



CITY COUNCIL

AGENDA

Monday, August 19, 2013 – Council Chambers, City Hall

Call to Order:	12:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. IN CAMERA MEETING

1.1. Tax Matter (*FOIP - Section 25*)

2. MINUTES

2.1. Confirmation of the Minutes of the July 22, 2013 Regular Council Meeting.

(Agenda Pages 1 – 8)

3. POINTS OF INTEREST

4. PRESENTATIONS

4.1. Development Services Division

4.2. City Manager's Division

5. UNFINISHED BUSINESS

6. REPORTS

6.1. Environmental Advisory Committee 2012 Annual Report

(Agenda Pages 9 – 17)

- 6.2. 2013 Tax Sale
(Agenda Pages 18 – 21)
- 6.3. Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation
(Agenda Pages 22 – 28)
- 6.4. Cancellation of 2013 Tax Penalties
(Agenda Pages 29 – 53)
- 6.5. Request for Approval: Governance Policies
(Agenda Pages 54 – 95)
 - 6.5.a. Approval of Executive Limitation Policy EL-D-2.2 Land Acquisition and Sales
 - 6.5.b. Approval of Council-Management Delegations
 - 6.5.c. Approval of Purpose Statements
 - 6.5.d. Approval of Executive Limitations
 - 6.5.e. Repeal of Council Policies
(Agenda Pages 96 – 112)
 - 6.5.f. Organization Bylaw 3505/2013
Consideration of Three Readings
(Agenda Pages 113 – 121)
- 6.6. 2019 Canada Winter Games Bid
Phase II Summary
(Agenda Pages 122 – 150)

6.6.a. Approval of Establishment of 2019 Canada Winter Games Bid Planning Ad Hoc Committee

6.6.b. Appointment of Council Representatives to 2019 Canada Winter Games Bid Planning Ad Hoc Committee

7. BYLAWS

8. PUBLIC HEARINGS

8.1. Supplementary Report on Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 and Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013

(Agenda Pages 151 – 154)

8.2. Timberlands South Neighbourhood Area Structure Plan Amendment No. 3217/C-2013 and Timberlands North Neighbourhood Area Structure Plan Amendment No. 3217/B-2013

(Agenda Pages 155 – 162)

8.2.a. Attachment A - Bylaw Amendment 3217/C-2013 re: Timberlands South Neighbourhood Area Structure Plan
Consideration of Second and Third Reading

(Agenda Pages 163 – 222)

8.2.b. Attachment B - Bylaw Amendment 3217/B-2013 re: Timberlands Town Centre Neighbourhood Area Structure Plan
Consideration of Second and Third Reading

(Agenda Pages 223 – 273)

8.2.c. Attachment C - Consolidation of the Written and Online Comments
(As submitted to the July 8, 2013 Council Meeting)

(Agenda Pages 274 – 275)

8.2.d. Attachment D - Individual Public Comments Received from the Open House (As submitted to the July 8, 2013 Council Meeting)

(Agenda Pages 276 – 283)

8.2.e. Attachment E - Individual Public Comments Received from Open House

NOT Submitted Previously

(Agenda Pages 284 – 293)

8.2.f. Attachment F - Comments Received from Public AFTER the July 8, 2013
Council Meeting

(Agenda Pages 294 – 294)

8.3. Timberlands North Land Use Bylaw Amendment 3357/L-2013
Consideration of Second and Third Reading

(Agenda Pages 295 – 315)

8.4. Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/2008
Consideration of Second and Third Reading

(Agenda Pages 316 – 326)

8.5. Supplementary Report for Rezoning of Phase One of Queens Business Park SW
36 & NW 25 Industrial Area Structure Plan
Land Use Bylaw Amendment 3357/V-2013

(Agenda Pages 327 – 329)

8.6. Rezoning Phase One of the Queens Business Park SW 36 & NW 25 Industrial
Area Structure Plan
Land Use Bylaw Amendment 3357/V-2013
Consideration of Second and Third Reading

(Agenda Pages 330 – 334)

8.7. Rezoning Phase 3 of Laredo
Land Use Bylaw Amendment 3357/O-2013
Consideration of Second and Third Reading

(Agenda Pages 335 – 339)

8.8. Rezoning Phase 7 Clearview North
Land Use Bylaw Amendment 3357/P-2013
Consideration of Second and Third Reading

(Agenda Pages 340 – 344)

8.9. Rezoning Phase 8 of Clearview North
Land Use Bylaw Amendment 3357/Q-2013
Consideration of Second and Third Reading

(Agenda Pages 345 – 349)

8.10. Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791 65 Avenue - To
Add a Site Exception for a Mixed Use Building
Consideration of Second and Third Reading

(Agenda Pages 350 – 368)

9. CORRESPONDENCE

10. PETITIONS AND DELEGATIONS

11. NOTICES OF MOTION

- 11.1. Notice of Motion - Poverty and Living Wage submitted by Councillor
Buchanan

(Agenda Pages 369 – 371)

12. COUNCIL MEMBER INQUIRIES

13. ADJOURNMENT

14. ATTACHMENTS

- 14.1. Public Attachment A - Refers to Item 6.5d - Organization Bylaw
Current Copy of Organization Bylaw 3457/2010

(Agenda Pages 372 – 383)



UNAPPROVED M I N U T E S

**of the Red Deer City Council Regular Meeting
held on Monday, July 22, 2013
commenced at 2:05 p.m.**

Present:

Mayor Morris Flewwelling
Councillor Buck Buchanan
Councillor Paul Harris
Councillor Cindy Jefferies
Councillor Lynne Mulder
Councillor Chris Stephan
Councillor Tara Veer
Councillor Frank Wong
Councillor Dianne Wyntjes

Acting City Manager/Director of Corporate Transformation, Lisa Perkins
Director of Community Services, Greg Scott
Director of Corporate Services, Elaine Vincent
Acting Director of Planning Services, Howard Thompson
Director of Development Services, Paul Goranson
Acting Director of Human Resources, Sara-Mae Dippel
Director of Communications & Strategic Planning, Julia Harvie-Shemko
City Clerk, Frieda McDougall
Deputy City Clerk, Jackie Kurylo
Client Services Support, Jody Zeniuk
Land & Economic Development Manager, John Sennema
Planning Manager, Tara Lodewyk
RCMP Superintendent, Warren Dosko
Major Projects Planner, Angus Schaffenburg
Planner, Christi Fidek
Acting Social Planning Manager, Linda Boyd
Transit Manager, George Penny
Recreation, Parks & Culture Manager, Shelley Gagnon



I. MINUTES

I.1. Confirmation of the Minutes of the July 8, 2013 Regular Council Meeting.

Moved by Councillor Lynne Mulder, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer hereby approves the Minutes of the July 8, 2013 Regular Council Meeting as transcribed.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wytjes

MOTION CARRIED

2. PRESENTATION

2.1. Community Services Division Update

Greg Scott, Director of Community Services provided a division update. Council agreed to accept the update as information.

3. UNFINISHED BUSINESS

3.1. Economic Development Strategy - Final Report

John Sennema, Land and Economic Development Manager and Bruce Schollie, consultant from Schollie Research and Consulting presented the final report on the Economic Development Strategy and were in attendance to answer questions.



Moved by Councillor Paul Harris, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development department re: Economic Development Strategy – Final Report dated July 22, 2013 hereby approves the Economic Development Strategy as a planning tool.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tara Veer

MOTION CARRIED

4. REPORTS

4.1. Change in Start Time for the Monday, August 19, 2013 Council Meeting to 12:30 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from the Legislative Services department, dated July 9, 2013 re: Change in Start Time for the Monday, August 19, 2013 Council Meeting hereby agrees to change the start time of the Monday, August 19, 2013 Council Meeting to 12:30 p.m.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



4.2. AUMA First Responders Radio Study - Request for Council Representation

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from Legislative Services department, dated July 12, 2013 re: Council Representation on AUMA First Responders Radio Study Working Group hereby agrees to:

1. Endorse support for Councillor Buchanan to sit on the AUMA First Responders Radio Study Working Group.
2. Provide Extra Responsibility Pay in accordance with the Council Compensation & Benefits Policy.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. BYLAWS

5.1. Rezoning Phase 3 of Laredo Land Use Bylaw Amendment 3357/O-2013

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

FIRST READING: That Bylaw 3357/O-2013, (Land Use Bylaw amendment to rezone 12.56 hectares of land in the Laredo Subdivision for residential and parks development) be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Dianne Wyntjes



OPPOSED: Councillor Frank Wong

MOTION CARRIED

**5.2. Rezoning Phase 7 Clearview North
Land Use Bylaw Amendment 3357/P-2013**

Moved by Councillor Chris Stephan, seconded by Councillor Dianne Wyntjes

FIRST READING: That 3357/P-2013 (Land Use Bylaw amendment rezoning 5.76 hectares of land in the Clearview North Subdivision for residential, environmental preservation and parks development) be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**5.3. Rezoning Phase 8 of Clearview North
Land Use Bylaw Amendment 3357/Q-2013**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Cindy Jefferies

FIRST READING: That Bylaw 3357/Q-2013 (Land Use Bylaw amendment rezoning 1.55 hectares of land in the Clearview North Subdivision for residential development) be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



5.4. Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791 65 Avenue - To Add a Site Exception for a Mixed Use Building

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

FIRST READING: That Bylaw 3357/F-2013 (Land Use Bylaw amendment to add “Multiple Family Building, “Assisted Living Facility”, “Day Care Facility” and “Day Care Adult” as discretionary uses within the existing C4 Commercial district) be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6. NOTICES OF MOTION

The following Notice of Motion regarding poverty and living wage was introduced by Councillor Buck Buchanan:

WHEREAS Poverty is the condition of a human being who is deprived of the resources, means, choices and power to acquire and maintain self-sufficiency, ability to be an active participant in society.¹

WHEREAS Poverty costs all Albertans. A recent report estimated the annual cost of Poverty for Albertans to be between \$7.1 and \$9.5 billion dollars.²

WHEREAS the Province of Alberta is committed to ending child poverty in five years, and overall poverty in 10 years. 91,000 children in Alberta, live in poverty³

WHEREAS there are more Albertans living in or on the verge of poverty than our society should tolerate, more than our economy can afford, and far more than existing programs and services can cope with.⁴



WHEREAS Red Deer is one of 8 municipalities in Alberta, working on a poverty reduction initiative through the collaboration of a number of agencies and community groups called the Central Alberta Poverty Reduction Alliance (CAPRA). Red Deer is one of 100 Cities in Canada focused on reducing poverty coordinated by the Vibrant Communities Canada – Cities Reducing Poverty initiative.

WHEREAS a thorough framework for a comprehensive provincial approach to poverty reduction has been suggested and includes 10 areas of intervention: affordable housing, early childhood development, education, literacy, training and employment, income supplementation/replacement, disability income, creation of assets, social infrastructure and place-based interventions.⁵

WHEREAS poverty is significantly greater for newcomers (2828⁶ Red Deer citizens), persons with disabilities, Indigenous Peoples (4595 Red Deer citizens) and those with low educational attainment (10,120 Red Deer citizens over age 25).⁷ Women living in poverty are especially vulnerable.⁸

WHEREAS the minimum wage is not enough income for individuals and families to earn and keep up with rising costs of living. A place based “living wage”⁹ determined through research is a necessary measure that will indicate vulnerable citizens and assist with the awareness of rising costs.¹⁰

WHEREAS Red Deer citizens will all benefit to ensure Red Deer remains a vibrant community.

THEREFORE BE IT RESOLVED that the City of Red Deer supports the Central Alberta Poverty Reduction Alliance to: Define and communicate about the impact of poverty in Red Deer, starting with supporting the research, determination and publication of a Living Wage for Red Deer.

AND BE IT FURTHER RESOLVED that the City of Red Deer continue to have active participation in the Central Alberta Poverty Reduction Alliance.

AND BE IT FURTHER RESOLVED that the City of Red Deer assists the Central Alberta Poverty Reduction Alliance with recruitment of multi-sectoral partners (individuals with lived experience, along with business, government and the voluntary sector).

¹ Unleashing Our Communities’ Resources to Drive Down Poverty in Calgary, Kerby Centre (2013).

² Briggs, A. & Lee, C.R. (2012). Poverty Costs, An Economic Case for a Preventative Poverty Reduction



Strategy in Alberta. Calgary: Vibrant Communities Calgary and Action to End Poverty in Alberta.

³ Government of Alberta (2013). Together We Raise Tomorrow: Alberta's Poverty Reduction Strategy.

⁴ Gibson, Diana. A Social Policy Framework for Alberta: Fairness and Justice for All (Alberta College of Social Workers, October, 2012).

⁵ Torjman, S. (2008). Poverty Policy: Caledon Institute of Social Policy.

⁶ Statistics Canada. Focus on Geography: Census agglomeration of Red Deer, Alberta. (2011)

⁷ Hudson, C.A. (2013). Poverty Costs 2.0: Investing in Albertans. Calgary: Vibrant Communities Calgary and Action to End Poverty in Alberta.

⁸ The Women's Centre of Calgary. A Gendered Analysis for Alberta's Provincial Poverty Reduction Plan (November 2012).

⁹ Vibrant Communities Calgary (2012).

¹⁰ Haener, M. (2013). A Living Wage for Grande Prairie. The City of Grande Prairie and M. Haener Consulting Services.

7. ADJOURNMENT

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer hereby agrees to adjourn the July 22, 2013 Regular Meeting of Red Deer City Council at 4:26 p.m.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



July 15, 2013

Environmental Advisory Committee 2012 Annual Report

Environmental Services

Report Summary & Recommendation:

The Environmental Advisory Committee has been in place since 2009. It was established by Council as a means to represent a cross section of community views on the environment and provide an avenue for citizens to present environmental issues to Council and Administration. The committee has had many examples of fulfilling this objective over the past four years including active review and input into a number of city initiatives where there is an environmental component. The Environmental Advisory Committee was also central in developing The City of Red Deer's Environmental Master Plan.

In 2012 the committee met ten times. Matters considered by the Committee were diverse, ranging from pesticide application approaches to the composting at home program to air quality initiatives. Many of the programs and initiatives discussed and reviewed by the Committee stem directly from the Environmental Master Plan. While the Environmental Master Plan Annual Report will provide details on the measures and progress of specific actions such as pesticide reduction or air quality readings, the role of the Environmental Advisory Committee has been to act as ambassadors of the plan, to remain informed and provide advice. The Environmental Advisory Committee also seeks to encourage engagement of the public in the chief environmental sustainability issues facing the city.

The Committee reviewed and provided recommendations on the Waste Management Master Plan, Integrated Movement Study, and the Waskasoo Park Interpretative Master Plan. The committee has also been effective in stewarding the Environmental Master Plan in its first full year of implementation, using events such as Let's Talk to engage citizens in the plan's goals and actions.

As the committee liaison, together with the members of the committee, I am pleased to provide City Council with the 2012 Environmental Advisory Committee annual report outlining committee activities in detail for Council's consideration.

Recommendation

The Environmental Advisory Committee annual report is provided to Council as an informational update only and does not require a specific decision.



City Manager Comments:

I support the recommendation of Administration that this report be provided for Council's information and thank the Environmental Advisory Committee for their work throughout the year.

Craig Curtis
City Manager

City of Red Deer Environmental Advisory Committee Annual Report 2012

For the Year beginning January 1, 2012 and running until December 31, 2012.



Cover Photo:



Environmental Advisory Committee Members and Staff 2012-2013:
Pictured From Left to Right:

Standing: Nancy Hackett (Staff, City of Red Deer Environmental Services),
Lucille Gaumond, Rod Schumacher, Andrea Pagee (Chair), Lynn Mulder (City
of Red Deer Councilor), Frank Wong (City of Red Deer Councilor),
In front: Evan Bedford, Lauren Maris (Staff, City of Red Deer Environmental
Services)

Missing from Photo:
Lorne Bates, Cory Leniuk, Brandon Leask

Environmental Advisory Committee

Annual Report 2012

December 31, 2012

1. Establishment & Purpose

The Environmental Advisory Committee (EAC) was established by Council in 2009. As outlined in the Committees Bylaw, The Environmental Advisory Committee is a Public Advisory Committee. The purpose of the EAC is:

- to recognize the importance of environmental issues that Council and the community share;
- to enhance citizen engagement and decision making on environmental issues; and
- to enhance Council confidence in establishing environmental priorities and their impact on a vibrant, healthy and sustainable Red Deer.

Under the Committees Bylaw, the Committee will, in relation to environmental issues in Red Deer:

- act as a representative cross section of the community and provide a balanced viewpoint when reviewing environmental issues and priorities;
- act in an advisory role to Council on environmental policy issues as referred by Council;
- provide a mechanism for citizens to present environmental issues to Council and Administration;
- act in an advisory role to City Administration on issues that may impact the implementation or administration of policy when requested by Administration or referred by Council; and
- review and make recommendations on environmental policy, plans or bylaws or on environmental issues that affect the community or The City as an organization as referred to the Committee by Administration or City Council,
- Make recommendations on environmental matters outside Red Deer when The City has a direct interest, as referred by Council.
- Participate in or solicit public input , consultation, and outreach on environmental issues when requested by Council
- Provide suggestions on new environmental programs in response to public feedback and make suggestions on planning priorities in applicable departments

2. Committee Members

Committee members appointed by Council include:

- Two (2) members of Council
- Up to eight (8) Citizen Representative members, a majority of whom have experience with the types of environmental issues that would be considered by the Environmental Advisory Committee.

Council representative members are appointed for one year (however both members were re-appointed effectively servicing for a second/third term in 2012). All other members are appointed for two year terms. Citizen Representative members may apply to be reappointed. Appointments are staggered, meaning terms expire at different times, to allow for some year to year stability of membership. Given the staggered terms, the committee did experience membership change during the year.

In 2012, Evan Bedford served as Chair, and Cory Leniuk served as Vice-Chair. Following the December organizational meeting, Andrea Pagee was elected as Chair and Rod Schumacher was elected as Vice-Chair. Full committee membership is detailed below:

Continuing Members 2011-12	Appointed	Term Ends
Councillor Frank Wong	November 2010	October 2013
Councillor Lynne Mulder	October 2011	October 2013

Andrea Pagee, Chair	October 2011	October 2013
Evan Bedford, Past Chair	January 2009	October 2013
Rod Schumacher, Vice Chair	November 2010	October 2014
Cory Leniuk, Past Vice Chair	March 2011	October 2013
Wai Leong (Nick) Ng, Citizen Representative	October 2011	October 2013
Lorne Bates, Citizen Representative	October 2012	October 2014
Brandon Leask, Citizen Representative	October 2012	October 2014
Lucille Gaumond, Citizen Representative	October 2012	October 2013

Previous Members 2011-12
Wayne Morrow, Past Vice Chair
Steve Wasson, Citizen Representative
Kyla Belich, Citizen Representative

3. Ongoing Progress

The Environmental Advisory Committee successfully completed its fourth year operating as a council committee. Throughout the year, the Committee continued to review key environmental issues within the city and to provide advice to Council. The Committee conducted public outreach relating to its mandate and key environmental issues at Let's Talk with City Council in April 2012 as well as in their support and promotion of the Green Grouch challenge.

Throughout the year the Committee received several educational presentations to build their knowledge base and acquaint them with key environmental issues facing the City of Red Deer. These presentations included: City pesticide/herbicide/parks management, air quality information, and backyard composting as well as a tour of the Mintlaw Bridge project in Red Deer County.

The committee also provided ideas and input into several of the environmental initiatives being advanced by The City of Red Deer including: Composting at Home Program, Healthy Yards, Kick it to the Curb, and World Car Free Day.

Environmental Master Plan

The Environmental Advisory Committee was pivotal in advancing work on implementation of the Environmental Master Plan for the city. The Environmental Advisory Committee reviewed the plan's annual report and progress. The Environmental Advisory Committee has a key role in public awareness of the plan's objectives and community sustainability actions.

Off The Creek Project, Red Deer County

The Committee received a presentation on this successful program in Red Deer County which seeks to protect the watershed and reduce the impact of agricultural operations through support in finding and supporting alternative practices. The EAC would like to be kept informed of the ongoing operations of this program.

Waskasoo Park Interpretative Master Plan

The Environmental Advisory Committee completed its role as in the development of this new plan for the Waskasoo park system. Rod Schumacher and Cory Leniuk, served as the committee representative to this project with Steve Wasson and Nick Ng as alternates.

Waste Management Master Plan

The Environmental Advisory provided input as needed into this plan.

4. Issues Examined & Results

The EAC met ten times in 2012. In addition to contributing to the major projects of the Environmental Master Plan, as described above, the Committee dealt with several other issues. A summary of these issues which came before the Committee and the resulting resolution or action follows:

Date	Item and Background	Resolution or Action
January 18, 2012	Disposal of Hospital Waste: In follow up to the discussion at a previous meeting, EAC received confirmation that city administration is satisfied with procedures regarding hospital waste disposal and with compliance to the agreements and arrangements in place.	Received for information.
January 18, 2012	Air Concerns Relating to Wood Smoke: In follow up to the discussion at a previous meeting, the Committee agreed that the air quality concerns presented by Mr. Alan Smith of the Clean Air Alliance relating to wood burning smoke in urban environments should be shared with Parkland Airshed Management Zone (PAMZ).	Action: Letter to be sent to PAMZ.
February 15, 2012	Idle Free Public Education: an update on the Idle Free education campaign within the city was provided.	<p><i>"Resolved</i> that the Environmental Advisory Committee, hereby respectfully recommends that City of Red Deer Council approve continuing the Idle Free Public Education Campaign".</p> <p>Suggestions for expansion of the program and a request for an update in 2013 were included.</p>
March 21, 2012	Red Deer Centennial Request to Support Tree Planting Project: EAC was asked to provide a letter of support for the centennial grove tree planting	<i>"Resolved</i> that the Environmental Advisory Committee, having considered the Centennial Grove Project, dated march 21, 2012, hereby agrees to provide a letter of endorsement for the Centennial Grove Project to the Centennial Committee based on the environmental merits of the project".
April 18, 2012	Waste and Recycling Plan Update: The committee received information that a new Waste Management Master Plan is under development. The EAC will be involved in the plan.	Received for Information
May 16, 2012	Waste Management Master Plan: The consultants working with The city presented an overview on the scope and objectives of the new Waste Management Master Plan and asked for input.	The Environmental Advisory Committee provided their input to the plan.
June 20, 2012	Integrated Movement Study: City staff provided an overview of the movement study.	Received for information.

August 15, 2012	Dandelion Control Report: Discussion regarding the options available for dandelion control.	<p>“Resolved that the Environmental Advisory Committee, having considered the Dandelion Control Report, dated July 24, 2012, as presented by the Recreation, Parks and Culture department, hereby recommends that Administration:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Continue to support present policy as per the Environmental Master Plan on further reducing the use of pesticides another 10% by 2035. <input type="checkbox"/> As a substitute to additional chemical treatments implement enhanced turf care practices – the primary service would include topdressing sites, over seeding, enhanced aeration practices for areas with weak turf. <input type="checkbox"/> Invest in alternative dandelion control product pilots and trials. <input type="checkbox"/> Establish weed population thresholds based on the use of turf areas. <p>And forwards the same to an open meeting of Council for consideration.”</p>
August 15, 2012	Environmental Master Plan 2011 Annual Report: Annual Report presented as well as the year end recommended review /adjustment items.	<p>Resolved that the Environmental Advisory Committee, having considered the Environmental Master Plan 2011 Annual Report as presented at the August 15, 2012 Environmental Advisory Committee meeting, hereby accepts the report as information and forwards the same to an open meeting of Council for consideration.”</p> <p>In addition: recommended review/adjustment items were supported and recommended to Council for consideration.</p>
September 19, 2012	Municipal Burning Bylaw Survey: report was provided by PAMZ outlining municipal action in Alberta on bylaws dealing with burning.	Action: N. Hackett to arrange PAMZ to present this report.
October 17, 2012	Municipal Burning Bylaw Survey: Kevin Warren of PAMZ presented the findings of the Municipal Burning Bylaw Survey report	Received for Information
October 17, 2012	Red Deer Air Quality Monitoring Results and Monitoring Station: Kevin Warren of PAMZ explained the 2011 air results as reported in the Environmental Master Plan. He also indicated that a new monitoring station in Red Deer will be tried on a temporary basis. He is working with the city to locate this station.	Received for Information
December 12, 2012	Organizational Meeting: Orientation of Committee Roles and Responsibilities presented by LGS and Environmental Services Staff	Received for information.

December 12, 2012	Environmental Master Plan Public Report Card: presented to the committee	Received for Information
December 12, 2012	Waste Management Master Plan: presented progress and next steps on the plan to the committee.	Received for Information

5. On the Horizon: 2013

In 2013 the Environmental Advisory Committee anticipates:

- Playing an active role in the further implementation and reporting progress/annual reporting of the Environmental Master Plan
- Providing input into pesticide reduction programs
- Continuing to become informed around air quality issues in Red Deer, including opportunities to advance air quality protection efforts, and provide advice on the development of the Idle Free or other related education campaigns within the city.
- Providing input into the Waste Management Master Plan and waste related initiatives
- Participating in public outreach or engagement at events

6. In Conclusion

In conclusion, Environmental Advisory Committee members are pleased to provide City Council with an annual report summarizing their work for 2012. Members look forward to continuing to contribute to and support Red Deer's environmental sustainability during 2013.

Andrea Pagee
Chair
Environmental Advisory Committee



August 6, 2013

2013 Tax Sale

Revenue and Assessment Services

Report Summary & Recommendation:

Background information on the tax recovery process, and recommendation for reserve bids on each of the properties eligible for the 2013 Tax Sale.

Request Council pass a resolution establishing a reserve bid for each property to be offered for sale at the public auction.

City Manager Comments:

I recommend proceeding in accordance with Administration's recommendation and that Council pass a resolution to establish a reserve bid for each property offered for sale at the public auction.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated August 6, 2013 re: 2013 Tax Sale, hereby approves the reserve bids for the following properties being offered for sale at the 2013 tax auction on October 3, 2013:

Roll #	Legal Description	Civic Address	Reserve Bid
344215	Unit 100 Plan 0323607	P100-18 Averill St	1,000
344220	Unit 101 Plan 0323607	P101-18 Averill St	11,200
1710170	Lot 1 Blk 6 Plan 5879HW	5202 54 Ave	470,000
3219310	Unit 8 CDE Plan 0726373	106-80A Kelloway Cr	100,000

Manufactured Homes only: situated on the following rented lots

3610140	Lot 3 Blk 13 Plan 7822082	1014-7050 Gray Dr	15,000
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Report Details

Background:

The Municipal Government Act provides municipalities with a process to recover property taxes that remain unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

Each privately owned property offered for sale at the Public Auction will be subject to a reserve bid. Purchaser will acquire the property free of encumbrances, subject to those exceptions listed in the Municipal Government Act.

The properties will be sold strictly on an “as is, where is” basis. The City of Red Deer makes no representation and gives no warranty as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject property for any intended use by the Purchaser.

Following is a question & answer giving some additional background related to tax sales.

TAX SALE “Q & A”

What is tax sale?

- A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for up to four years. The goal of the tax sale is to encourage the registered owner, or any party having an interest in the property, to pay the outstanding taxes.

When is the tax sale held?

- The City of Red Deer will offer the properties for sale by public auction in City Hall, Red Deer, Alberta on Thursday October 3, 2013 at 10:00 a.m.

When does property become eligible for tax sale?

- A property is eligible for tax sale when a Tax Recovery Notification or Tax Recovery Lien has been placed on the property for a full year and tax arrears remain unpaid. Generally speaking this means that four years of taxes (current and 3 years of arrears) are outstanding when the tax sale is contemplated. The timetable is as follows:
 - March 31, 2012 – A tax recovery notification or lien is registered on properties with two years of tax arrears.
 - March 31, 2013 – The tax recovery notification or lien has now been filed for one full year and the tax arrears remain unpaid. The tax sale proceedings start.
 - July 15, 2013 – Tax sale is advertised in the Alberta Gazette. Letters are sent to the owners and any parties having an interest in the property.



- August 19, 2013 – Council sets a reserve bid for each property that is eligible to be sold, based on market value.
- September 21, 2013 – Tax sale is advertised in the Red Deer Advocate.
- October 3, 2013 – Tax sale is held and any properties eligible are offered for sale.

What happens with the revenue from the tax sale?

- The funds are deposited and disbursed in accordance with the Municipal Government Act.

Has The City of Red Deer ever sold a property through a tax sale?

- The City has not sold a property at a tax sale for the last 25 years.

What happens if a property does not sell?

- No immediate action is required.
- If property does not sell it may be transferred into the name of The City of Red Deer.

Discussion:

To begin the tax sale process the Municipal Government Act states: “The Council must set:

- a. For each privately owned property to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the property, and
- b. Any conditions that apply to the sale.”

Council has already approved the conditions for the annual tax sale when it approved Bylaw 3497/2013 in April this year. All that remains is for Council to approve reserve bids for each of the properties being offered for sale at the 2013 tax auction.

It is our hope that by the time of the tax sale, all tax arrears have been paid for these properties, thus they would be withdrawn from the sale.

Following is:

- i. The listing of privately owned property eligible for tax sale, and
- ii. The suggested reserve bid for each property.

Roll #	Legal Description	Civic Address	Reserve Bid
344215	Unit 100 Plan 0323607	P100-18 Averill St	1,000
344220	Unit 101 Plan 0323607	P101-18 Averill St	11,200
1710170	Lot 1 Blk 6 Plan 5879HW	5202 54 Ave	470,000
3219310	Unit 8 CDE Plan 0726373	106-80A Kelloway Cr	100,000

**Manufactured Homes only: situated on the following rented lots**

3610140	Lot 3 Blk 13 Plan 7822082	1014-7050 Gray Dr	15,000
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August 6, 2013

Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation

Revenue & Assessment Services

Report Summary & Recommendation:

The City has received two requests from the owner of 25 Morris Avenue. The first is a request to reduce the 2012 property tax levy due to a house fire. The second letter requested that if Council reduces his 2012 taxes, that they also cancel the penalty on the unpaid current year (2013) property tax levy.

Administration's review of the account indicates that assessment and taxes were calculated and levied correctly and in accordance with legislation. Analysis indicates that The City has only encountered one similar request for tax cancellation of a prior year taxes, and that the practice of cancelling prior year taxes is not common among comparable municipalities.

Recommendation:

Given the generally accepted principles of taxation endorsed by Council earlier this year, Administration recommends that Council provide direction on how to proceed with regards to requests for property tax cancellations that apply to levies outside of the current year. Based on Council's prior decisions, if Council was to consider waiving the taxes outside of the current year from the time of the fire to year end; it is recommended that the waiver would be on the home only and not the land and would apply to municipal taxes only and not the requisition levies.

With respect to the request for a waiver of penalties for the current year, Council is reminded that this levy was on the land only and that Council's practice has been to not cancel penalties.

City Manager Comments:

In response to the first request, I recommend that Council consider waiving the 2012 municipal taxes from the time of the fire (March 19, 2012) to year end 2012, with the waiver applied to the home only, and not the land. In response to the second request, I also recommend Council consider waiving the penalty on the 2013 property tax levy based on the assessment of land only.

Craig Curtis
City Manager



Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated August 6, 2013, re: Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation, hereby:

1. Agrees to waive the taxes owing from the time of the fire (March 19, 2012) to year end 2012, with the waiver on the home only and not the land and would apply to municipal taxes only and not requisition levies.
2. Agrees to waive the 2013 Tax Penalties based on the assessment of land only.

Report Details

Background:

The City has received two letters from Mr. McFarland. The first, dated February 28, 2013 requests relief on his prior year (2012) property taxes due to a house fire which occurred on March 19, 2012. According to Red Deer Emergency Services, the residence suffered extensive structure damage and was completely destroyed. Although Mr. McFarland's letter was dated February 28, 2013, it was not received by Legislative Services until May 6, 2013.

On July 23, 2013 Mr. McFarland wrote The City a second time. The second letter requested that if Council reduces his 2012 taxes, that they also cancel the penalty on the unpaid current year (2013) property tax levy. In the letter Mr. McFarland indicated that he expected to receive a refund prior to the 2013 tax due date and therefore did not pay his 2013 tax levy which resulted in the penalty.

Legislative Framework:

The Municipal Government Act does not allow administration to alter the assessment or taxes in this case. However under Section 347(1) of the Act, Council is given the authority to cancel, reduce or refund property taxes.

347 (1) *If a Council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business, do one or more of the following, with or without conditions:*

- (a) *cancel or reduce tax arrears;*
- (b) *cancel or refund all or part of a tax;*



(c) *defer the collection of a tax.*

Additionally the MGA states that a penalty imposed is deemed to be part of the tax in respect of which it is imposed. As a result requests for property tax penalty cancellation must also be decided by council.

In April 2013 at a Governance and Policy Committee meeting Council gave support to the following generally accepted principles of taxation;

- 1) Fairness and equity to all taxpayers,
- 2) Sustainability of revenues raised,
- 3) Simplicity, transparency and efficiency of the tax system,
- 4) Predictability and stability and
- 5) Competitiveness

Council agreed to use these principles as a foundation when considering requests for tax cancellation.

Discussion & Analysis:

The 2012 property tax levy of \$2,542.02 was processed and applied correctly on this property. This levy was based on the assessed value of the property given its condition at December 31, 2011 in accordance with legislative requirements. The taxes were paid in full prior to the 2012 taxation due date.

Property taxes represent one of the largest revenue streams to the City. The stability of that revenue source relates directly to the sustainability of the City. Property taxes are used to provide services and operate facilities in the City. Among other things they fund fire and emergency services, such as the ones used to suppress & contain the fire at this property. In general, cancelling property taxes exposes the City to a financial risk as expectations can be created among property owners. Cancelling prior years' tax levies increases the risk for The City as all property destruction in prior years could potentially come forward in tax cancellation requests, increasing the financial exposure.

Although many items surrounding property tax cancellation were discussed by Council at the Governance and Policy Committee (GPC) meeting in April, one item that was not considered was the timeframe for receiving tax cancellation requests. Because of this, we have provided additional information for Council's consideration.

Looking back over the last ten years, it appears that only one similar request for tax cancellation of prior year taxes has been brought to Council.

In May 2005 Council authorized a tax cancellation for a residence that had burned down in 2004. The taxes that were cancelled represented the prorated municipal taxes for the



building from the time of the fire to December 31, 2004. Taxes relating to the land and the Education requisition were not cancelled & remained the responsibility of the property owner.

As part of our research, we also surveyed eight comparable municipalities to determine their response to similar requests for tax reductions for prior years. Our survey results are as follows:

1. Six of the municipalities surveyed, including Calgary, do not have tax cancellation policies in place and to date have not cancelled taxes due to fire.
2. The City of Edmonton and Lethbridge, will consider tax reductions on requests provided they do not exceed two years.

Although a tax cancellation for this property would not impose hardship to the City; Council should consider that tax cancellation granted on a larger scale to compensate for a number of fires (in either the current or a prior year), or a catastrophic event may impose hardship on the City.

The following information might be helpful to Council as they consider the **first request** from Mr. McFarland - for reduction of the 2012 tax levy:

- The 2012 Taxes on the *building only* consisted of:

	Jan 1 – Mar 19	Mar 20 – Dec 31	Total
Municipal	185.25	673.01	858.26
Requisitions	84.99	308.78	393.77
Total	270.24	981.79	1252.03

- The house was completely destroyed and has been demolished.

The following information might be helpful to Council as they consider the **second request** from Mr. McFarland – cancellation of the 2013 penalty

- The 2013 tax levy was based on an assessment of *land only* as no building construction had started as of December 31, 2012.
- 2013 taxes (land only) totaled \$1270.27. 2013 tax notices were mailed on May 22, 2013 with payments due on June 28, 2013. As no payments were received prior to the 2013 tax due date, a penalty of \$76.22 was applied to this account, bringing the balance to \$1346.49. This amount remains unpaid as of August 2, 2013.
- Responsibility for the timely payment of property taxes rests with the taxpayer. The City facilitates this by offering numerous methods for tax payment, by extensively advertising both the tax due date and the various payment methods, and by encouraging property owners to pay their taxes early.



Given the unusual nature of this request and the fact that Administration has not yet had the opportunity to discuss this with Council in a GPC setting, we respectfully request Council's direction on how to proceed with these two requests.

25 Morris Ave.

July 23, 2013

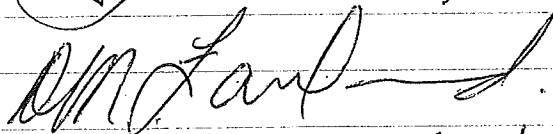
To Legislative Council

I am following up on my letter I sent to you about my 2012 Taxes, I have not heard from the Legislative Council about the decision on my request so I didn't pay my 2013 taxes as I thought there would be a refund, so I didn't pay my it.

