERK

Item No. 2

**BYLAW NO. 3156/Q-2001**

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 Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 11/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

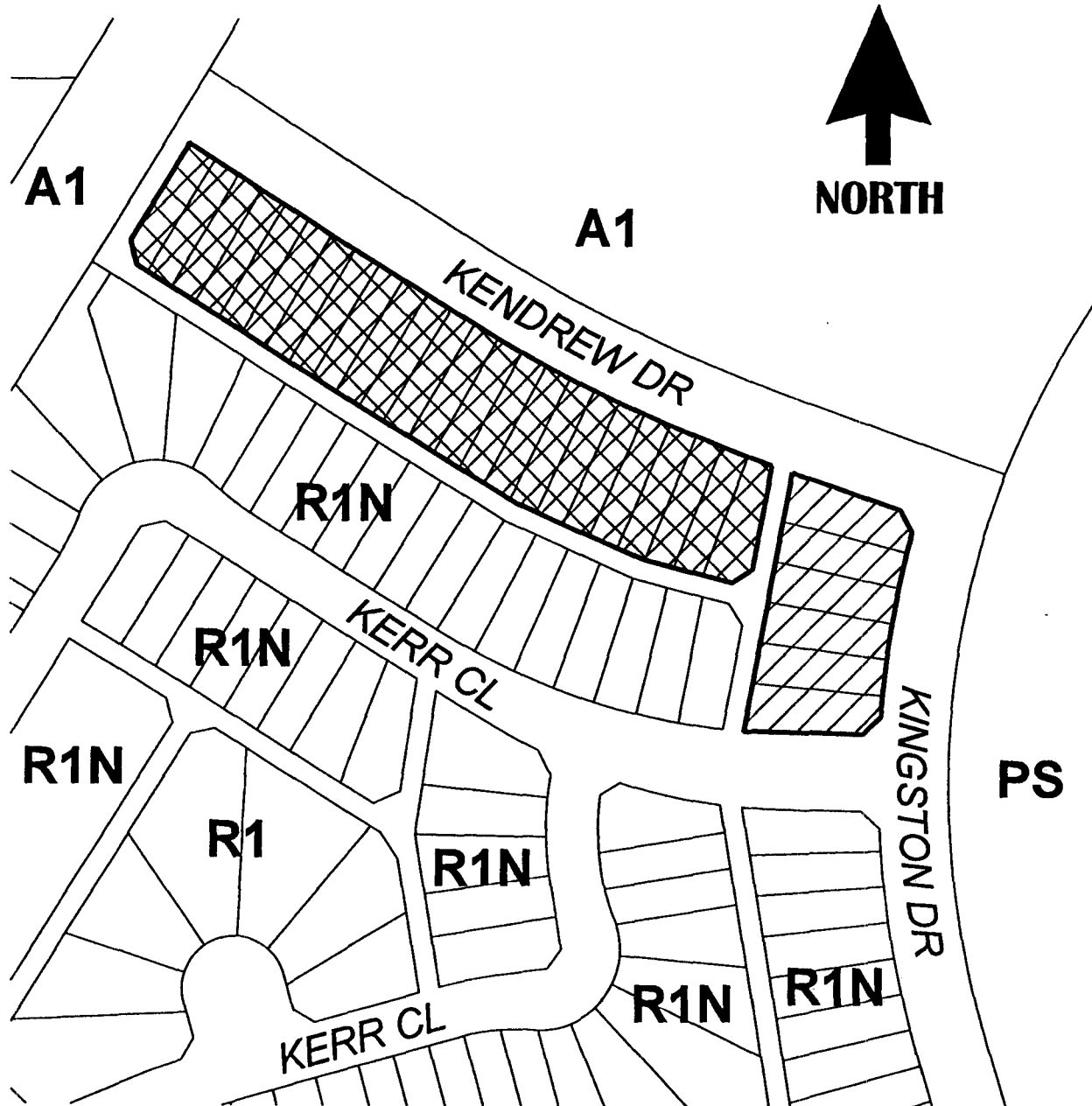
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1A 

A1 to R1N 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential Narrow Lot

MAP No. 11 / 2001

BYLAW No. 3156 / Q - 2001

Item No. 3

**BYLAW NO. 3156/R-2001**

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 L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 12/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2001.

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MAYOR

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CITY CLERK



Item No. 4

**BYLAW NO. 3156/S-2001**

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 J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of, A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 2001.

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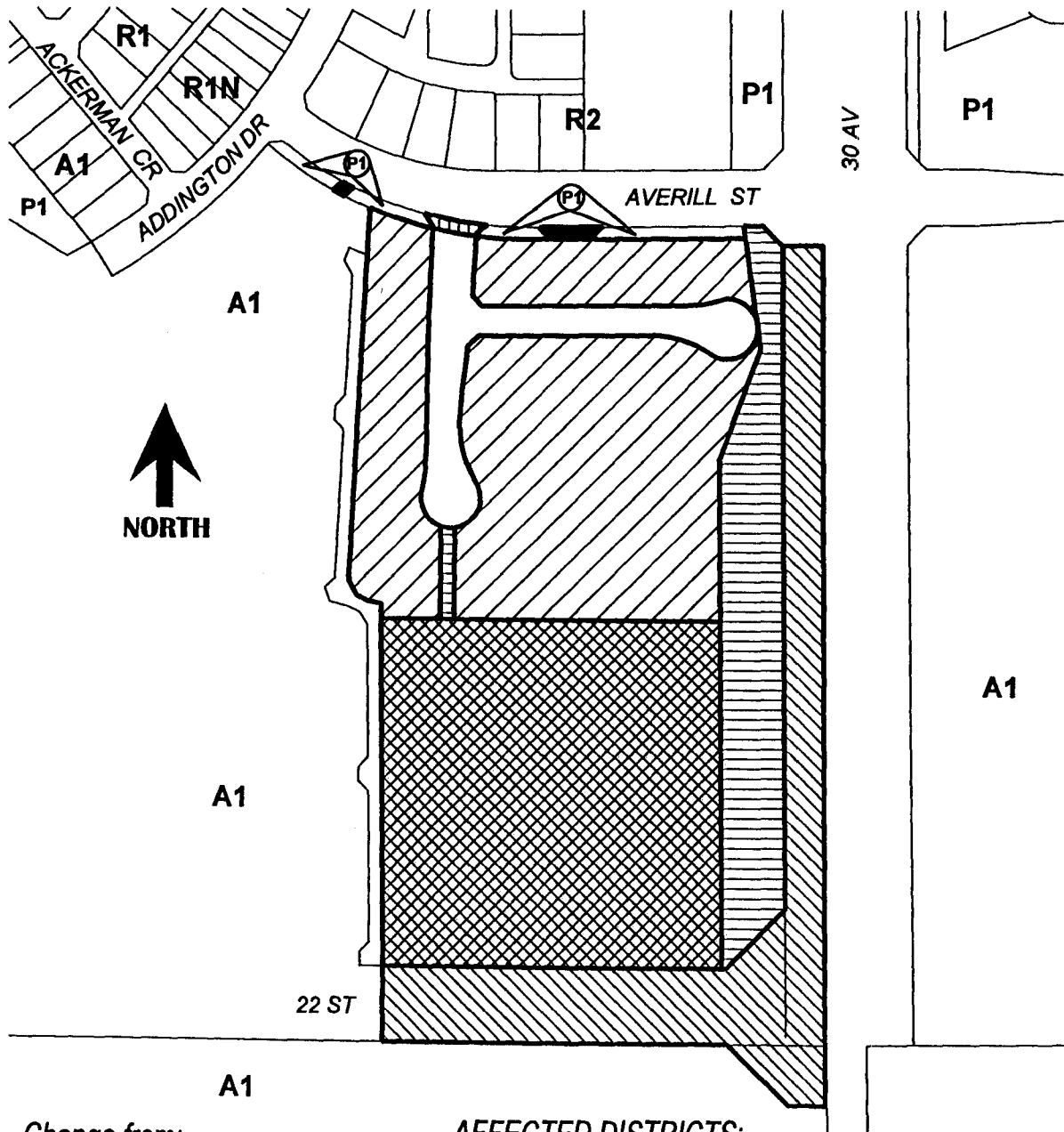
MAYOR

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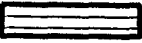



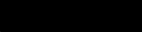
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### Change from:

A1 to R1A	
A1 to P1	
A1 to C2	
A1 to Road	
P1 to Road	
Road to P1	

### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- C2 - Commercial (Regional & District Shopping Centre)
- P1 - Parks & Recreational

MAP No. 13 / 2001  
BYLAW No. 3156 / S - 2001



Item No. 5

**BYLAW NO. 3156/T-2001**

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 E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 14/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

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MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 14/2001

BYLAW No. 3156 / T - 2001

**BYLAW NO. 3156/U-2001**

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 "Land Use District Maps G8, G9, H8 and H9" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use Bylaw Amendment Map No. 15/2001 attached hereto and forming part of the bylaw.

- 2 New sub-section 55(10) is added as follows:

55(10) Notwithstanding anything in this bylaw, on the sites listed below, a semi-detached dwelling unit shall be added to the list of permitted uses set out in the applicable land use district, but such semi-detached dwelling units must comply with the regulations applicable to the R1A district.

- (a) Lots 47 and 48 Block C Plan 992 6203.
- (b) Lots 22 and 23 Block C Plan K8.
- (c) Lots 33 and 34 Block D Plan K10.
- (d) Lot 19A Block F Plan 3591 P.
- (e) Lots 11A and 12A Block F Plan 012 \_\_\_\_ [at the date of this Bylaw Amendment being the north 100' (one hundred feet) of Lots 11, 12 and 13 Block F Plan 3591 P].
- (f) Lots 19 and 20 Block A Plan 2354 AE.
- (g) Lots 1 and 2 Block K Plan 4900 R.
- (h) Lots 1 to 5 Block J Plan 4900 R.
- (i) Lots 45 and 46 Block J Plan 922 1244.
- (j) Lots 1A, 4, 5, 10 and 11 Block I Plan 4900 R.

- 3 New sub-section 55(11) is added as follows:

55(11) Notwithstanding anything in this bylaw, on the sites listed below, the uses shown below shall be added to the list of permitted uses set out in the applicable land use district, but the developments must comply with the regulations applicable to the R2 district and to the density and height restrictions specified below.

- (a) Lot 19A Block C Plan 2648 TR – a four unit multi-attached building.
- (b) Lots 6 and 7 Block I Plan 4900 R - a four unit multi-attached building.
- (c) The south 100' (one hundred feet) of Lots 1 to 4 Block F Plan 3591 P – a six unit multi-attached building with a maximum height of two storeys.

- (d) Lot Z Block E Plan 3591 P – a seventeen-unit apartment building at a maximum density of D193 and maximum height of three storeys.
- (e) Lot 23 Block F Plan 792 3231 – an eight-unit apartment building at a maximum density of D213 and maximum height of two storeys.

READ A FIRST TIME IN OPEN COUNCIL this            day of            , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this            day of            , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this            day of            , A.D. 2001.

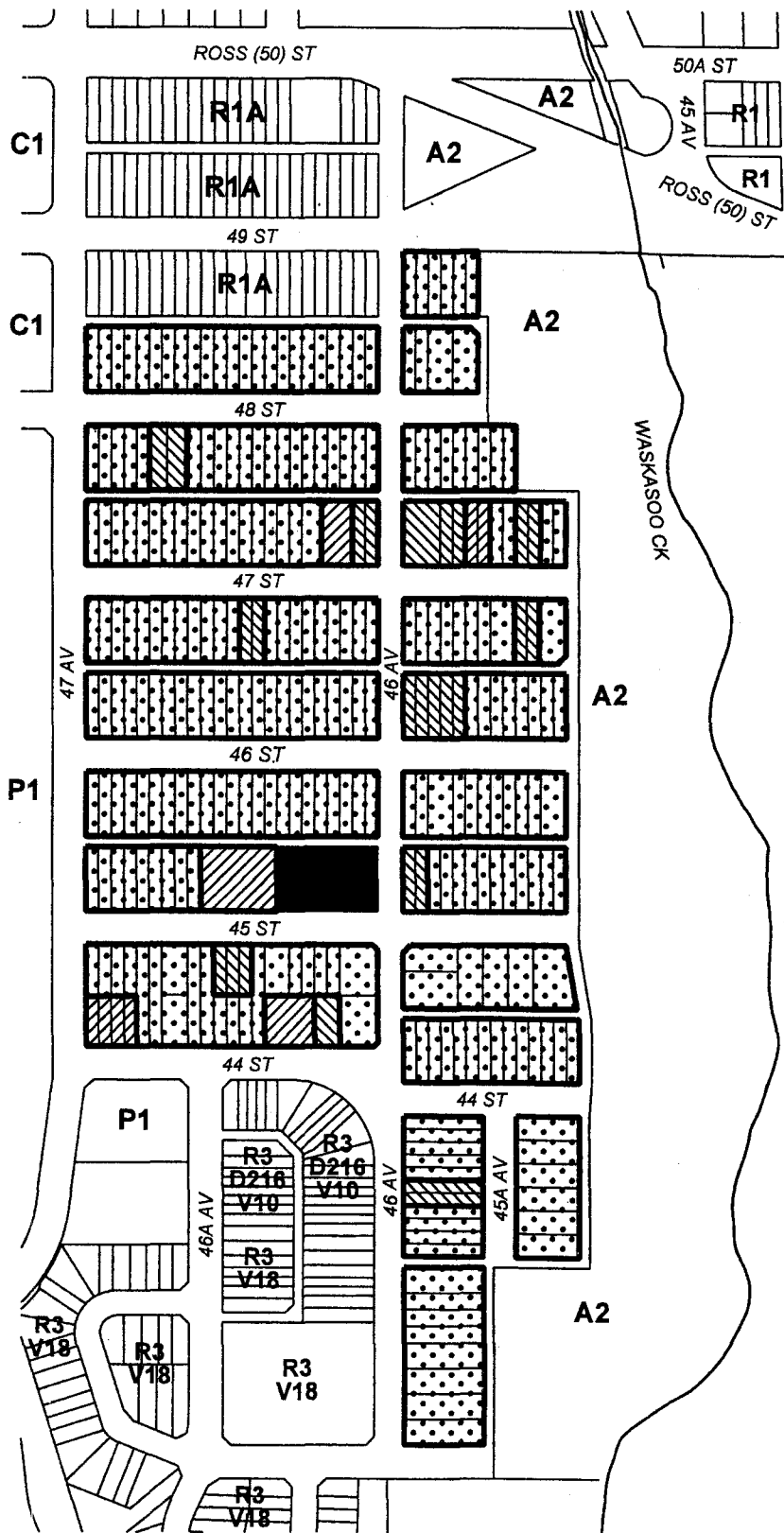
AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            , A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK





# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 R1 - Residential (Low Density)  
 R1A - Residential (Semi-Detached Dwelling)  
 P1 - Parks & Recreation

**Change from:**

R1A to P1   
 R1A to R1   
 R1A to R1- 55 (10)   
 R1A to R1- 55 (11) 

MAP No. 15 / 2001  
 BYLAW No. 3156 / U - 2001

Item No. 7

**BYLAW NO. 3156/W-2001**

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 J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2001.

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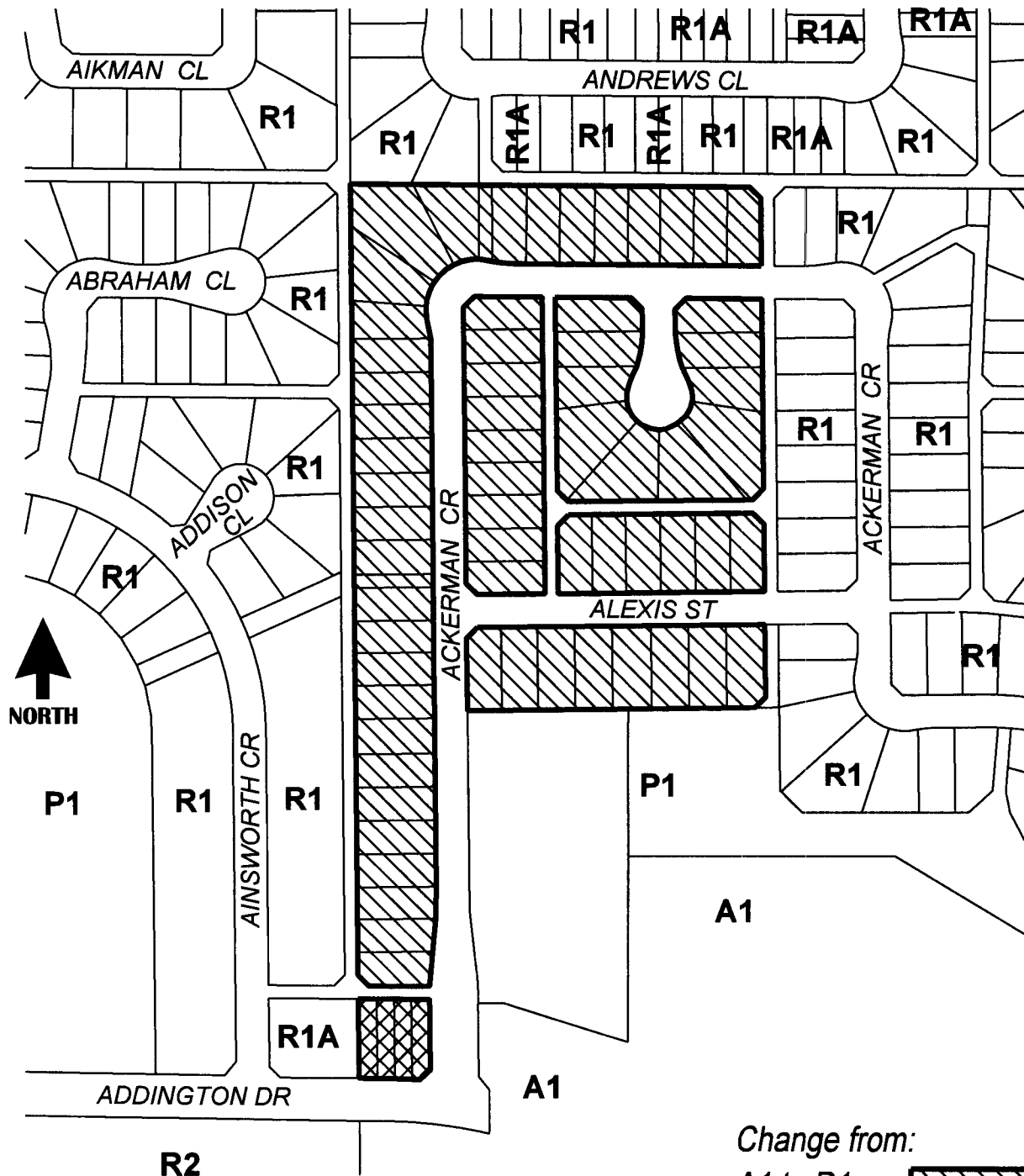
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

Change from:

A1 to R1



A1 to R1A



MAP No. 17 / 2001

BYLAW No. 3156 / W - 2001

Item No. 8

**BYLAW NO. 3159/C-2001**

Being a bylaw to amend Bylaw No. 3159/96, the License Bylaw of The City of Red Deer.