I am also requesting that if you do decide in my favor, would you cancel the penalty on my 2013 taxes as well.

I appreciate your looking at my request and hope to hear from you soon.

Thank you.



Dwight McFarland.

phone #

Feb 28, 2013

To: Legislative & Governing Council,

I am writing this to ask for a reduction in my ~~tax~~ property taxes for the year of 2012 due to my house was totally destroyed by a fire on March 19, 2012. I appreciate your attention on this matter.

Lot - 23
Blk - 10
Plan - 7922026.

Yours Sincerely
DM Farland

Owner number DWIGHT McFarland
628268 25 Morris Ave

Roll number
1041350

Received
May 6, 2013



Council Decision – August 19, 2013

DATE: August 21, 2013

TO: Joanne Parkin, Revenue & Assessment Services Manager

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation

Reference:

Revenue & Assessment Services, dated August 6, 2013.

Resolution:

The following resolution was passed at the Monday, August 19, 2013 Red Deer City Council meeting:

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated August 6, 2013, re: Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation, hereby agrees to waive the taxes owing from the time of the fire (March 19, 2012) to year end 2012, with the waiver on the home only and not the land and would apply to municipal taxes only and not requisition levies, subject to confirmation that reimbursement of the taxes are not covered by an insurance policy held by the property owner.

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated August 6, 2013, re: Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation, hereby agrees to waive the 2013 Tax Penalties based on the assessment of land only, subject to confirmation that reimbursement of the penalties are not covered by an insurance policy held by the property owner.

Report back to Council: No

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Legislative Services Manager

c: Director of Corporate Services
Financial Services Manager
Deb Stott, Controller, Property Taxes

LEGISLATIVE SERVICES

August 21, 2013

Mr. Dwight McFarland
25 Morris Avenue
Red Deer, AB T4R 1V1

**RE: Council Decision – August 19, 2013
Request for 2012 Tax Levy Cancellation due to Fire at 25 Morris Avenue
And 2013 Penalty Cancellation**

Dear Mr. McFarland:


At the Monday, August 19, 2013 Red Deer City Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated August 6, 2013, re: Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation, hereby agrees to waive the taxes owing from the time of the fire (March 19, 2012) to year end 2012, with the waiver on the home only and not the land and would apply to municipal taxes only and not requisition levies, subject to confirmation that reimbursement of the taxes are not covered by an insurance policy held by the property owner.

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated August 6, 2013, re: Request for 2012 Tax Levy Cancellation Due to Fire at 25 Morris Avenue (Roll 1041350) and 2013 Penalty Cancellation, hereby agrees to waive the 2013 Tax Penalties based on the assessment of land only, subject to confirmation that reimbursement of the penalties are not covered by an insurance policy held by the property owner.

Should you have any questions, please contact Deb Stott, Controller, Property Taxation at 403-342-8123.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation



August 2, 2013

Cancellation of 2013 Tax Penalties

Revenue & Assessment Services

Report Summary & Recommendation:

The City has received 15 requests for property tax penalty cancellations on a total of 91 properties. Rather than bring the requests forward individually, administration has grouped the requests by type and is bringing these forward in one report for Council's consideration. Review of the accounts indicates that in all cases payments were received after the penalty date, that they were processed in compliance with approved City policy and procedures, and that penalties were correctly applied as per the bylaw.

Recommendation:

Given the generally accepted principles of taxation endorsed by Council earlier this year, and the prior decisions of Council not to cancel penalties, administration respectfully requests that Council uphold the penalties imposed in accordance with policy and bylaw for the properties identified under Request Types 1, 2, 4, and 5. Administration recognizes that the requests represented under Request Type 3 are unique and Council's direction is requested.

City Manager Comments:

I support the recommendation of Administration that the penalties for properties identified under request types 1, 2, 4 and 5 not be waived. I recommend that Council consider waiving the penalties for request type 3 due to the extenuating circumstances of the recent flood in The City of Calgary.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Revenue and Assessment Services department, dated August 2, 2013, Re: Cancellation of 2013 Tax Penalties, hereby:

1. Agrees not to waive the tax penalties for the properties identified under request types 1, 2, 4 and 5.
2. Agrees to waive the tax penalties for the properties identified under request type 3, due to the unprecedented flooding in The City of Calgary.



Report Details

Background:

Fifteen property owners have contacted the City and have requested property tax penalty cancellation on 91 properties. The total dollar value of these penalty cancellation requests is \$20,633.84.

Legislative Framework:

Under the Municipal Government Act (MGA) only Council has the statutory authority to make the decision to cancel, reduce, refund or defer taxes. The MGA specifically restricts Council from delegating this authority to administration. As a result, all requests for tax cancellation must come before Council.

Additionally the MGA states that a penalty imposed is deemed to be part of the tax in respect of which it is imposed. As a result requests for property tax penalty cancellation must also be decided by Council.

In April this year, at a Governance & Policy Committee meeting, Council endorsed the following generally accepted principles of taxation:

1. Fairness and equity to all taxpayers
2. Sustainability of revenues raised
3. Simplicity, transparency and efficiency of the tax system
4. Predictability and stability
5. Competitiveness

Discussion:

There is no dispute that all the property tax payments included in this report were made late. All the owners, or their designates who have written on their behalf, freely admit this in their letters to Council. But for a variety of reasons, the owners are requesting that Council cancel the penalties that have been added to their tax accounts.

Administration has reviewed the requests and grouped them into 5 request types to facilitate Council's review and consideration of the requests:

1. Non-receipt of tax notices
2. Health issues or deaths in the family
3. Corporate offices located in downtown Calgary, which were impacted by the mandatory evacuation, resulting in taxes which were not paid by the due date
4. Owners were out of town
5. Miscellaneous reasons



Request Type 1: Owners are indicating they didn't pay the property taxes as they didn't receive their tax notices.

The City has received 3 requests of this type, as detailed below.

	Roll #	Owner Name	# of properties included in request	Current Year Penalty Amount \$	Prior Year Penalty Amount \$
1	3012225	595089 Alberta Ltd (Don Sheridan)	1	204.19	
2	411540	Cory Wayne Kaun	1	300.54	1079.03
3	Numerous	1324066 Alberta Ltd (Blaine Dushanek)	65	3005.03	
		Totals	67	3509.76	1079.03

In their letters to Council, these owners are indicating that property tax notices were not mailed to the correct mailing addresses and as a result they did not receive the notices which led to late payment of the associated property taxes. Please note that the request from Mr. Kaun includes cancellation of penalties relating to the current year (\$300.54) as well as the prior year (\$1079.03). All other owners' requests relate to current year penalties only.

General Comments: In all three cases the property tax notices were mailed to the addresses that had been supplied to the City on the most recent land title change documents from the Alberta Land Titles Office. The City relies on this address information, which is supplied to Land Titles by the owners or their lawyers, as we are not party to the details of the thousands of real estate transactions that occur in Red Deer every year. Reliance on Land Title Office documentation for mailing address changes is standard practice in the City of Red Deer and for most, if not all Alberta municipalities.

Ultimately responsibility for the accuracy of the mailing address rests with the owner as MGA 304(3) (b) clearly indicates that it is the responsibility of owner to provide written notice of a mailing address to which tax notices are to be mailed.

Having said that, the City does make a concerted effort to ensure that tax notices are delivered to property owners by following up on all mail that is returned by Canada Post. In the cases of these 3 property owners we did not receive any address changes prior to mailing the 2013 tax notices, nor did we receive any returned mail. To the best of our



knowledge we were mailing tax notices to the correct addresses and had no reason to suspect that they had not been received by the owners.

The City also advertises extensively both before and through the tax collection period to advise property owners that tax notices have been mailed and encourages them to contact our department if they have not received a notice.

Past City practice: Although similar requests have been brought forward to Council in the past, Council has not cancelled penalties.

Request Type 2: Owners are indicating they didn't pay the property taxes because of health issues or deaths in the family.

The City has received 3 requests of this type as detailed below.

	Roll #	Owner Name	# of properties included in request	Current Year Penalty Amount \$	
1	322290	Joe & Jaime Vercaigne	1	259.41	Death in family
2	831305	Cathy Roe (on behalf of Pauline Carr, owner)	1	121.36	Health issue
3	430460	Jamie Burnett (on behalf of William Burnett)	1	179.23	Delay due to estate settlement
		Totals	3	560.00	

General Comments: In all three requests the owners (or their designates) are requesting tax penalty cancellation on compassionate grounds due to a death in the family, a health issue or the timing required for settlement of an estate.

It is truly unfortunate that these 3 families have experienced these problems; however their situations are not unique. Many property owners face serious health issues and other challenging circumstances. Most continue to pay their property taxes by the due dates.

Responsibility for the timely payment of property taxes rests with the taxpayer. The City facilitates this by offering numerous methods for tax payment, by extensively advertising both the tax due date and the various payment methods, and by encouraging property owners to pay their taxes early.



Past City practice: Although similar requests have been brought forward to Council in the past, Council has not cancelled penalties.

Request Type 3: Businesses impacted in the recent flooding/mandatory evacuation of corporate offices in downtown Calgary

The City has received five requests of this type as detailed below. All five corporations are indicating that their corporate offices were impacted in the mandatory evacuation of downtown Calgary and therefore had no access to generate cheques or electronic payments. In July The City received payments for all of the outstanding tax levies, but the tax penalties remain unpaid on five of the tax rolls.

	Roll #	Owner Name	# of properties included in request	Penalty Amount \$
1	3210155	Schlumberger	1	1,834.53
2	8700010/8700010	Grant Thornton (Receiver for Northern Patriot Oil & Gas Ltd)	2	268.37
3	10001	AltaGas	1	131.06
4	8800455	Canyon Technical Services	1	6,968.46
5	8700115	Belterra Land Company Ltd	1	249.45
		Totals	6	9,451.87

General Comments: The City has a large number of properties whose mailing addresses are in downtown Calgary and which may have been impacted by the mandatory evacuation order due to flooding in late June. Most of these properties appear to have paid their taxes by the due date or were enrolled in The City's Tax Installment Plan. Those that waited until the last 5 or 6 business days to pay their taxes were the properties that were affected in these circumstances. Given the numbers of properties in the downtown Calgary evacuation zone, it is possible that The City of Red Deer will receive additional requests of this nature.

The Province, through Municipal Affairs, is encouraging municipalities to be lenient on applying tax penalties due to the extreme loss and unprecedented flooding. Appendix A contains an email from Doug Griffiths, Minister of Municipal Affairs in this regard.

Past City practice: These requests are the result of a unique situation and current City staff are not aware of any similar requests occurring in the past.

**Actions taken by other municipalities:**

It is our understanding that municipalities across Alberta are responding in a variety of manners to requests of this type.

The City of Calgary and the Town of Canmore, both of which were directly impacted by the flooding, have extended the tax due dates for all properties in their municipalities, even those that were not affected by flooding or evacuation orders. The Town of Okotoks and the Municipal District of Foothills, who were also directly affected by the flooding, are cancelling penalties on a case by case basis for owners who can prove the damage to their properties.

Some municipalities that were not directly affected by flooding have received requests similar to those received by the City of Red Deer. A few, such as Red Deer County have cancelled penalties and others such as the City of Grande Prairie and Strathcona County have denied the penalty cancellation. Still other municipalities have not received requests of this type or are not affected as their property taxes are not due until later in the year.

Request Type 4: Taxes not paid as owners were out of town prior to the July long weekend.

The City has received one request of this type from J.J.A.G. Holdings Ltd for the 12 non-residential properties that they own in The City. The penalty cancellation requested is for all 12 of their properties and totals \$3,600.96. They have indicated in their letter that they were out of town assisting others in the flooded areas south of Calgary. They have also indicated that their own property (in the Okotoks area) was not damaged in the flood.

General Comments: The Warners (owners of J.J.A.G. Holdings Ltd) have indicated that they were unable to pay their taxes as they were away and didn't return to Red Deer before the long weekend. They are not unusual in this regard as many Red Deer residents are away from their homes for all or part of the period between the mailing of the tax notices and the penalty date. Some work away or are on vacation, some live elsewhere and some, like Warners, may have been assisting with or responding to other emergency situations.

Responsibility for the timely payment of property taxes rests with the taxpayer. The City of Red Deer has a number of payment options which enable people to make their tax payments by the due date, even if they are away or are not in Red Deer on the tax due date. Owners can pay by enrolling in the tax installment plan, by mail, on-line, through a financial institution, by post-dated cheque, as well as in person. Additionally the City advertises extensively to advise owners of the tax due date and the various payment methods, and to encourage them to pay their taxes early.



The Warners would be familiar with these alternative payment methods as they have on one occasion paid the company taxes electronically in the past.

Past City practice: Although similar requests have been brought forward to Council in the past, Council has not cancelled penalties.

Actions taken by other municipalities: In general, other municipalities do not cancel penalties because owners were away in the tax payment period. Because this request refers to the flooding incident in June, Administration surveyed other municipalities in regards to requests of this type. None of the municipalities surveyed were cancelling property taxes for owners who were assisting others, but whose own properties were unaffected by the flooding. The City of Calgary and the Town of Canmore have extended the tax due dates for all properties in their municipalities, even those that were not affected by flooding or evacuation orders. But other municipalities that were directly affected by flooding have restricted penalty cancellations to property owners who can demonstrate significant loss to their own property.

Request Type 5: Owners are indicating they didn't pay the property taxes for various reasons, none of which are listed above.

The City has received 3 requests which could not be grouped under any of the other request types. In these cases, which are summarized below, a decision or choice made by the owner led to or contributed to the late payment. Please refer to the owners' letters for further details about the reasons for the late payment.

	Roll #	Owner Name	# of properties included in request	Current Year Penalty Amount \$	Summary of Owner Explanation
1	1622460	Sunreal Property Management (on behalf of 981078 Alberta Ltd)	1	2023.14	Clerical error (cheque written but not delivered/mailed by the due date)
2	1132730	Al Coker	1	192.89	Electronic payment made from wrong account
3	411160	Karen & Terry Knull	1	216.19	Forgot until evening of due date. Unable to pay on time electronically.
		Totals	3	2432.22	



General Comments: There is no dispute that these 3 property tax payments were late; all the owners admit this in their letters to Council. Responsibility for the timely payment of property taxes rests with the tax payer. Every year The City prepares an extensive communications plan to advise property owners about their taxes, due dates, penalties and payment methods. Significant emphasis is placed on encouraging owners to pay their taxes early, to reduce the risk of penalties due to extenuating circumstances in the last few days before the due date. Ultimately, the choice of payment date and the payment method rests with the taxpayer as does the risk that something might go wrong.

Past City practice: Although similar requests have been brought forward to Council in the past, Council has not cancelled penalties.

Bev Greter

From: Council Agenda
Subject: FW: 2013 Penalty Charges

From:
Sent: July 30, 2013 12:41 PM
To: Legislative Services
Subject: Re: 2013 Penalty Charges

Attention: City of Red Deer Council
Re: Roll Number 8700115

Dear Council Members,

I am writing in regards to the penalty charges on our account. I am asking that the charge is reversed as our office was in the Calgary flood zone which was evacuated on June 20, 2013. We did not have access to our office until July 4th, 2013 and had no idea that we would be out for that length of time.

Your consideration in this matter is greatly appreciated.

Regards,

Christine Vergen
Belterra Land Company Ltd.
Accounts Payable

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Bev Greter

From: Council Agenda
Subject: FW: Property Tax Levy Cancellation Request

From: Karen Knull |
Sent: July 23, 2013 10:31 PM
To: Legislative Services
Subject: Property Tax Levy Cancellation Request

Dear Council Members,

I was distraught to find a \$216.19 "Penalty- 2013 Current Taxes" notice in the mail today. I am writing to request that this fee be cancelled. I have attached a scan of our current tax notice as suggested by the receptionist at Legislative Services.

Taxes were due June 28 and I didn't remember until that evening. I went online to make the payment and my bank had a notice warning that since it was after hours the transaction could not be posted for 2 business days after the weekend/holiday. That would make the payment July 3rd or 4th. This was a long weekend so rather than wait the extra day or 2 that was indicated, I paid it directly on the 2nd of July. That means the payment was not even a business day late!

We have been home owners in Red Deer since 1997 and have never made a late payment. In fact, when our new home was under-assessed, we even made a second payment in the form of a "2011 Supplementary Tax Levy" as soon as it was asked of us.

I implore you to consider our excellent payment history as well as the timeliness of the actual payment and concur that this fine is not warranted.

Even if the prevailing argument is that we should have been responsible and paid it on time, surely a 6% \$216.19 is far too exorbitant a fine! This isn't even a full day late!

Please honour our request to have it dismissed or significantly reduced. We can be reached at 403-340-8841 to answer any questions or concerns.

Sincerely,

Karen and Terry Knull

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]



The City of Red Deer
Revenue and Assessment Services

Jul 23, 2013

4th Floor, 4914 48th Avenue
Red Deer, Alberta
T4N 3T4

Attention: Legislative Services/City council
RE: Roll# 8800455

I am writing to appeal your decision to charge a penalty in regards to Roll#8800455 in the amount of \$6,968.46 for late payment of 25 Burnt Basin St. Lot-35, BK-1 PL-1123427 property taxes. Canyon Technical Services Ltd has a history of prompt payments to the City of Red Deer but experienced extenuating circumstances at the end of June that caused this particular payment to be delayed.

Canyon's business was evacuated on June 21, 2013 due to the flood waters that invaded downtown Calgary and employees were not allowed back into the building until June 28th, 2013. Unfortunately, the property tax invoice was only partially processed at that time (though it had been scheduled for prompt payment had the flooding not occurred). It was processed immediately upon our return on ck# 061802 dated July 3, 2013.

For the reasons listed above I respectfully request that the penalty in the amount of \$6,968.46 be reversed and a credit applied to our account. I look forward to hearing from you at your earliest convenience regarding this issue and Thank-you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda McIsaac", is written over a horizontal line.

Linda McIsaac
Accounts Payable Supervisor
Canyon Technical Services Ltd



AltaGas Ltd.
1700, 355 4th Ave SW
Calgary, Alberta T2P 0J1

main 403.691.7575
fax 403.691.7576

July 12, 2013

Revenue and Assessment Services
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Revenue and Assessment Services,

**2013 Late Tax Payments
Roll No. 0010001**

AltaGas Ltd. is respectfully requesting that The City waive the late payment penalties on the above noted Tax Notice.

Due to the flooding in the City of Calgary, we were unable to access our building and, subsequently, our tax files at a critical tax payment processing time. This resulted in the inability to pay some of our tax notices in a timely manner.

Thank you for considering our request. Should you have any questions or concerns regarding this request, please contact me via mail, telephone (403) 691-7535 or e-mail: joanne.manning@altagas.ca.

Yours truly,

Joanne M. Manning
Administrator Property Tax

THE CITY OF RED DEER
Legislative & Administrative Services

RECEIVED	
TIME	1:55 PM.
DATE	July 18, 2013
BY	[Signature]

Jamie Burnett

July 16, 2013

City of Red Deer
PO Box 5008
Red Deer, AB T4R 1L6

Re: Property & Roll #0430460

Attn: Legislative Services

To Whom it May Concern:

William Burnett passed away December 9th, 2012. The Estate of William Burnett is still in the process of being settled. Consequently, I was late paying the property taxes for 109 Bell Street.

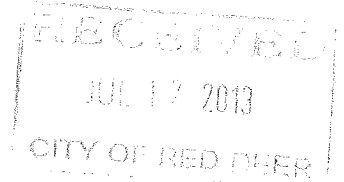
Please forgive the penalty portion and interest for the Property at 109 Bell Street, Red Deer, AB.

Kindest Regards,

A handwritten signature in cursive script, appearing to read 'JBurnett', with a long horizontal flourish extending to the right.

Jamie Burnett
Executrix for the Estate of William Burnett

1324066 Alberta Ltd.
#304, 5913-50th Avenue
Red Deer, AB T4N 4C4
(operating as Hillside Estates)



July 9th, 2013

Frieda McDougall
Legislative Services Manager
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Re: Property Tax Late Fees

Dear Ms McDougall -

I have attached two sheets showing the 2013 taxes that were due and payable on the property owned by 1324066 Alberta Ltd. - the buildings are located at 3916, 3920 and 3924 - 50th Avenue in Red Deer.

At this time I am respectfully asking for you to forgive the late charges of \$3005.02 that were levied against our Company for late payment of our 2013 taxes. We did not receive our Property Tax Notices for these three buildings - as you can see by the Property Tax Notice that I picked up from the City of Red Deer - our Notices do not have our suite number (304) on them. Once we realized that we had not received our Tax Notices for these buildings I immediately paid the outstanding 2013 taxes at City Hall, including late fees.

Our offices are located at **Suite 304**, 5913-50th Avenue, Red Deer, T4N 4C4 and we feel that this is the reason that we did not receive our Tax Notices and therefore did not pay our taxes on time (incomplete address on the Tax Notice). We hope that you will agree that this is a valid reason for us to have the \$3005.02 late fees forgiven.

We await your reply. Thank you for your consideration in this regard.

1324066 Alberta Ltd. per:

A handwritten signature in cursive script that reads "Blaine Dushanek".

Blaine Dushanek
Director

Bev Greter

From: Council Agenda
Subject: FW: Property tax penalty

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

From: Cathy [[mailto:](#)]
Sent: July 5, 2013 11:13 AM
To: Legislative Services
Subject: Property tax penalty

Legislative Assembly
Honorable Mayor and Council

I am writing on behalf of Pauline Carr, my mom, who has dementia. As a result she misplaced her property tax bill and a 6% penalty was assessed and paid. I am hoping that you will consider reversing the penalty as mom is on a limited budget. She has lived in Red Deer in the same house for 53 years and has always paid her bills on time.

Sincerely

Cathy Roe

Sent from my iPad

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

**Grant Thornton**

RECEIVED
JUL 03 2013

July 2, 2013

The City of Red Deer
4th Floor, 4914 – 48 Avenue
Red Deer, AB T4N 3T4

Grant Thornton Limited
Suite 900
833 – 4th Avenue SW
Calgary, AB
T3P 3T6

T (403) 260-2500
F (403) 260-2571
www.GrantThornton.ca

To whom it may concern,

Re: Northern Patriot Oil & Gas Ltd. in receivership

As you are aware, Grant Thornton Limited was appointed receiver over the assets and undertaking of Northern Patriot Oil & Gas Ltd. on February 26, 2013 pursuant to an order of the Court of Queen's Bench of Alberta. A copy of the order can be found on our website at: http://www.grantthornton.ca/services/reorg/bankruptcy_and_insolvency/NorthernPatriotOil

As such, please find enclosed payment on the 2013 property taxes (and 2012 if applicable).

Due to unforeseen circumstances in the Calgary area, referring to the recent flood that disabled the majority of downtown, we apologize if this payment arrives past the due date. We can advise that we made every possible effort to send payment as soon as possible and ask that in the event it arrives late you forgive any interest and penalties.

Please contact the undersigned with any questions or concerns.

Yours sincerely,

Grant Thornton Limited

Valerie Lock
Associate

Enclosures

Bev Greter

From: Council Agenda
Subject: FW: Tax Penalty on Roll #3012225

From: Don Sheridan
Sent: July 09, 2013 10:34 AM
To: Christine Kenzie
Subject: Tax Penalty on Roll #3012225

Christine,

Due to a name change of my company, the City sent my tax notice to the warehouse address which does not receive mail and has no record of ever receiving the tax notice.

The assessment notice was sent to the correct address of 239-28342 TWP RD 384 Red Deer County T4S 2B6

I am looking for a reversal of the \$204.19 tax penalty on this property due to the above circumstances.

Thank you for your time regarding this matter. Don

Don Sheridan AMAA
Municipal Property Consultants(2009) Ltd.
A2 - 83 Burnt Park Drive
Red Deer, AB. T4P 0J7

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

July 2, 2013

ATTN: TAX DEPARTMENT

The City of Red Deer
4th floor, City Hall 4914 - 48 Avenue
Red Deer, AB



To Whom It May Concern,

Re : 73 Sisson Ave

My name is Cory Kaun and I am sending this letter requesting cancellation on penalties regarding 'taxes in arrears' for my home, 73 Sisson Ave. I am in the process of financing my home and just found out that I am apparently in arrears on my taxes. After looking into it I have found out that the tax assessment was mailed to my home address where I have never picked up mail. This leaves me discouraged as I was never contacted regarding late payment on my taxes in over 1 ½ years. I consider myself a positive, supportive citizen in Red Deer which includes my company building homes in Red Deer under the Larkaun Homes banner. I find it frustrating that I was at City Hall last week paying approx \$30,000 in property taxes for current work under Larkaun Homes and my personal taxes were not brought to my attention.

Please confirm my mailing address has be changed to 323, B102 – 5212 48 St, Red Deer, AB, T4N 7C3. Thank you in advance for taking my letter of cancelling penalties seriously.

Respectfully,

Cory Kaun

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

ATTENTION: City Council

Re: Property Taxes

I have been a tax payer in the City of Red Deer for 22 years and never have been late paying property taxes. This year I set up my bank account to make payment of my taxes for June 27, 2013. Unfortunately I set it up from the wrong account so the taxes never got paid that day (see attached Scotiabank document). As I was away a couple of days I didn't get the bank notice until after the 28th June so on July 2nd, I went to City Hall first thing in the morning and made the payment.

I am requesting you consider the above and cancel any late payment. Your consideration is greatly appreciated.


Al Coker

Bev Greter

From: Legislative Services
Sent: Thursday, July 04, 2013 2:32 PM
To: Bev Greter; Christine Kenzie
Subject: FW: 2013 Property Taxes Roll #3210155

Alison Relkov | Client Services Support
Legislative Services | The City of Red Deer
P 403.342.8262 | F 403.346.6195
alison.relkov@reddeer.ca

From: Stacy Cockwill
Sent: July 4, 2013 11:53 AM
To: Legislative Services
Cc: Jenny Zhang
Subject: RE: 2013 Property Taxes Roll #3210155

To whom it may concern:

Please accept our apologies for our late payment of 2013 property taxes for Roll 3210155. Due to the recent flooding in Southern Alberta, **Schlumberger's downtown office was under evacuation from June 21 to July 1.** As a result we were unable to generate cheques or process payments during this time period. Given these circumstances, we would like to ask for forgiveness of any penalty and interest charges relating to our late payment.

If you have any questions, you can contact me at

We appreciate your consideration for the above.

Yours sincerely,

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Bev Greter

From: Council Agenda
Subject: FW: Formal request for relief of 6%Penalty Charge on Late Payment of Taxes

From: Kristyna Warner
Sent: July 03, 2013 7:53 AM
To: Frieda McDougall
Cc: Ed Warner
Subject: Fwd: Formal request for relief of 6%Penalty Charge on Late Payment of Taxes

This is a formal request for relief from payment of the 6% Late Penalty Charges on Property Taxes for the Year 2013.

Sent with respect to The City of Red Deer
Att: City Council
Via: Mrs. Frieda McDougall, Legislative Services Mgr.,

Taxes in question: 12 Commercial properties owned by :

J.J.A.G. Holdings Ltd.,

Total amount of penalty - \$3,600.97

My name is Kristyna Warner and together with my husband Ed we own the properties in question.

While owning a home here in Red Deer, we also have to maintain a small home in Okotoks (154 Elma St.) as this is where we have a business park that we are developing on a site just south of Okotoks (Warner Industrial Park) on the banks of the Sheep River.

All of last week, and every day since the flooding of the area - we have been working down there - not to clear our own land, but to assist the people in a Trailer Park area beside us, just off the Sheep River. These people saw their homes destroyed or swept away and we have tried to use our bigger equipment to upright Trailers, dig out others or retrieve them from the banks of the retreating river edge.

We were glad to be able to help - it seemed the least we could do - but it meant that we were not here in Red Deer prior to the long weekend. Early on the morning of July 2nd, as soon as the office of the City were open, we paid out taxes on the above properties - we also paid the penalty, after discussion with Mrs. McDougall, to avoid further interest charges.

We would ask the council to consider our request, knowing we had every good intention to pay on time - as we have every year, since 1980. Thanks to the City Council for considering this request.

Kristyna A. Warner
Edward R. Warner

Bev Greter

From: Council Agenda
Subject: FW: Request for Pardon
Attachments: Letter to tax dept July 2013.pdf

From: Ashley Penny
Sent: July 02, 2013 11:56 AM
To: Frieda McDougall
Subject: Request for Pardon

Hello Frieda,

Can you please present the attached letter to the Council and the Mayor?

Can you please provide me with a timescale of when I should expect a response to our enquiry?

Thank you for your time.

With kind regards,

Ashley Penny

Property Manager, Associate Broker
Sunreal Property Management Ltd.
100, 4327 54th Avenue
Red Deer, AB T4N 4L9

24 Hour emergency line

An Emergency is defined as – “Loss of heat, power, hot water or security; plumbing or roof leaks; sewage stoppage; a situation that endangers the occupant or home”.

Report maintenance items to: maintenance@sunrealgroup.com



July 2, 2013

Sent via email: Frieda.mcdougall@reddeer.ca
Legislative Service Manager

Dear Mayor and Council,

Roll tax: 1622460
Company: 981078 Alberta Ltd.

We write in connection to the taxes owing on behalf of the above noted Landlord.

We respectfully request a pardon on the fine for late payment of taxes. We prepared the cheque on June 27, 2013 for payment of taxes. A clerical error on our part took place. We discovered the cheque had not been submitted at 11:00am on Tuesday, July 2nd 2013.

Immediately upon discovery of the clerical error, we notified the Tax Department via telephone and personally submitted the cheque to the office.

We apologize for the inconvenience of our oversight and hope you will consider pardoning our error.

Thank you for your time and consideration to our request.

Respectfully,

Ashley Penny, Associate Broker
Sunreal Property Management Ltd.

Bev Greter

From: Council Agenda
Subject: FW: Property Tax Appeal of Late Payment Penalty
Attachments: [Untitled].pdf

From: Joe Vercaigne
Sent: July 02, 2013 9:48 AM
To: Frieda McDougall
Subject: Property Tax Appeal of Late Payment Penalty

Council Members,

I am writing you with request of having the late penalty fee waived for the 2013 property taxes.

There were extenuating circumstances that contributed to having missed the Friday deadline for property tax payment. On Saturday, June 22nd my mother passed away in my home town of Melita, MB. This has been a difficult time for our family. I feel bad even mentioning this to you, however it has certainly been cause to put other things off.

On Thursday, June 27th our son was born at Red Deer Regional Hospital. I was able to bring them home on Friday late in the afternoon. By this time I had realized that the tax payment deadline had passed.

I went into the CIBC on Saturday to make payment there, unfortunately I did not have my notice and there was no way of making the payment without it. I went into City Hall to make payment first thing on Tuesday, July 2nd. I paid the tax amount, but not the penalty.

I would also like to have this noted in my request. There is an easement on the east side of our property between our fence and our neighbor's. I have looked after all of the maintenance of this easement (mowing, weed control, fertilization) for the past 6 years. I have done so quietly, with no complaints or requests.

Our stamped 'Property Tax Notice' is attached for your reference.

I thank you for your consideration.

Sincerely,

Joe and Jaime Vercaigne

This e-mail and any attachments may be confidential or legally privileged. If you received this message in error or are not the intended recipient, you should destroy the e-mail message and any attachments or copies, and you are prohibited from retaining, distributing, disclosing, or using any information contained herein. Please inform us of the erroneous delivery by return e-mail. Thank you for your cooperation.

Ce courriel et toute pièce jointe peuvent contenir des renseignements confidentiels, privilégiés ou légaux. Si cet envoi ne s'adresse pas à vous ou si vous l'avez reçu par erreur, vous devez le supprimer. Il est interdit de conserver, distribuer, communiquer ou utiliser les renseignements qu'il contient. Nous vous prions de nous signaler toute erreur par courriel. Merci de votre collaboration.

APPENDIX A

From: MunicipalServicesBranch@gov.ab.ca [<mailto:MunicipalServicesBranch@gov.ab.ca>]

Sent: Friday, July 05, 2013 11:30 AM

To: Craig Curtis

Subject: Flexibility in Tax Payment Deadlines

Attention all Mayors and Chief Administrative Officers:

Many residents of Alberta have suffered extreme loss due to the recent unprecedented flooding in many of our communities. This is an especially difficult time for us, and it is important that we collectively support each other as we work towards a full recovery from this devastation.

Emergency situations still exist in many parts of the province, and many residents and businesses are unable to access their homes, offices, or even communication devices. This will certainly impede their day-to-day living and capacity to make transactions for a period of time.

I am aware that this is an equally sensitive time for all municipalities in Alberta as most are wrapping up their property tax season and collecting final payments. I would encourage you to evaluate your current situation and consider using your legislative authority to provide leniency through the deferral or cancellation of tax penalties for late property tax payments to those property owners who may have been impacted directly or indirectly by the flooding. If you would like more information regarding tax collection relief options, please contact Municipal Advisory services toll-free at 310-0000, then 780-427-2225.

Thank you for all of your efforts in the rebuilding and recovery of a stronger Alberta.

Sincerely,

Doug Griffiths

Minister of Municipal Affairs



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Joanne Parkin, Revenue & Assessment Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Cancellation of 2013 Tax Penalties

Reference:

Revenue & Assessment Services, dated August 2, 2013.

Resolution:

The following resolutions were passed at the Monday, August 19, 2013 Red Deer City Council meeting:

Resolved that Council of The City of Red Deer having considered the report from the Revenue and Assessment Services department, dated August 2, 2013, Re: Cancellation of 2013 Tax Penalties, hereby agrees not to waive the tax penalties for the properties identified under request types 1, 4 and 5.

Resolved that Council of The City of Red Deer having considered the report from the Revenue and Assessment Services department, dated August 2, 2013, Re: Cancellation of 2013 Tax Penalties, hereby agrees not to waive the tax penalties for the properties identified under request types 2.

Resolved that Council of The City of Red Deer having considered the report from the Revenue and Assessment Services department, dated August 2, 2013, Re: Cancellation of 2013 Tax Penalties, hereby agrees to not waive the tax penalties for the properties identified under request type 3, due to the unprecedented flooding and mandatory evacuation in The City of Calgary.

Report back to Council: No

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Legislative Services Manager

c: Corporate Services Director
Financial Services Manager
Deb Stott, Controller, Property Taxes

LEGISLATIVE SERVICES

August 21, 2013

Mr. Cory Kaun
323, B102 – 5212-48 Street
Red Deer, AB T4N 7C3

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 2, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalties of \$300.54 (current year penalty amount) and \$1,079.03 (prior year penalty amount) not be waived on the property owned by Cory Kaun at 73 Sisson Avenue in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

FILE COPY



LEGISLATIVE SERVICES

August 21, 2013

Mr. Blaine Dushanek
1324066 Alberta Ltd.
304, 5913 – 50 Avenue
Red Deer, AB T4N 4C4

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Mr. Dushanek:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 9th and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$3,005.03 not be waived on the property owned by 1324066 Alberta Ltd. – the buildings located at 3916, 3920 and 3924 – 50 Avenue in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,

Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

FILE COPY



LEGISLATIVE SERVICES

August 21, 2013

Ms. Cathy Roe
c/o 5839 – 38 Street Close
Red Deer, AB T4N 0X9

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Ms. Roe:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 5, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$121.36 for the property owned by Pauline Carr not be waived on the property at 5839 – 38 Street Close in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,

Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

FILE COPY



LEGISLATIVE SERVICES

August 21, 2013

Valerie Lock, Associate
Grant Thornton
Suite 900
833-4th Avenue SW
Calgary, AB T3P 3T5

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties
Northern Patriot Oil & Gas Ltd.**

Dear Ms. Lock:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 2, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$268.37 not be waived.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,

Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Ms. Linda McIsaac
Accounts Payable Supervisor
Canyon Technical Services Ltd.
2900 Bow Valley Square III
255-5 Avenue SW
Calgary, AB T2P 3G6

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Linda:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 23, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$6,968.46 for the property owned by Canyon Technical Services Ltd. not be waived on property located at 25 Burnt Basin Str. Lot 35, Blk I, Plan 1123427 in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

FILE COPY



LEGISLATIVE SERVICES

August 21, 2013

Christine Vergen
Accounts Payable
Belterra Land Company Ltd.
404, 2303-4 Street SW
Calgary, AB T2S 2S7

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Ms. Vergen:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 30, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$249.45 for the property owned by Belterra Land Company Ltd not be waived on the property located at 38160 Range Road 270 NE 12-38-27-W4 in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,

Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

FILE COPY



LEGISLATIVE SERVICES

August 21, 2013

Mr. Al Coker
2 Densmore Crescent
Red Deer, AB T4R 2L8

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Mr. Coker:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$192.89 for the property owned by Al Coker not be waived on the property at 2 Densmore Crescent in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,

Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

FILE COPY



LEGISLATIVE SERVICES

August 21, 2013

Ms. Joanne Manning
Administrator Property Tax
AltaGas Ltd.
1700, 355-4th Avenue SW
Calgary, AB T2P 0J1

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Joanne,

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 12, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$131.06 for the property owned by AltaGas Ltd. in Red Deer not be waived.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,

Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Stacy Cockwill
Schlumberger Canada Ltd.
200, 125-9th Avenue SE
Calgary, AB T2G 0P6

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Stacy:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 4, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$1,834.53 for the property owned by Schlumberger in Red Deer not be waived.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Karen & Terry Knull
28 Sorensen Close
Red Deer, AB T4R 0L9

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Karen & Terry:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 23, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$216.19 for the property owned by Karen & Terry Knull not be waived on the property at 28 Sorensen Close in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Ms. Ashley Penny
Sunreal Property Management Ltd.
100, 4327-54 Avenue
Red Deer, AB T4N 4L9

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Ms. Penny:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 2, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$2,023.14 for the property in Red Deer owned by 981078 Alberta Ltd. not be waived.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Ms. Jamie Burnett
109 Bell Street
Red Deer, AB T4R 1L6

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Ms. Burnett:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 16, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$179.23 for the property owned by The Estate of William Burnett not be waived on the property at 109 Bell Street in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Joe & Jaime Vercaigne
48 Ingle Close
Red Deer, AB T4R 3R8

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Joe & Jaime:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 2, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$259.41 for the property owned by Joe & Jaime Vercaigne not be waived on the property at 48 Ingle Close in Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 21, 2013

Don Sheridan
Municipal Property Consultants (2009) Ltd.
239-28342 TWP RD 384
Red Deer County, AB T4S 2B6

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Mr. Sheridan:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 9, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$204.19 for the property owned by Municipal Property Consultants not be waived on the property at A2 – 83 Burnt Park Drive, Red Deer.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation

LEGISLATIVE SERVICES

August 22, 2013

Kristyna Warner
J.J.A.G. Holdings Ltd.
40 Pallo Close
Red Deer, AB T4P 1J3

**RE: Council Decision – August 19, 2013
Cancellation of 2013 Tax Penalties**

Dear Ms. Warner:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council considered your letter dated July 3, 2013 and the report from the Revenue and Assessment department, dated August 2, 2013 – re: Cancellation of 2013 Tax Penalties and hereby agreed that the tax penalty of \$3,600.96 for all 12 non-residential properties located in Red Deer and owned by J.J.A.G. Holdings Ltd not be waived.

Thank you for taking the time to send your request to Council for their consideration. If you have any additional questions please contact Ms. Deb Stott, Controller, Property Taxation at 403.342.8126.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Deb Stott, Controller, Property Taxation



August 9, 2013

Request for Approval: Governance Policies and Organizational Bylaw 3505/2013

Corporate Services

Report Summary & Recommendation:

The Governance & Policy Committee (GPC) reviewed draft Council Management Delegation policies, Purpose Statement policies and Executive Limitation policies at their July 23, 2013 meeting. At that meeting the GPC provided comments with respect to the policies which have since been incorporated. At that same meeting discussion also occurred regarding the principles of aligning the organizational bylaw with the governance framework by ensuring the delegations to the one employee of Council was incorporated into the Bylaw. This has been completed and is attached for approval.

City Manager Comments:

I support the recommendations of the Governance and Policy Committee and administration. The adoption of the governance policies and the new organizational bylaw reflected in this report constitutes the achievement of the new Red Deer Governance Framework in its first iteration. In relation to the Land Acquisition and Sales I endorse maintaining the current policy with the over 10% variance level requiring the approval of Council.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from the Corporate Services Directorate dated August 9, 2013 re: Executive Limitation Policy EL-D-2.2 Land Acquisition and Sales endorse

Option A: the 10% variance level

Resolved that Council of The City of Red Deer, having considered the report from the Corporate Services Directorate dated August 9, 2013 re: Request for Approval: Governance Policies hereby adopts the following governance policies:

Council-Management Delegations

CMD 1.0	Delegation Principle
CMD 2.0	City Manager's Role & Responsibilities
CMD 2.1	City Manager Compensation
CMD 2.2	City Manager Performance Assessment



Purpose Statements:

PS 1.0	General Purpose
PS-A-1.1	Civic Pride & Ownership
PS-A-1.2	Wellbeing
PS-A-1.3	Integrated & Accessible Transportation
PS-A-1.4	Safety
PS-A-1.5	Sustained & Enhanced Prosperity
PS-A-1.6	Use of Resources

Executive Limitations:

EL 1.0	General Executive Constraints
<i>A- Human Resources</i>	
EL-A-2.1	Interim City Manager
EL-A-2.2	Compensation & Benefits
EL-A-2.3	Treatment of Employees
EL-A-2.4	Treatment of People
EL-A-2.5	Ethical Behaviour
<i>B- Organizational Effectiveness</i>	
EL-B-2.1	Communications & Support to Council
EL-B-2.2	Emergency Management
EL-B-2.3	Public Image
EL-B-2.4	Relationships with other Entities
<i>D- Financial</i>	
EL-D-2.1	Asset Protection
EL-D-2.2	Land Acquisition and Sales
EL-D-2.3	Use of City Owned Land

Resolved that Council of The City of Red Deer, having considered the report from the Corporate Services Directorate dated August 9, 2013 re: Request for Approval: Governance Policies hereby repeals the following Council policies:

1. 2003-C Employee Recognition
2. 3303-C Municipal Integration Strategy
3. 5312-C Staff Year End Cash Bonuses
4. 5317-C Liability Protection for Non-Union Employees
5. 6102-C Billboards on City Property
6. 6203-C Residential Land Sales



7. 6206-C Licenses to Occupy (Rights of Way/Lease of Utility Lots)
8. 6210-C Land Sale Approvals
9. 6212-C Encroachments into City Property / Utility Rights of Way
10. 6213-C Entering Into Option Agreements to Purchase Land Required for Future Municipal Needs

It is further recommended that Council of The City of Red Deer consider three readings for Organizational Bylaw 3505/2013.

Report Details

Background:

On July 4, 2011 Council adopted the Red Deer Governance Framework which included a work plan and schedule to address the development of Governance Process Policies, Purpose Statements, Executive Limitation Policies, and Council/Management Delegation Policies.

The Governance & Policy Committee (GPC) has since been working through a process which involved the adoption of Governance Process Policies in September 2012. These policies set out how Council operates and behaves - describing its own processes, job, internal workings, connection/relationship with its citizens, and expectations about the performance of itself, its members, its CGO, its committees, and its one employee, the City Manager.

At the meeting of November 19, 2012 the GPC then reviewed the draft Executive Limitation Policies. Executive Limitations are a policy framework that tells the City Manager what he can not do, rather than what to do. They are proscriptive, not prescriptive. Based on the executive limitations imposed, the City Manager is then free to apply reasonable interpretation and develop the operational response based on Council's direction.

Council's input to the Executive Limitations policy was then applied and these policies, in conjunction with the Council Management Delegation policies and Purpose Statement policies were presented for consideration at the Governance & Policy Committee meeting of July 23, 2013.

The Governance and Policy Committee endorsed the policies with modifications on July 23, 2013 and referred them to Council for adoption. The Governance and Policy Committee also endorsed the alignment of the organizational bylaw with the governance framework and for the organizational bylaw to be considered at the same time as the policies. The executive limitation policy on land acquisition and sales required further discussion and administration's analysis of the options is included in this report.

Discussion:

Council is being asked to first provide direction on the executive limitation level being imposed for land sales and leases. If Council determines a level different than what is in the proposed



policies and the organizational bylaw a resolution indicating the approval level needs to be passed prior to consideration of the policies and the organizational bylaw.

Council is being asked to approve the following Governance Policies:

Council-Management Delegations

CMD 1.0	Delegation Principle
CMD 2.0	City Manager's Role & Responsibilities
CMD 2.1	City Manager Compensation
CMD 2.2	City Manager Performance Assessment

Purpose Statements:

PS 1.0	General Purpose
PS-A-1.1	Civic Pride & Ownership
PS-A-1.2	Wellbeing
PS-A-1.3	Integrated & Accessible Transportation
PS-A-1.4	Safety
PS-A-1.5	Sustained & Enhanced Prosperity
PS-A-1.6	Use of Resources

Executive Limitations:

EL 1.0	General Executive Constraints
<i>A- Human Resources</i>	
EL-A-2.1	Interim City Manager
EL-A-2.2	Compensation & Benefits
EL-A-2.3	Treatment of Employees
EL-A-2.4	Treatment of People
EL-A-2.5	Ethical Behaviour
<i>B- Organizational Effectiveness</i>	
EL-B-2.1	Communications & Support to Council
EL-B-2.2	Emergency Management
EL-B-2.3	Public Image
EL-B-2.4	Relationships with other Entities
<i>D- Financial</i>	
EL-D-2.1	Asset Protection
EL-D-2.2	Land Acquisition and Sales
EL-D-2.3	Use of City Owned Land

Additional policies still under development include:

Service Levels



Financial Planning/Budgeting

Financial Conditions & Activities (tied to the work being done in numerous policy fronts at present: Reserves, Capital Grants, Fees & Charges)

Disposal of Unclaimed Items

Leasing to Occupy City Owned Parkland

Parking Fine Revenue Sharing

If Council approves the policies as presented, Council is asked to repeal the following policies as the policy information in each of these policies is captured in respective Governance Process policies and would no longer be needed:

1. 2003-C Employee Recognition
2. 3303-C Municipal Integration Strategy
3. 5312-C Staff Year End Cash Bonuses
4. 5317-C Liability Protection for Non-Union Employees
5. 6102-C Billboards on City Property
6. 6203-C Residential Land Sales
7. 6206-C Licenses to Occupy (Rights of Way/Lease of Utility Lots)
8. 6210-C Land Sale Approvals
9. 6212-C Encroachments into City Property / Utility Rights of Way
10. 6213-C Entering Into Option Agreements to Purchase Land Required for Future Municipal Needs
11. EL-D-2.7 relating to Sponsorship which was previously adopted and which has now been included in EL-B-2.4 Relationships with other Entities

A number of additional policies will be brought to Council for repeal at a later date. At present some policies will remain in place and provide a parallel policy structure until corresponding Corporate policies are developed to ensure no policy gaps are created.

Organizational Bylaw 3505/2013 is now aligned with our governance structure ensuring all delegations are to the City Manager as the sole employee of Council with the exception of the one designated officer role which must be maintained in the bylaw which is the City Assessor. The delegations to the City Manager have been updated to include all delegations that were contained in the executive limitations to ensure further alignment with the governance framework.

Land Acquisition and Sales was a topic of discussion at the Governance and Policy Committee. There was a sense that the executive limitation that proposed a limitation of 10% over expenditure on purchases and a limitation of 10% reduction in revenue on leases may not be the appropriate limitation. Options discussed included:

- A) Maintaining the 10% recommendation
- B) Moving to Market Value only
- C) Any option in between those two



In reviewing these options, Administration cited many of the concerns that were raised in the discussion. Nimbleness, ease of negotiation, and flexibility were cited as reasons to keep the policy at its current level of 10% variance. Council will need to debate this item and provide direction prior to approval of the policies and organizational bylaw.

Analysis:

The policies proposed provide the required level of governance requested by Council and ensures alignment with the authorities granted under the Municipal Government Act. The Organizational Bylaw now aligns with this framework. Both Council and the Governance and Policy Committee have provided substantial input into the formation of these policies and provide the needed clarity on roles, levels of decision making, purpose and process. It is critical to have this new framework approved prior to the election as it will form the basis of orientation for the Council of Election 2013.

NEW

GOVERNANCE POLICIES

COUNCIL-MANAGEMENT DELEGATIONS

PURPOSE STATEMENTS

EXECUTIVE LIMITATIONS

TO BE APPROVED

Council-Management Delegation Policies

CMD

Index

Purpose of Council-Management Delegation Policies

CMD 1.0 Delegation Principle

CMD 2.0	City Manager's Role & Responsibilities
CMD 2.1	City Manager Compensation
CMD 2.2	City Manager Performance Assessment

Council-Management Delegation Policies

Purpose

The purpose of Council-Management Delegation policies is to state the manner Council connects governance to management (through the City Manager and/or designated officers) and delegated authorities.

	Council Policy	
	Delegation Principle	
	Policy Type:	COUNCIL-MANAGEMENT DELEGATION
		CMD-1.0

The sole official connection between Council and the organization is through the City Manager.

1. The MGA establishes the relationship between Council, City Manager and designated officers.
2. Delegations by Council are established through The City's bylaws and policies.

Document History

Policy Adopted	Draft
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 THE CITY OF Red Deer	Council Policy	
	City Manager's Role & Responsibilities	
	Policy Type:	COUNCIL-MANAGEMENT DELEGATION
		CMD- 2.0

The City Manager is Council's single official link to the organization. The City Manager is responsible for organization performance.

I. The City Manager's role is summarized as:

- a. Accomplishing Council's objectives as established by its Purpose Statements.
- b. Managing the organization within the boundaries established by Council's Executive Limitation policies, including those responsibilities set out in bylaws.

Document History

Policy Adopted	Draft
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 THE CITY OF Red Deer	Council Policy	
	City Manager Compensation	
	Policy Type: COUNCIL-MANAGEMENT DELEGATION	CMD-2.1

Compensation will be provided to the City Manager:

- in the form of annual base salary, allowances, and benefits
- sufficient to attract and retain leadership for the organization
- appropriate to the demands of the roles and their value to the community
- reflective of the size of our community when compared with other Western Canadian communities.

Compensation Review and Adjustment

1. Unless Council directs otherwise:


1.1 Compensation will be reviewed at Council's mid-term, every four years:

- 1.1.1 an analysis of a selection of western Canadian (the majority in Alberta) communities' City Manager salaries and populations will be used to determine the competitive salary so that the relative size of our community will be appropriately reflected in compensation
- 1.1.2 adjustments to the City Manager's current salary will be made effective mid-term when the review shows a differential of greater than minus 5%. If there is a differential of greater than plus 5%, the salary will be frozen until analysis shows the salary to be within 5%.
- 1.1.3 benefits may be reviewed so that adjustments can be made to reflect changing practices of City administration or of other communities

- 2. The City Manager's salary and allowances will be adjusted annually by the average percent change in the prior year's *Alberta Average Wage Rates* reflective of average adjustments made to Albertans' wages (as reported by StatsCan - November to October, rounded up to the nearest next dollar, effective January 1st of each year)

Salary

- 3. The City Manager will be provided an annual base salary which will be paid on a bi-weekly basis.

 THE CITY OF Red Deer	Council Policy	
	City Manager Compensation	
	Policy Type:	COUNCIL-MANAGEMENT DELEGATION
		CMD-2.1

Allowances


4. The City Manager will be provided an annual vehicle allowance.

Benefits

5. The City Manager is provided:
 - 5.1 Benefits equivalent to The City's Exempt staff.
 - 5.2 An additional week of vacation.
 - 5.3 Any other benefit required by the contractual employment arrangement.

Document History

Policy Adopted	March 18, 2013
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	Council Policy	
	City Manager Performance Assessment	
	Policy Type: COUNCIL-MANAGEMENT DELEGATION	CMD-2.2

The City manager is the sole channel through which Council policies and decisions are implemented by the organization. Monitoring City Manager performance is synonymous with monitoring organization performance against Council policies and performance criteria. Monitoring will be as automatic as possible, using sufficient Council time to provide appropriate assurance of organization performance, while enabling Council to spend the majority of its time on future-focused activities.

1. The purpose of monitoring is to determine the degree to which Council expectations and performance criteria, as defined in its policies, are being met.
2. Performance criteria are reviewed and approved by Council annually in advance of the year.
3. Performance may be monitored in several ways. Examples of appropriate means are:
 - a. an **internal report** from the City Manager to Council, disclosing interpretation and compliance information
 - b. an **external report** from an external disinterested third party selected by Council, assessing compliance with Council policies
 - c. **direct assessment** by Council, in whole or in part, of compliance with Council policies
4. The annual performance assessment of the City Manager is carried out with the following objectives:
 - a. to permit in-depth discussion of performance and allow dialogue regarding issues and concerns with both City Manager and Council performance
 - b. to provide a foundation for adjustment of compensation
5. Results of the annual performance assessment are reported in confidence to Council with due respect for privacy, fairness and dignity. The strengths of the organization, and any concerns requiring the attention of Council, are addressed.

Document History

Policy Adopted	Draft
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Purpose Statements

PS

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Purpose of Purpose Statements

PS 1.0 General Purpose

PS-A-1.1 Civic Pride & Ownership

PS-A-1.2 Wellbeing of the Community

PS-A-1.3 Integrated & Accessible Transportation

PS-A-1.4 Safety


PS-A-1.5 Sustained & Enhanced Prosperity

PS-A-1.6 Use of Resources

Purpose Statements

Purpose

The purpose of Purpose Statements is to prescribe the fundamental reason(s) the organization exists by identifying: the benefit the organization should produce; for whom; and at what cost/worth. Purpose Statements direct the City Manager to achieve certain results without violating the limits they set.

 THE CITY OF Red Deer	Council Policy	
	General Purpose	
	Policy Type: PURPOSE STATEMENT	PS 1.0

The city of Red Deer is a sustainable, vibrant, thriving community contributing to citizens enjoying a high quality of life wherein acceptable levels of service will be articulated and maintained.

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Civic Pride & Ownership	
	Policy Type: PURPOSE STATEMENT	PS-A-1.1

The Community has a sense of civic pride and ownership.

- I. Citizens have a sense of ownership and belonging
 - I.1 Citizens understand who lives in their community and how they are connected to this place and one another
 - I.2 Citizens are aware of, and access their communities' history
 - I.2.1 Significant cultural historical resources are preserved
 - I.3. Citizens value and respect diversity
 - I.4 Citizens enjoy the uniqueness of their neighbourhoods

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Wellbeing of the Community	
	Policy Type: PURPOSE STATEMENT	PS-A-1.2

1. Citizens have opportunities for healthy active lifestyles
 - 1.1 A broad range of activities is available
 - 1.2 Recreation opportunities are readily accessible and affordable
2. Citizens have opportunity to experience creative expression and innovation
 - 2.1 A broad range of activities is available
 - 2.2 Culture opportunities are readily accessible and affordable
 - 2.3 Citizens experience public art in municipal infrastructure.
3. Citizens have housing options in each neighbourhood for a range of incomes, family types, and “aging in place”
4. Citizens experience reduced inequalities resulting from disparity in income ability and social status
5. Citizens view city spaces and places as welcoming
 - 5.1 Citizens have access to public spaces
 - 5.1.1 Public spaces are barrier free to all citizens regardless of age or ability
 - 5.2 Spaces and places encourage people to meet and interact
6. Citizens have access to utilities to provide for their basic needs

Document History

Policy Adopted	
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	Council Policy	
	Integrated & Accessible Transportation	
	Policy Type: PURPOSE STATEMENT	PS-A-1.3

The Community has access to an Integrated and Accessible transportation network

1. Citizens have alternatives for movement throughout the city
 - 1.1. Routes conducive to motorized vehicle routes
 - 1.2. Routes conducive to pedestrians and self-propelled transportation
 - 1.3. Mass transit is an attractive alternative to single occupant vehicles
2. Routes enable safe mobility throughout the city
 - 2.1. Citizens can access connections to trails, parks, and other public spaces
 - 2.2. Citizens can access connections to provincial and national transportation systems
3. Citizens have a Safe, Integrated and Accessible transportation network
 - 3.1. Public roads are clear of snow and enable adequate traction.

The following are priorities among roads:

- 3.1.1. Highest priority: public roads, including hills, bridges, overpasses, high hazard locations and hospital accesses, are clear of snow and enable adequate traction within 8 hours of 5 cm snow accumulation; plus in areas with limited storage space and/or on street parking, no windrows 0.5 m high or greater for more than 48 hours after second priority roads are clear.
- 3.1.2. Second priority: arterials with high collision intersections are clear of snow and enable adequate traction within 72 hours of 8 cm snow accumulation; and in areas with limited storage space, no windrows 0.5 m high or greater for more than 48 hours after second priority roads are clear.
- 3.1.3. Third priority: downtown roads are clear of snow and windrows within 4 days of 10 cm snow pack.

 THE CITY OF Red Deer	Council Policy	
	Integrated & Accessible Transportation	
	Policy Type: PURPOSE STATEMENT	PS-A-1.3

3.1.4. Fourth priority: collectors, transit routes and residential streets adjacent to schools are clear of snow and windrows within 20 days of 15 cm of snow pack.

3.1.5. Fifth priority: roads serving industrial and commercial areas will be plowed on a discretionary basis and select removal of snow and windrows will be completed within 5 days.

3.1.6. Sixth priority: roads in residential areas are clear of snow and windrows within 40 days and cul-de-sacs and lanes are clear on request.

3.2. Public walkways on at least one side of any street, corridor, or any area designated for pedestrian movement are clear of snow and enable adequate traction.

The following are priorities among public walkways:

3.2.1. Highest priority: sidewalks on hills, bridges, high hazard locations, hospital access, and downtown are clear within 4 days of a snowfall event.

3.2.2. All remaining sidewalks are clear within 10 days of a snowfall event

3.3. Public trails commonly used for winter activities are clear of snow and enable adequate traction.

3.3.1. Select Waskasoo Park trails are clear within 4 days of 5 cm of accumulation.

3.4. Bike lanes are clear of snow and enable adequate traction.

3.4.1. Bike lanes are clear to the same level as the associated roadway.

3.4.2. Other bike lanes are clear in accordance with service requests.

3.5. Within 10 days of the conclusion of a snow fall event, transit stops are clear of snow and enable adequate traction.

3.6. Roads are passable for emergency services vehicles.

3.7. Routes are in good repair.

	Council Policy	
	Integrated & Accessible Transportation	
	Policy Type: PURPOSE STATEMENT	PS-A-1.3

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Safety	
	Policy Type:	PURPOSE STATEMENT PS-A-1.4

The Community is safe

I. People and property are safe from crime, harmful activities or other hazards

I.1 Emergency situations are addressed in a timely manner

I.2 Community needs are met through established policing standards

I.2.1 Response to calls for service will be addressed according to the following schedule:

I.2.1 Priority 1 – Very Urgent – Immediate dispatch

I.2.2 Priority 2 – Urgent – Response based on Differential Call Model

I.2.3 Priority 3 – Routine – Response based on Differential Call Model

I.2.4 Priority 4 – NO immediate action

I.2.2 All priority 1 and 2 calls will be responded to in less than 6 minutes
100% of the time

I.3 Citizens and organizations comply with/abide by the community's standards

I.4 An environment conducive to citizen awareness of potential hazards and dangers

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Sustained & Enhanced Prosperity	
	Policy Type: PURPOSE STATEMENT	PS-A-1.5

The Community experiences a Sustained and Enhanced Prosperity

- I. Conditions conducive to a diversified, stable, resilient economy
 - I.1 An environment conducive to business health
 - I.1.2 Community has access to infrastructure for growth and prosperity
 - I.2 An environment conducive to a Vibrant Downtown
 - I.3 An environment conducive to being nationally and internationally competitive for talent and investment
 - I.3.1 Diversified local job opportunities
 - I.4 Community has access to business friendly services

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Sustainable Use of Resources	
	Policy Type: PURPOSE STATEMENT	PS-A-1.6

The Community uses its resources wisely for the needs of current and future generations

1. Land use maximizes the potential of natural environment
 - 1.1 Urban and Natural Spaces are integrated
 - 1.2 Neighborhoods have interconnected networks of open spaces that include existing or enhanced natural and conservation areas or are a response to natural features
2. Resource use minimizes the impact on the natural environment
3. An environment where citizens/organizations minimize their ecological footprint
 - 3.1 Neighbourhoods are in compact urban form
 - 3.1.1 Higher density housing is clustered and located with mixed uses and public transit
 - 3.2 Infrastructure can be easily adapted to alternative energy sources and servicing
4. Neighborhoods can accommodate a variety of future uses that will allow buildings, public spaces, and neighbourhood amenities to be converted, salvaged, or reused

Document History

Policy Adopted	
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Executive Limitation Policies

EL

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Purpose of Executive Limitation Policies

EL 1.0 General Executive Constraints

A- Human Resources

- EL-A-2.1 Interim City Manager
- EL-A-2.2 Compensation & Benefits
- EL-A-2.3 Treatment of Employees
- EL-A-2.4 Treatment of Public
- EL-A-2.5 Ethical Behaviour

B- Organizational Effectiveness

- EL-B-2.1 Communications & Support to Council
- EL-B-2.2 Emergency Management
- EL-B-2.3 Public Image
- EL-B-2.4 Relationships with other Entities

C- Service Levels

D- Financial

- EL-D-2.1 Asset Protection
- EL-D-2.2 Land Acquisition and Sales
- EL-D-2.3 Use of City Owned Land


Executive Limitation Policies

Purpose

Executive Limitation policies identify what decisions and actions the City Manager, and or designated officers may not do in order to achieve Council identified Purpose Statements.

Document History


Policy Adopted	Draft
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 THE CITY OF Red Deer	Council Policy	
	General Executive Constraint	
	Policy Type: EXECUTIVE LIMITATION	EL 1.0

The City Manager will not allow any organizational practice, activity, decision or circumstance which is unlawful, imprudent, in violation of commonly accepted business and professional ethics and practices or fails to consider the Organizational Sustainability Pillars.

Document History

Policy Adopted	Draft
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 THE CITY OF Red Deer	Council Policy	
	Interim City Manager	
	Policy Type: EXECUTIVE LIMITATION	EL-A-2.1


The City Manager will not permit the organization to be without sufficient organizational capacity and current information about City Manager and Council issues and processes for the competent operation of the organization to continue in the temporary absence of the City Manager or in the event of sudden loss of the City Manager's services.

Further, without limiting the scope of the above statement by the following list, the City Manager will not:

1. In the absence of a City Manager, allow the organization to operate without an acting City Manager.
2. Have fewer than 2 (two) Directors familiar with Council and senior management issues and processes to enable either to act with reasonable proficiency as an interim City Manager.

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Compensation & Benefits	
	Policy Type: EXECUTIVE LIMITATION	EL-A-2.2


With respect to employment, compensation and benefits to employees, consultants, contract workers and volunteers, the City Manager shall not cause or allow jeopardy to fiscal integrity or public image.

Further, without limiting the scope of the above statement by the following, the City Manager will not:

1. Allow for inequitable compensation and benefits.
2. Provide bonuses to employees.
3. Allow the provision of personal benefits to employees, contractual staff/services and/or family and friends.

Document History

Policy Adopted	Draft
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 THE CITY OF Red Deer	Council Policy	
	Treatment of Employees	
	Policy Type: EXECUTIVE LIMITATION	EL-A-2.3


The City Manager will not cause or allow working conditions that are disrespectful, unsafe, disorganized, unclear and/or in conflict with The City's RISE principles.

Further, without limiting the scope of the above statement, the City Manager will not:

1. Operate without sufficient, written personnel policies and procedures to clarify expectations and working conditions, provide for effective handling of grievances, and protect against wrongful conditions.
2. Permit employees to be uninformed regarding the performance expectations by which they will be assessed.
3. Allow circumstances in which diversity is not respected.
 - 3.1 Allow those qualified for positions to face unreasonable barriers due to unrelated disabilities.
4. Operate without an employee recognition and appreciation program.
5. Allow employees to be unprotected from liability.

Document History

Policy Adopted	Draft
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	Council Policy	
	Treatment of Public	
	Policy Type: EXECUTIVE LIMITATION	EL-A-2.4


With regard to customers or the public, whether individuals or groups, the City Manager will not allow unsafe, disrespectful interactions or any conflict with the RISE principles.

Further, without limiting the scope of the above statements by the following, the City Manager shall not:

1. Allow conditions or circumstances that prevent or hinder reasonable access and participation.
2. Permit inconsistent treatment of individuals or groups.

Document History


Policy Adopted	Draft
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	Council Policy	
	Ethical Behaviour	
	Policy Type: EXECUTIVE LIMITATION	EL-A-2.5

The City Manager shall not operate without internal processes that require a high degree of integrity at all levels of the organization.

Further, without limiting the scope of the above by the following list, the City Manager shall not:

1. Operate without an internal Code of Conduct, of which all employees are made aware, that clearly outlines the rules of expected behaviour for employees.
 - 1.1. Operate without written policies which prevent conflict of interest.
2. Operate without providing employees and others with a mechanism for anonymous and confidential reporting of alleged or suspected improper activities, without fear of retaliation.
 - 2.1. Operate without operational policy, of which all employees are made aware, that clearly outlines how to register a concern, and provides a fair and anonymous process for reporting and investigating allegations of suspected improper activities, which include but are not limited to: financial irregularities; dishonest, deceitful, fraudulent or criminal acts; and other violations of legislation.
 - 2.2. For those incidents that are delegated to the City Manager's direct responsibility for investigation, permit there to be a conflict or direct reporting relationship between the person conducting the investigation and the person alleged to have engaged in improper activities.
 - 2.3. Permit disclosure of the identity of whistle blowers or the subject matter of the investigation unless it is necessary to do so to conduct a comprehensive investigation, or required by law or other board policy.
 - 2.4. Permit any employee to be adversely affected because the employee refuses to carry out a directive which would result in an improper activity.
 - 2.5. Allow the Council to be uninformed about any potential reputation exposure related to these matters.
 - 2.6. Fail to maintain detailed records of all matters raised under this Policy.

	Council Policy	
	Ethical Behaviour	
	Policy Type: EXECUTIVE LIMITATION	EL-A-2.5

Document History

Policy Adopted	
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	Council Policy	
	Communication & Support to Council	
	Policy Type: EXECUTIVE LIMITATION	EL-B-2.1

The City Manager will not allow Council to be uninformed or unsupported in its work.

Further, without limiting the scope of the above by the following, the City Manager shall not:

1. Allow Council to be without adequate information to support informed Council decisions, including relevant environmental scanning data, a representative range of staff and external points of view, and significant issues or changes within the external environment which may have a bearing on any existing Council policies, along with alternatives and their respective implications.
2. Neglect to submit monitoring data required by Council in a timely, accurate, and understandable fashion, including explicit City Manager interpretations of the Council policies being monitored and evidence of compliance.
3. Let Council be unaware of any actual or anticipated non-compliance with any Purpose Statements or Executive Limitations policy, regardless of Council's monitoring schedule.
4. Let Council be unaware of any incidental information it requires, including anticipated media coverage, threatened or pending lawsuits, and material or publicly visible external and internal changes or events, including changes in executive personnel.
 - 4.1 Let the Mayor [Council] be aware of The City's assistance for emergencies in neighboring municipal jurisdictions.
5. Present information:
 - a. in an untimely manner
 - b. in unnecessarily complex or lengthy form.
 - c. in a form that does not clearly differentiate among monitoring, decision preparation, and general incidental or other information.
 - d. without City Manager options and implications
6. Allow Council to be without a workable mechanism for official Council, and/or Council committee communications.

	Council Policy	
	Communication & Support to Council	
	Policy Type: EXECUTIVE LIMITATION	EL-B-2.1


7. Deal with Council in a way that favors or privileges certain Council members over others.
8. Allow Council to be without reasonable administrative support for Council Activities, based upon approved funding.
9. Let Council be unaware that, in the City Manager's opinion, Council is not in compliance with its own policies on Governance Process or Council-Management Delegation & Relationship, particularly in the case of Council behaviour that is detrimental to the work relationship between Council and the City Manager.

Reference:

- I. Organizational Bylaw 3457/2010

Document History

Policy Adopted	
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	Council Policy	
	Emergency Management	
	EXECUTIVE LIMITATION	EL-B-2.2


The City Manager will not allow employees and volunteers to be unprepared to deal with emergency situations.

References:

1. Municipal Emergency Management Plan (MEMP), adopted April 2012 , Emergency Management Committee
2. Emergency Management Bylaw 3468/2011

Document History

Policy Adopted	
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	Council Policy	
	Public Image	
	Policy Type: EXECUTIVE LIMITATION	EL-B-2.3


The City Manager will not endanger the organization's public image, credibility, integrity or its ability to accomplish Council stated Purposes.

Further, without limiting the scope of the above by the following, the City Manager shall not:

1. Permit presentations to be made to the media which are contrary to Council positions.
2. Engage in any form of support, marketing, or promotion of alcohol, tobacco products, pornography, weapons, stereotyping or denigration of individuals or groups.

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Relationships with other Entities	
	Policy Type: EXECUTIVE LIMITATION	EL-B-2.4


The City Manager shall not enter into or renew agreements or collaborative relationships with other persons or entities that jeopardize the organization's ability to achieve Council stated Purposes.

Accordingly, the City Manager shall not enter into or renew any agreement or relationship which:

1. Imposes or implies conditions that would limit or appear to limit, the ability of The City to carry out its functions fully or impartially.
2. Results in The City relinquishing its right to manage and control facilities and services.
3. Requires or implies The City's endorsement of a company, commercial product(s) and/or service(s).
4. Results in political advertising from any level of government or individual.
5. Has been deemed unsatisfactory by the City Solicitor.
6. Inconsistency with equal participation, rights and accessibility for all groups in the community.
7. Personal benefits to Council, City employees, contractual staff/services and/or family/friends.
8. Sponsors to influence The City at the administrative (operational) level.
9. Marketing of, or have any relationship with, including but not limited to: alcohol, tobacco products, pornography, weapons, stereotyping or denigration of individuals or groups.

Document History

Policy Adopted	
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	Council Policy	
	Asset Protection	
	Policy Type: EXECUTIVE LIMITATION	EL-D-2.1

The City Manager will not cause or allow unprotected, inadequately maintained, or unnecessarily risked corporate assets including, but not restricted to, tangible capital assets.

Further, without limiting the scope of the above statements by the following, the City Manager shall not:

1. Allow assets to be without proper physical protection from damage and misappropriation.
2. Subject property, plant, and equipment to improper wear and tear or insufficient maintenance.
3. Allow infrastructure maintenance expenditures to drop below sufficient levels.
 - 3.1 Allow infrastructure maintenance to be inadequately funded.
4. Sell tangible capital assets to fund ongoing operating expenses.
5. Permit the organization to be without adequate insurance.
6. Operate without adequate safeguards to protect intellectual property, information and files from loss or significant damage.
7. Unnecessarily expose the organization, its board, or staff to claims of liability.

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Land Acquisition and Sales	
	Policy Type: EXECUTIVE LIMITATION	EL-D-2.2


The City Manager shall not enter into land transactions which do not represent optimized value for The City.

Further, without limiting the scope of the above statement by the following, the City Manager shall not:

1. Enter into an agreement to purchase land when the purchase price for the land is outside 10% of the appraised market value.
2. Purchase land if the purchase has not been allocated in the capital budget for the year.
3. Sell City owned land for less than 90% of the appraised market value unless it can be shown that for a variety of reasons (e.g. shape, size, location, etc.) the offer reflects market value.

Document History

Policy Adopted	
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 THE CITY OF Red Deer	Council Policy	
	Use of City Owned Land	
	Policy Type: EXECUTIVE LIMITATION	EL-D-2.3

The City Manager shall not allow City owned land to be improperly used, unprotected, or undervalued.

Further, without limiting the scope of the above statement by the following, the City Manager shall not:

1. Enter into a lease agreement on behalf of The City below the appraised rental value, unless it can be shown that for a variety of reasons (e.g. shape, size, location, etc.) the offer reflects rental value.
2. Allow City owned property to be leased for the placement of billboard signs except as otherwise permitted under prior policy.
3. Allow inappropriate use of City property, rights of way, or utility lots.
 - 3.1 Allow encroachments into City property or utility rights of way that are not regulated under the Municipal Government Act.

Document History

Policy Adopted	
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COUNCIL POLICIES

TO BE

REPEALED

**Purpose:**

The purpose of this policy is to provide guidelines for recognition and appreciation of City employees for long service, safety and special merit.

Policy Statement(s):

1. A civic employee dinner to be held annually.
2. Long Service Awards to be as follows:

10 years	-	Approximately \$30.00 value
15 years	-	Approximately \$50.00 value
20 years	-	Approximately \$150.00 value
25 years	-	Approximately \$500.00 value
30 years	-	Approximately \$525.00 value
35 years	-	Approximately \$550.00 value
- 3.¹ Upon retirement, with 15 or more years of continuous service, an employee will receive one additional day of vacation for each year of service.

Authority/Responsibility to Implement:

The City Manager will ensure the policy requirements are met and updated as required.

References/Links:

- Corporate policy 2017-CA Safe Work Practice Awards

¹ December 16, 1996

**Document History:**

Approved: September 9, 1996
Revised: December 16, 1996
Administrative Revision (new template): March 9, 2010

**Purpose:**

The purpose of this policy is to promote the positive integration of persons with physical and mental disabilities into programs and services for which the City is responsible.