**COUNCIL ENACTS AS FOLLOWS:**

That Bylaw 3159/96 be amended as follows:

- 1 By adding the following new definitions in alphabetical order:

"Bed & Breakfast" means a detached dwelling occupied by the property owner of the Bed & Breakfast host as a primary residence, in which are offered overnight accommodation and a breakfast meal, for rent to travelling guests who are temporarily visiting the Red Deer area, in compliance with the regulations contained in the Land Use Bylaw."

"Home music instructor/instruction" means the instruction of students in musical instruments, voice and musical theory for formal educational purposes from a dwelling unit subject to regulations of the Land Use Bylaw."

- 2 By adding the following new section 6.1 to Schedule "A":

"6.1	Resident	Non-Resident
Bed & Breakfast	\$165.00	N/A"

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2001.

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MAYOR

---

CITY CLERK



Item No. 9

**BYLAW NO. 3207/A-2001**

Being a Bylaw to adopt a revised City of Red Deer East Hill Major Area Structure Plan.

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

- 1 That the East Hill Major Area Structure Plan, as attached and forming part of this Bylaw, be adopted.
- 2 That East Hill Major Area Structure Plan, dated April 20, 1998 and adopted as Bylaw 3207/98 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of, A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

CITY OF RED DEER

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EAST HILL

MAJOR AREA STRUCTURE PLAN

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Prepared by

Parkland Community Planning Services  
and  
PricewaterhouseCoopers LLP

April 2001

## ***EAST HILL MAJOR AREA STRUCTURE PLAN***

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## **CITY OF RED DEER EAST HILL MAJOR AREA STRUCTURE PLAN**

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### **1.0 INTRODUCTION**

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#### **1.1 PURPOSE OF PLAN**

The purpose of the East Hill Major Area Structure Plan is to provide a framework for orderly and economical growth of the City's southeast residential neighbourhoods in order to create safe and healthy living environments. The following planning principles have been used to guide the preparation of this Plan:

- To provide a land use framework for the preparation of the more detailed Neighbourhood Area Structure Plans that form the basis for future zoning, subdivision and development decisions at the neighbourhood level.
- To provide for sustainable development by managing growth and resources in a manner which allows fiscal, social and environmental activities to take place in a manner capable of being sustained into the future.
- To guide City expansion in an orderly manner that reflects high standards in terms of quality of life.
- To preserve unique natural features which are environmentally sustainable and developmentally feasible.
- To reflect realities of strong urban growth and development in the East Hill Plan area, increased population and pressures from the development industry to provide additional commercial floor space, and to position future commercial sites that serve the community and are economically viable.
- Implementation of the City's Municipal Development Plan and the City/County Intermunicipal Development Plan.

#### **1.2 ENABLING LEGISLATION**

The East Hill Major Area Structure Plan has been adopted by the City of Red Deer as a Statutory Plan in accordance with Section 633 of the Municipal Government Act. This section describes an

Area Structure Plan as providing a framework for subsequent subdivision and development of an area of land.

### **1.3 PLAN BOUNDARIES**

The Plan area is shown on Map 1 and contains approximately 30 quarter sections or 1,942 ha (4800 acres) of land. Approximately 12 quarter sections of land within the Plan area are completed City residential neighbourhoods.

The Plan area contains 6.5 quarter sections of land that lie within Red Deer County. These lands are beyond the statutory requirements of this Area Structure Plan but have been included for illustrative purposes to depict the City's proposed future development concepts in these areas based on consultation with Red Deer County. This Plan is based on the concepts shown in the City's Municipal Development Plan and the City/County Intermunicipal Development Plan.

### **1.4 BACKGROUND**

This Plan has its origin in the original East Hill Concept Plan prepared in 1977-1978 containing 17 quarter sections of land with an area of 1,100 hectares (2,720 acres). At that time only four of these quarter sections were located inside the City and the remaining 13 quarters were located in Red Deer County.

The original East Hill Concept Plan has subsequently been amended by City Council in 1985, 1989, converted to an Area Structure Plan in 1993 and again updated in early 1998. During this time the plan responded to changes in Provincial legislation; City boundary expansions that added undeveloped lands to the plan; updated land use, servicing and traffic information; and the need to identify environmentally significant natural areas and school and commercial locations.

In late 1999 the City of Red Deer received two separate requests to amend the East Hill Major Area Structure Plan with regard to the creation of additional C2 District Commercial Shopping Centre sites in the City's southeast sector. Although the proposed amendments were supported by individual market feasibility studies indicating a demand in southeast Red Deer for additional

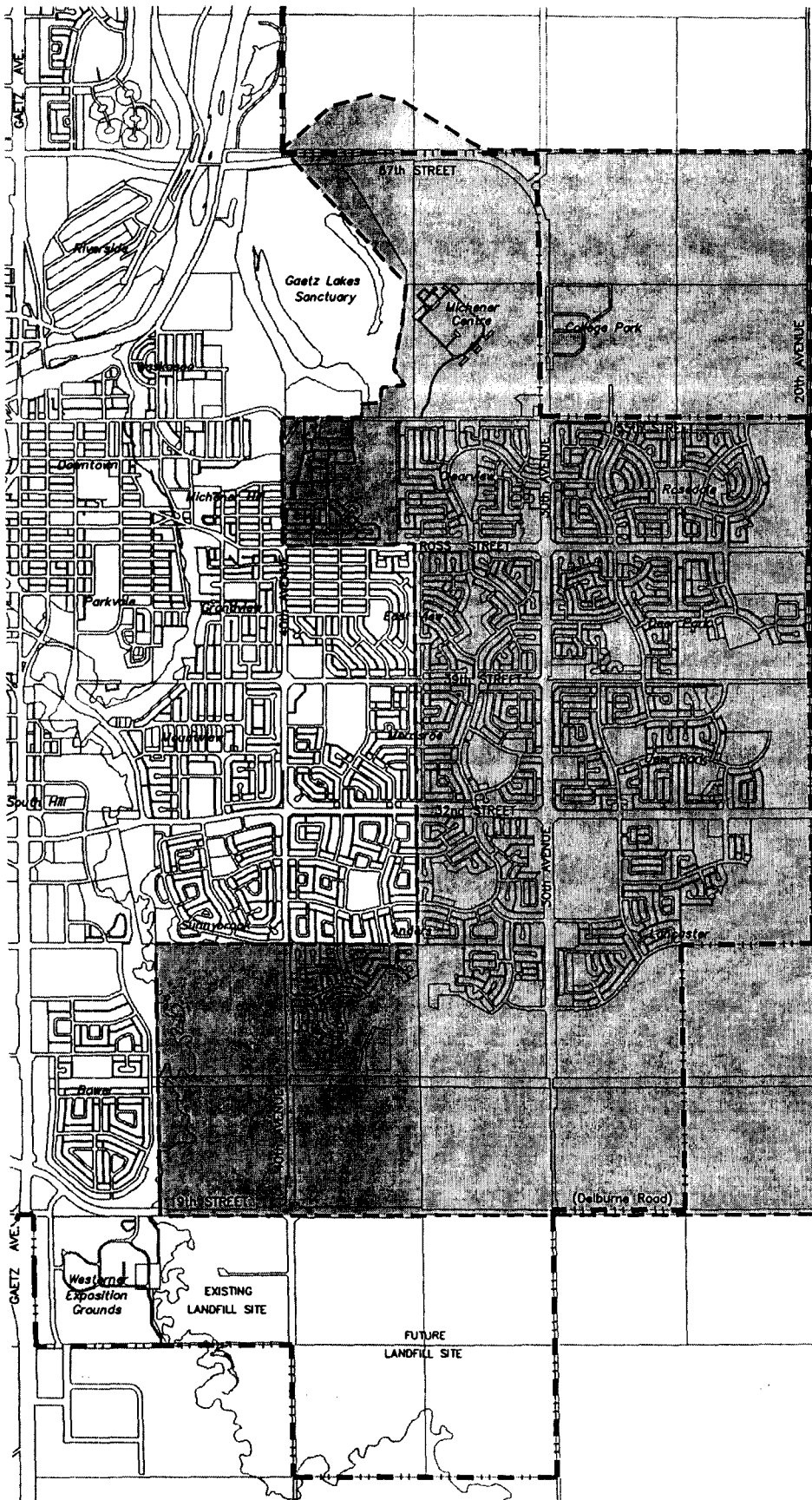
# City of Red Deer

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Map 1

## East Hill Major Area Structure Plan

## Area Location



Plan Area



City Boundary

0 250 500 1000m



April 2001



PARKLAND COMMUNITY PLANNING SERVICES

district level commercial shopping facilities, both were denied by City Council. The Council decisions were made on the basis that the proposed commercial sites would compromise sound long term planning principles as established in the 1998 East Hill Major Area Structure Plan with regard to commercial site location criteria and community opposition to ad-hoc changes to this long range planning document. In light of strong residential growth in the City's southeast neighbourhoods that indicated a strong demand in this area for additional major grocery store and supplementary commercial floor space, a review of the 1998 East Hill Major Area Structure Plan was requested by City Council and senior City Administration staff.

Determining future commercial sites is critical to present planning efforts both from a public and private sector perspective. This Plan examines the size, number, location and timing of potential new C2 district and/or regional commercial sites in the City's developing East Hill residential neighbourhoods based on the following:

- utilization the City's February 2000 Growth Study as a starting point for retail sector trends and future population thresholds,
- examination of market studies submitted to the City in support of proposed additional commercial shopping sites, and
- sound planning principles that will optimally serve the community, and ensure the feasibility of existing and new commercial sites.

The locations of C3 neighbourhood convenience commercial sites are also examined.

## **1.5 PLANNING FRAMEWORK**

The East Hill Major Area Structure Plan is one of a series of inter-related planning documents adopted by the City of Red Deer. The following City planning documents were referenced in the preparation of the East Hill Major Area Structure Plan ensuring that all plans are consistent with each other.

### **1.5.1 City of Red Deer Strategic Plan**

The City's Strategic Plan provides purpose and guiding principles that focus on City direction in the areas of Community Development, Economic Development, Organization Development and Financial Development. The Strategic Plan specifically addresses community and land use planning. Regularly updated at three year intervals, the Strategic Plan is a current and relevant guideline for the sustained operation and growth of the City of Red Deer.

### **1.5.2 Intermunicipal Development Plan**

The Intermunicipal Development Plan exists to further land use planning cooperation between the City of Red Deer and Red Deer County. It is consistent with the provisions of the Municipal Government Act and the individual Municipal Development Plans of the City and County. This plan exhibits a cooperative approach to land use planning matters in and around the City to provide for the future expansion of the City and to allow compatible development in the County without impeding the orderly expansion plans of the City.

### **1.5.3 Municipal Development Plan**

The City of Red Deer Municipal Development Plan contains broad policies for guiding growth and change in the City. It focuses on the type, quality and direction of land use and development, and related issues. The Plan is vital to ensuring that the high quality of life valued by City residents is maintained as new growth occurs. As directed within the Municipal Government Act, the Municipal Development Plan addresses future land use, the process and order of future development, and the provision of services and facilities to accompany this growth.

### **1.5.4 Area Structure Plans**

The City of Red Deer uses two different forms of Area Structure Plans, the Major Area Structure Plan and the Neighbourhood Area Structure Plan. Major Area Structure Plans such as this document illustrate long term transportation and land use development strategies for large areas/multiple quarter sections of land. A Neighbourhood Area Structure Plan generally



encompasses approximately one quarter section (65 ha) of land and provides a significantly greater level of development detail. This would include housing types, location of all roads and lanes, location of public facilities such as parks, trails, schools, churches and social care sites, population density, sequence of development and servicing details. Neighbourhood Area Structure Plans form the basis for future zoning, subdivision and development decisions at the community or neighbourhood level.

#### **1.5.5 Land Use Bylaw**

The City of Red Deer Land Use Bylaw is designed to regulate and control the use and development of lands and buildings within the City to achieve orderly, economical and beneficial development for the overall greater public interest. The Land Use Bylaw divides the City into land use districts that prescribe both permitted and discretionary uses of land and buildings. The Land Use Bylaw implements the policies and objectives outlined in the Municipal Development Plan, Area Structure Plans and Area Redevelopment Plans.

### **1.6 THE PLANNING PROCESS**

The preparation of this East Hill Major Area Structure Plan was directed by a Steering Committee that consisted of a City Councillor, the City's Director of Community Services, the City's Engineering Services Manager and a planner from Parkland Community Planning Services.

The firm of PricewaterhouseCoopers LLP, as an extension of the commercial research and information that they already provided in the City's 2000 Growth Study, were engaged as a sub-consultant to write the commercial component of this Plan. Their analysis includes an assessment of retail market forces, review of current and planned inventory of commercial land, anticipated east hill population growth, and a determination of the number, size, timing and location of viable future major commercial shopping sites within the Plan area.

Early in the planning process, area stakeholders including Red Deer County, the development industry, commercial realtors, land developers, area community associations, and existing east hill mall owners/tenants were consulted for identification of issues and given opportunity to

provide their preferences regarding the Plan. A combination open house/ public meeting was held December 5<sup>th</sup>, 2000 to allow public review of the draft Plan and to provide Plan direction.

The Steering Committee reviewed all draft Plans and considered the comments of area stakeholders, the public and the various agencies that responded to the draft Plan. Where appropriate, revisions were made to the Plan.

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## **2.0 SITE CHARACTERISTICS**

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### **2.1 NATURAL FEATURES**

The topography of the East Hill Plan area consists of generally flat land, rising gradually towards the Balmoral district to the east. Most of the land in the plan area has been used primarily for agricultural purposes with little vegetation and trees left. Map 2 is a reproduction of the City's Ecospace Management Plan that identifies wetlands, treed areas, vegetation growth and other natural areas. This Major Area Structure Plan, along with the ecological profile for each undeveloped quarter section, need to be given consideration during the more detailed design process related to the preparation of Neighbourhood Area Structure Plans.

### **2.2 MANMADE FEATURES**

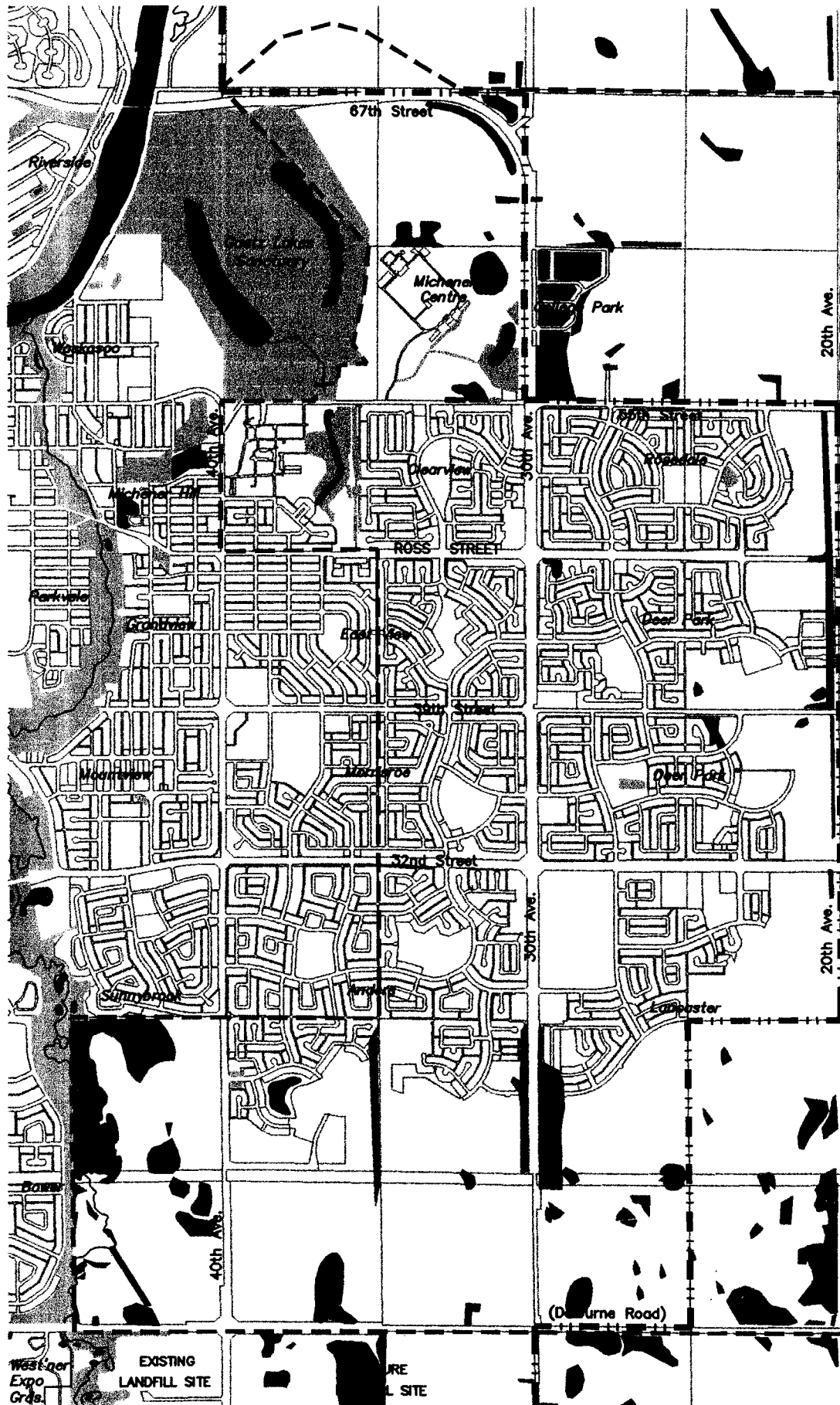
Map 3 identifies the northeast area of the Plan as having been subject to gravel and oil and gas extraction in the past with most of the oil wells currently abandoned. The City's existing landfill site is located immediately south of 19<sup>th</sup> Street (Delburne Road) adjacent to the southwest corner of this Plan. Due to the proximity of this landfill site, lands located directly to the north across 19<sup>th</sup> Street (Delburne Road) will be subjected to certain development setbacks and/or limitations pursuant to provincial legislation applicable to future residential development and public type land uses such as schools. A 450 metre development setback is required from any active landfill site while a 300 metre development setback would be applicable to an inactive or closed landfill site. See Map 4 for a general indication of those lands affected by the existing landfill site.