Policy Statement(s):

1. The City will promote the positive integration of persons with disabilities in a systematic way through three major areas:
 - a. Employment - The City will endeavour to work towards increasing employment opportunities for persons with disabilities in City departments;
 - b. Accessibility/Mobility - The City will endeavour to improve access to facilities and programs and reduce barriers to mobility for persons with disabilities;
 - c. Education/Awareness - The City will promote a greater community awareness of ways to integrate persons with disabilities into many facets of living in the community.
2. The City Manager will appoint a Municipal Integration Strategy Committee consisting of at least one representative from each of the following:
 - a. Community Services Division;
 - b. Corporate Services Division;
 - c. Development Services Division;
 - d. Personnel Department.
 - e. An Outside Department.



3. The Committee will be responsible for facilitating initiatives which will educate City staff and assist in the implementation of the corporate and departmental objectives.
4. The Committee will monitor the implementation of the Municipal Integration Strategy and report annually to the Senior Management Team.
5. Department Heads will implement the corporate and departmental objectives outlined in the administrative policy entitled the "Municipal Integration Strategy".
6. Department Heads will annually review and update their departmental objectives.

Scope/Application:

This policy applies to all departments.

Authority/Responsibility to Implement:

The City Manager will ensure the policy requirements are met and updated as required.

Document History:

Approved: September 9, 1996
Administrative Revision (new template): March 9, 2010

**Purpose:**

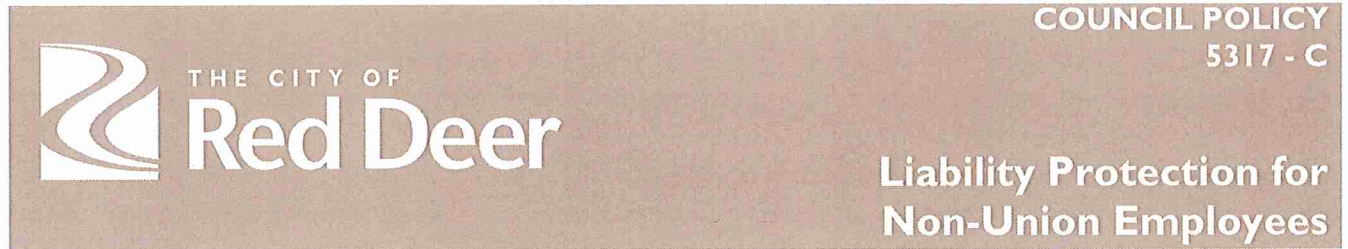
The purpose of this policy is to provide guidance on the use of year end staff bonuses.

Policy Statement(s):

City employees or employees reporting to City boards, committees or commissions shall not, in addition to their regular salary, be paid cash bonuses unless Council authorizes such an expenditure.

Document History:

Approved: September 9, 1996
Administrative Revision (new template): March 12, 2010

**Purpose:**

The purpose of this policy is to indicate assistance that will be provided to non-union employees for legal costs to defend against criminal charges or claims made by third parties for actions performed by employees in the course and scope of their employment with the City.

Policy Statement(s):

All reasonable expenses and costs, including indemnification against judgements awarded by a Court, in respect to any criminal or civil action taken against a non-union employee of The City as a result of carrying out his normal work duties in the course of his employment will be reimbursed by The City provided the employee's actions do not constitute a gross disregard or neglect of his duty.

Notwithstanding the foregoing, should a non-union employee be found guilty of a criminal charge, The City shall not be liable for any expense, cost or indemnification in relation to the employee's defence or for any fines assessed on that charge or related charges.

Authority/Responsibility to Implement:

City Manager

Document History:

Approved: September 9, 1996
Administrative Revision (new template): March 12, 2010

**Purpose:**

The purpose of this policy is to control the placement of billboards on City property.

Policy Statement(s):

Space on City owned property shall not be leased for the placement of billboard signs.

Authority/Responsibility to Implement:

The City Manager will ensure the policy requirements are met and updated as required.

Document History:

Approved: September 9, 1996

Administrative Revisions:

Date:	Revision:
March 9, 2010	New template
May 14, 2010	Policy number changed from 4402 to 6102

**Purpose:**

To provide direction for residential land sales.

Policy Statement(s):

1. The Land and Economic Development Department shall collaborate with all City departments concerned with development, to determine and formulate proposals to City Council, for their approval, on where and when new subdivisions should and/or will be located and developed to maintain an adequate supply of residential lots for sale in the City.
2. The Land and Economic Development Department shall analyze trends to determine market values of residential land throughout the city, as determined by an independent fee appraiser, and shall make recommendations to City Council for approval of sale prices.
3. ¹The Land and Economic Development Department shall make recommendations to City Council for their approval regarding lot sales to be advertised and sold to purchasers on a first come basis.
4. City policy, as approved by Council, establishes terms of sale, dates that construction must commence and be completed, and procedures for return of lots should purchaser(s) not proceed with development as agreed to in Land Sale Agreements.
5. Residential land sales are all handled through the Land and Economic Development Department.

Authority/Responsibility to Implement:

City Manager

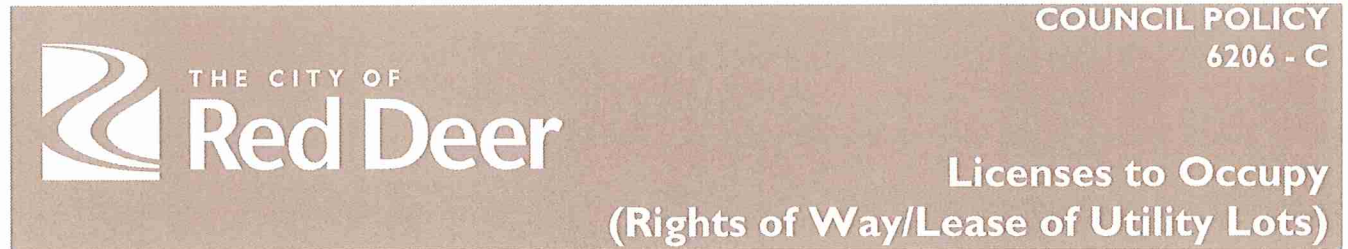
¹ December 1, 1997

**Document History:**

Approved: September 9, 1996
Revised: December 1, 1997

Administrative Revisions:

Date:	Revision:
March 9, 2010	New template
May 13, 2010	Policy number changed from 4503 to 6203
June 7, 2010	Deleted "Parkland Community Planning Services" from #1.

**Purpose:**

The purpose of this policy is to simplify procedures associated with the granting of licenses to occupy rights-of-way and, where appropriate, leases of utility lots.

Policy Statement(s):

1. The Land and Economic Development Manager shall approve applications for licenses to occupy rights of way in the City.
2. This authority shall also include the lease of public utility lots under standard terms approved by City Council.
3. Upon receipt of a first time application to lease a utility lot, and in cases where the utility lot is bordered on both sides by separate property owners, each shall be given equal opportunity to lease all or a portion of the lot. In cases where agreement cannot be reached, an appeal may be made to City Council.
4. Should the City offer for sale the public utility lot currently under lease, the present lease holder will be granted first right of refusal.
5. Effective on approval of this policy, all new licenses to occupy and new leases of utility lots shall include clauses which provide:
 - a. that the City Land and Economic Development Manager has the authority to terminate the agreement upon 30 days written notice, without cause; and
 - b. if the lessee sells his or her property, the lease may not be transferred to the new property owner without the prior approval in writing of the Land and Economic Development Manager; and



- c. if, at the time of a sale by the lessee or licensee, a second property owner also owning the land adjacent to the utility lot or right of way desires to lease a portion of such lot or right-of-way from the City, then, upon request of such adjacent owner, the license or lease of public utility lot in question shall be divided between the two adjacent properties, provided that:
 - i. all costs associated with the termination of the prior license or lease, including the placement and discharges of caveats, title searches, relocation of fencing, and all incidental costs, shall be paid by the property owner requesting the change. Such property owner shall make payment to the City of the full amount of such estimated costs before entering into any lease or license agreement.
- 6. An applicant may appeal the decision of the Land and Economic Development Manager to City Council.

Authority/Responsibility to Implement:

City Manager

Document History:

Approved: September 9, 1996

Administrative Revisions:

Date:	Revision:
March 12, 2010	New template
May 13, 2010	Policy number changed from 4506 to 6206



Purpose:

The purpose of this policy is to improve response time to offers made on industrial and commercial land.

Policy Statement(s):

1. Purchase and lease prices for City owned industrial and commercial land are to be established by Council. The Land and Economic Development Manager shall have the authority to enter into an agreement on behalf of The City on all offers which conform with Council approved prices, and meet other requirements contained within the current industrial and commercial land sale policies.
2. In cases where offers are at less than prices established by Council, but where it can be shown that for a variety of reasons (e.g. shape, size, location, etc.) the offer reflects market value, the City Manager shall have the authority to approve such sales.

Authority/Responsibility to Implement:

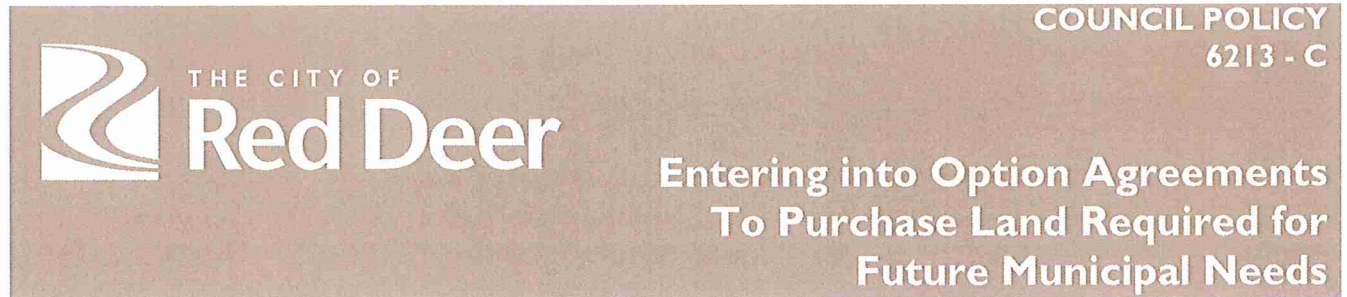
City Manager

Document History:

Approved: February 9, 1998

Administrative Revisions:

Date:	Revision:
March 12, 2010	New template
May 13, 2010	Policy number changed from 4510 to 6210

**Purpose:**

This policy establishes the executive limitations and guidelines for the City Manager to enter into option agreements to purchase land required for future municipal needs.

Policy Statement(s):**Executive Limitations**

The City Manager may enter into option agreements to purchase land required for future City of Red Deer needs providing:

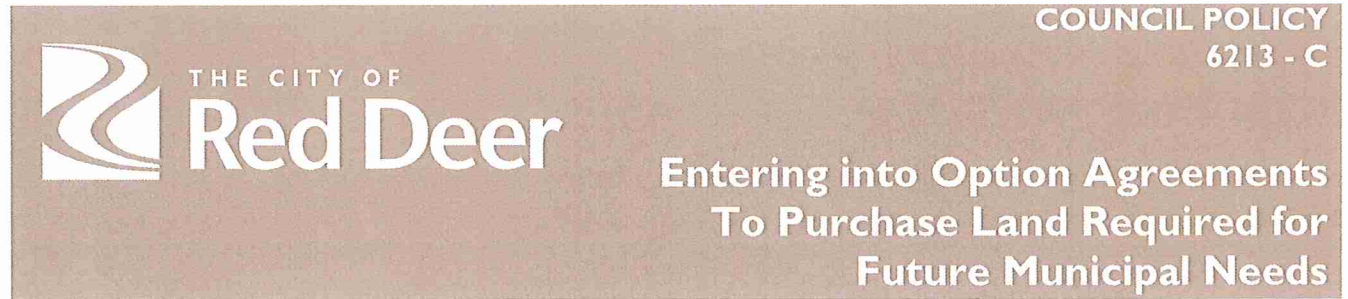
1. Funding is provided in the Council approved Capital Budget or the expenditure has otherwise been approved by Council.
2. The purchase price for the lands is within 10% of the appraised market value.
3. The agreements are in a form satisfactory to the City Solicitor.
4. Council approval is obtained prior to the exercise of the option.

Authority/Responsibility to Implement:


- Municipal Government Act (MGA)
- City Manager

Document History:

Approved: June 16, 2003

**Administrative Revisions:**


Date:	Revision:
March 12, 2010	New template
May 13, 2010	Policy number changed from 4513 to 6213

	Council Policy	
	Sponsorship	
	Policy Type: EXECUTIVE LIMITATION	EL-D-2.7

The City Manager will use reasonable interpretation in applying all limitations.

I. The City Manager **will not allow**:

- a. Any sponsorship agreement imposing or implying conditions that would limit or appear to limit, the ability of The City of Red Deer to carry out its functions fully or impartially.
- b. The City to relinquish its right to manage and control facilities and services.
- c. The City's identity to be negatively impacted, considering its reputation, image, and integrity.
- d. A requirement to, or imply The City's endorsement of the company, commercial product(s) and/or services(s).
- e. Excessive advertising of sponsor brand(s).
- f. Preferential treatment of the sponsor, including consideration outside of the sponsorship agreement.
- g. Preferred or preferential access of the sponsor to any City events, products and services based on sponsorships.
- h. Inconsistency with equal participation, rights and accessibility for all groups in the community.
- i. Sponsorship naming in perpetuity.
- j. Personal benefits to Council, City employees, contractual staff/services and/or family/friends.
- k. Sponsors to influence The City at the administrative (operational) level.
- l. Political advertising from any level of government or individual.
- m. Marketing of, or have any relationship with, including but not limited to: alcohol, tobacco products, pornography, weapons, stereotyping or denigration of individuals or groups.

 THE CITY OF Red Deer	Council Policy	
	Sponsorship	
	Policy Type: EXECUTIVE LIMITATION	EL-D-2.7

Document History

Policy Adopted	February 4, 2013
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BYLAW NO. 3505/2013

Being a bylaw of The City of Red Deer to establish, in accordance with the Municipal Government Act, the organizational structure of the City's administrative team and to define clearly the roles of chief elected official, chief administrative officer and designated officers, and their respective powers, duties and functions.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Short Title

1. The short title of this bylaw is the "Organization Bylaw".

Definitions

2. In this Bylaw, the following terms shall have the meanings shown:

Administration	the general operations of the City, including all personnel, financial and other related resources;
City	the Municipal Corporation of the City of Red Deer;
City Manager	the chief administrative officer for the City within the meaning of the <i>Municipal Government Act, RSA 2000, Ch. M-26 (the "MGA")</i> ;
Council	the Municipal Council of the City, consisting of nine (9) members including the Mayor, each of whom except the Mayor has the title: "Councillor";
Mayor	the chief elected representative of the City, whether elected or appointed as described in the <i>MGA</i> .
MGA	the <i>Municipal Government Act</i> RSA 2000, c M-26 as amended and the regulations thereunder.

Municipal Office

3. The municipal office of the City shall be City Hall located at 4914 - 48th Avenue in Red Deer, Alberta.

Council

4. (1) Council shall consist of 9 members including the Mayor, each of whom except the Mayor shall have the title of "Councillor".

Duties of Councillors Under the MGA

- (2) Councillors have the following duties as prescribed in MGA s. 153:

- (a) to consider the welfare and interests of the City as a whole and to bring to Council's attention anything that would promote the welfare or interests of the City;
- (b) to participate generally in developing and evaluating the policies and programs of the City;
- (c) to participate in Council meetings and Council committee meetings and meetings of other bodies to which they are appointed by Council;
- (d) to obtain information about the operation or administration of the City from the chief administrative officer or a person designated by the chief administrative officer;
- (e) to keep in confidence matters discussed in private at a Council or Council committee meeting until discussed at a meeting held in public; and
- (f) to perform any other duties or function imposed on Councillors by this or any other enactment or by the Council.

Duties of the Whole Council

(3) Council as a whole has the following duties:

- (a) as specified in MGA s. 205.1, to provide the City Manager with an annual written performance evaluation of the results the City Manager has achieved with respect to fulfilling the City Manager's responsibilities; and
- (b) to approve the structure of the organization at the division level.

Delegation By Council

(4) As specified in MGA s. 203(1), Council may by bylaw delegate any of its powers, duties or functions under the MGA or any other enactment or a bylaw to a Council committee, the chief administrative officer or a designated officer, unless the MGA or any other enactment or bylaw provides otherwise.

Mayor

5. (1) The chief elected official for the City is known as the "Mayor" and is the principal elected link between Council and the City Manager. In addition to performing the duties of a Councillor, and as specified in MGA s. 154 the Mayor shall:

- (a) preside when in attendance at a Council meeting unless a bylaw provides that another Councillor or other person is to preside; and
- (b) perform any other duty imposed on a chief elected official by the MGA or any other enactment or bylaw.

(2) The Mayor shall also:

- (a) review Council agendas with the City Manager;

- (b) represent the City at public functions and ceremonies that Council or the Mayor determines appropriate;
- (c) communicate Council policy to the public and seek public input; and
- (d) liaise with elected officials from other municipalities and other levels of government on matters of concern to the City.

City Manager

6. (1) The chief administrative officer of the City, who shall be known as the City Manager, is the principal administrative link between the Administration and Council. In accordance with the MGA, the City Manager:
- (a) is the administrative head of the City;
 - (b) ensures that the policies and programs of the City are implemented;
 - (c) advises and informs Council on the operation and affairs of the City; and
 - (d) performs the duties and functions and exercises the powers assigned to a City Manager by the MGA and other enactments or assigned or delegated by Council; and
 - (e) has all the powers, duties and functions given to a designated officer under the MGA or any other statute or enactment except the powers, duties and functions expressly given to the City Assessor pursuant to this Bylaw.
- (2) The City Manager shall also review Council agendas and provide administrative recommendations to Council.

Authority of the City Manager

7. The City Manager is authorized to:
- (a) appoint an Acting City Manager to act during absences of the City Manager;
 - (b) coordinate, direct, supervise and review the performance of the Administration;
 - (c) establish the structure of the Administration below the division level;
 - (d) establish and implement all policies, procedures, standards and guidelines for all matters within the powers of the City Manager;
 - (e) advise, inform and make recommendations to Council about:
 - (i) the operations of the City;

- (ii) the financial condition of the City; and
 - (iii) Council policies, procedures and programs as may be necessary or desirable to carry out the powers, duties and functions of the City;
- (f) attend all meetings of Council and meetings of such Boards, Authorities and other bodies as are required by Council;
- (g) conduct audits, investigations and studies of the Administration, as the City Manager deems necessary, subject to the direction of Council;
- (h) subject to any applicable legislation and any contract or agreement binding on the City:
 - (i) hire, appoint, transfer or promote any City employee;
 - (ii) evaluate, discipline, suspend, demote, or remove any City employee; and
 - (iii) determine salaries, benefits, hours of work and other working conditions;
- (i) provide corporate leadership in ensuring that all City policies and programs are efficiently coordinated, are delivered in a responsive and effective manner, and reflect the overall strategic priorities of the City as defined by Council;
- (j) prepare and submit to Council such reports and recommendations as may be required by Council; and
- (k) respond to inquiries and requests for information on behalf of the City, including stating the City's position, subject to any Council approved policy, procedure, standard or guideline, or as otherwise directed by Council.

Financial Powers and Functions

8. The City Manager is authorized to:

- (a) prepare and submit operating and capital budgets as directed by Council;
- (b) in cases of emergency as determined by the City Manager, expend monies for the emergency that are not in an approved budget, up to a maximum of \$1,000,000 for each event, and subsequently report to Council on the implications of those expenditures;
- (c) establish fees, charges, rates and tariffs, except as otherwise established by Council policy or bylaw;

- (d) monitor and control expenditures within the budgets approved by Council for the Administration, and authorize budget adjustments of up to \$10,000,000 from one budgeted program to another;
- (e) pay any amounts which the City is legally required to pay pursuant to an order or Judgment of a Court, board or other tribunal of competent jurisdiction, relating to an action, claim or demand against the City;
- (f) except as otherwise instructed by Council, and without limitation, instruct legal counsel to provide legal services to the City and Council and retain, instruct and pay for the services of legal counsel;
- (g) approve the:
 - (i) settlement of all uninsured actions, claims, or demands against the City where the amount paid by the City does not exceed \$1,000,000, including prejudgment interest and court costs;
 - (ii) settlement of all uninsured actions, claims, or demands by the City, where the difference between the amount recovered and the amount claimed by the City does not exceed \$500,000, including prejudgment interest and court costs;
 - (iii) settlement of all insured actions, claims, or demands against the City; and
 - (iv) settlement of all insured actions, claims or demands by the City; and
- (h) enter into any agreements necessary to provide insurance coverage and performance bonds for the City.

Contracts and Agreements

9. The City Manager is authorized to:

- (a) approve and enter into all agreements and contracts involving:
 - (i) the sale of City owned land at a sale price which is not less than 90% of the appraised market value, unless it can be shown that for a variety of reasons the offer reflects market value;
 - (ii) the purchase of land, which has been allocated in the City capital budget, and is for a purchase price which is not greater than 10% above the appraised market value;
- (b) notwithstanding subsection 9(a), approve and enter into all contracts and agreements involving leases of land to non-profit organizations at or below market value where the fair market value of the lease does not exceed \$500,000 for the term and the term does not exceed 10 years (including

renewals), subject to any approved policies, procedures, standards or guidelines;

- (c) approve and enter into all agreements and contracts involving the disposition or conveyance of burial plots at fair market value provided that the consideration does not exceed \$500,000 per year;
- (d) enter into funding agreements with the Province of Alberta and non-profit organizations for the provision of the family and community support services program in accordance with approved budget amounts and the *Family and Community Support Services Act* and the *Family and Community Support Services Regulations*;
- (e) approve and enter into all agreements and contracts involving the acquisition of an interest in land (excluding lease) at or below fair market value for the purpose of allowing the City to place its public utilities or roadways across land owned by others provided that the consideration does not exceed \$500,000 per year;
- (f) approve and enter into all agreements and contracts involving the disposition of an interest in land (excluding leases) at or above fair market value for the purpose of allowing a utility operator or transportation provider to cross land owned by the City provided that the consideration does not exceed \$500,000 per year;
- (g) enter into provincial and federal grant funding agreements;
- (h) enter into all agreements and contracts incidental to the development and subdivision of land within the City of Red Deer pursuant to Part 17 of the MGA and complete any and all documents required for or incidental to such development or subdivision; and
- (i) extend the time for endorsement of subdivision plans and for registration of subdivision plans in accordance with MGA, s. 657.

Other Powers and Duties

10. (1) The City Manager is authorized to:

- (a) consolidate an amending bylaw with the bylaw which it amends;
- (b) alter the citation and title of a bylaw and the numbering and arrangement of its provisions, and to add, change or delete a note, heading, title, marginal note, diagram or example of a bylaw;
- (c) correct clerical, grammatical and typographical errors;
- (d) designate any highway as one which is closed temporarily in whole or in part to traffic, as authorized by MGA, s. 25 or any other enactment and cause such highway to be marked;

- (e) register on behalf of the City and pursuant to any statute or enactments, all forms of intellectual property, including, without limitation, Trademarks, official marks, copyright, industrial designs and patents; and
- (f) grant an application for a leave of absence without pay to an employee seeking to be nominated as a candidate in a municipal election, pursuant to the *Local Authorities Election Act*.

(2) The City Manager:

- (a) is appointed as Returning Officer for the purposes of the *Local Authorities Election Act*;
- (b) is the head of the City of Red Deer within the meaning of the *Freedom of Information and Privacy Act* (FOIP) and shall act as FOIP Coordinator responsible for the overall management of access to information and protection of privacy functions and responsibilities;
- (c) shall provide resources and administrative support to the Assessment Review Board, and appoint the Clerk of the Assessment Review Board in accordance with the provisions of the MGA;
- (d) shall provide resources and administrative support to the Subdivision and Development Appeal Board, and appoint the Clerk of the Board;
- (e) shall monitor the RCMP contract with the federal government and K Division;
- (f) shall provide oversight and direction to the RCMP Superintendent of the Municipal Police Service in enforcing the bylaws of the City; and
- (g) shall ensure that the Municipal Police Service reports as required on the implementation of the objectives, priorities and goals of the Municipal Police Service as set by the City Manager and Council.

Delegation by City Manager

11. As provided for in MGA s. 209, the City Manager is authorized to delegate (and to authorize further delegations of) any powers, duties and functions assigned to the City Manager by Council under the MGA and under this or any other bylaw, to a designated officer or an employee of the City.

Delegation of Other Authority

12. The matters assigned to the City Manager by this Bylaw are in addition to any other duties assigned or to a delegation of authority made by Council to the City Manager or to any other City employee.

City Assessor

13. (1) The City Assessor is a designated officer under the MGA for purposes of carrying out the duties and responsibilities of an “assessor” under the MGA, and without limiting the general nature of that authority, in particular for those portions of the MGA that pertain to:
- (a) contents of assessment notices;
 - (b) admissible evidence at hearings - assessment rolls and assessment notices; and
 - (c) certifying copies of assessment rolls and assessment notices.
- (2) The City Assessor shall perform such other duties and exercise such other powers and functions assigned to the City Assessor by the MGA, any other act, any other bylaw or resolution, or by the City Manager.
- (3) As provided for in MGA s. 212, the City Assessor may delegate any of the City Assessor’s powers, duties or functions under an enactment or bylaw to an employee of the City.

Budget

14. Until an operating budget is approved for the current year, the operating budget approved by Council for the previous calendar year is considered to be the interim operating budget for the current year. The City Manager may incur obligations and make expenditures in accordance with the interim operating budget unless Council otherwise directs.

Accountability

- 15.(1) Council is accountable to the City as a whole.
- (2) The City Manager is accountable to Council for the exercise of all powers, duties and functions assigned to the chief administrative officer under the MGA or delegated to the City Manager by Council.
- (3) Members of the Administration are accountable to the City Manager.

General

- 16.(1) Except for the purposes of general inquiry, Council and its members will deal with and control the City’s Administrative services through the City Manager and will not give directions to any employee or contractor of the City either publicly or privately.
- (2) The City Manager’s signature, and the signatures of any other City employees to whom Council or the City Manager delegates signing authority, may be printed, lithographed or otherwise reproduced.

- (3) If any provision of this bylaw is declared invalid by a Court, all other provisions remain valid.
- (4) Bylaw 3457/2010 is repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK

CURRENT COPY OF

ORGANIZATION BYLAW 3457/2010

TO BE REPEALED BY

ORGANIZATION BYLAW 3505/2013

AT THE MONDAY, AUGUST 19, 2013
COUNCIL MEETING



ORGANIZATION BYLAW

NO. 3457/2010

OFFICE CONSOLIDATION

(AS AT FEBRUARY 4, 2013)

BYLAW NO. 3457/2010

Being a bylaw of The City of Red Deer to establish, in accordance with the Municipal Government Act, the organizational structure of the City's administrative team and to define clearly the roles of chief elected official, chief administrative officer and designated officers, and their respective powers, duties and functions. The intent and purpose of this bylaw is to provide a foundation for other bylaws, and to create an organizational structure which facilitates a corporate culture of responsive leadership and service delivery, based on the involvement, voice and will of all constituents.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Short Title

1. The short title of this bylaw is the "Organization Bylaw".

Definitions

2. In this Bylaw, the following terms shall have the meanings shown:

Administration	the general operations of the City, including all personnel, financial and other related resources;
City	the Municipal Corporation of the City of Red Deer;
City Manager	the Chief Administrative Officer for the City within the powers of the <i>Municipal Government Act</i> , RSA 2000, Ch. M-26 (the "MGA");
Council	the Municipal Council of the City, consisting of nine (9) members including the Mayor, each of whom except the Mayor has the title: "Councillor";
Designated Officer	a Designated Officer within the meaning of the MGA;
Mayor	the chief elected representative of the City, whether elected or appointed as described in the MGA.
Municipality	a city, town, village, summer village, municipal district or specialized municipality or if the context requires, the geographical areas within the boundaries of a municipality

Municipal Office

3. The municipal office of the City shall be City Hall located at 4914 - 48th Avenue in Red Deer, Alberta.

Council

4. (1) Council shall consist of 9 members including the Mayor, each of whom except the Mayor shall have the title of "Councillor".

Duties Of Councillors Under the MGA

- (2) Councillors have the following duties as prescribed in MGA s. 153:

- (a) to consider the welfare and interests of the municipality as a whole and to bring to Council's attention anything that would promote the welfare or interests of the municipality;
- (b) to participate generally in developing and evaluating the policies and programs of the municipality;
- (c) to participate in Council meetings and Council committee meetings and meetings of other bodies to which they are appointed by council;
- (d) to obtain information about the operation or administration of the municipality from the chief administrative officer or a person designated by the chief administrative officer;
- (e) to keep in confidence matters discussed in private at a Council or Council committee meeting until discussed at a meeting held in public; and
- (f) to perform any other duties or function imposed on Councillors by this or any other enactment or by the Council.

Duties of the Whole Council

- (3) Council as a whole has the following duties:

- (a) as specified in MGA s. 205.1, to provide the City Manager with an annual written performance evaluation of the results the City Manager has achieved with respect to fulfilling the City Manager's responsibilities; and
- (b) to approve the structure of the organization at the division level.

Delegation By Council

- (4) As specified in MGA s. 203(1), Council may by bylaw delegate any of its powers, duties or functions under the MGA or any other enactment or a bylaw to a Council committee, the CAO or a designated officer, unless the MGA or any other enactment or bylaw provides otherwise.

Mayor

5. (1) The chief elected official for the City is known as the "Mayor" and is the principal elected link between Council and the City Manager. In addition to performing the duties of a Councillor, and as specified in MGA s. 154 the Mayor shall:
- (a) preside when in attendance at a Council meeting unless a bylaw provides that another Councillor or other person is to preside; and
 - (b) perform any other duty imposed on a chief elected official by the MGA or any other enactment or bylaw.
- (2) The Mayor shall also:
- (a) review Council agendas with the City Manager;
 - (b) represent the City at public functions and ceremonies that Council or the Mayor determines appropriate;
 - (c) communicate Council policy to the public and seek public input; and
 - (d) liaise with elected officials from other municipalities and other levels of government on matters of concern to the City.

City Manager

6. (1) The chief administrative officer of the City shall be known as the City Manager, who is the principal administrative link between the Administration and Council. In accordance with the MGA, the City Manager:
- (a) is the administrative head of the municipality;
 - (b) ensures that the policies and programs of the municipality are implemented;
 - (c) advises and informs Council on the operation and affairs of the municipality; and
 - (d) performs the duties and functions and exercises the powers assigned to a City Manager by the MGA and other enactments or assigned or delegated by Council.
- (2) The City Manager shall also review Council agendas and provide administrative recommendations to Council.

Authority of the City Manager

7. The City Manager is authorized to:

- (a) appoint an Acting City Manager to act during absences of the City Manager;
- (b) coordinate, direct, supervise and review the performance of the Administration;
- (c) establish the structure of the Administration below the division level;
- (d) establish and implement all policies, procedures, standards and guidelines for all matters within the powers of the City Manager;
- (e) advise, inform and make recommendations to Council about:
 - (i) the operations of the City;
 - (ii) the financial condition of the City; and
 - (iii) Council policies, procedures and programs as may be necessary or desirable to carry out the powers, duties and functions of the City;
- (f) attend all meetings of Council and meetings of such Boards, Authorities and other bodies as are required by Council;
- (g) conduct audits, investigations and studies of the Administration, as the City Manager deems necessary, subject to the direction of Council;
- (h) subject to any applicable legislation and any contract or agreement binding on the City:
 - (i) hire, appoint, transfer or promote any City employee;
 - (ii) evaluate, discipline, suspend, demote, or remove any City employee; and
 - (iii) determine salaries, benefits, hours of work and other working conditions;
- (i) provide corporate leadership in ensuring that all City policies and programs are efficiently coordinated, are delivered in a responsive and effective manner, and reflect the overall strategic priorities of the City as defined by Council; and

- (j) prepare and submit to Council such reports and recommendations as may be required by Council.

Delegation by City Manager

- 8. As provided for in MGA s. 209, the City Manager is authorized to delegate (and to authorize further delegations of) any powers, duties and functions assigned to the City Manager by Council under the MGA and under this or any other bylaw, to a designated officer or an employee of the City.

Delegation of Other Authority

- 9. The matters assigned to the City Manager by this Bylaw are in addition to any other duties assigned or to a delegation of authority made by Council to the City Manager or to any other City employee.

Financial Powers and Functions

- 10. The City Manager is authorized to:
 - (a) prepare and submit operating and capital budgets as directed by Council;
 - (b) in cases of emergency as determined by the City Manager, expend monies for the emergency that are not in an approved budget, up to a maximum of \$1,000,000 for each event, and subsequently report to Council on the implications of those expenditures; and
 - (c) establish fees, charges, rates and tariffs, except as otherwise established by Council policy or bylaw.

Budget

- 11. Until an operating budget is approved for the current year, the operating budget approved by Council for the previous calendar year is considered to be the interim operating budget for the current year. The City Manager may incur obligations and make expenditures in accordance with the interim operating budget unless Council otherwise directs.

City Assessor

- 12. The City Assessor is a designated officer for purposes of carrying out the duties and responsibilities of an "assessor" under the MGA, and without limiting the general nature of that authority, in particular for those portions of the MGA that pertain to:
 - (a) contents of assessment notices;
 - (b) admissible evidence at hearings - assessment rolls and assessment notices; and

(c) certifying copies of assessment rolls and assessment notices.

¹Legislative Services Manager / City Clerk

²13. The Legislative Services Manager shall also be known as the City Clerk and is a designated officer for the following purposes:

- (a) exercising the powers set out in MGA s. 213, namely:
 - (i) signing minutes of Council meetings, minutes of Council committee meetings and bylaws; and
 - ³(ii) acting alone in the signing or authorizing of agreements.
- (b) handling matters related to assessment and tax appeals under MGA s. 460 to 482 inclusive, including:
 - (i) receiving complaints in respect of assessment and tax matters under MGA s. 460;
 - (ii) setting and giving notice of the time, date and location for hearings before the assessment review board under MGA s. 461 and 462;
 - (iii) giving notice of decisions of Assessment Review Boards under MGA s. 469; and
 - (iv) certifying decisions of the Assessment Review Board under MGA s. 483;
- (c) certifying proper advertising under MGA s. 606; and
- (d) certifying copies of bylaws and records under MGA s. 612; and
- (e) ⁴maintaining custody of the corporate seal under MGA s. 208.

⁵14. The Legislative Services Manager:

- (a) has the authority to consolidate an amending bylaw with the bylaw which it amends;

¹ 3457/A-2013

² 3457/A-2013

³ 3457/A-2013

⁴ 3457/A-2013

⁵ 3457/A-2013

- ¹(b) has the authority to alter the citation and title of a bylaw and the numbering and arrangement of its provisions, and to add, change or delete a note, heading, title, marginal note, diagram or example of a bylaw;
- ²(c) has the authority to correct clerical, grammatical and typographical errors.
- (d) is appointed as Returning Officer for the purposes of the Local Authorities Election Act;
- (e) is the head of the City of Red Deer within the meaning of the *Freedom of Information and Privacy Act* (FOIP) and shall act as FOIP Coordinator responsible for the overall management of access to information and protection of privacy functions and responsibilities;
- (f) shall provide resources and administrative support to the Assessment Review Boards, and appoint the Clerk of the Assessment Review Board in accordance with the provisions of the Municipal Government Act;
- (g) shall provide resources and administrative support to the Subdivision and Development Appeal Board, and appoint the Clerk of the Board; and

Director of Corporate Services

15. The Director of Corporate Services is a designated officer for the following purposes:

- (a) signing cheques and other negotiable instruments under MGA s.213(4);
- (b) issuing tax notices under MGA s. 333;
- (c) contents of tax notices under MGA s. 334;
- (d) certifying date of sending tax notices under MGA s. 336;
- (e) allocating tax payments under MGA s. 343;
- (f) issuing tax certificates under MGA s. 350;
- (g) obtaining possession of lands or mobile homes sold to collect tax arrears under MGA s. 420 and 436.11;

¹ 3457/A-2013

² 3457/A-2013

- (h) issuing distress warrants related to the recovery of tax arrears under MGA s. 439;
- (i) opening and closing bank accounts to hold the City's money as provided in MGA s. 270 and for that purpose shall also have the authority to designate in which bank, credit union, loan corporation, treasury branch, or trust corporation the City shall establish accounts;

16. The Director of Corporate Services shall:

- (a) have the authority to pay any amounts which the City is legally required to pay pursuant to an order or Judgment of a Court, board or other tribunal of competent jurisdiction, relating to an action, claim or demand against the City.
- ¹(b) except as otherwise instructed by Council, and without limitation, shall instruct legal counsel to provide legal services to the City and Council and retain, instruct and pay for the services of legal counsel.

Director of Development Services

17. The Director of Development Services is a designated officer for the purpose of applying to court for an order re: inspection of meters under MGA s. 544.

Director of Planning Services

18. The Director of Planning Services is a designated officer for the following purposes:

- (a) entering on land to inspect, remedy, and enforce bylaws under MGA s. 542;
- (b) ²issuing orders to remedy contraventions of any bylaw as provided in MGA s. 545; and
- (c) issuing orders to remedy dangerous or unsightly property as provided in MGA s. 546;

Director of Community Services

19. The Director of Community Services shall:

- (a) monitor the RCMP contract with the federal government and K Division;
- (b) provide oversight and direction to the RCMP Superintendent of the Municipal Police Service in enforcing the bylaws of the municipality;

¹ 3457/A-2013

² 3457/A-2013

- (c) ensure that the Municipal Police Service reports as required on the implementation of the objectives, priorities and goals of the Municipal Police Service as set by the City Manager and Council.

Additional Powers and Duties of Named Officers

- 20. The persons holding the positions described in this Bylaw shall perform such other duties and exercise such other powers and functions assigned to them by the MGA, any other act, any other bylaw or resolution, or by the City Manager.

Delegation by Designated Officer

- 21. As provided for in MGA s. 212, a designated officer may delegate any of the officer's powers, duties or functions under an enactment or bylaw to an employee of the municipality.

Accountability

- 22.(1) Council is accountable to the municipality as a whole.
 - (2) The City Manager is accountable to Council for the exercise of all powers, duties and functions assigned to the chief administrative officer under the MGA or delegated to the City Manager by Council;
 - (3) Members of the Administration are accountable to the City Manager.

General

- 23.(1) Except for the purposes of general inquiry, Council and its members will deal with and control the City's Administrative services through the City Manager and will not give directions to any employee or contractor of the City either publicly or privately.
 - (2) If any provision of this bylaw is declared invalid by a Court, all other provisions remain valid.
 - (3) Bylaw 3284/2001 is repealed.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of November 2010.

READ A SECOND TIME IN OPEN COUNCIL this 1 day of November 2010.

READ A THIRD TIME IN OPEN COUNCIL this 15 day of November 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15 day of November 2010.

"Morris Flewwelling"

MAYOR

"Elaine Vincent"

CITY CLERK



August 9, 2013

2019 Canada Winter Games Bid

Phase II Summary

RECREATION, PARKS & CULTURE

Report Summary & Recommendation:

The City of Red Deer has the capacity to host the 2019 Canada Winter Games through its facilities, hosting experience, and committed corporate partners, volunteers and sport organizations. The Canada Games provides significant economic impact to the host community and also provides extensive television, newspaper, and radio coverage across Canada during the Games. The Games is one of the largest multi-sport events in the world inspiring dreams, building champions, creating lasting legacies and celebrating Canadian culture.

Given the relatively short time lines between now and when Phase I of the Bid is due, it is important that Council decide on a course of action.

It is therefore recommended that based on the information contained within this report that:

1. The City of Red Deer send a delegation to the Official Bid Launch meeting on October 1, 2013; and
2. Council endorse a letter "Intent to Bid" to host the 2019 Canada Winter Games along with the required first installment of the Bid fee; and
3. Council approve proceeding with the preparation of a Bid to host the 2019 Canada Winter Games based on Option I (as presented within this report) and that the budget implications be considered when Council deliberates the 10 Year Capital Plan in November.
4. Council approve the Terms of Reference and establishment of an Ad Hoc Committee of Council (The 2019 Canada Winter Games Bid Planning Committee) as outlined in Appendix A; and
5. Council appoints two members of Council to the Ad Hoc Committee.

City Manager Comments:

I strongly support Council submitting a bid for the 2019 Canada Winter Games. This will significantly improve the profile of the City as a sports and recreation center. This in turn will act as a catalyst for economic development both during and after the Games.

I can only support the submission of the Bid based on Option I, in view of the financial impact of developing a major aquatic facility. This would have a \$55 million impact on our capital budget and require a minimum of a 6.8% tax increase. When The City does build this facility it should build it in a form which accommodates all aquatic needs which are identified in the "vision" approved previously by Council. There is also a need to consider aquatic facilities in the context of the future of the Michener Aquatic Centre, which is in limbo due to ever changing Provincial directions.



Option I has a number of major benefits through partnerships. These include the partnership with RDC in the development of a Multiplex with an Olympic-sized ice surface which is a technical requirement of the Games. The partnership with Canyon Ski Resort will allow it to host additional events on an ongoing basis including national competitions. Both these major facilities will not require an operating contribution from The City, and represent an investment in the region serving well beyond the city boundaries.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department, dated August 9, 2013, re: 2019 Canada Winter Games Bid Phase II Summary, hereby:

1. Agrees to send a delegation from The City of Red Deer to the Official Bid Launch meeting on October 1, 2013.
2. Endorses submitting a letter "Intent to Bid" to host the 2019 Canada Winter Games along with the required first installment of the bid fee.
3. Approves proceeding with the preparation of a Bid to host the 2019 Canada Winter Games based on Option I: Host all sports locally with the exception of a secondary offsite venue and athletes village for synchronized swimming, with budget implications to be considered during the 10 Year Capital Plan deliberations in November, 2013.

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department, dated August 9, 2013, re: 2019 Canada Winter Games Bid Phase II Summary, hereby agrees to establish the 2019 Canada Winter Games Bid Planning Ad Hoc Committee and approves the following terms of reference for the Committee:

1. PURPOSE

The purpose of the 2019 Canada Winter Games Bid Planning Committee is to assist in the development of the Bid for the Games in accordance with the Canada Games Hosting Standards and make recommendations to Council regarding the information submitted throughout the Bid Process.

2. COMPOSITION

- 2.1 The Committee membership will consist of up to 15 members as follows:
 - Two (2) members of Council;



- Members of the community representing the various requirements of the Canada Games Council bid criteria assigned according to their expertise;
- A Chair selected by Council based on his/her ability to motivate and engage the corporate sector as well as build community capacity.

2.2 A member of city Administration will act as a liaison to the committee.

3. APPOINTMENTS

- 3.1 The Terms shall commence upon appointment and continue until a decision has been rendered by the Canada Games Council as to the successful Host City of the 2019 Canada Winter Games.
- 3.2 The term may be extended until the Host Society is established and members named.

4. MEETINGS

- 4.1 Meetings shall be called as deemed necessary by the Chair and committee members.

5. REPORT TO COUNCIL

- 5.1 The Committee shall submit reports of activities to Council on an as needed basis, or as requested by Council, together with such other presentations that the Committee may deem advisable.
- 5.2 Council will approve the final bid documentation prior to submission.

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department, dated August 9, 2013, re: 2019 Canada Winter Games Bid Phase II Summary, hereby appoints the following Council Representatives to the 2019 Canada Winter Games Bid Planning Ad Hoc Committee:

Councillor_____

Councillor_____



Report Details

Background:

Council Report dated May 23, 2012: 2019 Canada Winter Games Bid Process in which Council provided approval to conduct a basic assessment of Red Deer's capacity to host the Games based on the facility requirements.

Council Report dated November 13, 2012: 2019 Canada Winter Games Bid Process: Phase I Summary in which Council provided approval to move forward to Phase II: to conduct a detailed technical and financial assessment related to Red Deer's ability to host the Games. The outcomes of this phase included:

- Recommending the most effective, economically advantageous and strategic combination of options to positively position Red Deer for the advancement of a bid submission.
- Gather detailed technical information on all enhancements, upgrades and construction necessary for each venue required.
- Conduct preliminary assessment of potential options related to the community's capacity for the required ancillary services such as Athletes Village, Medical services, etc.
- Develop "straw-dog" capital and operating budgets.
- Compile past experiences in hosting major events.

This report provides an update on these outcomes.

On July 16, 2013 the Province of Alberta through the Tourism, Parks and Recreation Minister, and the Canada Games Council, announced that Alberta would be the host of the 2019 Canada Winter Games and will be hosting an Official Bid Launch meeting on October 1, 2013 at which the Bid Procedures and Hosting Standards for the Games will be distributed for parties interested in tendering a bid to host the Games.

Discussion:

The Strategic Direction of Council expresses the desire to shift our primary economic development focus and activity to within Red Deer; to build stronger neighborhoods and be more welcoming and environmentally sustainable; to encourage healthy active lifestyles and increase the use of our public and green spaces; to promote our identity; to enable and promote a safer community; and to engage our community and enhance our relationships.

The Recreation, Parks and Culture department has several key planning documents that help guide the future direction of facility upgrades and expansions as well as planning for future development. As we look at the venue requirements for the 2019 Canada Winter Games, we see a strong correlation with the recommendations within the Community Assets Needs Assessment Directional Plan, the Rotary Recreation Park and South Site Study report, the Great Chief Park Enhancement Plan, the G.H. Dawe Community Centre Study, the Red Deer Multi-Use Aquatic Centre and Waskasoo Park Special Gathering Places (River Bend node).

The 2019 Canada Winter Games Bid, Canada's premier multi-sport event has the ability to support all of the above priority areas.



The Benefits of Hosting the 2019 Canada Winter Games

The Canada Games is a celebration of youth, sport, culture and community. They are the product of ongoing collaboration between the federal government, provincial/territorial governments, host municipalities, the private sector and the Canada Games Council. Since 1967, nearly 50,000 athletes have participated in the games with hundreds of thousands having engaged in try-outs and qualifying events. More than 90,000 coaches, officials and volunteers have been directly involved in the planning and staging of the Games.

While the primary reason for hosting the Games is to contribute to sport and athlete development, they are also about community development and pride. The Canada Games create economic, social and cultural benefits that impact participants, volunteers and spectators not just within the municipality, but also the region, province and the country. The Games have become the icon of active living. They are the launching pad to inspire residents towards a culture of physical activity, healthy lifestyles and community engagement.

The Games will take place in February 2019 and will be two weeks in duration encompassing 23 sport disciplines. A host community will be expected to accommodate:

- 3,600 Athletes, Coaches and Managers
- 1,500 Technical Representatives and Officials
- 450 Media and Broadcast
- 25,000 visitors over the 17 days of competition

It should be noted that this event will take place during the tourism “off-season”. Red Deer has successfully hosted numerous significant cultural and sport events. The 2019 Canada Winter Games is the nation’s largest multi-sport event. Successful hosting of this event will contribute to Red Deer’s reputation as a competitive, creative community and a premiere events hosting destination in Alberta.

The 2011 Canada Winter Games in Halifax, Nova Scotia generated a \$131 million economic impact.

The Sport Venue Requirements

The Canada Games Council has very specific sport venue requirements for the field of play. In past Games the federal and provincial governments have committed \$3million each in capital funding and the host municipality also committed to a minimum of \$3million. Further the municipality must agree to be responsible for any deficit associated with the Games.

It is important to note that the Canada Games Council does allow consideration for ONE off-site sport venue and secondary athlete’s village.

For the past year a small advisory group made up of two community members and City representatives has been assessing Red Deer’s capacity to host the Games both from the sport venue readiness position as well as a projected financial impact analysis to the City (capital and operating requirements). Note: The group used the information available at the time, the 2015 Canada Winter Games venue requirements.

The group completed a gap analysis (current facilities vs requirements), examined alternative locations/facilities for each sport, considered future facility plans within the community, developed conceptual plans for temporary and permanent enhancements/upgrades and looked at potential new construction projects. A cost/benefit analysis was then conducted for the options.



As discovered in Phase I, the sports that would create the largest capital impact were Long Track and Short Track Speed Skating, Squash and Synchronized Swimming. The local facilities which currently “host” these sports for training do not meet the technical requirements for hosting the Canada Games. However, there are some plans in place that look for the future development of these facilities including;

- The Great Chief Park Enhancement Concept Plan includes the redevelopment of the long track speed skating oval.
- RDC's (Red Deer College) Multiplex Concept Plan includes the development of an Olympic sized ice surface for short track speed skating.
- The G.H. Dawe Community Centre Study plans for the development of a second ice surface.
- The Red Deer Multi-Use Aquatic Centre plans for the development of a facility that would meet the technical requirements for synchronized swimming.

Venue Recommendations

When developing the sport venue recommendations the group considered what would be the most effective, economically advantageous and financially sustainable options.

The strength of these recommendations, which includes consideration of not only the venues to host the sporting events, but also potential options for the athlete's village, ancillary services, and cultural events, is based on the development of strong and diverse partnerships, maximization of the athlete and community experience, and the creation of long lasting legacies for the community.

Taking all of this information, the group developed two recommended sport venue options on which the development of a Bid could be based.

The following partnerships are consistent within both options recommended below. Although alternative options were considered, it was felt that these partnerships would contribute to the strongest bid. As well, neither of these partnerships involve ongoing operational costs to The City.

It is recommended that The City pursue discussions with RDC to partner in the construction of the Multiplex to host the Short Track Speed Skating. It could also be discussed with RDC to include the construction of squash courts (either temporary or permanent) within the multiplex. The cost for construction of four temporary squash courts, regardless of where they end up, is included in both strategies. This partnership with RDC could also expand into the use of the college for the Games Village along with a number of ancillary services (i.e. communication, cultural, medical, food services, and special events).

It is also recommended that The City negotiate a partnership with Canyon Ski Resort. With the recommended enhancements to Canyon Ski Resort it is able meet the technical requirements to host almost all of the Alpine, Freestyle and Snowboard disciplines, with the exception of the Super G. It is anticipated that close to 700 athletes and support staff participate in these disciplines. In the past, the Canada Games Council has considered Bid City's request to ask for an exchange (i.e. Ski Cross instead of Super G). Both recommended options suggest that Red Deer request such an exchange. There is a risk to



the strength of the bid, but the group believes the benefits of being able to host these sports locally would be looked upon favorably.

Although many scenarios and combinations of sport venues were deliberated, based on all the reasons listed above, the group landed on the following sport venue options for Council's consideration:

1. Host all sports locally with the exception of Synchronized Swimming
2. Host all sports locally

The largest capital investment to enable Red Deer to host everything locally is related to the meeting the venue technical requirements of Synchronized Swimming. It is anticipated that there are approximately 156 athletes, coaches and technical staff associated with Synchronized Swimming. The Red Deer Multi-Use Aquatic Centre plan as presented to Council in 2011 would meet (and actually exceed) the technical requirements for Synchronized Swimming.

Since this group was tasked with providing information to Council on meeting the technical requirements for the Games, the Red Deer Multi-Use Aquatic Centre plan was reviewed. The group went back to the original architectural firm that developed the plan and requested an update on the construction cost estimate for the original vision of the CAAC (in 2012 was \$92.14million) as well as a series of alternative configurations that would not only meet the technical requirements for the Games, but that would also provide a reasonably uncompromised swimming and diving facility (combined swimming and diving pool 54m x 25m) that would still enable provincial and national level swimming and diving competitions. The cost of this revised facility is \$55.4million. Although this is not the original vision of the CAAC, we believe it provides a reasonable starting point. This does not preclude Council's endorsement for the construction of an enhanced facility with the additional amenities as per the original proposal.

A decision on the aquatic facility may be influenced by the ongoing discussions with the Province related to the potential closure of the Michener site.

Note: These venues and corresponding capital budgets are subject to change once the final venue standards are received (October 1st Official Bid Launch meeting) and additional design work is completed.

OPTION #1: Host all sports locally with the exception of a Secondary Offsite Venue and Athletes Village for Synchronized Swimming

VENUE

SPORT

Small investments required:

Collicutt Centre
Kinsmen Arenas
Red Deer and Kinex Arena
Enmax Centrium
Pidherney Centre
Westerner Pavilion
LTCHS
Hunting Hills High School

Gymnastics, Figure Skating, Ringette
Ringette, Figure Skating
Hockey
Hockey
Curling
Target Shooting or Archery, Boxing
Badminton
Table Tennis



St. Francis School
Notre Dame High School

Judo
Wheelchair Basketball

Medium Investment required:

Canyon Ski Resort
River Bend Golf & Recreation Area

Alpine & Freestyle Skiing, Snowboard
Biathlon, Cross Country Skiing

Large Investment required:

Great Chief Park
NEW FACILITY in partnership with RDC

Long Track Speed Skating
Short Track Speed Skating, Squash

No Capital Investment required:

Secondary Offsite Venue & Athletes Village

Synchronized Swimming

OPTION #2: Host all Sports Locally (as above with the following change)

NEW FACILITY

Synchronized Swimming

Benefits/Risks Associated with the Recommendations:

Option #1: Host all sports locally with the exception of a Secondary Offsite Venue and Athletes Village for Synchronized Swimming

Benefits	Risks
Presents a strong Bid for success.	Higher cost to operate the Games due to off-site venue and secondary athlete's village
The majority of the athletes stay in Red Deer and share the experience	Requires a substitute within the Alpine discipline (Super G) that may impact the strength of the bid
Many community partnerships formed (i.e. RDC, Canyon Ski Resort)	The offsite venue and secondary athlete's village requires additional coordination (i.e. volunteers, full complement of support services including transportation, meals, medical, security, communication, etc.)
Provide significant economic benefit to The City	Requires a capital investment by The City, some of which has already been identified in the 10 Year Capital Plan
Enhanced opportunities for local sport development	May reduce the strength of the bid strategy
Meets some of the long term community groups needs	



Option 2: Host all sports locally.

Benefits	Risks
This presents the strongest Bid for success	Requires a substitute within the Alpine discipline (Super G) that may impact the strength of the bid
All of the athletes, coaches, associated staff and spectators stay in Red Deer and share the experience	Higher capital and long term operating costs
Provides the greatest economic benefits to The City	Requires significant investment by The City including a major increase in long-term debt and a significant tax impact
Many community partnerships formed (i.e. RDC, Canyon Ski Resort)	
Increased capacity for hosting other opportunities (summer or winter events)	
Enhanced opportunities for local sport development	
Meets some of the long term community groups needs including the need for a 50 metre pool	

The Games Budget

It is recognized that hosting the Canada Games requires significant financial investment with substantial contributions by all levels of government and by the local corporate sector. However, the Canada Games is also one of the few sporting events that includes a financial contribution from the federal and provincial governments.

Past Canada Games commitments from government have included:

Government of Canada:	Operating	\$8,120,000
	Capital	\$3,000,000
Government of Alberta	Operating	\$8,120,000
	Capital	\$3,000,000
Municipal Government	Capital	\$3,000,000 (minimum)

This does not preclude the three levels of government from further contributing to operating funding through cash contributions, value in kind or both; or committing to capital funding over and above the minimum contribution required.

Note: This level of financial commitment is anticipated for the 2019 Games (to be confirmed at the October 1st Official Bid Launch meeting).

Capital Budget Projections

It is essential that when Council is considering a Bid for the Games they are aware of the potential financial impact (short and long term; capital and operating) of the infrastructure plan that would be required to meet the technical standards to host the Games.



Based on the work of the Phase II Technical Review the following budget captures the order of magnitude for capital expenditures required to invest in the legacy of new and improved recreational facilities. As mentioned previously, this budget is still a work in progress and there will be some additional refinements prior to the information coming back for Council's approval in preparation for the submission of the bid.

NOTE: Council is not being asked to approve a capital budget, but rather to use this information to understand the financial implications of the Bid Options.

Draft Capital Budget – 2019 Canada Winter Games

<u>Capital Revenues</u>	<u>#1: Synchronized Swimming Offsite</u>	<u>#2: Host All Locally</u>
Federal and Provincial Gov'ts	\$ 6,000,000	\$6,000,000
<u>Capital Expenses</u>		
Large investments	(\$18,150,000)	(\$73,550,000)*
Medium Investments	(\$ 3,725,000)	(\$ 3,725,000)
Small Investments	(\$ 225,000)	(\$ 225,000)
	(\$22,100,000)	(\$77,500,000)
City of Red Deer	(\$16,100,000)**	(\$71,500,000)**

*Based on a minimum contribution of \$55.4Million towards an aquatic facility. This amount would increase should Council proceed with the original vision of CAAC facility.

**Opportunities to contribute to the shortfall could be recovered through Value-In-Kind Contributions, Community Partnerships & Corporate Sponsors or other government funding opportunities.

Games Operating Budget Projections

The financial framework for hosting the Games will be provided with the assessment criteria for the Bid process at the Official Bid Launch on October 1st. At this point it is extremely difficult to forecast an operating budget for the 2019 Games. During the bid process, the Bid Committee would be tasked with securing the partnerships and agreements that would begin to flesh out the projected operating costs.

Note: The 2011 Canada Winter Games in Halifax, N.S. capital expenditures were \$16.7 million and operating expenditures were \$27.8 million. The 2015 Canada Winter Games in Prince George, B.C. has a forecasted capital budget of \$19.6 million and operating budget of \$30 million.

Simply adding inflation to the Prince George operating budget for the 2015 Canada Winter Games would suggest that the 2019 Games operating budget may be in the neighborhood of \$34.5 million. The federal and provincial governments' contribution towards the operating budget will be approximately \$16.24 million. Other sources of revenue include corporate sponsors, other government contributions, ticket sales, merchandise, asset recovery, and other miscellaneous fund raising. These reflect a combination of cash and value-in-kind



contributions. Since 1993, each edition of the Canada Games reached its budget target and all of them have left a financial legacy to their host communities.

It is important to note that The City of Red Deer must be willing to guarantee it will cover any potential deficit from the event (both capital and operating).

The 2019 Legacy Projects

An important requirement of the Games is the creation of a physical legacy. Typically this is a new or enhanced sport and recreation venue financed by contributions from all three levels of government. Opportunities for this legacy could be realized through the partnership with RDC related to the Multiplex, construction of an Olympic sized long track speed skating oval at Great Chief Park and/or Aquatic Facility, and/or the possibility of a “cultural legacy” (i.e. Canada Winter Games plaza).

The permanent upgrades realized by the different facilities to meet the national technical specifications for many different sports also enhances athletes local training opportunities and increases Red Deer’s ability to host major national events.

Other valuable legacies left by the Games include upgrades to Red Deer’s recreational facilities; new sport programming and equipment; enhanced technology; a social and human legacy which creates stronger and more active communities; and finally, the intangible legacy of national awareness and attention which the host community experiences in welcoming the country over a two week period.

Bid Process & Schedule

To participate in the Bid process, municipalities must ensure the Canada Games Council receives their submissions no later than the specified deadline; and that it meets the minimum standards in each phase.

Letter of Intent to Bid: November 29, 2013

A letter of Intent to Bid is submitted by interested communities accompanied by a non-refundable Bid Fee deposit of a minimum of \$12,000 (which represents 33% of the Bid Fee amount to be determined on October 1st). At this time, the “Bid City” forms a Bid Committee to begin and complete the requirements of each phase of the bid process.

Phase 1 Submission: Due January 3, 2014

All Bid Cities to provide the Canada Games Council with the required Technical Review information as identified in the Bid Procedures and Hosting Standards document. This review will include all specifications for both sport venues, non-sport venues and the Games Village. The Canada Games Technical Review Committee will conduct site visits (January 2014) and a short list of Bid Cities will be confirmed by the end of February 2014.

Phase 2 Submission: Due May 30, 2014

Short-listed Bid Cities are to submit Bid Proposals including a signed Host City/Canada Games Council contract and City Resolution, as well as the balance of the Bid Fee. The Canada Games Bid Evaluation Committee will travel to the short listed Bid Cities to evaluate the bid submissions (June 2014). The Bid Evaluation Committee completes a final report and recommendations to be made to the Canada Games Council, who will in turn



forward their recommendation to the Province of Alberta for final consideration. The selected host community is announced in September 2014.

The Canada Games Council requires that upon award of the Games to a community, a Host Society be incorporated to deliver the Games. The Rights Fee to host the Canada Games must be paid by the Municipality upon award of the Games but is reimbursed by the Host Society budget once formed (amount to be determined but was previously \$400,000). The operational structure of the Games includes, incrementally, 80-100 full time employees and more than 5,000 volunteers.

Bid Planning Committee

Typically the bid process is led by the community with support from the municipality. With the Official Bid Launch imminent and timelines for the bid process very tight, it is important to establish a Bid Committee as soon as possible. This can be achieved through an Ad Hoc Committee of Council. A high level Terms of Reference for this committee, focusing on the fundamental task, to assist in the preparation of the bid and provide information and advice to administration and Council, is attached. It is recommended that two members of Council be appointed to this Committee. Other committee members, upon recommendation by the Nominations Committee, will be appointed by Council based upon his/her ability to motivate and engage the corporate sector as well as build community capacity. Advertising for committee membership will begin immediately so that this committee can be appointed as soon as possible to begin its work.

In preparation for Phase I of the Bid, the Committee would take the work completed to date, compare it to the 2019 Canada Winter Games venue standards and other documentation received to date and at the October 1st Official Bid launch, update as required and begin preparation of the Bid.

Analysis:

Although the official launch of the Bid Process for the 2019 Canada Winter Games does not commence until October 1, 2013, hosting standard material was provided to communities on July 15th for review and consideration for putting forward an Official Bid. In the next four months The City needs to form the Bid Committee; complete Phase I of the Bid Process including a detailed analysis of the technical hosting standards for not only the sport venues, but also the non-sport venues (i.e. ceremonies, media, non-competitor accommodations, etc) as well as the Games Village; incorporate the capital implications into The City's 10 year capital plan; and begin to build significant corporate and community support. The timelines are short therefore it is important that Council decide on a course of action now.

Current Budget Implications

During the 2013 budget deliberations Council approved \$200,000 towards the City's technical review (Internal - Phase II) as well as to cover any expenses related to the actual Bid Process. It is anticipated that this budget is still sufficient and the first installment of the Bid Fee will be funded through this budget.



As mentioned previously, the first installment of the Bid Fee (minimum of \$12,000 to be confirmed on October 1st) must accompany the letter of “Intent to Bid”. Should the City be successful in proceeding to Phase 2 of the Bid, additional funding for the remainder of the Bid Deposit will be requested at that time.

Future Budget Implications

The exact amount of The City’s share and cash flow will be determined by the structure of the final Bid and will be subject to Council’s approval prior to the Bid submission.

Based on current estimates, it is anticipated that there would be the following impacts on the Operating Budget and Debt Levels (in \$ thousands):

<u>Operating Expenses</u>	<u>#1: Synchronized Swimming Offsite</u>	<u>#2: Host All Locally</u>
Debt Capacity	\$ 0	\$4,000
Great Chief Park	\$ 106	\$ 106
Aquatics Facility	\$ 0	\$3,107
Total	\$106	\$7,213
Estimated Tax Increase	0.11%	6.77%

This is the tax increase required from 2015 – 18 when all facilities need to be operational. Council would have the ability to determine how to phase-in the tax increase.

The capital expenditures and related debt for Option 1 can be accommodated within the existing 10 year capital plan with no change to the peak debt limit % used. This will however involve some adjustments in the current capital plan and timing of projects. Option 2 would add an additional \$55 million in debt funding or major deferral of long standing capital projects. \$55 million of additional debt would raise the percentage of the debt limit by approximately 5% as well as a significant increase in the operation budget projections.

Alternatives:

1. Council can choose not to pursue a Bid for the 2019 Canada Winter Games
2. Council can choose to pursue a Bid for the 2019 Canada Winter Games with Option #1 as the preferred strategy by which the Bid Committee would begin to develop the Bid.
3. Council can choose to pursue a Bid for the 2019 Canada Winter Games with Option #2 as the preferred strategy by which the Bid Committee would begin to develop the Bid.
4. Council can choose to make changes/enhancements to the recommended options.



Attachments:

1. Appendix A - Ad Hoc Committee of Council: 2019 Canada Winter Games Bid Planning Committee Terms of Reference
2. Attachment A - Canyon Ski Resort – letter of support
3. Attachment B - RDC – letter of support
4. Attachment C - Red Deer Public Schools – letter of support
5. Attachment D - Canada Games Council –July 15, 2013 Letter
6. Attachment E - AB Tourism, Parks and Recreation – July 16, 2013 Letter
7. Attachment F - Canada Games Council Host Community Bid Proposal Guide



Appendix A

Ad Hoc Committee of Council 2019 Canada Winter Games Bid Planning Committee TERMS OF REFERENCE

1. PURPOSE

The purpose of the 2019 Canada Winter Games Bid Planning Committee is to assist in the development of the Bid for the Games in accordance with the Canada Games Hosting Standards and make recommendations to Council regarding the information submitted throughout the Bid Process.

2. COMPOSITION

2.1 The Committee membership will consist of up to 15 members as follows:

- Two (2) members of Council;
- Members of the community representing the various requirements of the Canada Games Council bid criteria assigned according to their expertise;
- A Chair selected by Council based on his/her ability to motivate and engage the corporate sector as well as build community capacity.

2.2 A member of city Administration will act as a liaison to the committee.

3. APPOINTMENTS

3.1 The Terms shall commence upon appointment and continue until a decision has been rendered by the Canada Games Council as to the successful Host City of the 2019 Canada Winter Games.

3.2 The term may be extended until the Host Society is established and members named.

4. MEETINGS

4.1 Meetings shall be called as deemed necessary by the Chair and committee members.

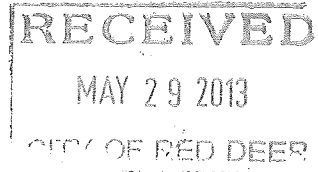
5. REPORT TO COUNCIL

5.1 The Committee shall submit reports of activities to Council on an as needed basis, or as requested by Council, together with such other presentations that the Committee may deem advisable.

5.2 Council will approve the final bid documentation prior to submission.

**Attachment A**

Canyon Ski Resort
RR 2, Site 8, Box 26
Red Deer, AB T4N 5E2



Phone: 403-346-7003
Fax: 403-347-0009
Email: info@canyonski.ca
www.canyonski.ca

May 11, 2013

Dear City Senior Administration and Council,

During the past few months, Canyon Ski Resort has been assisting the City of Red Deer to conduct a feasibility study on the use of Canyon Ski Resort venues for the Alpine and Freestyle sports for the 2019 Canada Winter Games.

Throughout this process we have provided information in which aided drawings, documents and budgets for improvements on the venues at Canyon Ski Resort. After reviewing the documents which were shared with us by ISL engineering and the City of Red Deer, Canyon Ski Resort would be able to host a large majority of the events on existing venues with slight to moderate modifications. These modifications are mostly needed in order to meet the changing requirements of each discipline.

Based on this preliminary review, Canyon Ski Resort's owners support the proposed bid with the sports located at Canyon Ski Resort. This is not intended to be a commitment letter, but a show of support to consider our unique venue as the host for both Alpine and Freestyle sports for the 2019 Canada Winter Games. We view this as not only a great opportunity for Canyon Ski Resort, but for the citizens of Central Alberta, and for the development of the sport for our future athletes.

Sincerely,

David Martel
General Manager

**Attachment B**

April 10, 2013

TO WHOM IT MAY CONCERN**RE: Letter of Interest**

At our October 9, 2012 Board of Governors meeting we received information with respect to the City's interest in exploring a Bid for the 2019 Canada Winter Games. The Board was in agreement that this would be a wonderful opportunity for the community and was supportive of exploring partnering with the City and community in support of a Bid.

On February 8th, I met with Shelley Gagnon, Manager of Recreation, Parks and Culture for the City of Red Deer. Also attending the meeting were Bid Committee members Lyn Radford and Barb McKee. The purpose of the meeting was to gauge the College's interest and capacity to support a Bid should it go forward.

At that meeting, discussion included consideration of the following:

- Academic Calendar - Change the academic calendar for 2019 to accommodate the Games at RDC. The campus could become the "home of the athletes" for the 16 days in February.
- Athletes Village – Accommodations for approximately 1000 athletes. RDC currently houses 600 students and would add 400 spaces.
- Food Services – RDC has capacity to serve approximately 1,800 persons per week. The vision would be for individualized service across the campus with multiple locations for meals. Alternatively, large open spaces are available if the requirement was for a traditional food centre. RDC currently has nine food service options.
- Multiplex – RDC would consider a partnership with The City for use of the yet to be constructed Multiplex. This facility could house short track speed skating (Olympic size ice surface), possibly the temporary or permanent housing of the 4 squash courts, use of the field house for other sports. Use of the gymnasiums could be provided if required.
- Full access to other RDC spaces – including all Games related activities including cultural activities, ceremonies, VIP/Dignitary Receptions (i.e. Farside Lounge, Cornerstone Dining Room), media centre, doping control, volunteer/athlete/coaches lounges, registration etc. Spaces discussed included Quad outdoor area, Arts Centre, Library, Technology / Wireless / Video Conferencing, Athletic Therapy / First Aid City Centre Stage.

Also outlined were expectations from RDC of The City:

- A \$10 million capital contribution for the construction of the Multiplex
- All other costs associated would be calculated at a "cost recovery only" rate. RDC would be able to assemble an estimate of the associated costs (i.e. accommodations, food services etc.) should the discussion proceed to the next level.

This is an exciting opportunity for the City and community of Red Deer – Good Luck.

Yours truly,

A handwritten signature in black ink, appearing to read "Joel Ward", written in a cursive style.

Joel Ward,
President and CEO



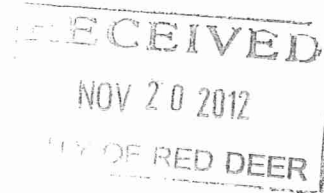
Copy
 Craig Curtis
 Greg Scott
 Shelley Gagnon
 Frieda McDougall

Lawrence Lee
 Chair, Board of Trustees
 Direct Line: 403-346-7388
 Email: llee@rdpsd.ab.ca

Attachment C

October 25, 2012

Morris Flewwelling
 Mayor's Office
 2nd Floor, City Hall
 PO Box 5008
 Red Deer AB T4N 3T4



RE: Canada Winter Games - Bid Red Deer 2019

Dear Mayor Flewwelling,

At the October 24, 2012 meeting of the Board of Trustees of the Red Deer Public School District #104, the Board voted unanimously to provide its support for the City of Red Deer's bid for the 2019 Canada Winter Games.

The Board has been a proponent of healthy, active living initiatives for many years. This is evidenced in such initiatives as daily physical education in Red Deer Public schools, the annual Dawe Run, the annual Ski Loppet, Go Girls and Grow Boys for grade five students, the Board's nutrition policy and numerous other programs and initiatives.

The Board works continuously to enhance existing and create new physical activity programs for students as a way of promoting active, healthy lifestyles. The opportunity for students to attend the variety of winter sporting events at the 2019 Canada Winter Games would undoubtedly be motivational for students and be in keeping with the Board of Trustees' goals of daily physical activity and active living.

Red Deer Public Schools is pleased to offer its facilities and services, should they be necessary, to support the hosting of the 2019 Canada Winter Games in Red Deer.

Sincerely,

Lawrence Lee
 Chair, Board of Trustees
 Red Deer Public School District No. 104





Canada Games Council
Inspiring Dreams and Building Champions
www.canadagames.ca

Conseil des Jeux du Canada
Du rêve au champion
www.jeuxducanada.ca

701-2197 prom. Riverside Dr. | Ottawa, ON K1H 7X3 (613) 526.2320 | Fax: (613) 526.4068

Attachment D

Monday July 15, 2013

Alberta communities interested in Hosting Opportunity
2019 Canada Winter Games

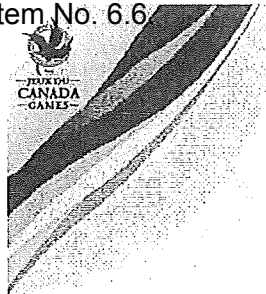
Dear Prospective Bidding Communities,

The Canada Games Council (CGC) and province of Alberta are thrilled to announce the hosting opportunity for the 2019 Canada Winter Games. ***It is extremely important for all communities to note that the Official Launch of the Bid Process for the 2019 CWG has not yet commenced.*** No Official Bid Communities exist at this point, and no community can promote themselves to media as such. Details outlining the rights of Official Bid Communities and the Official Bid Process will be supplied at the Official Bid Launch, slated for **October 1st, 2013**, at the Holiday Inn Conference Centre, Edmonton, Alberta.

All communities will be welcomed to attend the Official Bid Launch, October 1st, 2013. Detailed information specific to the Canada Games Hosting Standards and the 2019 bid process will be delivered at the Official Launch. Communities interested in submitting an official letter of their "Intent to Bid", and accompanying bid installment fee, must respect the **November 29th, 2013** deadline. Phase 1 – Technical materials, confirming plans for the Sport Venues, Non-Sport Venues, and Games' Village must be submitted no later than **January 3rd, 2014**. For communities who successfully advance through the technical evaluation, the Phase 2 – Comprehensive Host Community Bid Proposal (pertaining to vision, leadership, revenue generation, etc.) will be due May 30th, 2014.