# City of Red Deer

## East Hill Major Area Structure Plan

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## Map 2 Ecospace Management Plan



- Plan Area
- City Boundary
- Water Courses and Lakes
- Wetlands and Seasonal Streams
- Natural Parkland Areas
  - Existing Neighbourhoods and District Parks
  - Waskasoo Park
- Semi-Public Natural Areas
- Private or Undeveloped Natural Areas

0m 250 500 1000m



April 2001

 PARKLAND COMMUNITY PLANNING SERVICES

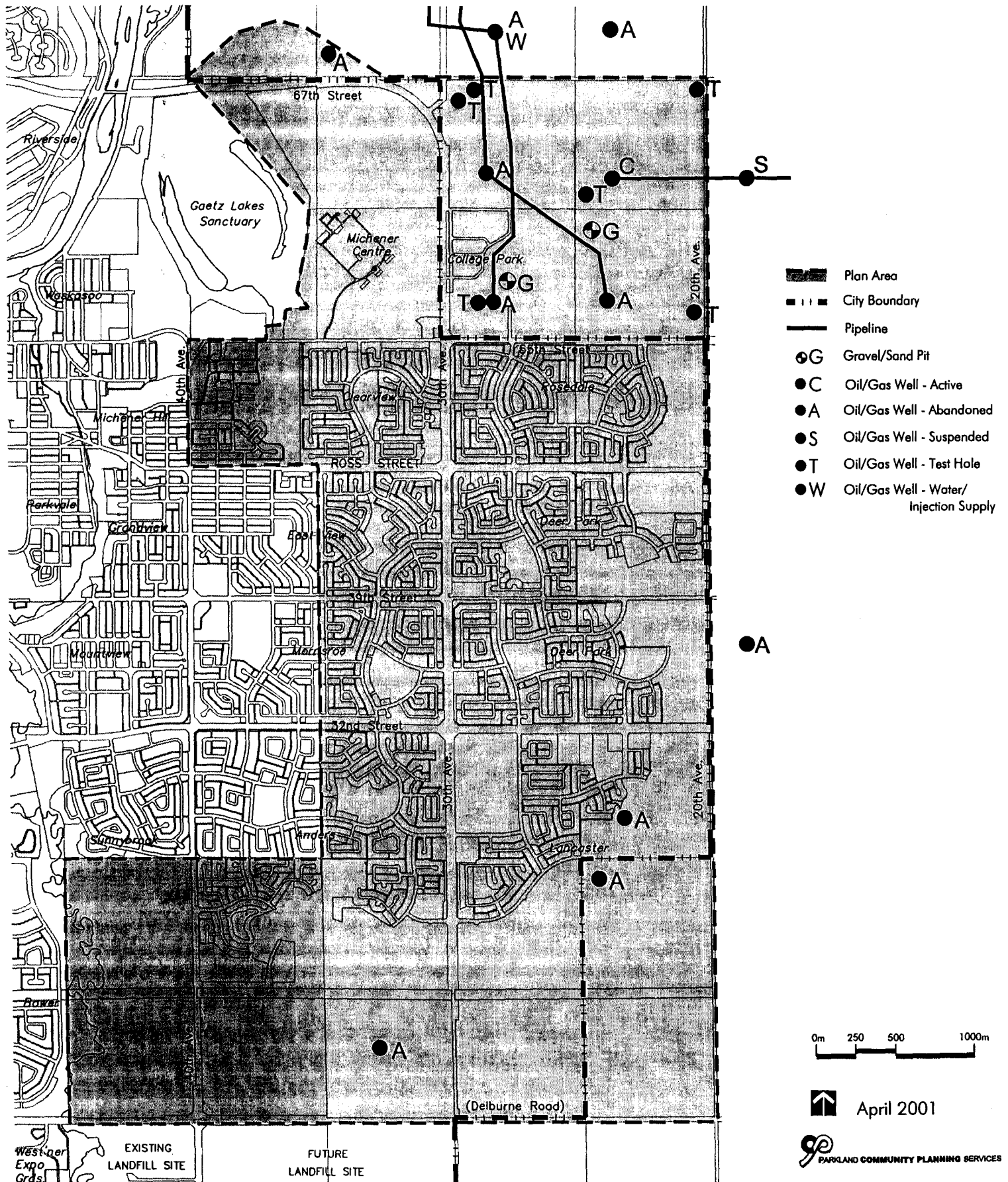
# City of Red Deer

## East Hill Major Area Structure Plan

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Map 3

## Natural Resource Extraction



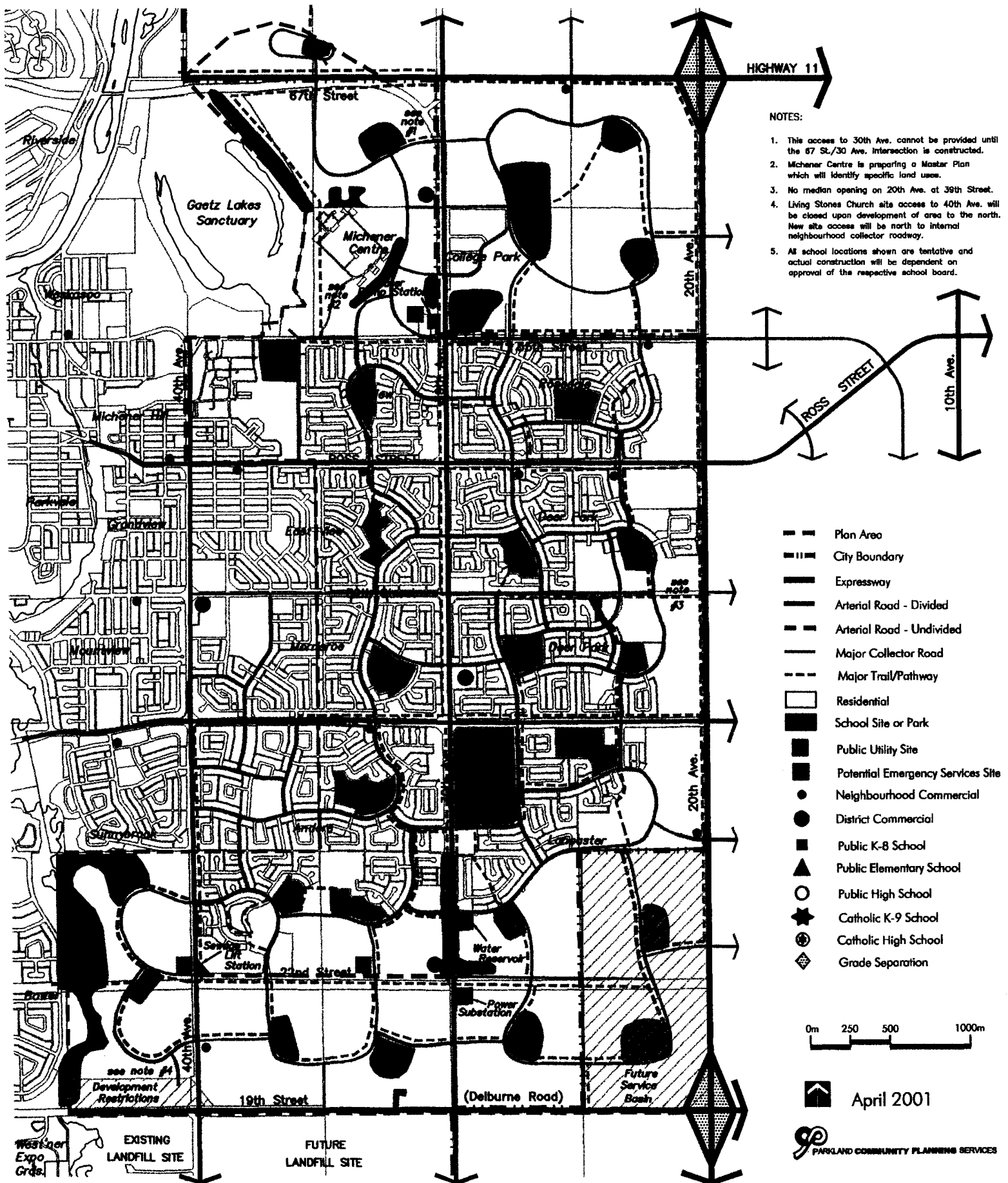
# City of Red Deer

## East Hill Major Area Structure Plan

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Map 4

## Development Concept Plan



The existing landfill site, even after closure in 2002, will continue to impact the development potential of those lands lying immediately to the north, across 19<sup>th</sup> Street (Delburne Road). A buffer area may be required in this area. Only through an agreement from Alberta Environmental Protection could the development setbacks be relaxed. The City's future landfill site (east of current landfill site) incorporates the required setbacks within its own site boundaries thereby eliminating the need to take any mitigative measures on lands north of 19<sup>th</sup> Street (Delburne Road) at this location.

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### **3.0 DEVELOPMENT CONCEPT**

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The development concepts illustrated on Map 4 have been prepared in response to current and anticipated residential and commercial market trends, population growth, and development and planning objectives and principles as contained in the City's Municipal Development Plan and Growth Study.

#### **3.1 RESIDENTIAL**

All residential development must be preceded by, and be in accordance with, an approved Neighbourhood Area Structure Plan based on the requirements of this Plan and the City's Planning and Subdivision Guidelines. These guidelines dictate that most new residential neighbourhoods will be designed on a quarter by quarter section basis. Each neighbourhood in addition to primarily residential uses, will be required to provide public facilities such as church and social care sites, and park and recreation areas that may require combination with school facilities. Most quarter sections abut an arterial roadway on one side and contain an internal major collector road system that will link with existing collector roadways in adjoining neighbourhoods. The majority of residential development will be located on local roads, and to a lesser degree on collector roadways. No direct access is permitted to individual residential parcels from arterial roadways. Residential development should be diversified providing a variety of housing types and densities. The overall density cannot exceed 45 persons per gross hectare of land as stated in the City's Planning and Subdivision Guidelines, or as amended.

## 3.2 COMMERCIAL

In the City's east hill areas, all retail/service developments are located along Ross Street or between Ross Street and 32<sup>nd</sup> Street. The following provides a description of existing C2 and C3 commercial sites in the east hill area and vicinity. Locational criteria that should be considered to determine appropriate future C2 district commercial sites are provided, along with the identification of all future C2 and C3 commercial sites within the East Hill Major Area Structure Plan area. An analysis of the need for future regional scale shopping facilities in the east hill area is also provided.

### 3.2.1 Existing C2 District Commercial Sites

The C2 district commercial designation in the City's Land Use Bylaw provides for a retail/service facility on a site that is between 1.0 and 3.0 hectares in size. In general, C2 district commercial sites are the location of a "neighbourhood shopping centre" that typically comprises a maximum of approximately 107,000 square feet of leasable space. These centres are usually anchored by a supermarket or specialized grocery store. Neighbourhood centres are usually open-air plazas developed in an "I", "L" or "U" shape, that typically serve the daily to weekly needs of persons residing in adjacent and nearby residential neighbourhoods.

The size of the anchor tenant may account for 30% to 50% or more of the total centre. Some supermarkets now include a variety of internal departments (e.g., flowers, cards, video rental, dry cleaning, travel agency, restaurant, photo-finishing, tobacco, and pharmacy) in-lieu of separate ancillary stores in the centre, and as such, will account for a larger proportion of the total space in the centre.

Within the Plan area there is one developed C2 district commercial site, the Deer Park Centre Mall located on the southeast corner of the 30<sup>th</sup> Avenue/Dunlop Street intersection. Located a short distance west and just outside of this Plan area is another C2 district commercial site, the Eastview Shopping Centre at the southeast corner of 40th Avenue and 39th Street. These two centres serve some of the daily to weekly shopping needs of residents in the general east hill area. The anchor supermarkets at these centres are the Co-op (approximately 26,000 square

feet) and IGA (approximately 14,500 square feet). These stores, notably the IGA, could be considered smaller than the size of most new supermarkets that are developed today.

The previous East Hill Major Area Structure Plan identified a second C2 district commercial site located west of 30<sup>th</sup> Avenue and south of 67<sup>th</sup> Street, lying to the west of the College Park residential subdivision. This site has not been developed.

In addition to the retail/service facilities located in and near the east hill area, there are other supermarkets, stores and services located in the City's downtown commercial core areas. Stores in this area will draw some of their support from residents of the east hill area due to their proximity. Downtown supermarkets include the Real Canadian Superstore, Port O'Call Safeway and the Plaza Centre Co-op (a former downtown IGA store has recently closed).

Other supermarkets are located north of the Red Deer River and a Costco warehouse membership club, located in "Gasoline Alley" south of the City, provides a similar selection of products sold in supermarkets, though typically in larger quantities.

### **3.2.2 Locational Factors for Future C2 District Commercial Sites**

To determine the most appropriate locations for future C2 district commercial sites in the east hill area, it is necessary to apply the following quantitative and qualitative locational factors:

#### **a) Expansion Potential for Existing Facilities**

Prior to designating additional locations for new C2 district commercial developments, it is important to analyse the expansion potential of existing commercial centres. In this regard, it does not appear that either of the developed east hill area C2 district commercial sites (i.e. Deer Park Centre Mall and Eastview Shopping Centre) could be expanded to accommodate additional or enlarged stores/services.

#### **b) Proximity to Other Retail/Service Facilities**

One issue that is often considered when selecting the possible location of future retail/service



facilities is proximity to existing retail/service facilities. Specifically, the previous East Hill Major Area Structure Plan indicated that new C2 district commercial sites should be located approximately 2.0 kilometres distant from existing C2 district commercial sites.

It is desirable to allow for some distance separation of C2 district commercial centres by spreading them apart. This reduces overlap of market areas of the centres and would reduce the distance that most consumers must walk or drive to access the district commercial centre located closet to their home. However, separation is only one of a number of factors that must be considered and balanced as part of a site selection exercise. The actual size of the market area serviced by a C2 district commercial centre will vary, depending on factors such as total floor area, number, and quality of stores, ease of access and parking.

In this regard, it should be noted that the three supermarkets located in downtown Red Deer, although serving a broader and more regional market, are all within 1.0 kilometre of each other. The Safeway in Parkland Mall and the Save-on-Foods along 67<sup>th</sup> Street are also proximate to each another.

c) Proximity to Schools

The previous East Hill Major Area Structure Plan stated "no commercial sites are to be located adjacent to, or within easy walking distance of, planned school sites." In this regard, it is appropriate to recognize that new C2 district commercial sites adjacent to existing and planned schools are not preferred, though sites must be evaluated with respect to all desired location criteria.

d) Proximity to Other Community Facilities

To provide the potential for multi-purpose vehicle trips, it may be desirable to locate C2 district commercial facilities on a site that has some proximity to other community facilities, such as ice arenas, libraries, pools, outdoor sportfields, play courts, recreation centres, as well as employment centres. Specifically, in the Plan area, the new Collicutt Centre is proposed to include a variety of recreation and community facilities. It is located on the east side of 30<sup>th</sup> Avenue, south of 32<sup>nd</sup> Street.

e) Residential Adjacency

The development of commercial sites adjacent to residential development may present the potential for actual or perceived negative externalities. Specifically, issues such as noise, odour, customer traffic, truck/delivery traffic, possible impact on property values, and safety may be raised by adjacent residents.

Many of these issues can be effectively mitigated through due consideration to site layout, design and architecture, including fencing, landscaping, screening and signage. Furthermore, consideration should be given to the issues of efficient and safe access for vehicles and pedestrians, as well as sidewalk or pathway links to adjacent neighbourhoods.

By designating potential C2 district commercial sites in areas prior to new residential development, existing and potential new residents will be informed of possible commercial adjacencies prior to the purchase of new or resale homes.

f) Vehicle / Pedestrian Access and Visibility

To provide for maximum visibility to passing vehicular traffic, as well as vehicle access on two sides of the site, the ideal C2 district commercial site would best be located at the corner of a major roadway intersection, adjacent to high traffic volumes. This also provides the opportunity for more efficient on-site vehicle movement and pedestrian access.

Furthermore, a corner location also reduces the potential for conflicting land uses (e.g. residential) adjacent to the site, as two sides of the site are bounded by roadways that can serve as a buffer between residential development and the C2 district commercial site.

To facilitate access, visibility, vehicle turn in/out, it is preferable to locate C2 district commercial sites at the intersection of a divided and undivided arterial. C2 locations at an intersection of an arterial and a major collector roadway are not preferred, due to the potential for "cut-through" traffic and congestion on these and adjoining local roads.

g) Market Support

The City of Red Deer Growth Study, completed in April 2000, indicates that additional district and neighbourhood convenience sites (i.e. C2 and C3) would be required in the future as the City population continues to grow. Specifically, it indicates that one or two additional C2 district commercial centres (i.e. supermarket anchored) would be warranted in Red Deer, based on a City-wide "threshold population" level of 75,000 persons. However, it is important to note that:

- threshold populations were pre-determined as an input to the Growth Study, to provide near-term, mid-term and longer-term planning and forecasting targets,
- threshold population levels should not be considered as minimum populations that must be achieved prior to the addition of new C2 district commercial developments, and
- the development of new C2 district commercial sites or supermarkets must recognize more locally based market conditions, including population, existing supply and demand, rather than more generic City-wide population levels.

Notwithstanding the above comments, the results of the Growth Study suggest that, in the developing southeast residential areas of Red Deer within the current City boundary, one C2 district commercial shopping centre is required in the near-term, and a second C2 district commercial site would be required in the long-term. Specific locations for these facilities were not determined as part of the mandate of the Growth Study.

The population residing in the East Hill Plan area is estimated to have been 16,685 persons in 1999, and 17,830 persons in 2000. This east hill population represents approximately 27% of the entire population in Red Deer while the increased east hill population itself represents 65% of the City's population growth over the past year. It should also be noted that, at the time the market analysis was undertaken for the Growth Study, the downtown IGA supermarket was in operation. Subsequently, this supermarket has closed, which creates some additional potential for new supermarket space in the market.

A Commercial Market Assessment was prepared in support of an application by Kosowan Developments Ltd for a proposed C2 district commercial development in the East Hill Plan area. This study indicates that:

- a C2 district commercial development of between 59,900 and 69,800 square feet, including a supermarket of between 26,100 and 29,000 square feet, is warranted in the market by the year 2002, and
- this development could grow to between 87,700 and 102,200 square feet by the year 2006, including a supermarket of between 38,900 and 43,200 square feet.

An East Hill Commercial Site Market Analysis was prepared in support of an application by 625519 Alberta Limited, to provide an analysis of the viability and impact of an additional C2 district commercial development within the East Hill Plan area. This study concluded that:

- the current demand exceeds the catchment area and entire east hill supply and new population growth will result in demand levels capable of supporting an additional east hill commercial site, and
- based on the 2005 population projection, the total demand for **new** commercial square footage will be 131,000 square feet, including 45,600 square feet of grocery/drug store.

A survey of east hill area residents was undertaken by MarkTrend Research on behalf of Overwaitea Foods to determine residents' interest and support for a new neighbourhood retail centre. This study indicated that:

- shoppers to a new supermarket would not come from any one (*existing*) supermarket in particular, rather, about a fifth or less of regular customers would come from each of about four other supermarkets in the general area, and
- potential regular shoppers to a new supermarket indicated that their current primary supermarket was as follows:

22% at the Real Canadian Superstore downtown;

20% at the Deer Park Co-op;  
 17% at the downtown Port O'Call Safeway;  
 14% at the Eastview IGA;  
 8% at Save-On Foods (67<sup>th</sup> and 52<sup>nd</sup>);  
 6% at the Parkland Mall Safeway; and  
 3% at the downtown IGA store which has since closed.

The impact of a new supermarket in the east hill area would be spread out across a variety of existing City supermarkets located not only in the east hill area, but also those located in the downtown, north of the river and south of the City in "Gasoline Alley".

Thus, it is apparent that a new C2 district commercial development is warranted within the East Hill Plan area in the short-term (i.e. within the next five years), and that the impact on existing supermarkets would be spread over a number of existing stores. In addition, a second C2 district commercial development would be appropriate in the long-term. As such, the designation of appropriate sites for these developments would be a beneficial component to planning for future growth in the City and the east hill area.

### **3.2.3 C2 District Commercial Site Analysis and Conclusion**

To determine the location of any future C2 district commercial sites in the east hill area, it is necessary to give thought and assessment to all of the locational considerations previously described, the availability and suitability of potential development sites in the plan area and consideration of the following factors:

- there does not appear to be any potential for C2 district commercial sites as in-fill projects in developed areas of the east hill,
- the City of Red Deer rejected two prior applications for the redesignation of land in the East Hill Plan area to permit C2 district commercial development, in part due to objections raised by adjacent and nearby residents, and proximity to schools,

- the proposed roadway enhancements of 20<sup>th</sup> Avenue and 19<sup>th</sup> Street (Delburne Road) into expressways, limit the potential of C2 district commercial sites along these roads due to access limitations,
- the power line right-of-way along the south side of 22<sup>nd</sup> Street creates access and development limitations to those lands located south of the right-of-way,
- most population growth will occur on lands located between 20<sup>th</sup> and 40<sup>th</sup> Avenues with limited growth and population increase west of 40<sup>th</sup> Avenue due to the Piper Creek natural area, and
- the Growth Study indicates that no population growth east of 20<sup>th</sup> Avenue or south of 19<sup>th</sup> Street (Delburne Road) is expected through the long-term planning horizon, thereby limiting the viability of sites in these locations.

Therefore, based on the above planning criteria, the following two sites within the East Hill Major Area Structure Plan are identified as being the most appropriate locations for future C2 district commercial development:

1. The northwest corner of the 22<sup>nd</sup> Street and 30<sup>th</sup> Avenue intersection, and
2. The west side of 30<sup>th</sup> Avenue, south of 67<sup>th</sup> Street being the same C2 district commercial site designated in the previous East Hill Major Area Structure Plan.

The timing and location of residential growth in the east hill area suggests that the near-term C2 district commercial site (within 5 years) would be the one at the northwest corner of 22<sup>nd</sup> Street and 30<sup>th</sup> Avenue. Development of this site must recognize, and have regard to, the preservation of the existing tree line along the west side of 30<sup>th</sup> Avenue. No direct vehicle access between the commercial site and the adjoining Anders Aspen Ridge residential neighbourhood will be permitted. Vehicular access to this site will only be from 22<sup>nd</sup> Street and 30<sup>th</sup> Avenue. A direct pedestrian link from the commercial site to the Aspen Ridge neighbourhood must be provided.

The commercial site proposed along the west side of 30<sup>th</sup> Avenue south of 67<sup>th</sup> Street would be the C2 district commercial site appropriate for the long-term planning horizon.

Both C2 district commercial sites must integrate the adjoining major trail/path network into their site development plans in order to facilitate and accommodate pedestrian users. The locations of the two C2 district commercial sites are illustrated on Maps 4 & 5.

### **3.2.4 C3 Neighbourhood Convenience Commercial Sites**

The C3 neighbourhood commercial designation in the City of Red Deer Land Use Bylaw provides for a retail/service facility on a site with a maximum site size of 2,500 square metres (0.6 acres). The purpose of C3 neighbourhood convenience commercial sites is to permit the development of land uses that provide for the day-to-day local convenience needs of the adjacent residential neighbourhood located within an approximate one kilometre service area. These sites typically provide for a small strip plaza, containing between approximately one and five stores to serve adjacent residents. The tenants in a C3 commercial development may include a gasoline service facility, along with a jug-milk or "convenience" store, and services such as hair salon, dry cleaner, or neighbourhood scale coffee/restaurant facility.

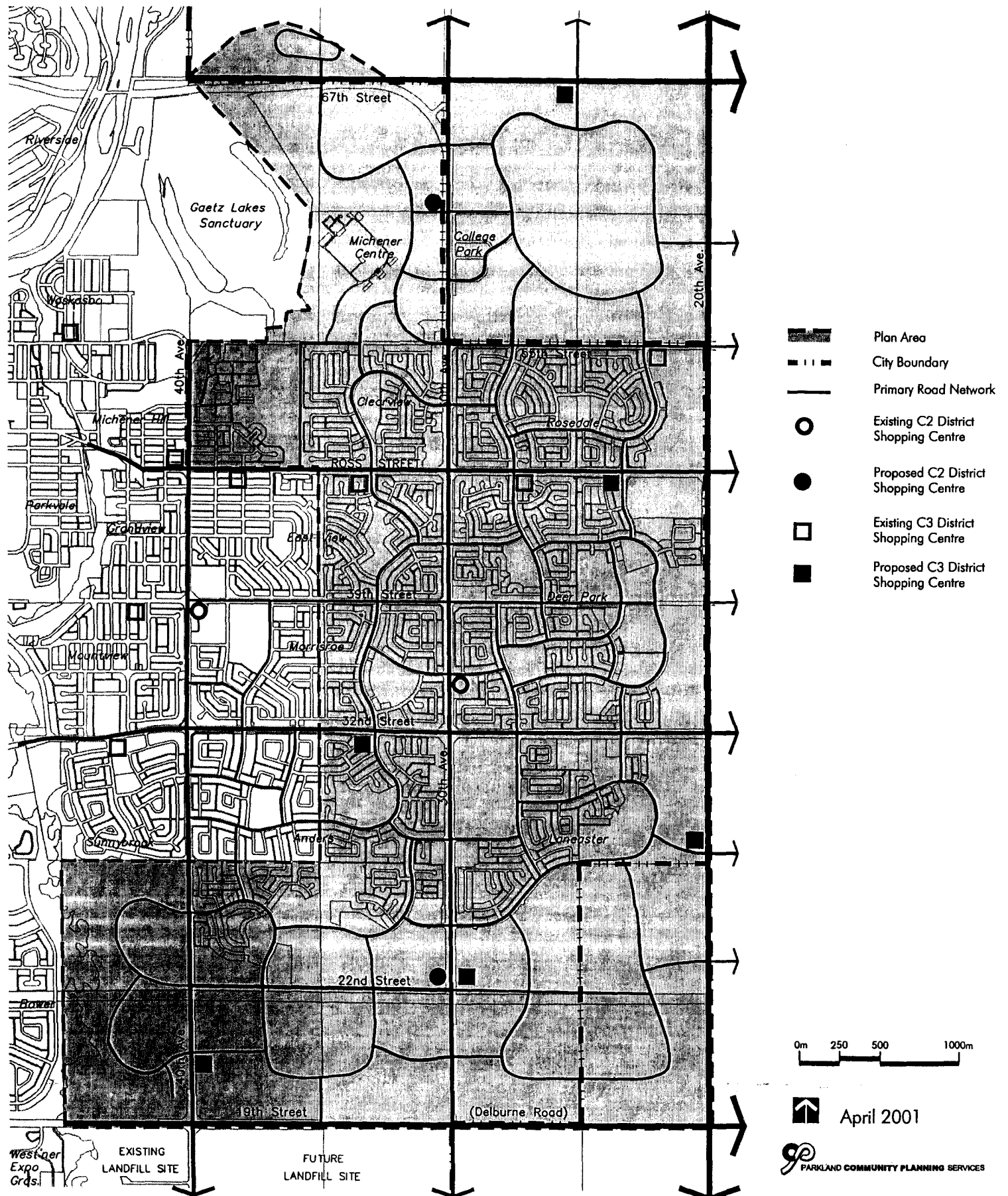
In the East Hill area, neighbourhood convenience facilities are focussed along Ross Street and include:

- three stores and gas bar/snack shop at Ross Street and 41<sup>st</sup> Avenue,
- gas bar/snack shop at Ross Street and 40<sup>th</sup> Avenue,
- three stores/services at Ross Street and 38<sup>th</sup> Avenue,
- gas bar, convenience store, dry cleaner, hair salon, and pizza outlet at Ross Street and Erickson Drive, and
- gas bar, convenience store, coffee shop/deli, hair salon, drug store, and medical and dental offices at Ross Street and Davison Drive.

These existing neighbourhood convenience commercial sites plus the additional undeveloped C3 neighbourhood commercial sites, all as shown on Maps 4 and 5, will fulfil the local convenience shopping needs of east hill area residents. The results of the Growth Study and anticipated population growth in the East Hill Plan area suggest that the proposed five undeveloped C3

## East Hill Major Area Structure Plan

## Commercial Centres





neighbourhood convenience sites will all be warranted in the future. C3 commercial sites are normally positioned at the corner of arterial and major collector roadway intersections.

### **3.2.5 Regional Shopping Facilities**

A regional shopping centre may be defined as a shopping centre of approximately 350,000 to 800,000 square feet or more that serves sections of, or entire urban areas, as well as surrounding rural communities. Anchors would typically include department stores, along with a concentration of apparel and other specialty stores. In Red Deer, the Bower Place Mall and Parkland Mall are considered regional shopping centres.

A "power centre" may be defined as an open-air centre, dominated by a group of large anchor big box stores, warehouse clubs, discount department stores and other retailers that tend to offer a very deep selection in a particular merchandise category, such as books, toys, shoes, office suppliers or sporting goods. The big box anchor stores tend to comprise approximately 75% of the entire centre, which may contain between 200,000 and 600,000 square feet or more of space. These types of developments tend to serve a regional market area.

The 2000 Growth Study suggests that additional regional shopping centre development in Red Deer would not likely be warranted in the short-term. Rather, some additional development at either the Bower Place Mall or Parkland Mall may be warranted in the mid-term to longer-term planning horizon. It should be noted that no new regional shopping centres have been developed in Canada over the past ten years.

In terms of Power Centre or additional strip retail development, the 2000 Growth Study indicates that the majority of this type of development will likely be located along Gaetz Avenue, at the south end of Red Deer (Qualico site) and near Costco in the "gasoline alley" area. Also, additional infill development or redevelopment along this main retail corridor is likely in the mid-to-long-term planning horizon.

Given these factors, as well as the likely preference for future regional scale retail to prefer a more centralized location with site access and/or visibility proximate to Highway 2, it is not

anticipated that commercial space with a regional draw would be required in the City's east hill areas.

### **3.3 TRANSPORTATION NETWORK**

Land use is an important determinant of demand for travel. The type and location of land use and intensity of activity can increase or reduce travel demand. The East Hill area is a predominantly residential land use area with some limited commercial at pre-designated locations. In order to accommodate this traffic, a pre-planned hierarchy of roads will effectively manage transportation activity patterns. There are five classes of roadways in the East Hill Major Area Structure Plan area: locals, major collectors, undivided arterials, divided arterials and expressways.

#### **3.3.1 Local Roads**

The function of a local road is to supply direct frontage access to abutting land uses and provide the lowest level of traffic mobility in a community. The local road network within each new neighbourhood is to be evaluated and approved at the Neighbourhood Area Structure Plan stage.

#### **3.3.2 Major Collector Roads**

The major collector roads identified in this Plan are designed to distribute traffic between arterial and local roads, to provide direct frontage access to abutting land uses and serve as transit routes. Designing the major collectors in a circuitous pattern throughout each quarter section enables convenient access to the adjoining neighbourhood and provides the ability to funnel motorists onto the arterial roads. As much as the positioning of these roads is loosely defined, every effort should be made to maintain the integrity of the major collector road network as laid out on Map 4.

### 3.3.3 Divided Arterials

Divided arterials provide for the movement of large volumes of traffic, including truck and transit routes, by connecting major areas of traffic generation within the City. As efficient flow of traffic is the primary function of this classification of roadway, no direct vehicle access will be permitted to/from a divided arterial road. However, subject to the approval of the City's Engineering Services, a right in/ right out site access for major non-residential developments such as district commercial shopping centres, high schools or other major public facilities may be permitted. Intersections and junctions onto divided arterials need to be infrequent and properly designed therefore, access to divided arterials are provided at 400 m intervals to effectively channel traffic from the major collector network. Divided arterials within the plan area consist of 30<sup>th</sup> and 40<sup>th</sup> Avenues, 32<sup>nd</sup> Street and 50<sup>th</sup> (Ross) Street.

### 3.3.4 Undivided Arterials

The only designated undivided arterial within this Plan is 22<sup>nd</sup> Street between 30<sup>th</sup> and 40<sup>th</sup> Avenues. This hybrid classification of a conventional major collector road will be built within a 37.5m right of way that allows for the construction of a berm along the north side of 22<sup>nd</sup> Street. Minimum intersection spacing along 22<sup>nd</sup> Street will be 200m.

### 3.3.5 Expressways

The expressway classification of road reflects the highest level of roadway function containing a 60 m right of way and a recommended intersection spacing of 800m. Where expressway roads cross, a grade separated intersection will be required. This will be in the form of a diamond overpass structure that requires a 200m by 500m road right of way from the corner of each applicable quarter section. Expressway roads within the Plan area are 67<sup>th</sup> Street (Highway 11), Delburne Road (19<sup>th</sup> Street) and 20<sup>th</sup> Avenue. The eastward extension of 67<sup>th</sup> Street reflects the future alignment of Highway 11 that has been protected by a Provincial Ministerial Order. The Ross Street extension east of 20<sup>th</sup> Avenue and related intersections as illustrated on Map 4, are based on a suggested alignment transition shown in earlier City transportation studies.