The attached hosting standard material is being advanced to prospective bid communities for review and consideration whether resources exist, or can be leveraged to put forward an Official Bid for the 2019 Canada Games. The Canada Games Council (CGC), in cooperation with the Government of Alberta, has put together an information package regarding the upcoming hosting opportunity, to guide communities in considering whether to bid to host the 2019 Canada Winter Games. This package includes the following:

- Letter from the Province of Alberta;
- Letter from the CGC;
- Hosting Community Bid Proposal Guide (this will be the process followed after the Bid Launch October 1st, 2013);
- Sport Program details;



- Technical Hosting Standards, specific to:
 - Sport Venues;
 - Non-sport Venues;
 - Games' Village.

The CGC would like to inform all prospective bidding communities that questions relating to the hosting materials provided can be answered, at this point, by the Province of Alberta only. Communities are not permitted to contact the Canada Games Council, National Sport Organizations, or the 2013, 2015, or 2017 Canada Games Host Societies. Further details, and communication guidelines, will be made available and clarified at the Official Bid Launch.

The CGC looks forward to launching the Official Bid to host the 2019 Canada Winter Games this fall. We trust in the meantime, communities will find this information valuable in considering the requirements to host the Canada Winter Games.

Sincerely,

Sue Hylland
President and CEO
Canada Games Council

c.c. Paul Flaherty, Chairman, 2019 Canada Winter Games Bid Evaluation Committee





ALBERTA
TOURISM, PARKS AND RECREATION

*Office of the Minister
MLA, Vermilion-Lloydminster*

Attachment E

July 16, 2013

AR 24764

His Worship Morris Flewwelling
Mayor
City of Red Deer
PO Box 5008
Red Deer, AB T4N 3T4

Dear Mayor Flewwelling:

The Canada Games are the largest national multi-sport event that provides many benefits to both host community and Canada's young athletes. Canada Games are held every two years alternating summer and winter. The Province of Alberta is proud to have the opportunity to host the 2019 Canada Winter Games.

As Minister responsible for Tourism, Parks and Recreation, I am regularly reminded of the tremendous economic, community and sport development benefits that Alberta communities gain from hosting major sport events. It is therefore my pleasure to share with you the opportunity to attend the **Official Bid Launch hosted by the Canada Games Council for the 2019 Canada Winter Games on Tuesday, October 1, 2013, from 11:00 a.m. to 1:00 p.m., at the Holiday Inn Conference Centre, Edmonton South, 4485 Gateway Boulevard, Edmonton, Alberta T6H 5C3.**

In advance to the Official Bid Launch the Canada Games Council would like municipalities to consider the following information; standard operating and capital budget, bid and hosting standards (Sport Venue, Non-Sport Venue, Games Village). Minimum standards of the Canada Games are non-negotiable and municipalities must adhere to the standards. The bid and hosting standards and Bid Process timelines will be made available through the Canada Games Council website and/or the Alberta Sport, Recreation, Parks and Wildlife website to interested municipalities at the beginning of July 2013. The documentation will allow municipalities to consider existing infrastructure, budgets and bid and hosting requirements in advance to the Official Bid Launch. **Please contact Scott Fraser, Director, High Performance Sport Branch, Tourism, Parks and Recreation, at 780-415-8310 or by email at scott.c.fraser@gov.ab.ca for the Bid Process timelines and standards documentation.**

.../2

Mayor Morris Flewwelling
Page 2

Hosting the Canada Games provides great opportunity to showcase one's community to approximately 2,800 athletes and 500 coaches and managers, their friends and families as well as spectators and special guests. The Canada Games will have potential to generate significant economic activity benefits, (the 2011 Canada Winter Games in Halifax, Nova Scotia generated 131 million economic impact), provide memorable experiences for their citizens while building a strong core of capable volunteers and establishing a shared sense of community pride and games legacies. From a provincial government perspective, the Games are also a vehicle to invest in sport development and provide an opportunity for our next generation of national team athletes to test themselves against the best in Canada.

Please RSVP your attendance to the Official Bid Launch (maximum three individuals from your municipality) to Michelle Deering, Sport Consultant, High Performance Sport Branch, Tourism, Parks and Recreation, at 780-422-0779 or by email at michelle.deering@gov.ab.ca by Tuesday, September 24, 2013.

Alberta communities have an exceptional track-record of hosting major sporting events and the Province of Alberta looks forward to Canada's premier amateur multi-sport event being hosted in Alberta in 2019.

Best regards,

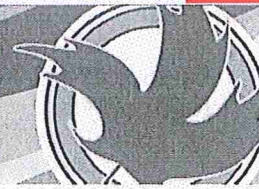


Dr. Richard Starke
Minister

cc: John Short, Vice Chair, Alberta Sport, Recreation, Parks and Wildlife Foundation
Paul Flaherty, Chair, Canada Games Council 2019 Bid Evaluation Committee
Sue Hylland, President and Chief Executive Officer, Canada Games Council
Scott Fraser, Director, High Performance Sport Branch
Michelle Deering, Sport Consultant, High Performance Sport Branch

SECTION TWO

HOST COMMUNITY BID PROPOSAL GUIDE



AFTER THE CGC'S OFFICIAL BID LAUNCH OCTOBER 1ST, 2013, COMMUNITIES CAN EXPECT THE FOLLOWING PROCESS:

2019 Bid Procedures and Hosting Standards Document *Host Community Bid Proposal Guide*

1.1 INTENT TO BID

1. Covering Letter

A covering letter, indicating that a bid will be submitted, must be received no later than 16:00 (EST) November 29th, 2013. The letter is to be addressed to:

Attention of the CGC Bid Evaluation Committee Chair

2019 Canada Winter Games Bid Evaluation Committee
2197 Riverside Drive, Suite #700/1
Ottawa, Ontario
K1H 7X3
(613) 526-2320 (Phone)
(613) 526-4068 (Fax)

2. Bid Fee

The letter of Intent to Bid is to be accompanied by the first installment (33%) of the bid fee in the amount of (amount TBD, no less than \$12,000, plus applicable taxes), payable to the CGC. The bid fee is to cover the costs incurred by the CGC in respect to preparing, planning, managing and evaluating the bid process for 2019. The bid fee is non-refundable.



3. Other

By submitting a letter of **Intent to Bid**, the bidder agrees to comply with the following requirements:

(a) Financial Responsibility

Financial responsibility for the preparation of a bid in response to this invitation to bid rests exclusively with the bidding community. The bid community shall have no right to assert any claim or to commence any action against the CGC for any losses, costs or damages incurred by the bidding community in the preparation of its bid should it not be successful. The decision to proceed with a bid is made on the understanding that all financial risk is assumed by the bidding community.

(b) General Code of Conduct

- i. Communications with the CGC and the Bid Evaluation Committee/Technical Review Committee will be done through those channels designated by the CGC.
- ii. No gifts or tokens of appreciation of any kind valued at more than \$20.00 shall be given to members of the Bid Evaluation Committee, Technical Review Committee, CGC Board members, CGC staff or contractors.
- iii. Communications to external audiences through media relations, website, etc. must:
 - a. Be bilingual,
 - b. Use the approved Canada Games Candidate City logo (supplied by the CGC),
 - c. Identify yourself only as a Candidate City,
 - d. Be representative and respectful of the multiple sports, gender and ethnic diversity represented at the Canada Games,
 - e. Not associate sponsors or partners with the Canada Games, only the bid.
- iv. No direct or indirect contact is to be made with the staff or volunteers associated with the 2013, 2015 or the 2017 Canada Games except through a designated contact from the CGC.
- v. Subject to approval by the CGC, the Bid Committee must use the Canada Games logo supplied, clearly indicating, in both official languages, that it is a bid candidate for the 2019 Canada Winter Games.

1.2 HOST COMMUNITY BID PROPOSAL

1. Language

Host Community bid proposals (including Phase 1 Technical Review and Phase 2 Comprehensive Host Community Bid Proposals) must be submitted in language of choice.

2. Phase 1 - Technical Review

A covering letter and the required materials and forms for the Phase I Technical Review component of the bid process must be received no later than 16:00(EST) on January 3rd, 2014, addressed to:

**Attention of the CGC Technical Review Committee Chair
2019 Canada Winter Games Technical Review Committee
2197 Riverside Drive, Suite 700/1
Ottawa, Ontario
K1H 7X3
(613) 526-2320 (Phone) (613) 526-4068 (Fax)**

The information required for the Sport and other Venues and the Games Village is to be submitted electronically (CD, jump drive), as well as 7 hard copies.

3. Phase 2 – Comprehensive Host Community Bid Proposal

For those bidding communities that have been selected to advance to the final Phase II of the bid evaluation process (normally top three communities from Phase 1), a covering letter along with other required materials as noted below must be received no later than 16:00 (EST) on May 30th, 2014, addressed to:

**Attention of the CGC Bid Evaluation Committee Chair
2019 Canada Winter Games Bid Evaluation Committee
2197 Riverside Drive, Suite 700/1
Ottawa, Ontario
K1H 7X3
(613) 526-2320 (Phone) (613) 526-4068 (Fax)**

Enclosures must include:

a. Bid Fee

- i. A cheque payable to the CGC in the amount of (amount TBD, no less than \$24,000, plus applicable taxes), to be dated no later than May 30th, 2014. This payment represents the balance (67%) of the bid fee owed for the Games. The total bid fee of (amount TBD, no less than \$36,000, plus applicable taxes) is non-refundable.



b. City/Municipal Resolution – must include the following:*Financial*

- i. Agreement to be responsible for any deficit associated with the Games;
- ii. Agreement to contribute at least \$3 million to the Host Society in cash for capital expenditures;
- iii. Confirmation of additional financial commitments (in cash or VIK) from the City or other community partners (example: colleges and/or universities, not including the Government of Canada, Provincial Government or CGC);
- iv. Confirmation of the City's acceptance that the Host Society's budget will include a Right's Fee of (amount TBD); that the first 25% of the Rights Fee will be paid by the Municipality upon award of the Games with the Municipality reimbursed once the Host Society is formed;
- v. Agreement to include the following overarching statement in the City Resolution as follows:

"Based upon and subject to the planning assumptions provided by the Canada Games Council at the October 1st, 2013 bid launch, the (Municipality) makes the following commitments related to its bid proposal for the 2019 Canada Games ..."

The information provided on October 1st, 2013 on public funding is (See Appendix D for more information):

"Bidders should include within their revenue spreadsheets tab the following amounts; it should be noted that at the time of launching the process, these figures are for planning purposes only and are not 100% guaranteed. They are based on the initial 2011 and 2015 CWG support levels from all levels of government (in 2006 dollars).

Government of Canada – operating	\$8,120,000
Government of Canada – capital	\$3,000,000
Government of Alberta – operating	\$8,120,000
Government of Alberta – capital	\$3,000,000
*Municipal government – capital	\$3,000,000

*Does not preclude municipality from contributing to operating costs, or more to capital."

The Standard Operating Budget for the Canada Games, in 2006 dollars and based on hosting standards, is \$23M Operating. The gap between the Operating budget of a Games, and public contributions (noted above) must be generated by the Host Society, in collaboration with the Canada Games Council.

The Standard Capital contributions for the Canada Games totals \$9M, shared equally amongst three levels of government. The gap between the host community's infrastructure plan and the public contributions is the responsibility of the Host Community.

Communities should not assume that the inflationary gap between the planning figures noted above in 2006 dollars versus 2019 dollars will be paid by governments.

Bid Transition

- i. Agreement that the Host Municipality will provide appropriate capacity (both human and financial resources) to ensure an efficient transition from bidding community to the Host Society and will cooperate with the Bid Committee and CGC on the steps necessary to achieve this critical step upon the award of the Games.
- ii. Agreement that the Host Municipality will ensure adequate financial resources to the Host Society through the transition period and up until further public resources can be accessed.

Hosting Standards

- i. Agreement to accept hosting standards for the 2019 Canada Games as outlined in the 2019 Bid Procedures and Hosting Standards document provided to each community by the CGC;
- ii. Agreement to provide a letter of confirmation from the Airport Authorities to accompany the City Resolution that confirms the following standards related to the airport services:
"The Host Municipality must be served by an airport or have access to one not greater than a 90 minute commute, unless expressly approved by the Canada Games Council that:
 - (a) Has a runway length of no less than 7000 ft., and ideally over 8,000 ft;
 - (b) Has an apron space greater than 150,000 square feet with at least two taxi-ways able to accommodate 767 airplanes;
 - (c) Has apron capacity that can accommodate five planes with passenger capacity of 140-200, above the airport's normal daily capacity;
 - (d) Baggage handling capacity for the landing/departure of up to five planes above normal daily airport capacity;
 - (e) Waiting area and screening equipment to handle up to 400 Games-time passengers boarding over and above normal daily traffic;
 - (f) Has access to airport services including refueling, potable water, lavatory, and Fire & Rescue."

Bid Sponsors

- i. Confirmation of understanding that Bid Communities have the authority and power to grant local community sponsors certain rights and opportunities, pertaining to the Community bid only. Bid sponsors may be granted by the Bidding Community the rights, privileges, options and opportunities as a bid community sponsor to be exercised only within the bid community during the term of the Bid Community Sponsorship Grant of Rights and Exclusions Agreement (Bid Sponsor Agreement template saved on USB referenced in Appendix E of documentation provided at Official Launch).

Legacy

- i. Agreement and confirmation that the Host Municipality will ensure that the words "Canada Games" and "Jeux du Canada" are incorporated in the name of at least one major facility that is built or renovated for the Games and the naming rights remain in perpetuity. The facility must be branded with the non-Games specific Canada Games logo. The Canada Games emblem must be used with the title then printed in English (Canada Games Centre) over French (Centre des Jeux du Canada) or vice versa. The Municipality will work with the Host Society and CGC to finalize details.
- ii. Confirmation of understanding of the Canada Games Legacy Principles (copy to be provided through bidding phase).

Agreements

- i. Confirmation that the City will sign an Agreement to Undertake upon award of the Games which will reflect the above commitments as well as other key commitments, terms and conditions through the bid phase.
- iii. Confirmation that the City will ensure that the Host Society, upon Incorporation, will enter into a Joinder Agreement with the Canada Games Council which binds the Host Society to the Agreement to Undertake, and to the signing of the Trademarks Agreement and Hosting Agreement with the CGC.

c. Bid Proposal Submission

- i. Required content of bid proposal is outlined in Appendix B of documentation provided at Official Launch.
- ii. The bid proposal is to be submitted electronically (CD, Jump drive) as well as hard copy as per instructions in Appendix B of documentation provided at Official Launch.

d. Bid Budget

- i. Required content of bid budget is outlined in Appendix D of documentation provided at Official Launch.
 - ii. Budget is to be submitted electronically (CD, jump drive) as well as hard copy as per instructions in Appendix B of documentation provided at Official Launch.
- e. **Other materials** only as permitted by the process.



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Shelley Gagnon, Recreation, Parks & Culture Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2019 Canada Winter Games Bid – Phase II Summary

Reference:

Recreation, Parks & Culture, dated August 9, 2013.

Resolution:

The following resolutions were passed at the Monday, August 19, 2013 Red Deer City Council meeting:

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department, dated August 9, 2013, re: 2019 Canada Winter Games Bid Phase II Summary, hereby:

1. Agrees to send a delegation from The City of Red Deer to the Official Bid Launch meeting on October 1, 2013.
2. Endorses submitting a letter "Intent to Bid" to host the 2019 Canada Winter Games along with the required first installment of the bid fee.
3. Approves proceeding with the preparation of a Bid to host the 2019 Canada Winter Games based on Option I: Host all sports locally with the exception of a secondary offsite venue and athletes village for synchronized swimming, with budget implications to be considered during the 10 Year Capital Plan deliberations in November, 2013.
4. Directs Administration to seek public input on the options presented prior to May 2014.

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department, dated August 9, 2013, re: 2019 Canada Winter Games Bid Phase II Summary, hereby agrees to establish the 2019 Canada Winter Games Bid Planning Ad Hoc Committee and approves the following terms of reference for the Committee:

1. PURPOSE

The purpose of the 2019 Canada Winter Games Bid Planning Committee is to assist in the development of the Bid for the Games in accordance with the Canada Games

Hosting Standards and make recommendations to Council regarding the information submitted throughout the Bid Process.

2. COMPOSITION

2.1 The Committee membership will consist of up to 15 members as follows:

- Two (2) members of Council;
- Members of the community representing the various requirements of the Canada Games Council bid criteria assigned according to their expertise;
- A Chair selected by Council based on his/her ability to motivate and engage the corporate sector as well as build community capacity.

2.2 A member of city Administration will act as a liaison to the committee.

3. APPOINTMENTS

3.1 The Terms shall commence upon appointment and continue until a decision has been rendered by the Canada Games Council as to the successful Host City of the 2019 Canada Winter Games.

3.2 The term may be extended until the Host Society is established and members named.

4. MEETINGS

4.1 Meetings shall be called as deemed necessary by the Chair and committee members.

5. REPORT TO COUNCIL

- 5.1 The Committee shall submit reports of activities to Council on an as needed basis, or as requested by Council, together with such other presentations that the Committee may deem advisable.
- 5.2 Council will approve the final bid documentation prior to submission.

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department, dated August 9, 2013, re: 2019 Canada Winter Games Bid Phase II Summary, hereby appoints the following Council Representatives to the 2019 Canada Winter Games Bid Planning Ad Hoc Committee:

Councillor Buck Buchanan
Councillor Dianne Wyntjes
Councillor Paul Harris, alternate

Report back to Council: Yes

Comments/Actions:

Administration to prepare a report for Council's consideration to approve the final bid documentation prior to submission.



Frieda McDougall
Legislative Services Manager

c: Community Services Director
Financial Services Manager
Committees Coordinator
Corporate Meeting Coordinator



July 30, 2013

Supplementary Report on Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 and Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013

Planning Department

Report Summary & Recommendation:

On page 30 of the proposed Timberlands North Neighbourhood Area Structure Plan, Figure 8.5 - Street Cross Sections, was found to have unintended and irrelevant line work in the area south of the proposed collector road. A corrected Figure 8.5 on page 30 has been prepared.

Administration is recommending that Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 (Attachment B of the Staff Report dated June 24, 2013) is amended by replacing Figure 8.5 - Street Cross Sections on page 30 with a corrected version.

City Manager Comments:

I support the recommendation of Administration that Figure 8.5 – Street Cross Sections on page 30 of the Timberlands North Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2013 be replaced with the corrected version attached to this report.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from the Planning Department, dated July 30, 2013, re: Supplementary Report on Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 and Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013, hereby agrees to amend Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 by replacing Figure 8.5 – Street Cross Sections on page 30 with the revised Figure 8.5 – Street Cross Sections as submitted to the Monday, August 19, 2013 Council Meeting.



Report Details

Background:

- June 24, 2013 Administrative Report included the proposed Timberlands North Neighbourhood Area Structure Plan (NASP)
- July 8, 2013 City Council gave first reading to the proposed Timberlands North NASP and other planning documents

Discussion:

Due to the flooding in Calgary, the consultant for this project was late in submitting the final document. Although the NASP document was reviewed for completeness, it was discovered, after first reading, that the Figure 8.5 - Street Cross Sections on page 30 of the proposed NASP inadvertently had some superfluous line work.

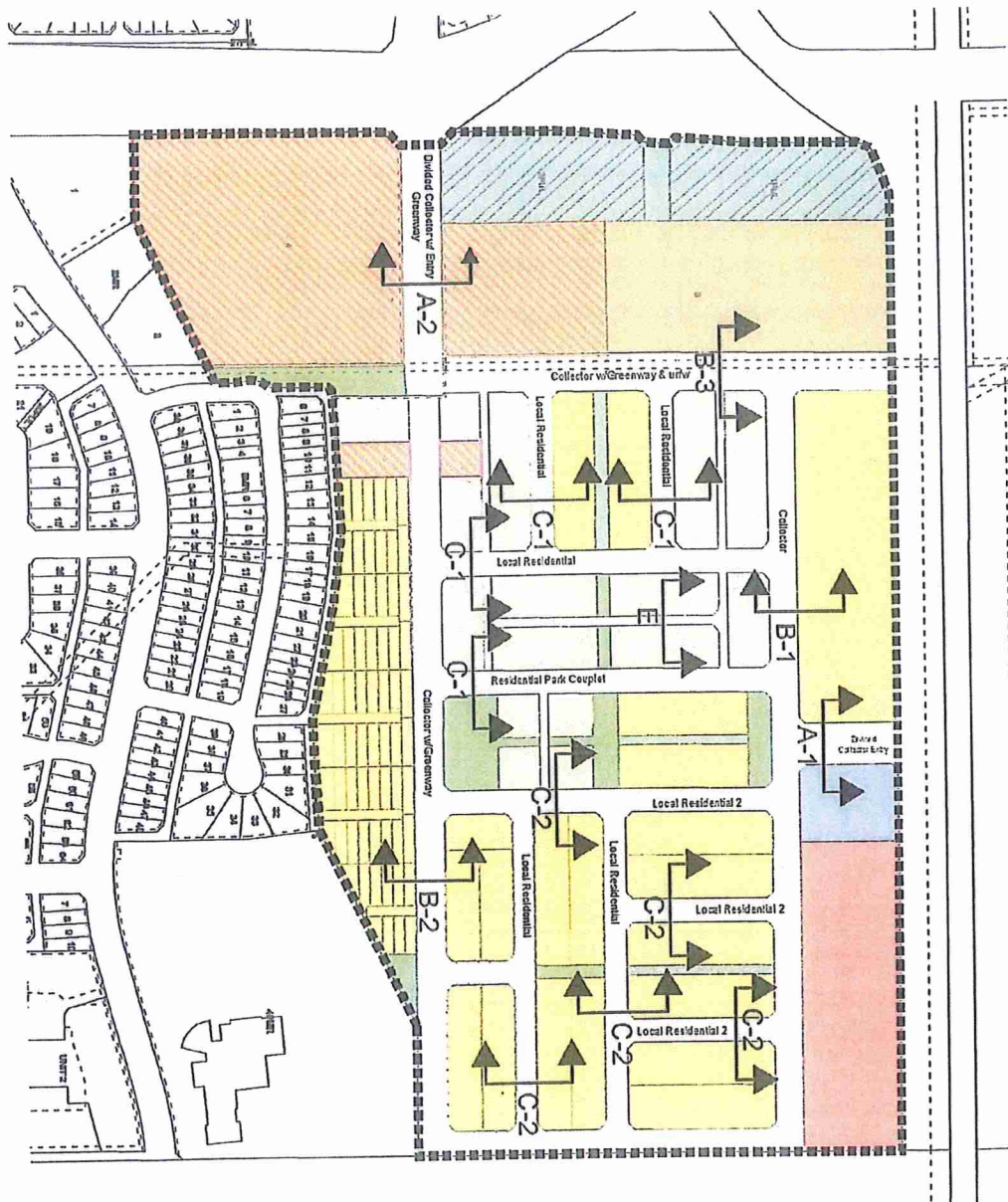
Analysis:

In order to address this graphic problem, a 'clean' version of Figure 8.5 - Street Cross Sections is required to be substituted into the Timberlands North NASP document. The existing Figure 8.5 - Street Cross Sections of the Timberlands North NASP is attached, for reference purposes only, as Attachment A. The corrected Figure 8.5 - Street Cross Sections on page 30 of the Timberlands North NASP is attached as Attachment B.

Attachment A - Existing Page 30 of the Timberlands North NASP

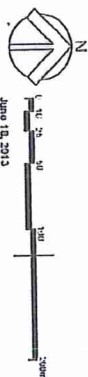
Attachment B - Replacement Page 30 of the Timberlands North NASP

Attachment A - Existing Page 30 of the Timberlands North NASP



8.5 STREET CROSS SECTIONS

A series of cross sections have been provided to illustrate, in practical terms, the intent and land use considerations relevant to the street designs. Exact servicing design is still required at the detail design stage and may require minor modifications to these cross sections.



Key map for street profiles

30

IBI GROUP

Red Deer

TIMBERLANDS NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

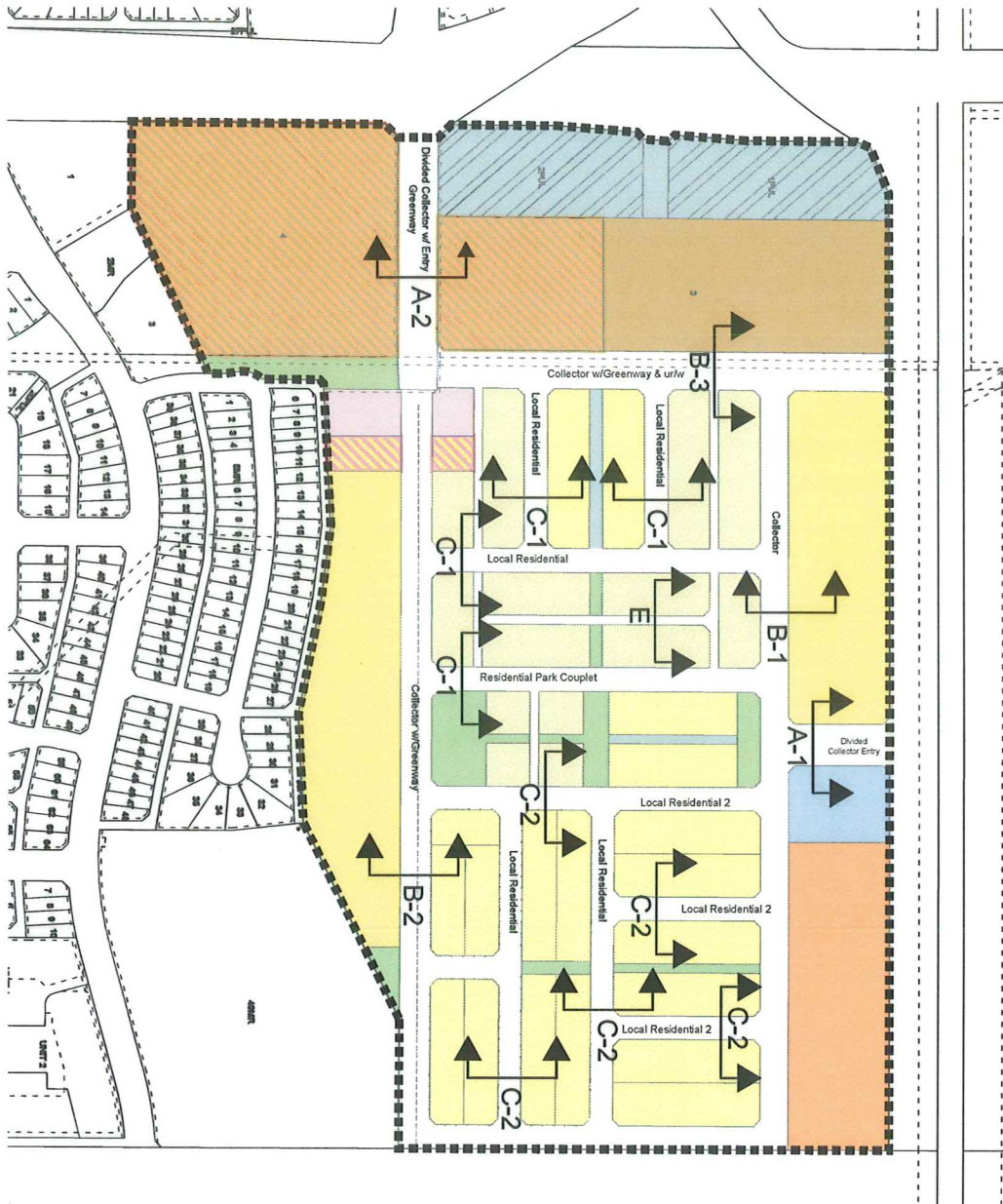
Attachment B - Replacement Page 30 of the Timberlands North NASP

30

IBI
GROUP



TIMBERLANDS NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN



0 50 100 200m
June 16, 2013

Key map for street profiles

8.5 STREET CROSS SECTIONS

A series of cross sections have been provided to illustrate, in practical terms, the intent and land use considerations relevant to the street designs. Exact servicing design is still required at the detail design stage and may require minor modifications to these cross sections.





August 6, 2013

Timberlands South NASP Bylaw Amendment 3217/C-2013 and Timberlands North NASP Bylaw Amendment 3217/B-2013

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 8, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Timberlands South Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2013 and Timberlands North Neighbourhood Area Structure Plan bylaw Amendment 3217/B-2013.

City Manager Comments:

Council's consideration of second and third reading for Timberlands South Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2013 and Timberlands North Neighbourhood Area Structure Plan bylaw Amendment 3217/B-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 8, 2013 Council Meeting, Council gave first reading to Timberlands South Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2013 which proposes to rename the NASP, includes text to describe the interpretation of the plan and a revised map. Timberlands North Neighbourhood Area Structure Plan bylaw Amendment 3217/B-2013 also received first reading at this same time and proposes to add the Timberlands North Neighbourhood Area Structure Plan to The City of Red Deer's planning documents.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on July 26 and August 2, 2013 with no comments being received. A Public Hearing will be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Original report presented at the
Monday, July 8, 2013 Regular
Council meeting.

June 24, 2013

Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013 and Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 Consideration of First Readings

Division - Planning

Report Summary & Recommendation:

The Timberlands North and Timberlands South Neighbourhood Area Structure Plans (NASP) s are being brought before Council for adoption as both involve the quarter section south of 67th Street and east of 30th Avenue. The applicant is Land and Economic Development Department, City of Red Deer.

The Timberlands South NASP amendment proposes the following:

- Changes the title of the existing Timberlands Town Centre NASP to Timberlands South NASP;
- Changes the plan boundary to include the existing developed area in the south portion of the quarter section;
- Adds text related to plan interpretation explaining the amendment; and
- No changes to land use or policy for this area.

The new Timberlands North NASP proposes a mix of single detached residential housing, town homes, multiple family, arterial commercial, mixed commercial/residential, live-work units, an Emergency Services site, and a well distributed open space system with a focus on green linkages.

The Planning Department recommends that Council provide first reading to:

1. Adopt amendments to the Timberlands Town Centre NASP for it to become the Timberlands South NASP – Bylaw No. 3217/C-2013
2. Adopt the Timberlands North NASP – Bylaw No. 3217/B-2013

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Timberlands South Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2013 and Timberlands North Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-



2013. Following the required advertising this bylaw will come back to Council in six weeks' time for a Public Hearing to be held on Monday, August 19, 2013 at 6:00 p.m.

Elaine Vincent
Acting City Manager

Proposed Resolution

That Council consider first reading of Timberlands South Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2013 and Timberlands North Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2013 at this time.

Report Details

Background:

The Timberlands Town Centre Neighbourhood Area Structure Plan was originally adopted by City Council in July of 2007. The original concept was for a mix of commercial and residential uses and encompassed the entire quarter section. Recently, the south residential (single-family and multi-family) areas have been mostly developed but to the north the Town Centre and Main Street District remain undeveloped. The Town Centre Concept was deleted from the East Hill Major Area Structure Plan with its adoption on June 10, 2013.

An application to develop the northern portion of a quarter section of land has been made by the City of Red Deer Land and Economic Development Department. The proposed Timberlands North NASP encompasses approximately 36.78 ha (90.89 ac) and is located south of 67th Street and east of 30th Avenue. The Municipal Planning Commission will consider this on July 3, 2013.

The proposed Timberlands South NASP encompasses approximately 23.22 ha (57.38 ac) and is located in the same quarter section, south of Timberlands North and north of 61st Street and the College Park neighbourhood. There are no changes proposed to land use or policy for this area. Changes to the title and text are being added to sever the Timberlands North area and allow for a separate NASP to be developed for this area.

Discussion:

Key points about both plans are discussed below:

A) Timberlands South NASP

- All of the existing land uses and policies within the existing Timberlands Town Centre NASP which apply to the lands within the boundary of the Timberlands South plan area will not change and will continue to apply to that area.



- The existing *Timberlands Town Centre NASP* is to be renamed to *Timberlands South NASP*
- The cover page is revised to reflect the new plan name.
- Text explaining the rationale for the title change and severing of the north area is being added under Plan Interpretation section.
- The Definition of Plan Area is to be changed to remove all of the lands identified within the Town Centre boundary in the existing Timberlands Town Centre NASP
- No changes are made to any other policies or maps

Refer to the Timberlands South NASP appended as Attachment A.

B) Timberlands North NASP

Timberlands North NASP proposes an area that reflects a unique image and character through design with a focus on walkable streets, a diverse range of land uses with integration of commercial, residential and civic opportunities. In order to achieve this, the NASP contains a land use concept, which will guide area development and set the expectations for future area development. The following is a summary of key points.

Plan Vision

The plan vision for Timberlands North is rooted in Red Deer City Council's Strategic Direction, 2012 – 2014, and the nine adopted Neighbourhood Design Principles.

Land Use Concept

- Modified grid street pattern for enhanced connections and promoting walkability.
- Commercial mixed-use, arterial commercial and multiple family residential uses are on the periphery of the neighbourhood.
- Access from 67th Street and 30th Avenue via divided collector roadways.
- No direct vehicular access, only pedestrian, to the Timberlands South area.
- Up to three potential connections to future development to the east.
- Diversity of housing forms on walkable blocks, containing residential products both with and without lanes.
- Central park feature is a community amenity, gathering and recreational space while pocket parks and green linkages provide neighbourhood focal points.
- Tree-lined streets with boulevards and houses close to the street create pedestrian friendly, safer, more connected neighbourhoods throughout.
- Refer to the concept on page 10 of the Timberlands North NASP which is appended as Attachment B.

Commercial

Timberlands North Mixed Use Commercial:

- Constitutes 4.8 hectares (11.86 acres)
- Allows for the intensification of street-oriented retail incorporating residential uses above along the greenway collectors from 30th Avenue and the interior collector.



Timberlands North Arterial Commercial:

- Constitutes 1.9 hectares (4.7 acres) located in the northeast corner

Timberlands North Live-work:

- Constitutes 0.59 hectares (1.46 acres) with 12 to 20 units possible
- Provide a transition from the mixed-use commercial area to the residential area along the main east west arterial at the main entrance
- Live-work has a commercial street level use connected to the dwelling above
- Two areas designated for live-work are transitional zones allowing for the adjacent town house or carriage home uses, subject to market demand for live-work units

Timberlands North Emergency Services (EMS) Building:

- Constitutes 0.47 hectares (1.16 acres) located at the north entry to the community
- Architecture will be distinctive and play a role in the community's overall identity

Residential

- The concept anticipates approximately 730 units for a density of 20.4 dwelling units per net developable hectare.
- The residential lots will consist of a mix of R1 – single detached housing consisting of new housing types which are being introduced including RIWS – Single Detached Wide Shallow residential and RIC – Single Detached Carriage Home.
- Other residential areas will consist of the new R2T – Town House residential, RLW – Live-Work residential, and traditional R3 – Multiple Family residential.
- Another residential opportunity is offered in C5 – Commercial Mixed Use.

Open Space System

- Variety of parks and open space features distributed throughout the plan area, constituting some 3.68 hectares (9.1 acres) in total and representing 12.4% of the net developable area of the plan.

Urban Design

- All buildings should foster a vital and active pedestrian-oriented street life. They should relate well to the street and to each other, provide opportunities to maintain views and sunlight penetration to streets and open spaces, create attractive rooflines and minimize shadowing.
- Residential and commercial buildings should front onto streets and/or public spaces, and are strongly encouraged to be located adjacent to the sidewalk. Buildings should frame streets and spaces through height and massing, forming inviting “urban rooms” where the public life of the neighbourhood thrives. While architectural variety is encouraged, the overall effect of individual buildings should be diverse yet harmonious, resulting in an inviting urban environment.

Transportation and Utility Systems

- Two primary access points for the development will be from 30th Avenue and 67th Street. Access will also be available in the future from the east quarter section.



- Potential transit stops are identified as well throughout the neighbourhood. The intent of the Transportation and Utility systems are displayed and may be subject to change during the course of Timberlands North detailed design development

Engineering Services

- Services and utilities are being extended from the west and represent logical, planned extensions of existing infrastructure.
- There is an ATCO pipeline ROW within the Plan Area that is active and will be incorporated into the north/south collector road as part of the pedestrian corridor.
- Front street servicing of lots with deep municipal services is being utilized in areas that are not normally supported by the City. Rear lane servicing with deep municipal services is the preferred method due to settlement and management of ongoing maintenance issues. However, in order to facilitate better neighborhoods, such as different housing types, an improved pedestrian realm, low impact development, etc., front street servicing will be permitted to a limited extent.

Implementation

Development will begin in the west and extend in a northeasterly direction.

Analysis:

Public Feedback

A joint open house with the East Hill MASP was held on March 14, 2013 from 2:00 until 7:30 pm with two presentations and opportunity was provided for one on one discussions between administration and the public to obtain feedback on what is being proposed. The Open House notification was provided to the public through letters to the registered owners, public service announcements, email notification, newspaper advertisement and on the City's website. Approximately 70 citizens attended.