All classes of roadways are to be designed and built according to the City of Red Deer Engineering and Design Guidelines.

### **3.4 PUBLIC FACILITIES**

City facilities are geared to serve the community of Red Deer as a whole in the form of arenas, large recreation centres and large scale parks. Although no City level facilities are planned within this Plan area, the Plan recognises the land uses, access issues and traffic generation resulting from the Westerner Exposition Park, a large public facility and the City's existing and future landfill sites all located adjacent to the southwest corner of this Plan.

#### **3.4.1 District Level Facilities**

As the name indicates, district facilities serve specific sections of the City, and are usually located at junior or senior high school locations. Typical services include libraries, swimming pools, arenas, and outdoor playing fields and courts. The Collicutt Centre, located between the two high schools near the intersection of 32<sup>nd</sup> Street and 30<sup>th</sup> Avenue, is the only designated district facility in the City's southeastern quadrant.

#### **3.4.2 Neighbourhood Level Facilities**

Local community park and recreation facilities are currently to be located on the large central park site found within each quarter section neighbourhood. The City's Recreation, Parks and Culture Department designs the neighbourhood park plan in conjunction with the preparation of the Neighbourhood Area Structure Plan for the area. As outlined within the Community Services Master Plan, each park site is to include play fields, various hard surface play areas, playgrounds, and a community shelter. Each park site will be landscaped for natural and aesthetic purposes. The approximate locations of the neighbourhood park sites are shown on Map 4.

As an alternative to the current use of central neighbourhood park systems, the concept of linear neighbourhood parks will be explored upon review of the Community Services Master Plan.

### 3.5 SCHOOLS

In those neighbourhoods for which a school has been designated, the school site is combined with the large central community park to form a joint use site. Generally speaking, all K-9 school sites are planned with collector road frontage, positioned centrally within the quarter section in which it is located and in close proximity to the major trail/pathway network. High schools are positioned at the edge of quarter sections next to arterial roads, have some collector road frontage and directly abut the City's trail/pathway network. The designation and location of school sites as shown on Map 4 are based on agreements between Red Deer Public School District No. 104, Red Deer Catholic Regional Division No. 39 and the City of Red Deer. All school locations shown are tentative with actual construction of any school being dependent upon approval of the respective school board. The K-9 Catholic school designation means a school building that could contain kindergarten (K) through grade 9, grades K-5 (elementary school) or grades 6-9 (middle school). A Catholic High School contains grades 10-12. The K-8 Public school designation means a school building that could contain kindergarten (K) through grade 8, grades K-5 (elementary school) or grades 6-8 (middle school). A Public High School contains grades 9-12.

In accordance with the City's Facilities and Open Space Action Plan, if a designated school site is not developed for school building purposes, the alternative use of the site would be for additional community open space and recreational uses.

### 3.6 MAJOR TRAIL/PATH SYSTEM

A comprehensive trail/path system, as shown on Map 4, has been designed within the East Hill Major Area Structure Plan area. The purpose of this non-motorized trail/path network is to link residential neighbourhoods with each other, with parks, recreation and school facilities and to also provide walking and bicycle linkage connections to the City's existing and expanding Waskasoo Park system, downtown commercial core areas and other places of employment. While many of the trails and pathways are located along major arterial and collector roads and utility easements, others have been incorporated within identified green spaces and

environmentally significant areas to enhance the recreational and visual aspects of the pedestrian environment.

As new neighbourhoods are developed, all planned trail/pathways are to be constructed according to City of Red Deer Engineering and Design Guidelines to ensure a fully integrated, consistent, and safe pedestrian environment.

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## **4.0 MUNICIPAL SERVICES**

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### **4.1 STORM WATER DRAINAGE**

Surface water runoff from the east hill area is drained through buried pipe systems and overland surface systems to the Red Deer River directly or via Piper and Waskasoo Creeks. The East Hill Major Area Structure Plan area has been divided into separate storm drainage basins, each with its own designed system of gathering surface water runoff as shown on Map 6. The City has adopted a policy of restricting direct storm water discharges into the creeks and river in order to limit potential damage associated with increased rates of runoff from urban developments. The restrictions are imposed through the use of a storm water collection system that incorporates water retention and detention facilities for the area.

A number of "dry-ponds" are designated for the east hill area, which are usually designed so that they may also serve as neighbourhood play fields and recreation/open space areas. The City will give consideration to alternative methods of storm water management, including the creation of permanent man-made storm water ponds and the incorporation of natural marshes and wetlands into the overall storm water system.

### **4.2 SANITARY SEWER**

The sanitary sewer system is divided into drainage basins as shown on Map 7. This collection system is designed to use a combination of sewage lift stations and gravity trunk mains to direct

# East Hill Major Area Structure Plan

## Map 6

## Storm Drainage



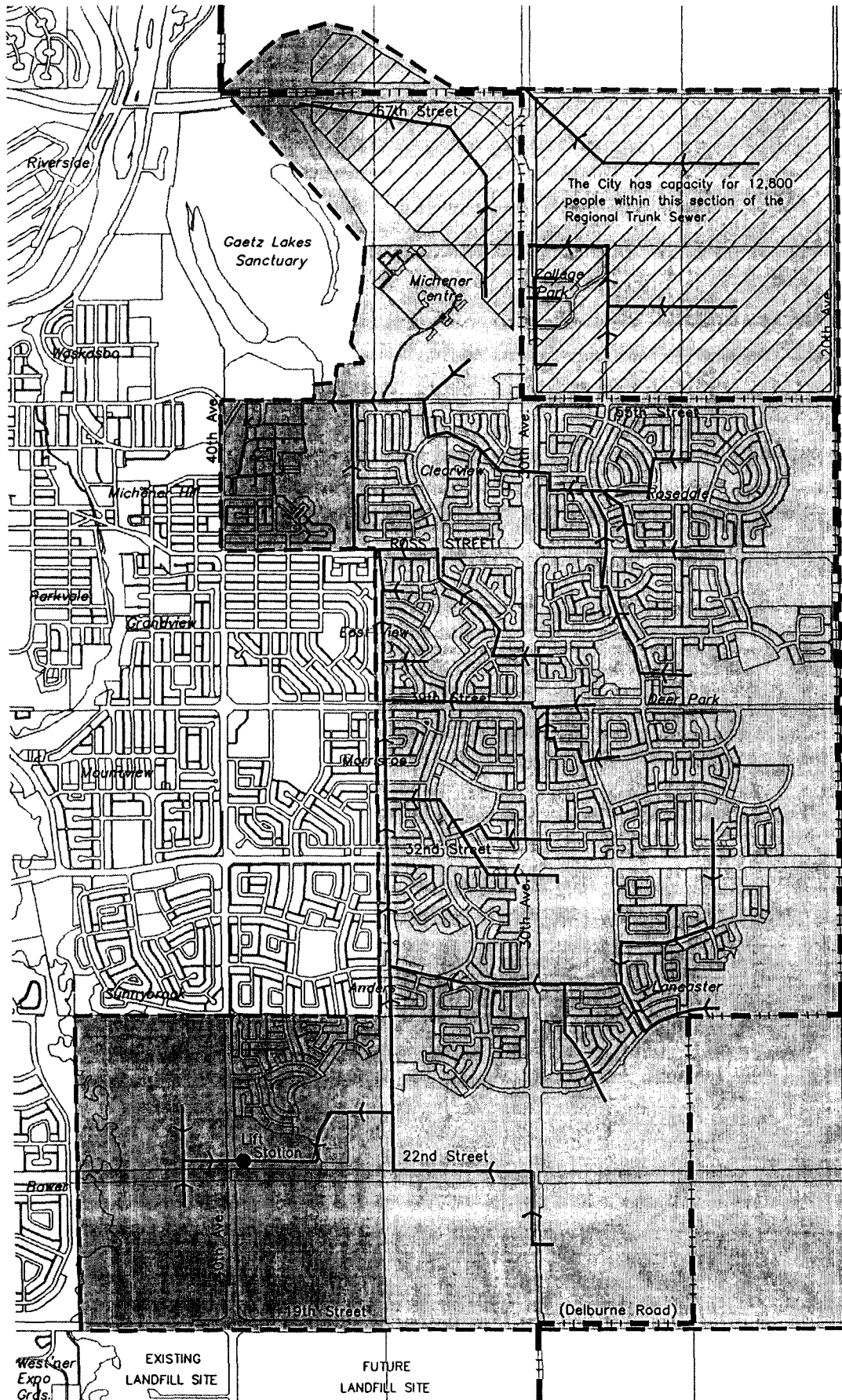
# City of Red Deer




## East Hill Major Area Structure Plan

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Map 7

## Sanitary Sewer



-  Plan Area
-  City Boundary
-  Sanitary Sewer

0m 250 500 1000m



April 2001

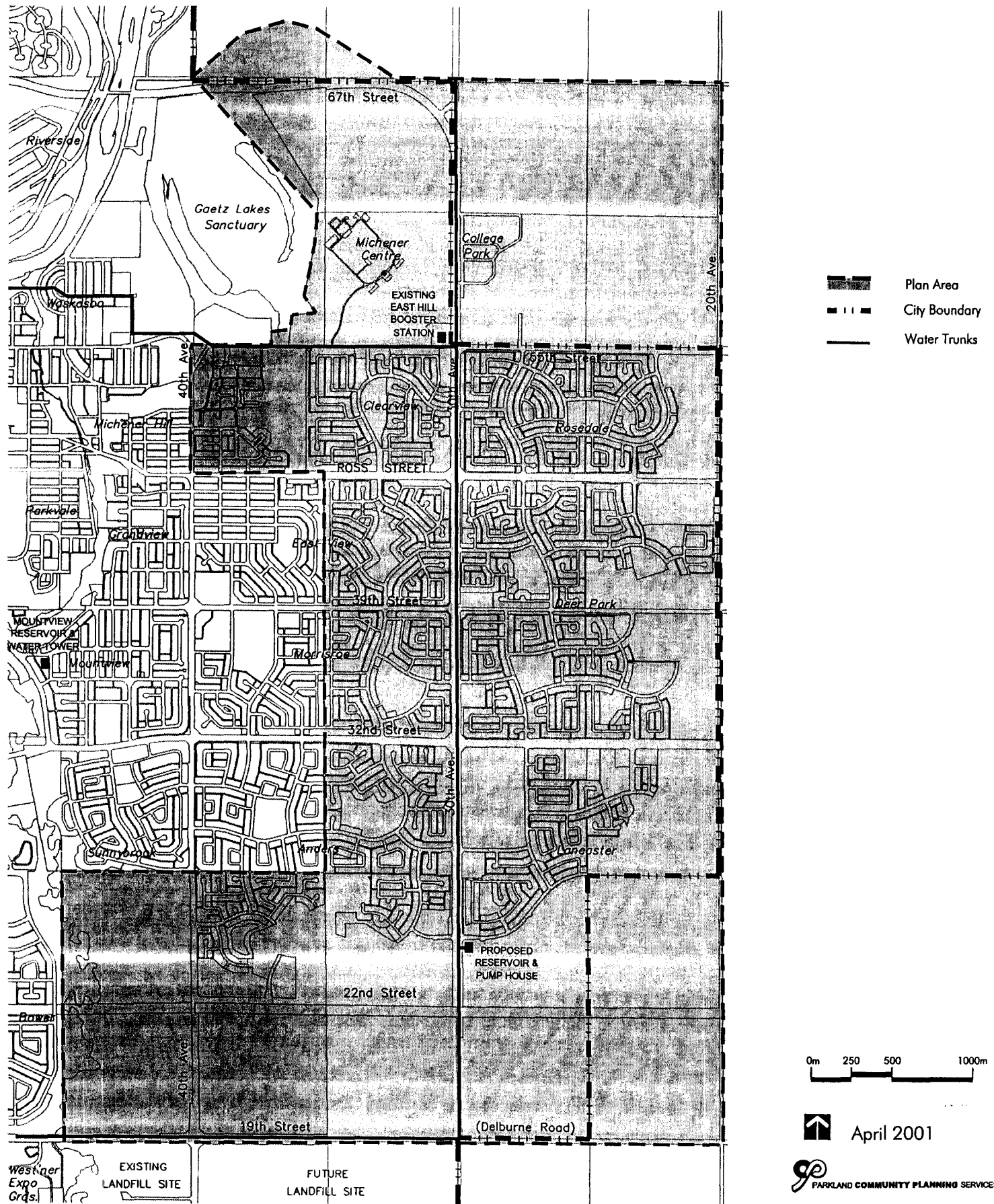


PARKLAND COMMUNITY PLANNING SERVICES



## East Hill Major Area Structure Plan

## Water Distribution



all sewage to the wastewater treatment plant located at the north end of the City along the river. As new development occurs, the extension of existing trunk mains will permit all areas within the boundaries of the East Hill Major Area Structure Plan to be serviced. A portion of the plan area north of 55 Street will be serviced via the Waskasoo Regional Sewer Line that originates south of the City in Red Deer County and connects to the City's wastewater treatment plant in the north.

#### **4.3 WATER DISTRIBUTION**

The City of Red Deer obtains raw water from the Red Deer River. Water treatment is accomplished with two plants located at the river. The City's water distribution system for the East Hill area consists of a combination of water pressure zones, booster pump stations, water reservoirs, and trunk mains to adequately distribute water to meet domestic and fire flow demands. See Map 8.

#### **4.4 EMERGENCY SERVICES**

As identified on Map 4, the East Hill Major Area Structure Plan indicates three potential new locations for future emergency services facilities that could accommodate fire, ambulance and/or other community services. Two of these sites are located along the 22<sup>nd</sup> Street corridor, one is proposed on the north side of 22<sup>nd</sup> Street in the developing Anders Aspen Ridge neighbourhood, while the other is proposed at the northwest corner of the 40<sup>th</sup> Avenue/22<sup>nd</sup> Street intersection. The City's Emergency Services Department are currently reviewing and analysing their future service requirements in this southeast quadrant of the City. If their analysis/feasibility study indicates the need for an emergency services site in the south portion of the Plan area, only one of the two identified sites along 22<sup>nd</sup> Street will be utilized. Alternative land uses for all potential emergency services sites will be determined through the more detailed Neighbourhood Area Structure Plan process.

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## 5.0 IMPLEMENTATION AND AMENDMENT

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The objectives of the East Hill Major Area Structure Plan shall be implemented through the requirement and preparation of Neighbourhood Area Structure Plans for all undeveloped quarter sections and/or larger undeveloped parcels of land within the plan area. Area Redevelopment Plans may be required for the existing College Park and Michener Centre developments. These types of Statutory Plans are governed by the Municipal Government Act and are required by the City's Planning and Subdivision Guidelines as a pre-condition for the subdivision of large land areas. All Neighbourhood Area Structure Plans and/or Area Redevelopment Plans within this plan area shall be consistent and remain cognizant with the principles and concepts as provided in this East Hill Major Area Structure Plan.

Any amendment to the East Hill Major Area Structure Plan shall follow the process as outlined in the Municipal Government Act and the City's Planning and Subdivision Guidelines. Provided the intent of the Plan is maintained, minor adjustments to proposed land use boundaries and roadway locations may be made where necessary without amendment to this Plan. Other City documents such as the Community Services Master Plan, the Ecological Profiles and the Land Use Bylaw govern the more detailed elements of the planning and development process.

The East Hill Major Area Structure Plan should undergo a comprehensive review and update every five years. This way, any changing or emerging land use and development issues can be given appropriate consideration, and the best interests of the residents of the east hill area can continue to be recognized into the future.

**BYLAW NO. 3217/B-2001**

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

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

- 1 Bylaw 3217/98 with regard to the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan is amended by deleting therefrom the entire Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan and substituting therefore, the attached amended Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of April, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of, A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 2001.

---

MAYOR

---

CITY CLERK

**NEIGHBOURHOOD AREA  
STRUCTURE PLAN**

**ASPEN RIDGE  
(ANDERS SOUTHEAST)**

**NE 1/4 Section 3, Township 38  
Range 27, West of 4**

**Prepared for:**

**Melcor Developments Ltd.**

**Prepared by:**

**Interplan Strategies Inc.**

**Al-Terra Engineering Ltd.**

**Revised April 06, 2001**

**97108**

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## **1.0 INTRODUCTION AND PURPOSE**

The subject site, Aspen Ridge, is located in a southeast quadrant of the City at the intersection of 30<sup>th</sup> Avenue and 22nd Street (See Figure 1). To the north is the Anders East Area Structure Plan Area which is presently under development. To the west is the Anders on the Lake Area Structure Plan area, which is currently under development. To the east is the 30<sup>th</sup> Avenue arterial road right of way and to the south the future 22nd Street undivided arterial road right of way.

The site is situated within the East Hill Area Structure Plan adopted by Council on April 20, 1998. The site, containing 160 acres (64.9 ha) more or less, is legally described as the NE ¼ Section 3, Township 38, Range 27, West of the 4<sup>th</sup> Meridian.

AL-Terra Engineering is hereby submitting, on behalf of Melcor Developments Ltd., an application for Neighbourhood Area Structure Plan approval for primarily residential and associated land uses, and a district shopping centre. The plan submitted acknowledges the known edge conditions on all four sides of the site.

The following sections of this report discuss policy framework, site characteristics, proposed land uses, development densities, municipal reserve, and open space requirements, transportation considerations, proposed site servicing and development phasing.

## **2.0 POLICY FRAMEWORK**

On April 20, 1998, City of Red Deer Council adopted the revised East Hill Area Structure Plan (Bylaw 3207/98). The existing Area Structure Plan allows for the primary use of land for residential purposes. The Area Structure Plan is currently being amended to permit the addition of a district shopping centre site, to be located at the south east corner of the Aspen Ridge quarter section.

Other land uses indicated in the Area Structure Plan include a public middle school site in conjunction with a neighbourhood centre and a fire hall site along 22nd Street. The road network shows both 30<sup>th</sup> Avenue on the east and 22nd Street on the south as arterial roads. The network also shows a collector street loop through the site connecting from Anders East on the north to the future Anders on the Lake to the west. Collector links to 30<sup>th</sup> Avenue and the future 22nd Street are also shown. The City of Red Deer has established the precise location for the intersection of the collector link with 30<sup>th</sup> Avenue.

The East Hill Area Structure Plan is implemented by Neighbourhood Area Structure Plans for each quarter section.

Other City documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and the Land Use Bylaw govern the more detailed elements of the planning process.

## **3.0 SITE CHARACTERISTICS**

### **3.1 Legal Description and Ownership**

The subject site is legally described as the NE ¼ Section 3, Township 38, Range 27 West of the 4<sup>th</sup> Meridian. The quarter section previously comprised two titles:





CONCEPT BY:  
INTERPLAN STRATEGIES INC.

PREPARED BY: **AL-TERRA**  
**ENGINEERING LTD.**

- A twenty-one acre parcel in the northeast corner was previously owned by five individuals, each with an undivided 1/5 interest. Melcor Developments Ltd. has since purchased this land parcel. The area within this land has been developed.
- The balance of the quarter section is also owned by Melcor Developments Ltd.

The appropriate titles are included in Appendix 1.

### 3.2 Site Area

The site area is as follows:

Total Site	160.31 Ac (64.88 Ha)
Less – Major Road Widening	<u>(11.43 Ac) (4.63 Ha)</u>
Developable Area	148.88 Ac (60.25 Ha)

### 3.3 Existing Land Use

Development has progressed in the north east corner of the plan, covering as of January 1<sup>st</sup>, 2001, approximately 40% of the plan. The remainder of the subject site is presently under cultivation.

The undeveloped area of the quarter section is presently designated A-1 Future Urban Development District by The City of Red Deer Land Use Bylaw No. 3156/96. The general purpose of this District is

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

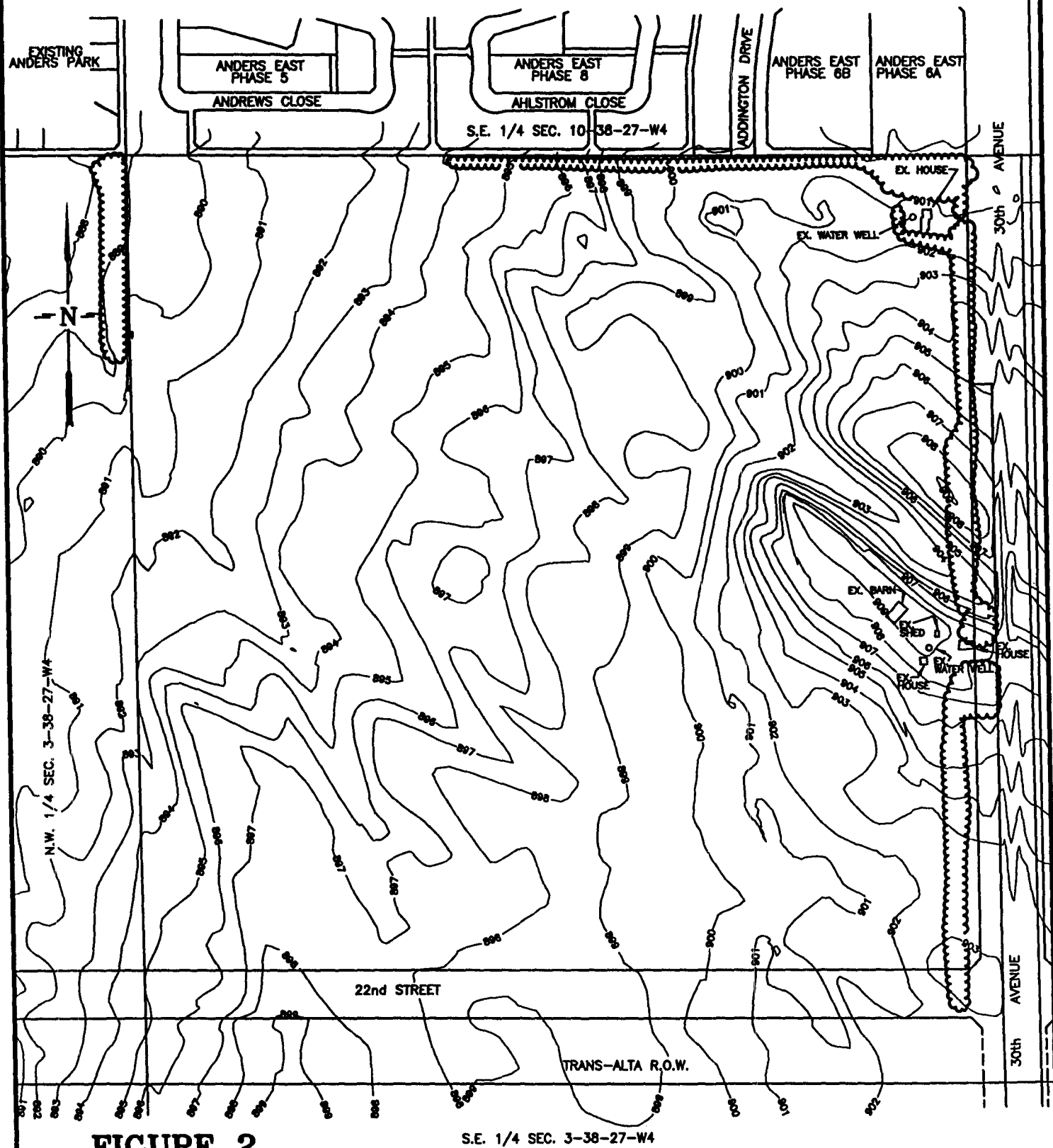
A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

### 3.4 Land Form

The site generally slopes from east to northwest from an elevation of approximately 909.5m on the eastern edge to an elevation of 889.5m in the northwest corner (see Figure 2). A fairly prominent ridge is located in the east-central portion of the site. There is also a significant row of trees along the eastern boundary of the site extending from section line at the north to the future 22nd Street right of way at the south. The recently completed Ecological Profile for the area identified the trees as a northwest poplar and caragana windbreak. Recommendation R5-a of the Profile states that all of the large poplar trees along the west side of 30<sup>th</sup> Avenue should be maintained.

The Profile also identified a natural poplar windbreak along the north and west boundaries of the site. While recommendation R6-b recommends that the present natural stand of trees in the northeast corner be preserved, recommendation R6-a acknowledged that preservation of the

# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 2  
SITE FEATURES**

**LEGEND:**

- 900 ——— ORIGINAL GROUND CONTOURS
- ORIGINAL TREELINE

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windbreak trees along the west and north boundary was not possible due to servicing and development requirements. These trees have since been removed, as a result of development.

Recommendation R7 also suggests that an attempt should be made to incorporate the landscaping and present trees around the existing two residences in a comprehensive housing development.

### **3.5 Access**

Access to the site is presently available from 30<sup>th</sup> Avenue, approximately from the midpoint, and from the north south collector stub from Avery Street.

### **3.6 Servicing**

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from existing utilities immediately adjacent.

### **3.7 Environmental Considerations**

A Phase 1 Environmental Site Assessment has been completed.

### **3.8 Existing Power Line**

There is an existing TransAlta overhead power line right of way situated immediately to the south of subject parcel. This power line will remain in its present location.

### **3.9 Road Widening**

A road widening of 20 metres is required along the eastern boundary of the subject site south of the 21 acre parcel (the 20m widening has already been provided adjacent to the 21 acre parcel). This widening is required to provide the necessary right of way for the future arterial street.

A 37.5 metre right of way is required along the southern boundary of the site, adjacent to and north of the TransAlta right of way. The right of way is required for the future 22nd Street arterial. A reduction in right of way width from the typical 60 metres to 37.5 metres is possible because of the relationship to the power right of way, which can serve as the southerly buffer/berm.

## **4.0 DEVELOPMENT PROPOSAL**

Based on the developer's intent, City policies, and site characteristics, a Neighbourhood Area Structure Plan has been prepared for Aspen Ridge. The components of the Neighbourhood Area Structure Plan are development concept, density and population, open space, transportation, servicing and phasing.

### **4.1 Development Concept**

The intent of the design of overall Aspen Ridge area is to provide a comprehensively planned residential community with an emphasis on integrating land uses, preserving existing trees and at the same time capitalizing on the potential of a good transportation infrastructure.

The Aspen Ridge Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guideline and policy documents. The Plan, based to a large extent on the client's concept, is intended to provide the opportunity for a variety of residential product types, and a district shopping centre site to service the needs of this development and other subdivisions in the vicinity. This is an especially important factor when considering the dynamics of the present day market.

The proposed Neighbourhood Area Structure Plan is contained in Figure 3.

#### **4.2 Neighbourhood Structure**

The plan places a possible emergency services/community facility, possible church site, and other possible public facilities such as the daycare and social care at or near a future main entrance to the community. These neighbourhood amenities and the central neighbourhood park are intended to create the focus of the community and are therefore strategically located in terms of both vehicular and pedestrian networks.

Allowance is made in the plan for higher density housing in the northeast portion of the plan area adjacent to the amenity provided by the tree stand that is incorporated into the plan. It is anticipated that this residential cluster will be targeted toward the mature adult segment of the market with the intent to preserve most of the significant trees in the housing development.

A portion of the south east corner of the plan is set aside for a future commercial development, at the intersection of 30<sup>th</sup> Avenue and the future 22<sup>nd</sup> Street.











Single family detached houses and possibly some semi-detached housing will be distributed throughout the remainder of the community. Although the vast majority of these units will be provided with rear lanes, a small percentage that back onto open space such as parks, storm retention facilities and the treed area will be laneless. As indicated in Figure 3, a portion of the lots are intended to accommodate 2 storey residences with walkout basements.

The lot size, which will be determined at the subdivision stage, is intended to vary in width, thus encouraging a variety of residential building product.

#### **4.3 Land Use Distribution**

Aspen Ridge is a comprehensively planned residential community consisting of residential and ancillary land uses. Table 1 below outlines the land use distribution.



-  TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
-  SINGLE FAMILY
-  MULTI-FAMILY
-  DUPLEX
-  COMMERCIAL
-  PUBLIC UTILITY LOTS
-  SCHOOL, PARKS, AND PUBLIC OPEN SPACE
-  MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
-  MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS
-  CHILDREN'S PLAYGROUND

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.878 Ha	160.31 Ac	
28th STREET AND 30th AVENUE WIDENING	4.827 Ha	11.43 Ac	
DEVELOPABLE AREA	60.248 Ha	148.88 Ac	100%
SINGLE FAMILY- DETACHED (R1)	22.506 Ha	55.81 Ac	37.4%
SINGLE FAMILY- NARROW (R1-N)	1.088 Ha	2.68 Ac	1.8%
MULTIPLE FAMILY (R2/R3)	3.724 Ha	9.20 Ac	6.2%
MULTIPLE FAMILY (R2)	2.985 Ha	7.33 Ac	4.9%
COMMERCIAL (C2)	3.000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/ DUPLEX SITE (PS/R1-A)	0.402 Ha	0.99 Ac	0.7%
DUPLEX LOTS (R1-A)	5.382 Ha	13.30 Ac	8.9%
CHURCH SITE (R1-A)	0.811 Ha	2.00 Ac	1.3%
DAY CARE SITE (R1-A)	0.120 Ha	0.30 Ac	0.2%
SOCIAL CARE SITE (R1)	0.121 Ha	0.30 Ac	0.2%
PUBLIC K-8 SCHOOL, PARK AND WALKWAYS (P1)	4.530 Ha	11.19 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1.808 Ha	3.98 Ac	2.7%
STORM DETENTION POND (PS)	1.018 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS (PS)	0.258 Ha	0.63 Ac	0.4%
ROADS	12.722 Ha	31.43 Ac	21.1%
COLLECTOR	3.142 Ha	7.78 Ac	
RESIDENTIAL	6.800 Ha	16.80 Ac	
LANES	2.780 Ha	6.87 Ac	

### FIGURE 3 DEVELOPMENT CONCEPT

SCALE 1:5000

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**Table 1 - Neighbourhood Area Structure Plan Statistics**

Land Use	Acres	Hectares	Percentage
Single Family Detached (R1)	55.61	22.506	37.4%
Single Family Detached - Narrow (R1-N)	2.68	1.086	1.8%
Duplex Lots (R1-A)	13.30	5.382	8.9%
Residential – Multi-family (R2/R3)	9.20	3.724	6.2%
Residential – Multi-family (R2)	7.33	2.965	4.9%
Commercial – (C2)	7.41	3.000	5.0%
Church Site (R1-A)	2.00	0.811	1.3%
Day Care Site (R1-A)	0.30	0.121	0.2%
Social Care Site (R1)	0.30	0.120	0.2%
Emergency Services / Community Facility / Duplex Site (PS/R1-A)	0.99	0.402	0.7%
School Site, Park & Walkways (P1)	11.19	4.530	7.5%
Storm Detention Ponds (PS)	2.51	1.016	1.7%
Treed along 30th Avenue (P1)	3.98	1.609	2.7%
Public Utility Lots (PS)	0.63	0.256	0.4%
Streets and Lanes	31.44	12.722	21.1%
<b>TOTAL DEVELOPABLE AREA</b>	<b>148.88</b>	<b>60.249</b>	<b>100.0%</b>

Table 1 illustrates that 59.2 per cent of the Neighbourhood Area Structure Plan Area is for residential uses, 12.3 per cent for open space including a storm detention pond, 21.1 per cent for dedicated streets and lanes and the balance for other related uses.

#### 4.4 Residential

The low density residential areas are proposed for predominately R1 single detached dwellings and a portion R1-A which may accommodate semi-detached dwellings as well as detached dwellings.

The residential (R2/R3) medium density area in the northeast portion of the Neighbourhood Area Structure Plan is proposed for a mix of product type. The actual mix is very much dependent upon the prevailing market conditions and will be finalized at the subdivision stage. As previously noted, a portion of the medium density area is intended as a mature adult community.

The Neighbourhood Area Structure Plan, depending upon the actual lot size and land use, is anticipated to accommodate 717 to 790 dwelling units and a population of 2151 to 2370 persons. Given this estimated unit count the overall density for the Area Structure Plan Area is approximately 4.7 to 5.2 units per gross acre, or 38 to 42 Persons/Developable Hectare. This figure excludes the area of the proposed commercial site.

## 4.5 Open Space

The key components of the Open Space provisions in the Neighbourhood Area Structure Plan are discussed below, followed by a statement of municipal reserve calculations.

- Components

The components of the proposed Aspen Ridge open space which are cited below, include a neighbourhood school and park centre, east side linear park, and a dry storm retention facility.

a) Neighbourhood School and Park Facility

A 10.6 acre (4.29 ha) central neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan.

b) Linear Park

A 3.98 acre (1.61 ha) north south linear park, ranging from 13 to 30 metres in width, is proposed along the eastern edge of the quarter. The primary purpose for this park is to retain the existing tree stand.

A small 20 foot (6m) wide municipal reserve strip connects to the major linear park. In addition to providing this connection, this strip will serve to separate the rear of the residential lots and the collector roadway.

c) Storm Detention Facility

A storm detention facility is proposed to be part of the overall central park site. The total detention pond area is 4.99 acres (2.02 Hectares) of which 2.47 acres (1 Hectare) is municipal reserve.

- Municipal Reserve

In order to realize the open space network illustrated in the Plan, there will be a municipal reserve dedication of 14.98 acres (6.06 ha) which is 10 per cent of the developable area. This dedicated municipal reserve comprises the following elements:

	Acres (+/-)	Ha (+/-)
• Neighbourhood school and park	10.60	4.29
• Local Parks	0.40	0.16
• Linear Park (treed area)	3.98	1.61



#### **4.6 Public Facilities**

The Plan provides for a possible emergency services/community facility site, a church site, a daycare site and a social care site.

#### **4.7 Environmental Considerations**

As indicated in Section 3.4 of this report and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer identifies the larger poplar trees along 30<sup>th</sup> Avenue and in the northeast corner as a Priority "A" for preservation. Most of the trees are included in the proposed municipal reserve strip. The remainder, where possible, will be incorporated in the development of the site. In addition, Recommendation R5-b of the Ecological Profile indicates that a 2.5 metre walking/biking trail be established along the west side of 30<sup>th</sup> Avenue. The Plan endeavours to accommodate these recommendations.

#### **4.8 Commercial Site**

The south east corner of the plan, as previously mentioned, shows a 7.41 acre (3.0 Ha) area set aside for commercial development (to be classified as C2). This area is a proposed location for a District Shopping Centre serving the surrounding community, and will be a major asset to the Aspen Ridge Plan. It will offer a close and convenient opportunity for residents in the area to do their grocery shopping. The proposed accesses for this development are full left-turn, right-turn from 22<sup>nd</sup> Street and a right-in, right-out entry from 30<sup>th</sup> Avenue. The City of Red Deer's Recreation, Parks and Culture Department has approved minimal tree removal for this purpose, providing that they are onsite during any tree removal. Adjacent natural vegetation will be preserved. The vegetation that is removed will be compensated by additional landscaping within the Commercial site). With these entry points from the arterial roads, the traffic generated by the commercial development will have a minimum of impact on the residential areas. As well, the major walkway routes coupled with a short walk connection will allow pedestrian access to the shopping centre from within the neighbourhood.