Discussion revolved mainly around timing of the development and the interface between the existing Timberlands South development and the proposed Timberlands North development. Attachment C contains a consolidation of the written and online comments and Attachment D contains individual public comments received from the Open House.

Issues and Resolution

1. Concerns were expressed by the residents of Timberlands South about the R2-Medium Density residential that was being proposed to their immediate north. R2 allows singles, semi-detached and apartment buildings up to 3 storeys. To address their concerns, a new R2T Town House district is being proposed which permits only Town or Row Houses with a maximum of 2 ½ storeys (see the separate Administration Report).
2. During the East Hill adoption process members of the public expressed concerns with the amount of arterial commercial proposed along 67th Street. The Generalized Land Use Concept – East Hill (Figure 5) was adopted with a reduced area of arterial commercial. The arterial commercial designation in Timberlands North is consistent with the designation on Figure 5 of the East Hill MASP.



3. Concern was expressed that the development of residential on the mixed use sites may be difficult as a result of the square parcel shape and that the location was too suburban to consider vertical residential built on top of commercial. Although residential above commercial would be the preferred option there is allowance for residential uses to be separated from the commercial uses within the same parcel. Flexibility has been provided in the district to allow for innovation.

Timberlands South NASP

The proposed Timberlands South Neighbourhood Area Structure Plan Amendment No. 3217/C-2013 complies with the Neighbourhood Planning Guidelines and Standards (NPGS), the Municipal Development Plan and the East Hill MASP. The land use and policies in Timberland South are not changing.

Timberlands North NASP

The plan vision for Timberlands North is rooted in Red Deer City Council's Strategic Direction, 2012 – 2014, and the nine Design Charter Neighbourhood Planning Principles. The proposed Timberlands North Neighbourhood Area Structure Plan Amendment No. 3217/B-2013 complies with the Neighbourhood Planning Guidelines and Standards (NPGS), the Strategic Direction, the Design Charter Neighbourhood Planning Principles and the draft Neighbourhood Planning and Design Standards as well as the Municipal Development Plan, the East Hill MASP and the intent of the Commercial Market Opportunities Study.

Financial Implications

The adoption of this NASP will have both Capital and Operating Budget implications as with all new neighborhood developments. The NASP provides direction for other approvals and agreements such as subdivision, rezoning and development agreements. These will lead to construction of developer funded municipal improvements such as parks, sidewalks, roads and utilities as development proceeds.

Operating budget implications will occur following the warranty periods for various infrastructure such as streets, sidewalks, parks and public utility lots. The City approves the operating budget for the current year therefore the impact of approving this NASP will be estimated and presented in future operating budgets.

Sustainability Analysis

The Consultant for the Timberlands North NASP, IBI Group, was asked to provide a sustainability analysis of the NASP based upon an international standard for comparison purposes. The LEED ND Project Scorecard was employed to measure project sustainability. Timberlands North achieved the Silver category. It is possible with additional points achieved through Green Infrastructure and Buildings area the project could be elevated to the Gold category. Attachment E provides the Project Scorecard.



Timberlands North Design Charter Outcomes

The Design Charter has established a series of outcomes which have been reviewed within the proposed Timberlands North context. Attachment F identifies the Design Charter Outcomes and how this NASP anticipates achieving those outcomes.

BYLAW NO. 3217/C-2013

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

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

Bylaw no. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended as follows:

1. The “Timberlands Town Centre Neighbourhood Area Structure Plan” is hereby renamed the “Timberlands South Neighbourhood Area Structure Plan”.
2. Delete the Timberlands Town Centre Neighbourhood Area Structure Plan Cover Page and replace with a new Timberlands South Neighbourhood Area Structure Plan Cover Page.
3. The new Timberlands South NASP cover page is to be followed by text which describes the interpretation of the plan.
4. The plan implementation text is to be followed by a map, **Map 1: Timberlands South NASP Area**, which shows the new boundary for this NASP.
5. The original Timberlands Town Centre Neighbourhood Area Structure Plan, starting with the Table of Contents, then follows in its unamended entirety.
6. All of the above is attached as Appendix ‘A’ hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK

Attachment A –
Bylaw 3217-C/2013

TIMBERLANDS SOUTH NEIGHBOURHOOD AREA STRUCTURE PLAN



Revised by:
The City of Red Deer

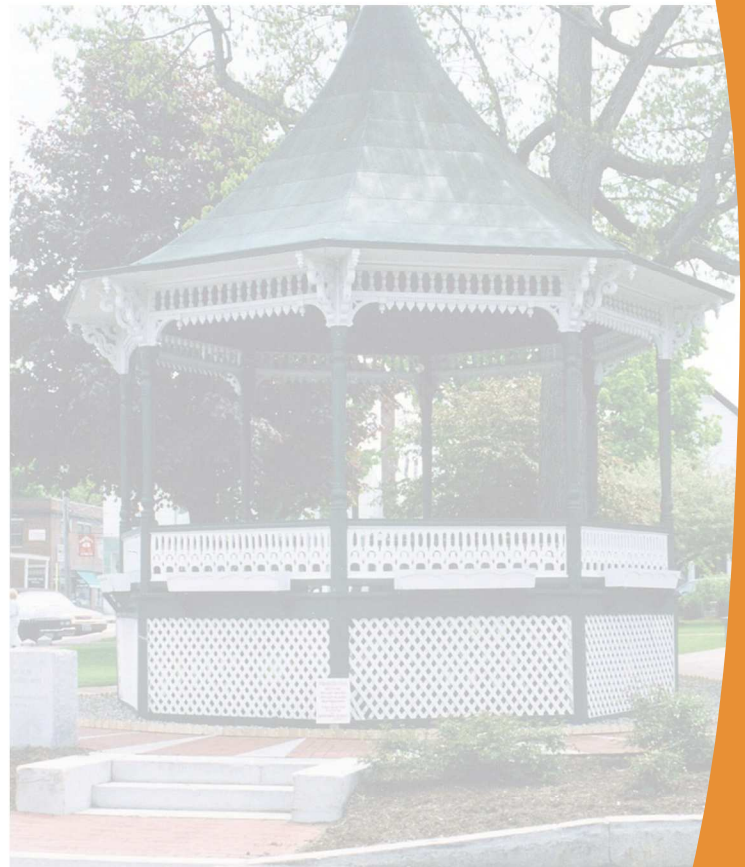
Original Prepared By:
Stantec Consulting Ltd.
600 – 4808 Ross Street
Red Deer, AB T4N 1X5

Bylaw No. 3217/C-2013

Adopted by Council:
XXXXX



Stantec



CITY OF RED DEER

TIMBERLANDS SOUTH
NEIGHBOURHOOD AREA STRUCTURE PLAN

**TIMBERLANDS SOUTH NEIGHBOURHOOD AREA
STRUCTURE PLAN**

formerly

Timberlands Town Centre Neighbourhood Area Structure Plan

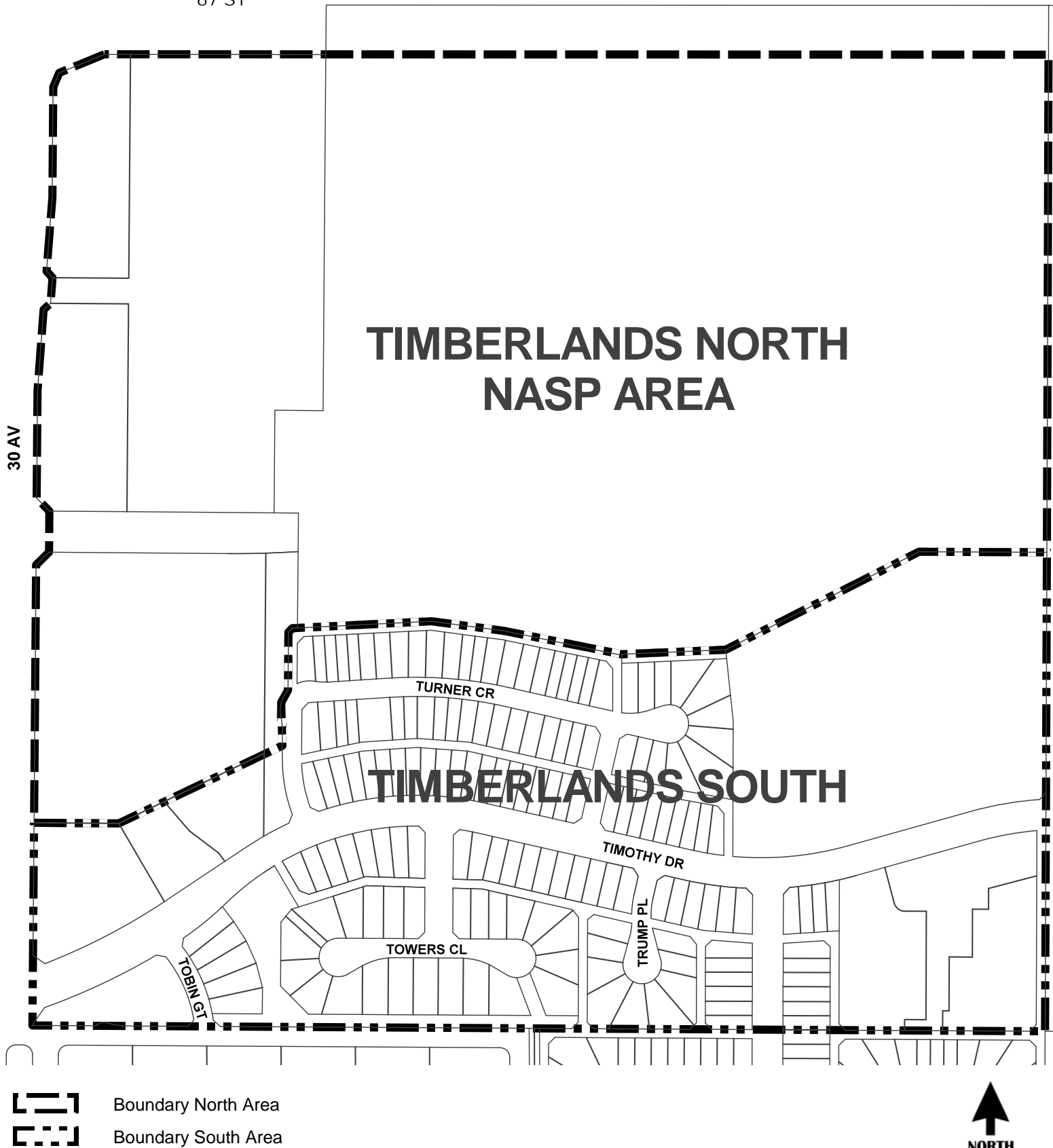
PLAN INTERPRETATION

The Timberlands Town Centre Neighbourhood Area Structure Plan (NASP) was originally adopted by Council resolution on July 30th, 2007. The original concept was for a mix of commercial and residential usage. Over the course of the last number of years, the south residential (single-family and multi-family) areas have been developed and the school/library/park site is currently under construction, however the Town Centre and Main Street District remain undeveloped.

In June of 2010, a study entitled *City of Red Deer Commercial Market Opportunities Study*, by Coriolis Consulting Corporation, was adopted as a planning tool by city Council on August 23, 2010. Based on this study, the creation of a Town Centre, with a Main Street concept, in this location is not supported. To provide a measure of certainty for those residents who own properties within the south portion, the northern undeveloped area and the southern mostly developed area are separated into two NASPs entitled the Timberlands North NASP and the Timberlands South NASP.

The Timberlands South NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the East Hills Major Area Structure Plan. Therefore only policies that apply to the Timberlands South NASP area as shown on **Map 1 – Timberlands South NASP Area** are applicable. All other policies that may apply outside of the Timberlands South plan area shall be disregarded.

67 ST



Map 1: Timberlands South NASP Area

TIMBERLANDS TOWN CENTRE

Neighbourhood Area Structure Plan



Reference: 112870840

Prepared by:

Stantec Consulting Ltd.
600 - 4808 Ross Street
Red Deer, AB T4N 1X5

July 25, 2007

Approved by Council Resolution July 30, 2007



Stantec



**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

1.0 VISION

Timberlands will be the heart of the surrounding East Hills communities. The area will be developed to reflect a unique image and character through design with focus on walkable streets, a diverse range of land uses and solid integration of commercial, residential and civic opportunities. Recreational, social and cultural activities are the foundation of the overall design and philosophy.

Commercial sites for retail, entertainment and limited office use anchor the Town Centre development and provide goods and services for the Timberlands community as well as a regional market. A vital and dynamic commercial "main street" will provide safe and convenient access to various facilities and amenities. The site includes medium and high-density residential units in the form of town houses and apartments. Based on market demand, the residential units will be a combination of stand-alone low-density housing developments, multi-family structures and dwelling units above commercial ground floors. The site may include public squares and distinctive features at carefully selected locations that will function as community focal points and gathering spaces. A multi-neighbourhood park adjacent to the future school site will be included to accommodate the programmed recreational needs of the community.

It is envisioned that the majority of residential development within the Timberlands site will occur on its periphery and will be appropriately integrated with surrounding land uses. There is a gradual transition of residential densities and land use intensity from high to low moving from the core where commercial uses dominate to the fringe where the lower density will transition well into existing neighbourhoods.

Direct pedestrian and open space linkages to neighbourhoods, commercial sites, natural areas, parks, school sites and other community gathering places, help promote active transportation and establish easily accessible destinations. Transit service links Timberlands with the surrounding neighbourhoods and the entire City of Red Deer.

Preservation and beautification of the environment are key elements of Timberlands. Green infrastructure, recycling and energy conservation are commonly practiced and the development is designed to be sensitive to the local climate by accommodating these priorities.



**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

2.0 INTRODUCTION

2.1 Purpose

The Timberlands Neighbourhood Area Structure Plan (NASP) has been prepared by Stantec Consulting Ltd., on behalf of The City of Red Deer.

The purpose of the Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development principles for the Northwest Quarter of Section 23, Township 38, Range 27, West of the Fourth Meridian in northeast Red Deer (**Figure 2.1 - Location Plan**). The NASP includes an area of approximately 63.9 ha (159.02 ac) and was first contemplated in the East Hill Major Area Structure Plan (MASP) as one of a number of neighbourhood units accommodating future growth in east Red Deer.

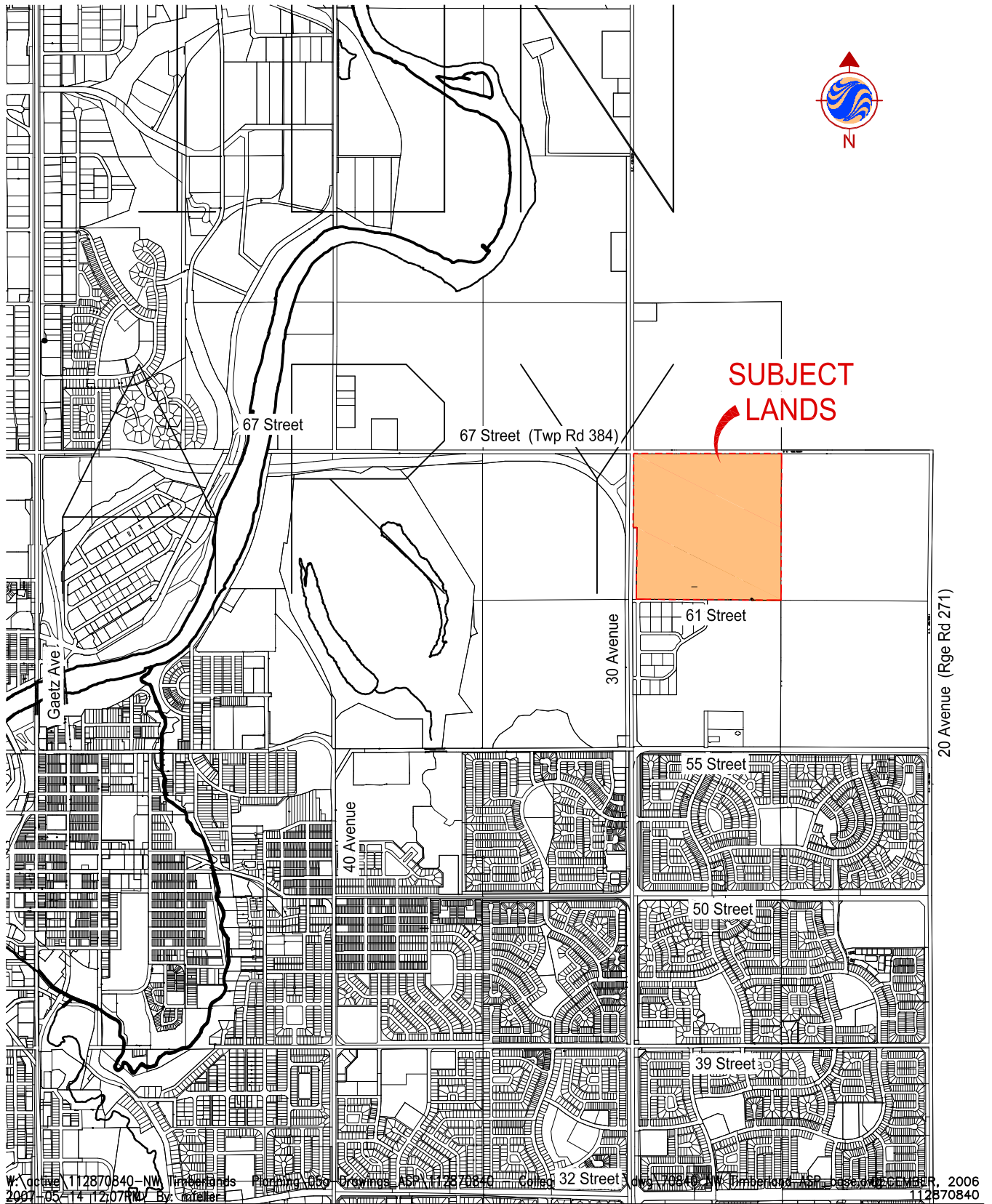
The City's commitment within the Timberlands NASP, is to develop an area for The City of Red Deer that reflects a unique image and character through design with focus on walkable streets, a diverse range of land uses with solid integration of commercial, residential and civic opportunities. In order to achieve this, the NASP contains a land use concept, which will guide area development and set the expectations for future area development.

The Neighbourhood Area Structure Plan will establish a framework for the subdivision, servicing and development of the Timberlands Area. The NASP identifies:

- The size and location of various land uses;
- The alignment of collector and local roadways and lanes;
- The neighbourhood open space system of parks, pathways and public utility lots;
- The location and range of commercial forms;
- The location and range of residential forms;
- The location of community facilities;
- Servicing concepts for storm sewer, water and sanitary; and
- The development staging sequence.
- Potential Densities

2.2 Definition of Plan Area

The Timberlands Neighbourhood Area Structure Plan is comprised of the Northwest Quarter of Section 23, Township 38, Range 27 West of the Fourth Meridian and includes approximately 63.9 ha (159.02 ac). As shown in **Figure 2.2 - Subject Lands**, **Figure 2.3 - Legal Area** and **Figure 2.4 - Aerial**, the NASP is defined by the following boundaries:



Client/Project

CITY OF RED DEER

TIMBERLANDS NASP

Figure No.

2.1

Title

LOCATION

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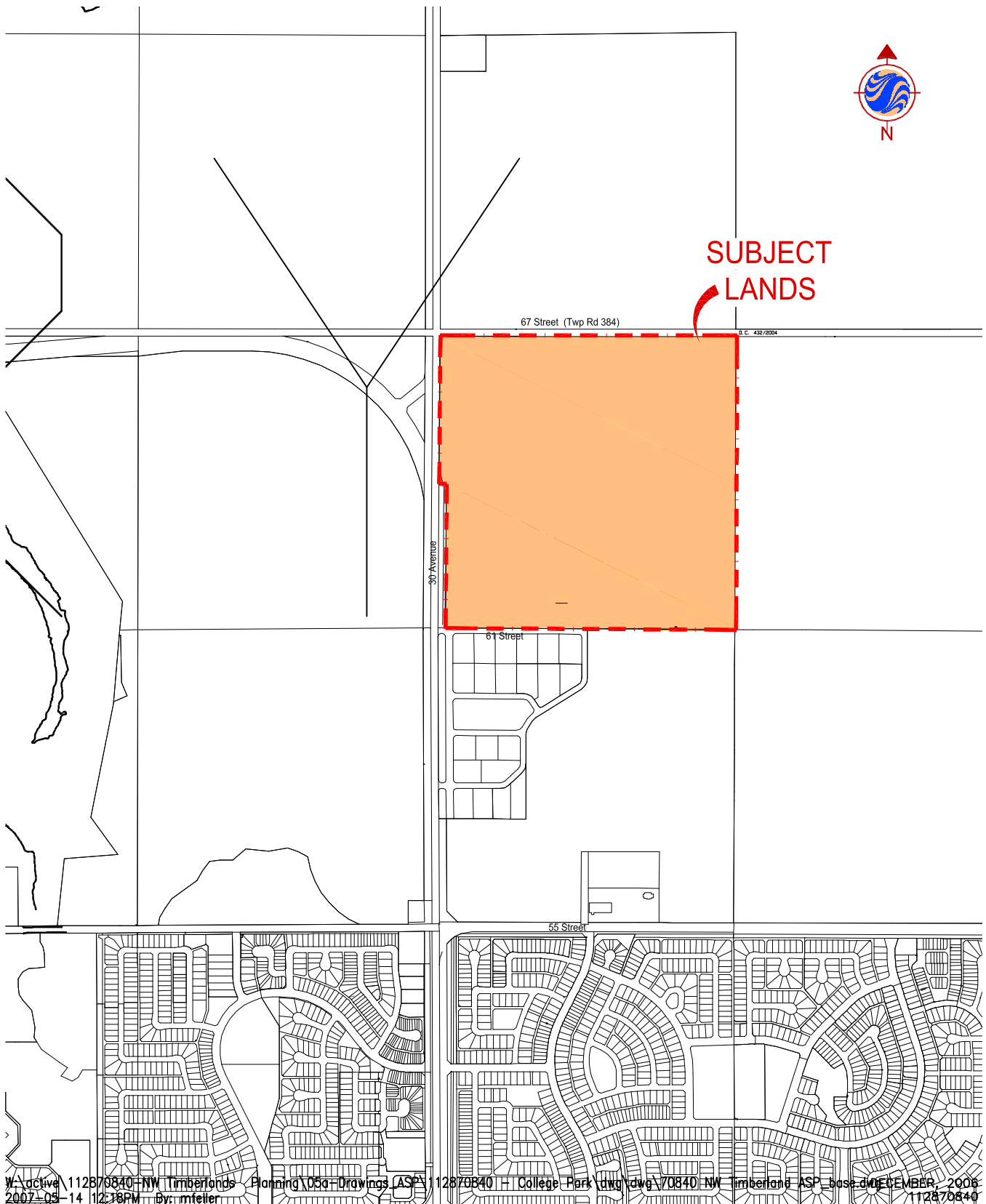
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NEIGHBOURHOOD AREA STRUCTURE PLAN**

- Township Road 384 to the North;
- Agricultural land to the East;
- 61 Street to the South; and
- 30 Avenue to the West.

The Timberlands NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the East Hills Major Area Structure Plan.



ORIGINAL SHEET - ANSI A

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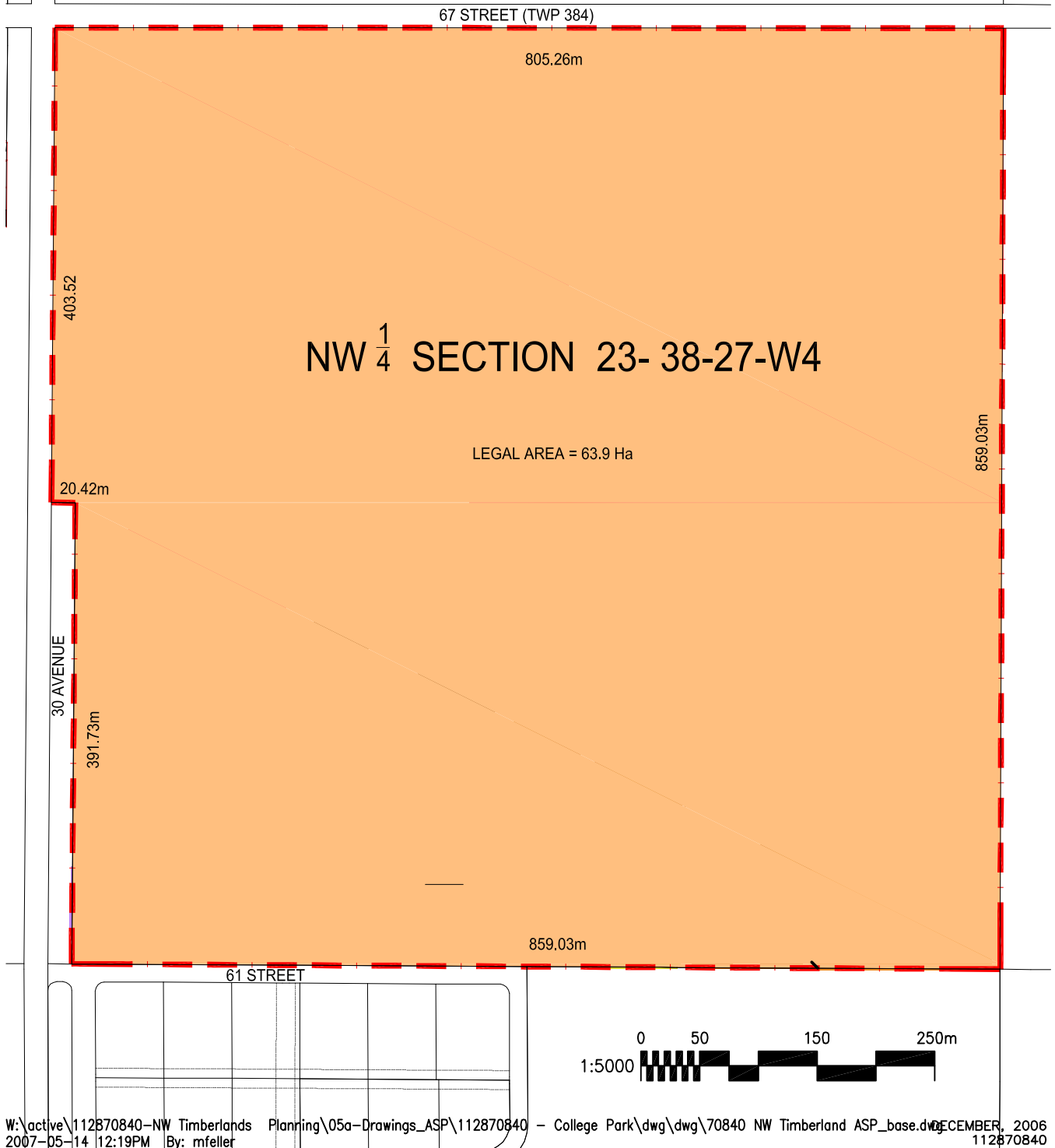
TIMBERLANDS NASP

Figure No.

2.2

Title

**SUBJECT
LANDS**



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2.3

Title

**LEGAL
 BOUNDARY**



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Legend

Subject Lands



Seasonal Drainage Course

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Figure No.

2.4

Title

AERIAL

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NEIGHBOURHOOD AREA STRUCTURE PLAN**

3.0 PLANNING FRAMEWORK

The Timberlands Neighbourhood Area Structure Plan is consistent with the following statutory documents.

3.1 Intermunicipal Development Plan

The *Intermunicipal Development Plan* exists to facilitate 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.

As noted in Section 13.9.1 in the IDP, "The City may continue to develop the East Hill Area for mixed urban uses according to the policies of the Area Structure Plan."

3.2 Municipal Development Plan

The City of Red Deer Municipal Development Plan (MDP) was originally adopted by Council on August 24, 1998 under Bylaw 3214/98 to guide growth and development within the City limits. The scope of the plan is broad and addresses a wide variety of issues including land use, environmental protection, economic prosperity, social well being and future development planning.

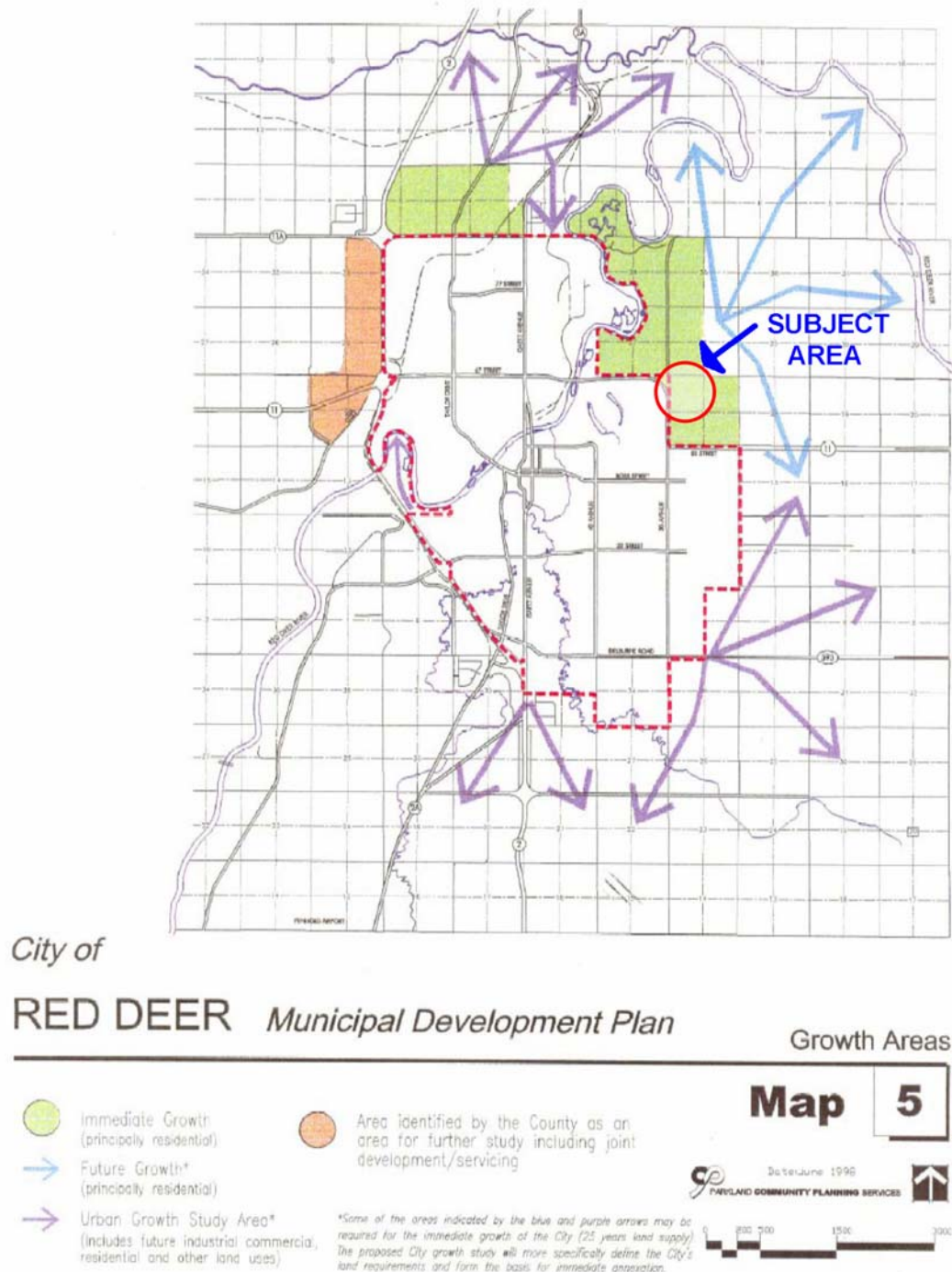
Under the MDP, the Timberlands lands are slated for immediate urban growth (see **Figure 3.1 - Municipal Development Plan**). This Plan has been prepared in accordance with the policies outlined in the MDP.

3.3 East Hill Major Area Structure Plan

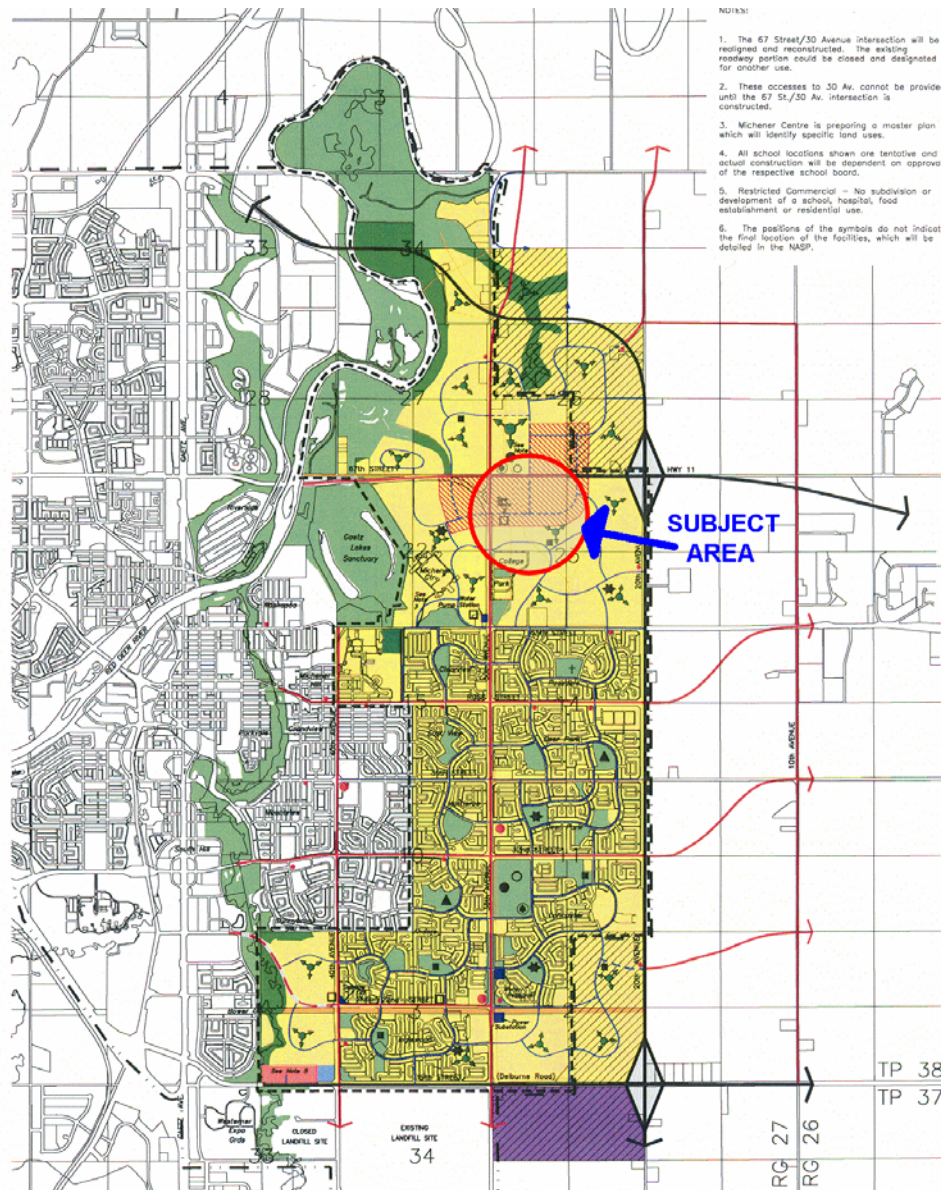
The East Hill Major Area Structure Plan (MASP) is one of a series of inter-related Planning documents adopted by The City of Red Deer. The MASP provides the zoning, subdivision and development framework for a large area of land in east Red Deer, which includes the Timberlands Site.

The East Hills MASP prescribes that the Timberlands site is envisioned as a commercial, civic and residential mixed use area. The Timberlands NASP has been inspired by the MASP vision and provides for the development of a lifestyle centre, regional and medium sized commercial site opportunities, a pedestrian based main street, a school site, civic amenities and both multi family and single-family neighbourhoods.

Figure 3.2 - East Hills MASP Land Use Concept, illustrates the location of Timberlands in relation to the boundary of the East Hills MASP

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN****Figure 3.1 – City of Red Deer Municipal Development Plan**

* Source – “City of Red Deer Municipal Development Plan” prepared by Parkland Community Planning Services and Lovatt Planning Consultants. Adopted by City Council August 1998; Amended by Council July 14, 2003.