### **5.0 TRANSPORTATION**

#### **5.1 Traffic Circulation Pattern**

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be one arterial roadway, and one major collector roadway adjacent to the quarter section:

- 30<sup>th</sup> Avenue, along the east boundary of the quarter section will be an arterial roadway
- 22<sup>nd</sup> Street, along the south boundary of the quarter section will be an undivided arterial roadway

Funds for construction of both roadways will come from the City of Red Deer off site levy fund.

Figure 3 illustrates the proposed roadway pattern for the subject quarter section. As illustrated, a looped collector road, Addington Drive, will extend from the Anders East quarter section,

through the subject lands, and into the Anders On The Lake quarter section, which is located directly west of the subject quarter section. Collector roads will connect Addington Drive to 30<sup>th</sup> Avenue, and Addington Drive to 22<sup>nd</sup> Street.

30<sup>th</sup> Avenue currently exists as a four lane divided arterial cross section, to just past the mid point of the Aspen Ridge quarter section, at Averill Street, tapering to a paved two lane rural cross section at the future 22<sup>nd</sup> Street intersection. 22<sup>nd</sup> Street is currently just a cultivated area.

Access to the subject lands for the first few phases of development came from the Addington Drive collector road, located within Anders East, and from 30<sup>th</sup> Avenue. The primary access for the district shopping centre will come from 22<sup>nd</sup> Street.

For the P-loops, and long cul-de-sacs, accesses with medians are proposed to provide a divided access, in case of emergencies, where one side of the access is blocked by an obstruction.

## 5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section, and along 30<sup>th</sup> Avenue and 22<sup>nd</sup> Street. Figure 4 illustrates the cross sectional details for the collector roadways. As illustrated on Figure 4:

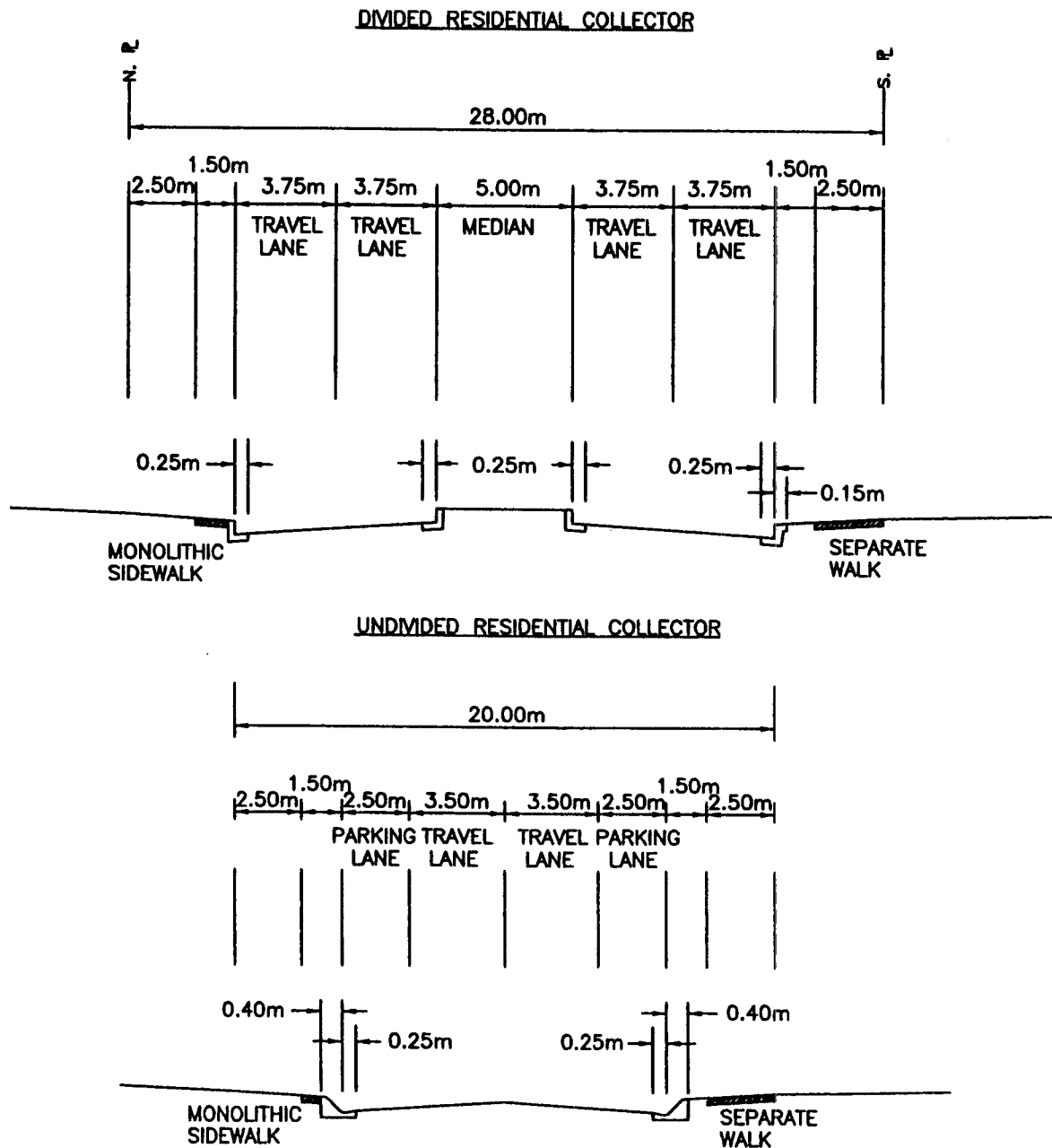
- A 2.5 metre wide separate sidewalk will be installed along the east side of Addington Drive to where Addington Drive intersects with the collector roadway going south to 22<sup>nd</sup> Street. A monolithic sidewalk will be installed along the west and north side of Addington Drive.
- A 2.5 metre wide separate sidewalk will be installed along the south side of the collector road extending from Addington Drive to 30<sup>th</sup> Avenue. A monolithic sidewalk would be installed on the north side of this collector road.
- A 2.5 metre wide separate sidewalk will be installed along the east side of the collector roadway extending from Addington Drive to 22<sup>nd</sup> Street.
- As part of the arterial road construction for 30<sup>th</sup> Avenue, the pedestrian linkage will be continued along the west side of 30<sup>th</sup> Avenue. As part of the major collector road construction for 22<sup>nd</sup> Street, a 3.0m wide asphalt or concrete pedestrian linkage will be installed within the TransAlta right of way. The proposed locations are illustrated on Figure 3.

Two minor pedestrian linkages are illustrated on Figure 3. The first provides continuity along Addington Drive west to the collector road that connects Addington Drive to 22<sup>nd</sup> Street. The second provides a connection from Averill Street to the commercial site.

The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighbourhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

# ASPEN RIDGE OUTLINE PLAN



**NOTE:** THE 2.5m SEPARATE SIDEWALK WILL BE LOCATED ALONG THE EAST AND SOUTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

**FIGURE 4**  
**DIVIDED AND UNDIVIDED RESIDENTIAL**  
**COLLECTOR ROADWAY DETAIL**

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## 6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing. The exception was the storm trunk system, which has since been extended to service this quarter section. The remaining services are a direct extension of services located along the north boundary of the quarter section.

### 6.1 Storm Sewer System

The storm trunk system, which is routed through the Anders East quarter section, has capacity for 17.0 hectares of the subject quarter section. The remaining storm drainage, from the remainder of the quarter section, and the adjacent arterial roadways, must be routed to the storm detention pond located north of Addington Drive, toward the west side of the quarter section. The storm detention pond is combined with the neighbourhood school and park. From this storm detention pond, the allowable discharge is routed westward, through storm sewer mains, ultimately to Piper Creek. The allowable discharge is as follows:

- 0.0013 cu.m/sec/ha for the 1 in 5 year storm
- 0.0036 cu.m/sec/ha for the 1 in 100 year storm event.

Approximately 46 hectares of land will drain into this storm detention pond. The pond is sized to accommodate the runoff from a one in 100 year storm. The storage volume required in the detention pond, to accommodate this runoff, is approximately 27,000 cubic metres.

#### 6.1.1 Minor Drainage System

Figure 5 illustrates the conceptual layout for the storm sewer system. Runoff for storms up to a one in five year event will be handled via a gravity piped system. Even for the one in five year storm event, some storm water storage is required in the Anders East storm detention pond, or in the detention pond located within the Aspen Ridge quarter section.

Consideration will be given to providing a weeping tile drainage system for all lots. The storm system design will be completed in accordance with the City of Red Deer Design Guidelines.

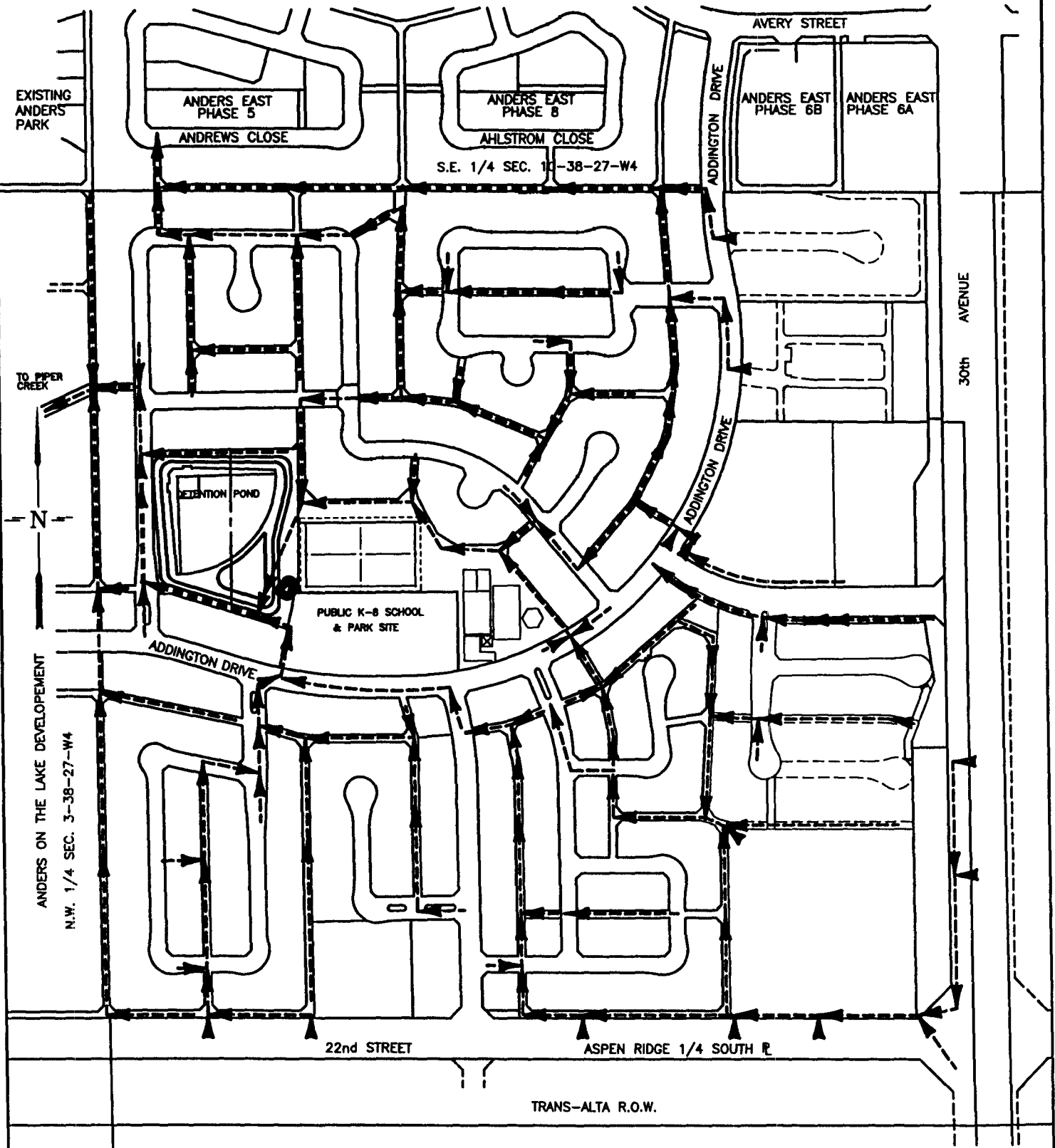
#### 6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow to either the storm detention in the Anders East quarter section, or to the proposed storm detention pond in the Aspen Ridge quarter section. Some ponding will also occur within the roads, lanes and municipal reserve lots. The detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated on Figure 6.

# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



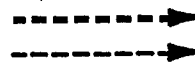
**FIGURE 5**  
**STORM SEWERS**

SCALE 1:5000

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**LEGEND:**

**STORM TRUNK**  
**STORM SEWER**

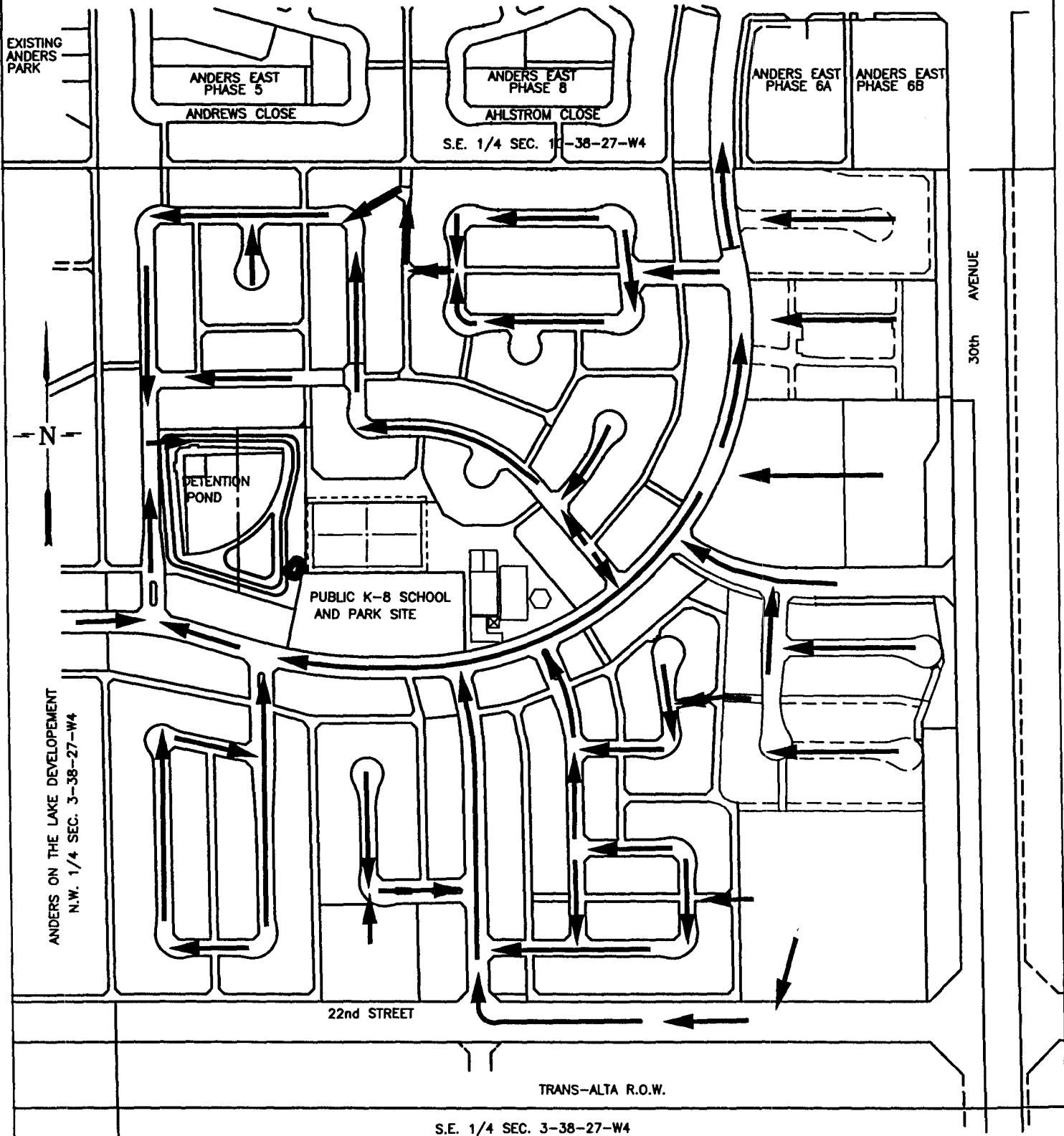


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# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 6  
OVERLAND DRAINAGE  
GREATER THAN 1:5  
YEAR STORM EVENT**

LEGEND:  
← DIRECTION OF FLOW

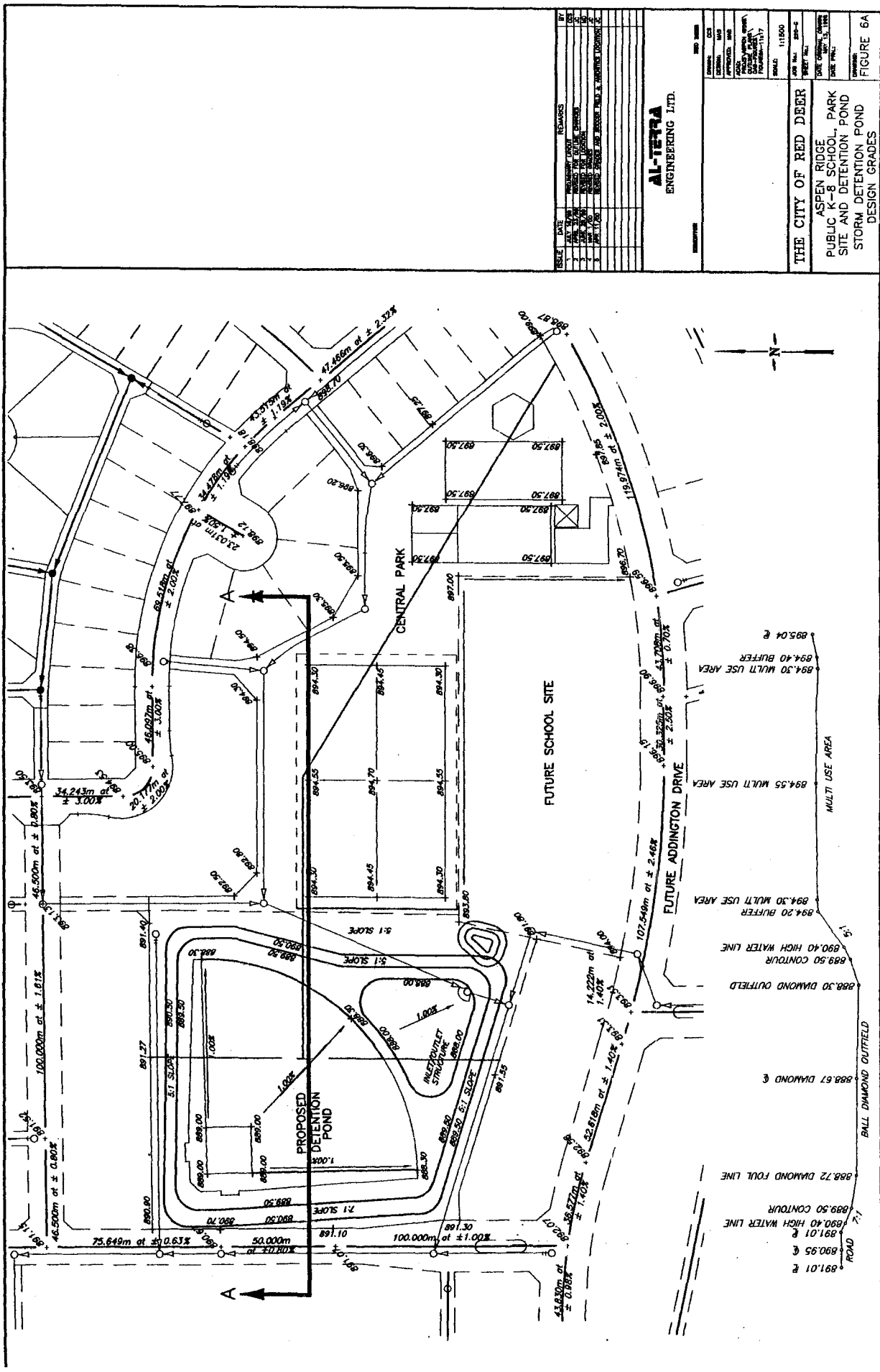
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### 6.1.3 Storm Detention Pond Cross Section

The City of Red Deer Recreation Parks and Culture Department requested that a cross section be provided to illustrate how the storm detention pond grades tie into the central park grades. Figure 6a illustrates this cross section and the location it is based on.

## 6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Anders East quarter section, which is located directly to the north of the Aspen Ridge quarter section.

A 525 millimetre diameter sanitary sewer enters the northwest corner of the Aspen Ridge quarter section. The sanitary trunk system is extended partially through the Aspen Ridge quarter section, and then will be routed westward, into the lane which abutts the west boundary of the Aspen Ridge quarter section. The sanitary sewer trunk will service this quarter section, and six additional quarter sections, located to the south, east and west of the Aspen Ridge quarter section. Figure 7 schematically illustrates the proposed layout for the sanitary sewer system. This drawing illustrates the proposed routing for the extension of the sanitary trunk system through the Aspen Ridge quarter section. It also illustrates the proposed location where the sanitary sewer force main ties into the sanitary sewer trunk system. The sanitary sewer force main extends from a sanitary lift station located on the NW ¼ Sec. 3-38-27-W4. This sanitary lift station will service four quarter sections of land located to the west and south of the Aspen Ridge quarter section.

All facilities required for the sanitary sewer system will be designed in accordance with City of Red Deer Design Guidelines.

## 6.3 Water Distribution System

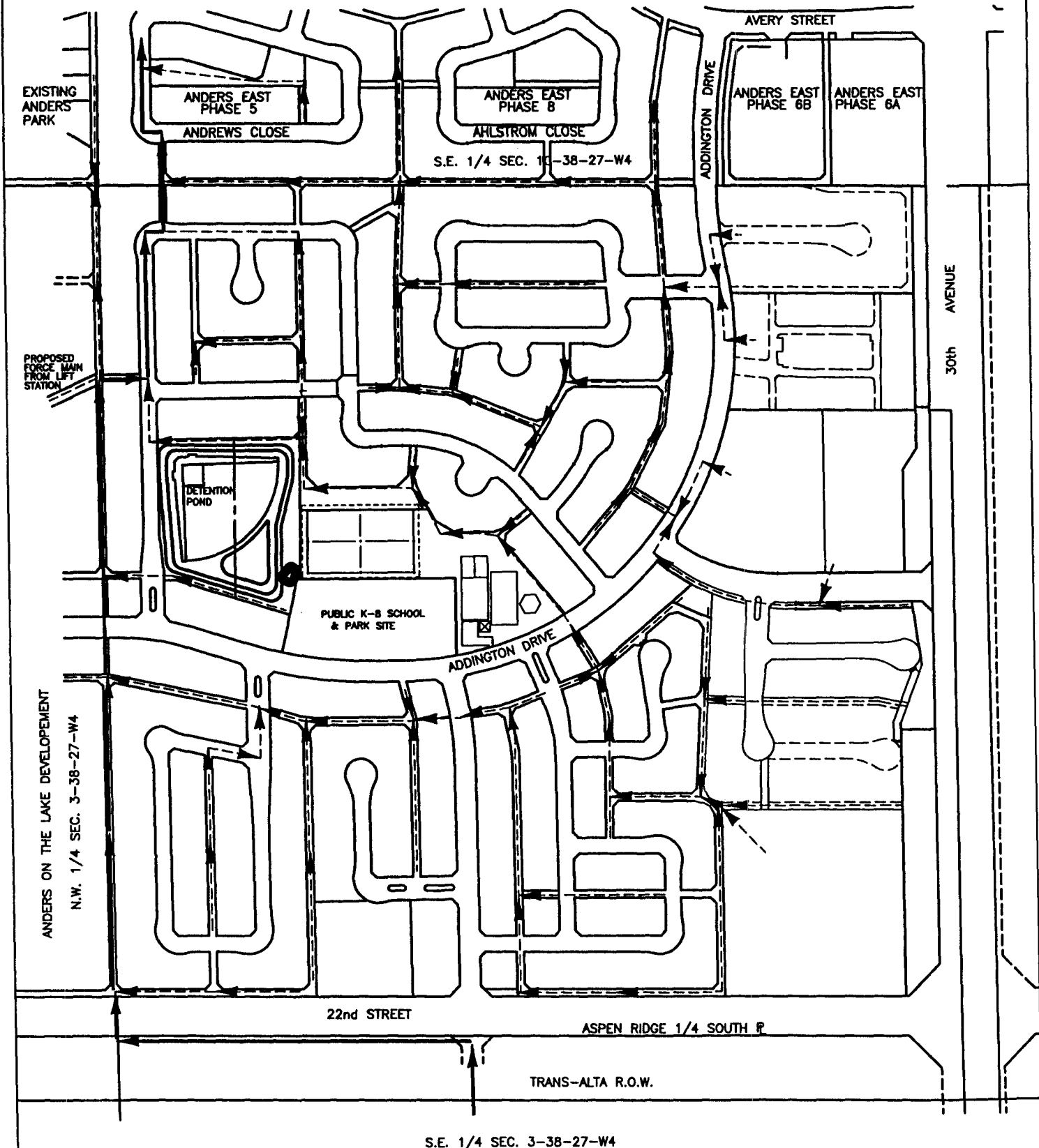
The water distribution system required to service the Aspen Ridge quarter section is a direct extension of the water distribution system for the Anders East quarter section, located directly to the north. The largest water supply mains include:

- A 400 millimetre diameter water main located along 30<sup>th</sup> Avenue. This water main will be extended along the west side of 30<sup>th</sup> Avenue, as required to service this subdivision and future lands.
- A 250 millimetre diameter water main which is existing or will be extended along the south property line of the Anders East quarter section.
- Water feeder mains will also be located along the north side of 22<sup>nd</sup> Street, and in the lane located adjacent to the west boundary of the Aspen Ridge quarter section. Figure 8 conceptually illustrates the water feeder main routing, and the water distribution system for the quarter section. Computer modelling will be utilized to evaluate actual water main sizes within the quarter section.

All facilities for the water distribution system will be designed in accordance with City of Red Deer Design Guidelines.



# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 7  
SANITARY SEWERS**

SCALE 1:5000

REVISED: APR 10, 2001

**LEGEND:**

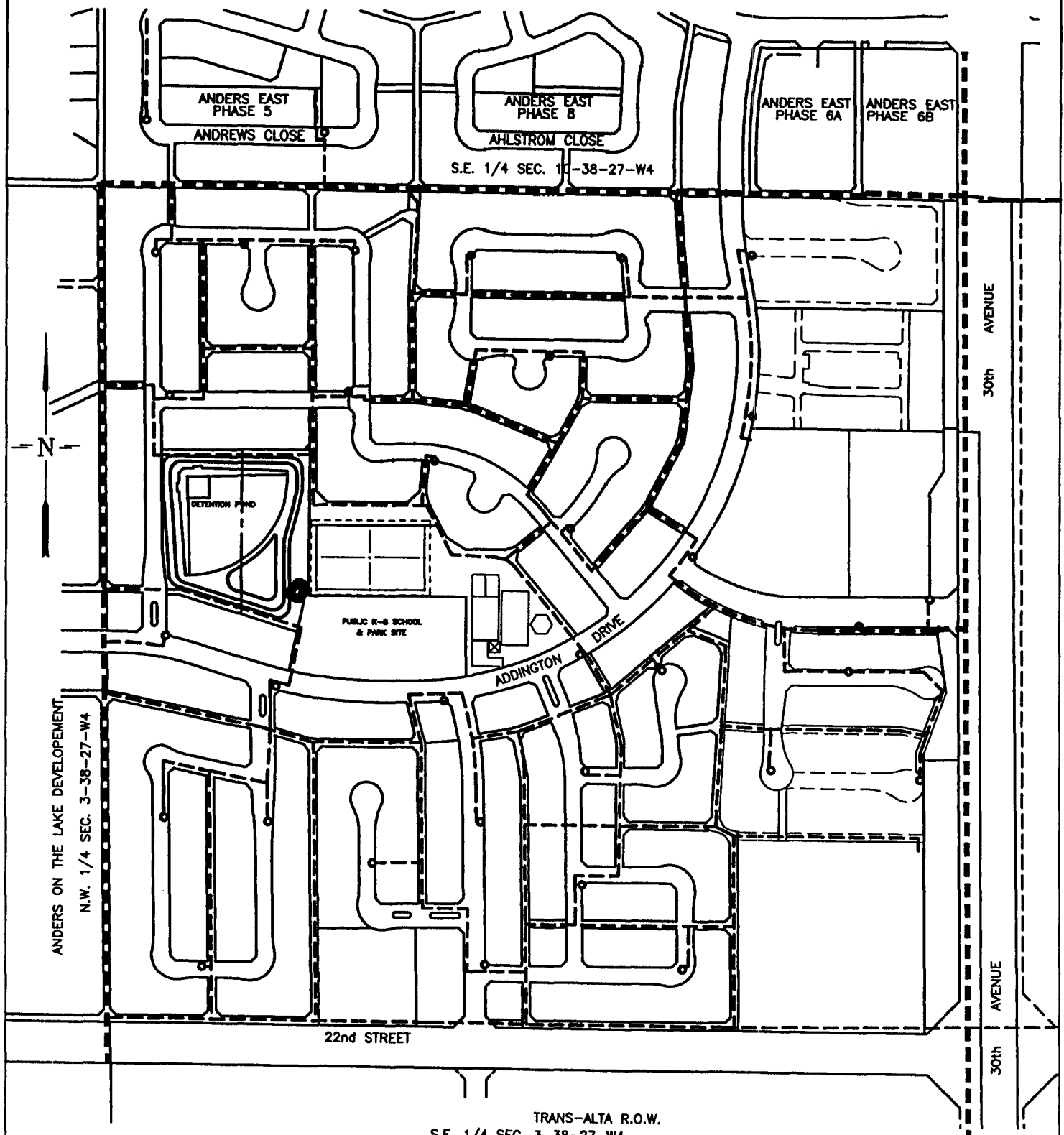
SANITARY TRUNK —————→  
200mm SANITARY - - - - -→

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# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 8**  
**WATER DISTRIBUTION**

SCALE 1:5000

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## LEGEND

FEEDER WATER MAIN ————  
WATER MAIN ————  
HYDRANT ○

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#### **6.4 Shallow Utilities**

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and ATCO Gas have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Neighbourhood Area Structure Plan.

### **7.0 REPORTS FROM SPECIALIZED CONSULTANTS**

#### **7.1 Geotechnical Report**

The geotechnical report, prepared by Agra Earth & Environmental Ltd, was submitted to the City of Red Deer Engineering Department on April 3, 1998.

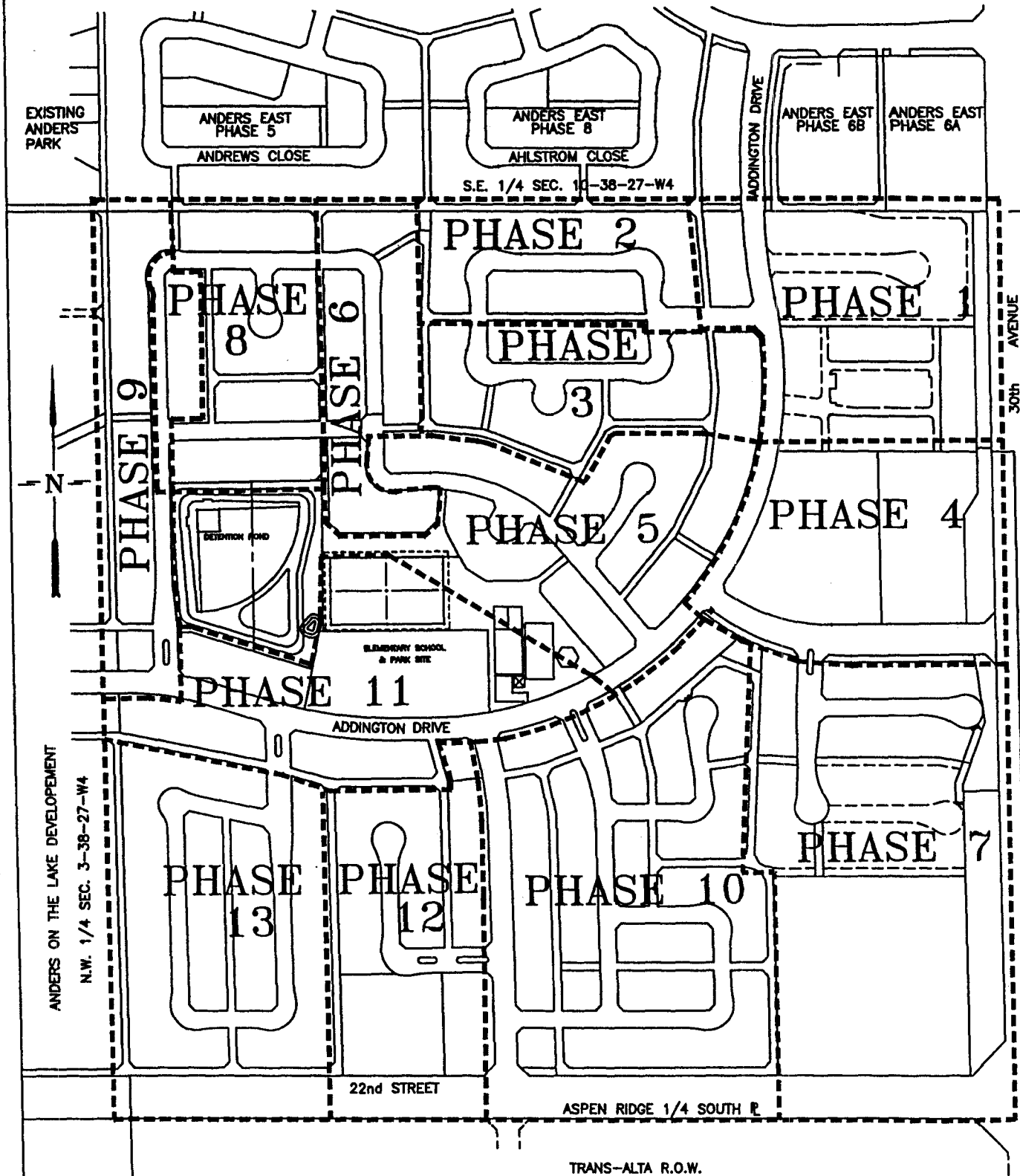
#### **7.2 Phase 1 Environmental Site Assessment**

The Phase 1 Environmental Assessment, prepared by Agra Earth & Environmental Ltd., was submitted to the City of Red Deer Engineering Department and Community Planning Services on April 7, 1998.

### **8.0 PHASING OF DEVELOPMENT**

Figure 9 illustrates the proposed phasing for development. The present location of utilities dictates the first few phases of development. Market conditions will influence the actual phasing of later development.

# ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 9  
PHASING CONCEPT**

S.E. 1/4 SEC. 3-38-27-W4

LEGEND:

PHASE BOUNDARY - - - - -

SCALE 1:5000

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