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NEIGHBOURHOOD AREA STRUCTURE PLAN**

City of Red Deer
East Hill Major Area Structure Plan

Figure 5
Development Concept Plan
(READ WITH FIGURE 3)

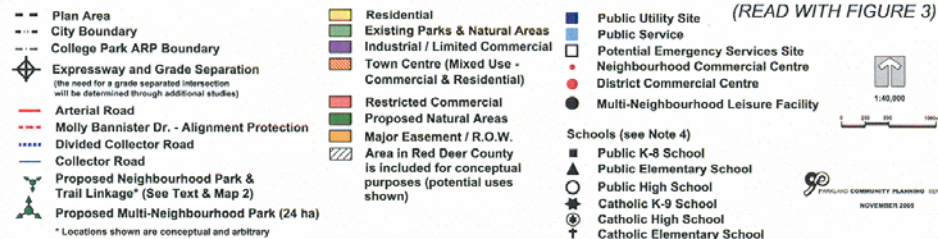


Figure 3.2 – East Hill MASP Land Use Concept

* Source – “East Hill Major Area Structure Plan” prepared by Parkland Community Planning Services. Bylaw 3207/A-2005; Adopted by City Council December 19, 2005.

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

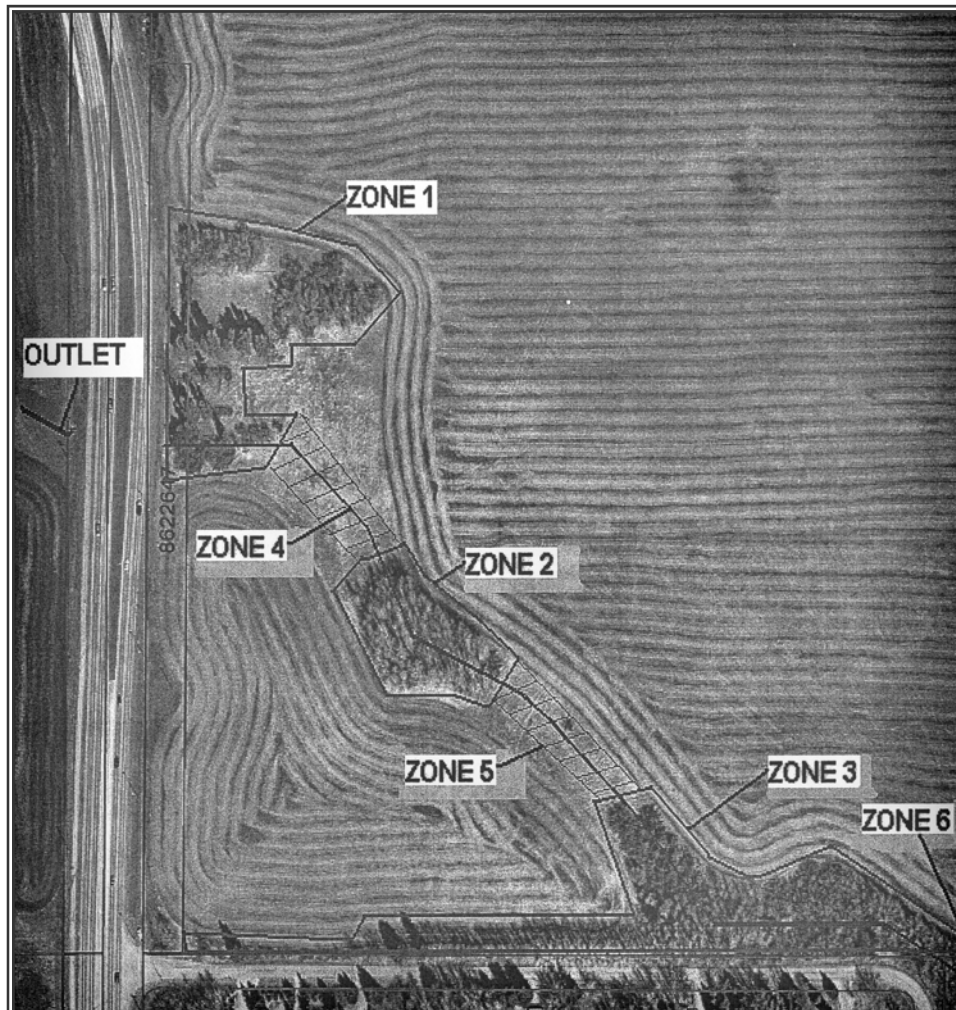
4.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS**4.1 Topography, Soils and Vegetation**

The subject lands are gently rolling with an overall downward slope to the north/northeast.

The majority of the NASP lands are undeveloped agricultural land. A City of Red Deer snow dump is located in the northwest corner. Natural habitat is sparse and is limited to the southwest and south boundary of the quarter section in the form of a shelterbelt that extends along the southern edge of the subject lands and merges with a larger stand of trees that extends to the northwest. Several other small stands of trees are located within the parcel. A seasonal drainage swale is located in the northeast corner of the quarter section.

4.2 Ecological Evaluation**Recommendations:**

An Ecological Evaluation of this property was undertaken by The City of Red Deer Parks and Recreation Department in December of 2005. The recommendations in this report refer to the Figure below:



Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

- Selective preservation of the better quality farmstead trees in Zone 1 (include as part of MR dedication). A detailed site assessment is required to establish material to be preserved.
- Preservation and incorporation of the Zone 2 and 3 treed areas southeast of the farmstead into the overall park plan. Full preservation of Zone 6 treed shelterbelt or partial preservation depending on required alignment of pre-development grades (include all zones as part of MR dedication). *Note:* there are very few natural features in the two eastern ¼'s of Section 23, therefore additional effort should be placed on preserving Zone 6 as the only centralized natural feature in the section.
- - i. Preservation or incorporation of the seasonal stream and drainage channel (Zone 4 and 5) into the storm water management plan. If the source of water into Zone 5 requires removal, direct another source of runoff into Zone 5 and/or adjacent receiving streams (Outlet west of 30 Avenue) to assure a continued source of water to downstream recipient natural areas (reference to these connections can be found in the Michener Centre Ecological Profile (1998) and College Park Ecological Profile (2003)).
 - ii. Regardless of whether Zone 4 (seasonal stream) is retained or eliminated, Zone 5 should be preserved intact as a vegetated linear park between the three linked tree zones (include as part of MR dedication). A trail should be developed through the grassy zone. As a result of the long-term association of the vegetation with a seasonal stream and no known recent use as cropland in this zone, the grassy vegetation is likely of high quality and variety – perhaps approaching a state of native grassland; further assessment would be required. Shrubs could be planted to enhance the vegetation in the linear park.
- When grading and developing the northeast corner of the ¼ section, consideration should be given to any impacts that may emerge as a result of the removal or alteration of the seasonal flow of water carried through a swale in that area to a wetland on private land north of TWP 384.

Outcome and Implementation Regarding Ecological Evaluation:

Upon consideration not all of the recommendations from the Ecological Evaluation proved to be practically feasible, for reasons related to cost or engineering considerations. Relevant details of the implementation of the Ecological Evaluation recommendations are as follows:

- Because most of the trees within the abandoned farm site are situated in the 30 Avenue roadway allowance and because of fill requirements at this location, it was not practical to preserve these trees. Also in discussion with Parks staff, of all the recommendations outlined in the report, this area was the lowest priority because most plant species in this area are not native species.
- All of the trees identified in Zone 2 will be preserved and incorporated into the Plan as well as a 10 meter wide strip of trees in zone 6 along the boundary of the College Park

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

neighbourhood. These two areas were considered to be the highest priority for preservation by the parks department.

- Because of urban development on this quarter section as well as the future urban development on lands upstream, the natural run off that feeds the existing seasonal drainage swale will be cut off, making it unviable to incorporate into the development concept. However, materials in this salvaged seasonal drainage course can be incorporated into a proposed constructed wetland in the northwest corner of the Plan.

Figure 4.1 - Topography illustrates the contour information for the subject lands.

4.3 Environmental Site Assessment

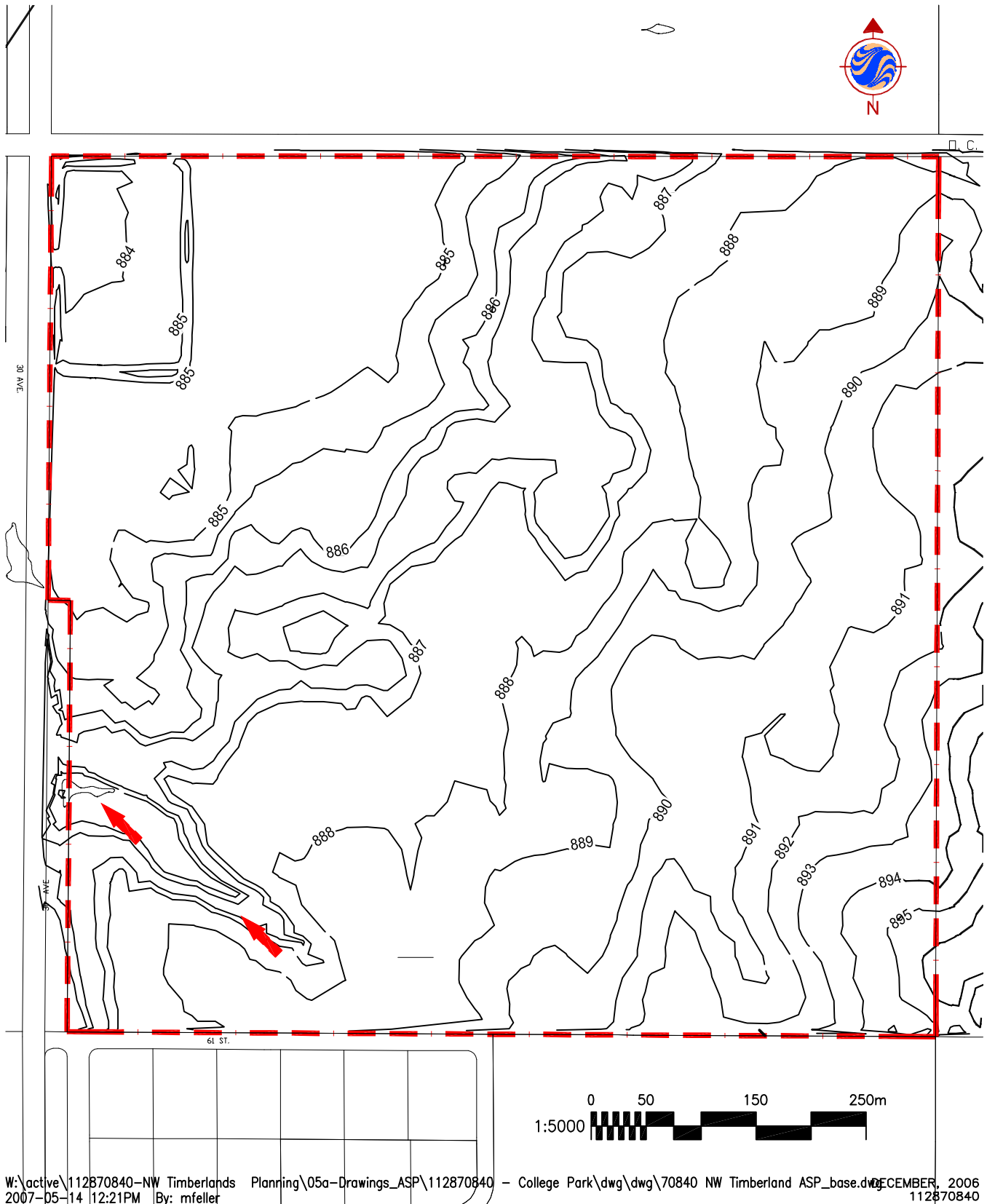
Parkland GEO completed a Level 1 Environmental Site Assessment (ESA) in April 2006. The ESA identified a number of potential issues, including:

- The presence of existing oil and gas facilities
- Possible contamination resulting from a temporary snow storage / disposal site;

A Phase II ESA will be undertaken to review the environmental impacts from both the snow storage site and the abandoned oil and gas facilities. This report will be submitted under separate cover by Parkland GEO before development occurs on the first phase and it will address any remedial actions that may be required.

4.4 NAL Pipelines

NAL Resources maintain several existing oil and gas wells and pipelines to the north and east of this proposed plan. Some of these facilities contain sour gas. Alberta Energy and Utilities Board (AEUB) requires facilities containing sour gas to establish emergency response plans to assist in managing the risk to public safety associated with a potential release of sour gas to the environment. These plans are developed to assist in contacting and potentially evacuating residents living within pre-determine Emergency Planning Zones (EPZ). An EPZ is an area surround a facility, pipeline, or well where residents or other members of the public may be at risk during an uncontrolled sour gas release, explosion or fire and the area for which the operator of the facility must have a specific emergency response plan. The size of the EPZ surrounding sour gas facilities is established based on the magnitude of the maximum anticipated potential volume or rate of sour gas release in the event of an uncontrolled release. The oil and gas operator is responsible for providing information and education to the public within the EPZ regarding the correct procedures in case of an uncontrolled release. During an emergency, the oil and gas operator and the Emergency Services Department will coordinate the emergency response. The EPZ boundary for the NAL sour gas facilities north and east of this plan area does not currently fall within the boundary of the Timberlands Plan area, however future regulation changes within AEUB and/or The City of Red Deer may change the emergency planning zone boundary



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ORIGINAL SHEET - ANSI A



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- Subject Lands
- Geodetic Contours in meters
- ➔ Seasonal Drainage Course

Client/Project

CITY OF RED DEER

TIMBERLANDS NASP

Figure No.

4.1

Title

TOPOGRAPHY

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.5 Existing Land Use

The plan area is presently designated Future Urban Development (A1) under The City of Red Deer under Bylaw 3357/06. The purpose of this land use district is to allow for agricultural uses until such time that the land is needed for urban development.

4.6 Surrounding Development

A majority of the surrounding lands are undeveloped. The anticipated land use mix will follow that outlined in the East Hills MASP. The existing residential community of College Park is located directly to the south, which the Timberlands concept will tie into.

4.7 Oil and Gas

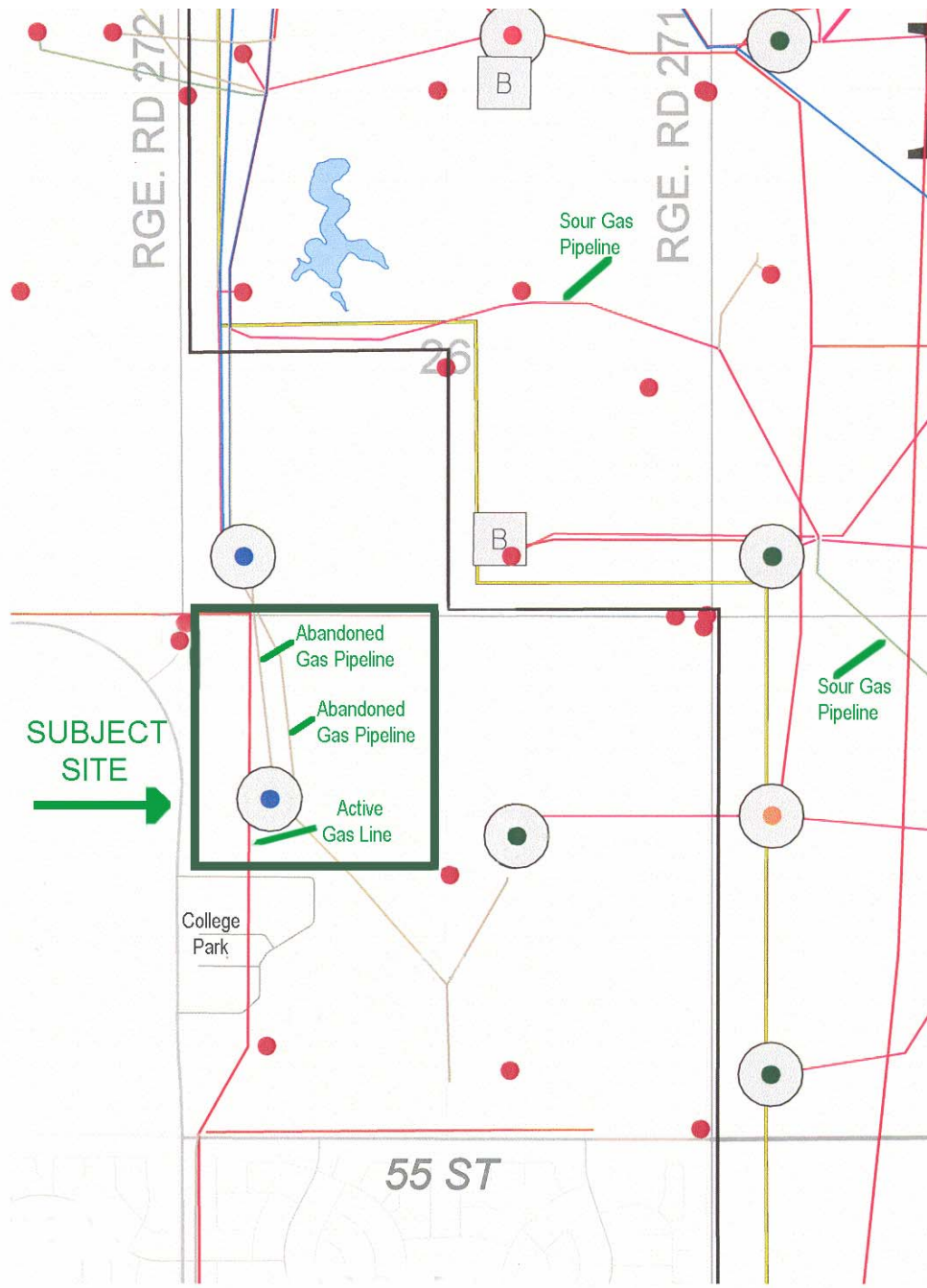
As outlined in the Parkland GEO Phase 1 ESA, there are a number of oil and gas facilities identified within the subject quarter. The Atco gas pipeline (2271KS) will be retained on the property. This high pressure pipeline is protected by a 6.1 meter right-of-way. The Alberta Energy and Utilities Board (EUB) policies require that development for urban uses (such as residential homes or commercial businesses) not be permitted within the right-of-way boundary. The proposed land use concept respects this regulation. They also typically require a proximity agreement from any party undertaking work within 30 metres of their right-of-way.

Two Imperial Oil pipeline rights-of-way are located to the east of the Atco pipeline. These pipelines have been abandoned and the right-of-ways were discharged in 1991.

There was a battery site and a gas well site (Calstan Red Deer 12-23N-38-27) located in the southwest portion of the property, which was drilled by Chevron Canada in 1957. In addition, there was a fresh water injection well associated with this site that was reported to be abandoned in August 1983. In May of 1976 Imperial Oil Ltd reclaimed the battery site and a reclamation certificate # 54-15749 was issued by Alberta Environment. The actual well site was reclaimed, again by Esso Resources Canada Ltd in Oct of 1988. This reclamation certificate is numbered 8429. A Phase 2 environmental assessment is to be completed before development proceeds to determine if any contamination has occurred in this vicinity.

Prior to subdivision of the plan area adjacent to this well the precise location of the well will be confirmed in the field. The Plan may have to be modified to ensure that the well is setback at least 5 meters from any permanent structures, 3 meters from any underground utilities, and there is sufficient working space in the unlikely event that a drilling rig requires access to the well.

As illustrated on **Figure 4.2 - Existing Oil and Gas Facilities**, there is an active gas well located to the east of the subject lands within the Northeast Quarter of Section 23. The EUB requires that a 100 meter setback be maintained between the well and urban uses. This setback restriction does not impact or impede development within the Timberlands.

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN****Legend:**

- Abandoned Gas Well
- Abandoned Water Injection Well
- Active Gas Well

Figure 4.2 – Existing Oil and Gas Facilities

* Source – “City of Red 2004 Growth Study – February 2005” prepared by Parkland Community Planning Services.



**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

5.0 DEVELOPMENT PRINCIPLES

The Timberlands Neighborhood Area Structure Plan has been prepared as a comprehensively planned commercial and residential development, consistent with the general intent and purpose of The City of Red Deer MDP, East Hill MASP.

The Timberlands NASP shall be based on the guiding principles outlined below:

5.1 Strong Identity

A strong identity is achieved through a comprehensive vision and approach to community features and thematic elements reinforced through unique design and place-making techniques. Architectural controls placed on commercial and residential development further strengthen this identity.

5.2 Neighborhood Focus

The Town Centre achieves a sense of neighborhood through the integration of the commercial and residential areas. Distinct theme and character, a range of commercial and housing forms, and the creation of unique streetscapes, including open spaces and transportation routes strengthen the sense of neighbourhood and assist in creating the Timberlands community.

5.3 Commercial Vitality

A viable commercial development will be achieved through the provision of a vital and attractive core commercial centre to meet the shopping needs of local and regional residents and visitors to the area.

5.4 Housing Diversity

The Timberlands neighborhood will accommodate a diversity of housing types. Multi-family housing is the predominant housing type, which may include mixed use developments. A variety of lower density residential property is also offered in the periphery of the area. This diversity of housing opportunities will accommodate the needs of a variety of income groups and lifestyles, which in turn will encourage a healthy and sustainable community.

5.5 Complementary Interface

An appropriate interface between commercial and residential uses will be achieved by a gradual transition of land use intensity moving from high-density commercial and mixed use in the Town Centre core to medium and low density residential on the periphery and the use of landscape treatments. The plan will take into consideration pedestrian and vehicular connections and land use associations to adjacent and future developments.

5.6 Open Space Amenities

Open spaces are designed to accommodate active and passive recreational requirements such as formal and informal play fields, creative play opportunities and informal gathering places.

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Pathway and walkway connections throughout the area provide safe pedestrian linkages for walking, jogging, in-line skating and cycling. Walkability is key to the Timberlands design.

5.7 Educational Amenities

The educational needs for the area are met through the inclusion of one joint use site and adjacent play areas.

This joint use site is to be located adjacent to one collector roadway and one local roadway at a minimum and should contain at least one sports field and be in close proximity to a trail system.

5.8 Pedestrian Circulation

The plan provides a comprehensive network of accessible pedestrian linkages and connections on and off the street that promote an active and healthy lifestyle where people can commute to work, access recreational and commercial environments and enjoy leisure time with family and friends. Pedestrian circulation routes link community destinations within the town centre environment.

5.9 Balanced Transportation

The NASP design provides for a functional, efficient and interconnected road network with a choice of routes for alternative vehicular circulation, as well as a variety of pedestrian and bicycle links.

5.10 Local Employment

Commercial land uses and limited office uses within the quarter section will foster employment opportunities in close proximity to area residents.

5.11 Transit Service

Transit use will be promoted through effective urban design and efficient transit routing.

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6.0 LAND USE CONCEPT

Development within the Timberlands Area will generally conform to the Land Use Concept presented in **Figure 6.1** and **Figure 6.2**

6.1 Town Centre

The Timberlands NASP represents a portion of the area proposed in the East Hills MASP to accommodate a Town Centre development. As outlined in the MASP, the development will *“provide a range of commercial sites for retail, services, entertainment and limited office uses to serve the East Hill community, as well as a regional market”*. It will have a large multi-family component to serve residents who desire to work and live in the same neighbourhood. These sites will be situated along the fringe area of the Town Centre.

The concept for the commercial area would be a variety of retail spaces. Within these retail spaces, there would be stand-alone, single floor retail. There would be more of a regional aspect which would have larger commercial square footage buildings. There would also be a downtown element within the Town Centre. The Town Centre downtown area has the ability for retail on the first floor, potential offices or residential on second or third floor buildings.

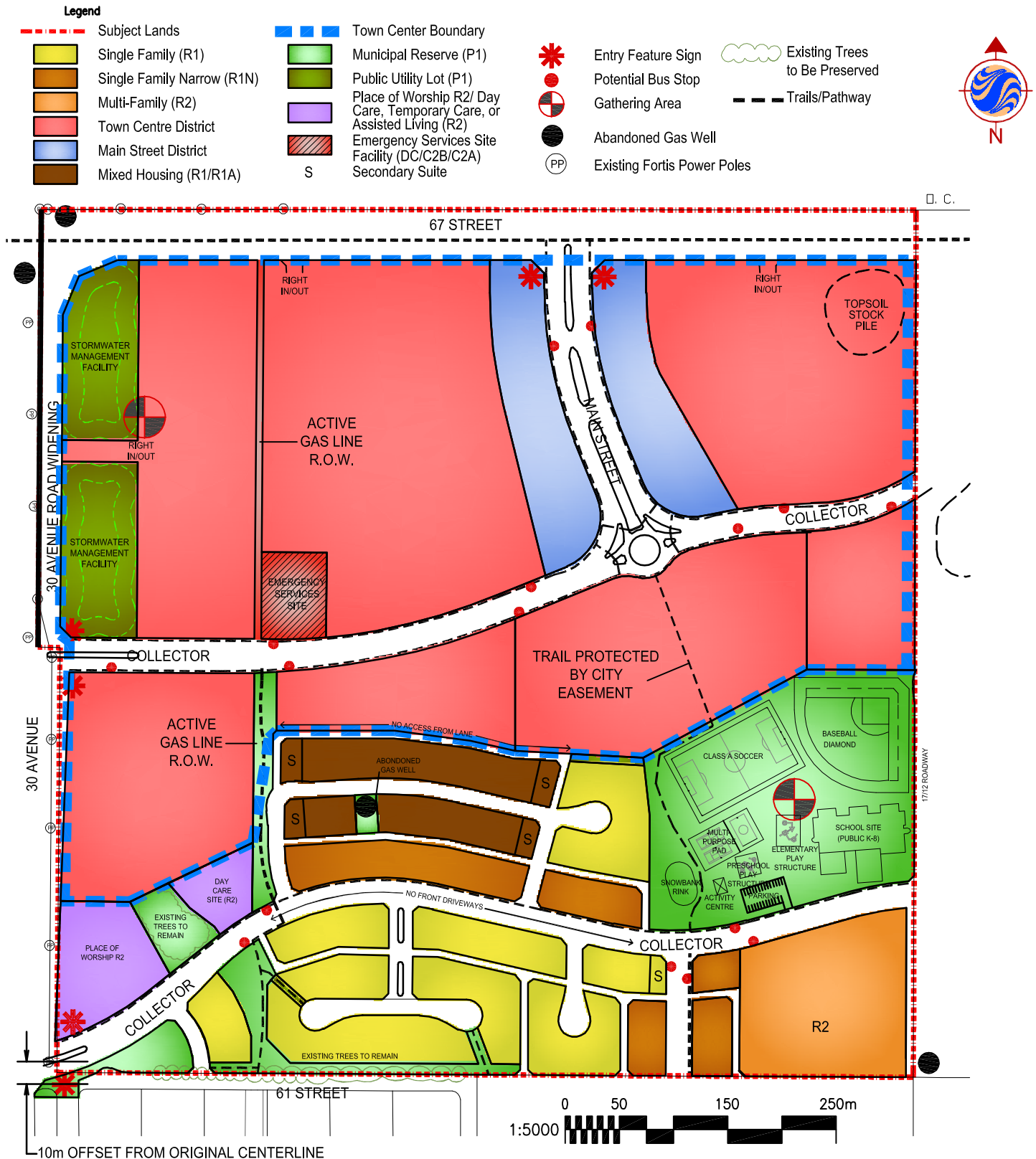
In other areas of the Town Centre, there will be mixed uses where there is commercial, then directly adjacent to the commercial, there would be housing, particularly multi-family housing that would be adjacent to and not over the top of, but all read as one unit. There is the potential for small elements of neighbourhood commercial to be on the second and third floor of these multi-functional spots.

The Timberlands site, as mentioned, not only includes residential but also the commercial Town Centre. The Town Centre transitions to the commercial areas in a series of density rings, where high density is located close to commercial, which eventually would transition into single family with multi-family housing of various densities, being a transition element between the two uses.

It is not the intent of this plan that single family detached dwellings will be directly adjacent to commercial, however that does occur in some places. Overall, however, the intent of this design would be to have a series of transitional uses from the retail/commercial to multi-family and then transitioning out to lower density single family housing.

The design of the comprehensively planned Town Centre emphasizes connectivity and allows more direct travel between destinations. Connectivity and pedestrian linkages are facilitated through a continuous sidewalk, walkway and pathway system within the Town Centre, which in turn promotes alternative forms of transportation, provides foot traffic for the Core Centre and encourages an increase in ridership on the public transit system.

The commercial “Main Street” will be central to the Timberlands community. The Main Street is intended primarily as a zone for commercial mixed use development, which features combinations of service, office, retail and residential uses within integrated projects. This area encourages small-scaled commercial and mixed use streetscapes, and promotes a pedestrian-



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CITY OF RED DEER

TIMBERLANDS NASP

Figure No.

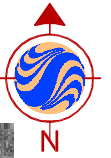
6.1

Title

Land Use Concept

Legend

- Subject Lands
- ~ Existing Trees to Be Preserved
- Abandoned Gas Well



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Figure No.

6.2

Title

Land Use Concept
 With Aerial

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scaled character through the integration of active ground-floor, community-serving commercial and service uses along storefronts, with office uses and residential uses on upper floors. The residential units will be high quality, with adequate private and public open spaces through an integration of connected public and private open spaces.

Building elevations and rooflines within the Main Street will complement the adjoining residential community. Design elements within this district may include:

- Street level windows
- Appropriately designed and separated entrances for specific uses
- Street oriented signage
- Pedestrian scale design and building materials
- Screening of outdoor storage areas where required

6.2 Residential Area

The Timberlands development will accommodate a diverse housing mix. The Town Centre districts will have a variety of multi-family housing opportunities that will blend well with the surroundings. The general pattern of the housing will be more intense, multi-family units near the commercial areas and gradually transition to larger lot single family residential on the south side of the property in an effort to create an edge treatment where housing of similar size and type will transition to the College Park subdivision to the south. There is one area of multi family housing in the southeast corner of the site that will actually connect with additional multi-family located on the land to the south. This diversity of housing opportunities will accommodate the needs of a variety of income groups and lifestyles, which in turn will encourage a healthy and sustainable community.

Medium density and mixed-use residential developments are located adjacent to collector and arterial roads to provide easy access to these developments. These uses will provide an appropriate transition between commercial and adjacent single family uses. Low density residential with a landscaped buffer will provide a transition of uses between the lands identified in the NASP and the College Park subdivision to the south.

Park space and pedestrian pathways are distributed throughout the residential area providing active and passive recreational opportunities while enhancing the aesthetics of the community. The design focuses on human scale and ensures pedestrian accessibility to everyday needs, while accommodating the automobile as the primary mode of transportation. Transit stops shall be located throughout the community to encourage ridership.



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NEIGHBOURHOOD AREA STRUCTURE PLAN

Table 1: Land Use Allocation

LAND USE CATEGORY / COMPONENT	AREA (ha)	% OF PLAN AREA	NUMBER OF DWELLING UNITS
Gross Plan Area	63.90		
Arterial Road Widening on 30 Ave / 67 St	4.85		
Net Developable Area	59.05	100%	
Commercial Uses	20.06	34 %	0
Emergency Services Site	0.47	0.8 %	
Town Centre District	18.18	30.8 %	0
Main Street District	1.41	7.0 %	0
Residential Uses	20.16	34.1 %	732
Residential Low Density (R1)	4.47	7.6 %	94 (95 including secondary suites)
Town Centre District	8.5 [†]	14.4 %	405
Main Street District	1.5 [†]	2.5 %	40
Mixed Residential	1.72	2.9 %	40
			(47 including secondary suites)
Residential Narrow Lot (R1N)	1.77	3.0 %	44
Multi-Family (R2)	2.20	3.7 %	101
@ 45 units/ ha			
Social Uses	1.30	2.2 %	58
Place of Worship (R2)	0.93	1.6 %	42 (if R2)
@ 45 units/ ha if R2			
Social Care Site (R2)	0.37	0.6 %	16 (if R2)
@ 45 units/ ha if R2			
Open Space	8.78	14.9 %	
Municipal Reserve	6.53	11.1%	
Public Utility Lot	2.25	3.8 %	
Transportation	8.75	14.8 %	
Collector Roadways	6.00	10.1 %	
Local Roadways	1.77	3.0 %	
Lanes	0.98	1.7 %	

* Note: The minimum number of dwelling units to be situated within the fringe area of the Town Centre is to be a minimum of 385 dwelling units as outlined in the East Hill Major Area Structure Plan (EHMASP).

Also as outlined in the EHMASP, the overall ¼ section is to yield a minimum of 500 dwellings with a minimum of 205 dwelling units in the residential areas outside of the Town Centre area.

† Note: When actual development proceeds in the Town Centre, the number of units in the mixed-use area is anticipated to be approximately 445 units but the actual area may vary from the 10 hectares (8.5 and 1.5 ha) illustrated in this table depending on how and where this development occurs within the Town Centre..

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7.0 COMMERCIAL TOWN CENTRE

A Commercial Town Centre Site totalling 29.46 ha± (72.77 ac±) is located within a comprehensively planned area. The Town Centre Commercial Centre offers primarily retail, personal service and entertainment uses. Also, a mixture of multi-family housing will be integrated into this centre as well as the possibility of mixed use buildings which may include ground floor commercial with residential uses on floors above. The site design incorporates internal pedestrian routes, predominantly smaller-scale businesses, shops and street oriented buildings.

The commercial uses within the plan area will interface with the residential area through a use of transitioning techniques. It is not desirable to have a residential area backing onto the rear of large commercial buildings. As such, there should be a buffer located between the residential area and commercial area. Typically that buffer could be in the form of a lane, a landscaping buffer in the instance of certain locations within the town centre project there is a gas line easement which will be used as a buffer between residential and commercial uses. Other transitional uses would include upgraded architecture on the backside of the commercial areas as well as ensuring the commercial elements have attractive esthetic/privacy fencing, separating views of the backside of the commercial from residential areas.

While the commercial areas should be transitioned from the residential area, it is important to create connections between the areas. This could be done through pathways, open space systems, allowing residents throughout the residential areas easy access to the commercial. This is encouraged not only for ease of shopping and travel to those areas, but also individuals who may work in the commercial areas and live within the residential areas will not be required to drive to work, thus crating a more sustainable transportation model for the area.

Within the Town Centre site, in addition to commercial uses, civic spaces will also be used. Civic spaces would be areas which are considered useable by the general public, i.e. court yards cafes, amphitheatres, skating rinks, or other public uses. Where possible, these public gathering spaces or nodes should be located within the commercial area. This will benefit not only the community, but also the commercial developers will have a more esthetic appeal to their commercial uses, thus creating a destination area. The civic spaces cannot only be used as formal gathering spaces, but also be utilized as programmed elements for items such as weekend farmer markets, artisan markets, play areas and other programmed events.

It is anticipated that the Town Centre site will be able to accommodate key community amenities based on the needs of the residents and market demand of the regional area. Both regional and neighbourhood targeted businesses are expected to be evenly distributed throughout the northern portion of the Town Centre.

7.1 Commercial – Town Centre District

Large retail and service facilities are intended to anchor the Town Centre as a regional shopping district. The envisioned open-air retail and leisure centre will be anchored by larger format stores and national specialty stores. This commercial type is more compatible towards

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shoppers with cars, but at the same time, promoting pedestrian friendly connections throughout the shopping area.

This component will encompass approximately 30.06 ha± (74.25 ac±) of land and will include large-scale and mid-sized retail development. Unlike the main street retail, the regional retail will require convenient vehicle access and substantial parking facilities.

Multi-family development will be inter-mixed within the commercial uses within this district.

7.2 Main Street Commercial – Main Street District

The streetscape for the Main Street Commercial District will be designed to reflect a typical prairie small town main street. This commercial type will create a pedestrian friendly environment and may include residential and office development on upper floors and commercial space on the ground floor.

This sector of retail and services will encompass approximately 2.91 ha± (7.2 ac±) of land and contain local and specialized retail uses.

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8.0 RESIDENTIAL

The Timberlands NASP responds to The City of Red Deer mandate to provide a broad range of housing types and lot sizes to meet the residential needs of the City. The NASP will provide single family, medium and high density multi-family and mixed use residential opportunities.

The Residential area is comprised of low-density single-family units with medium density multi-family units and mixed-use buildings appropriately interfacing with commercial developments.

8.1 Residential Low Density District (R1)

The southern portion of the Timberlands area will accommodate conventional single-family detached dwellings. These lot types are typically in close proximity to open spaces and other amenity spaces. The low density residential will provide a transition of uses between the College Park subdivision to the south and the proposed development within the Town Centre lands.

The housing form within the low density housing areas identified in the plan will consist of single detached housing catering to a variety of lot and home sizes. These lots will typically be around 35 meters with shallower and deeper lots distributed around expanded bulbs and in the closes.

The lots backing onto the existing College Park neighbourhood are 40 meters deep and will be approximately 16.4 to 17.1 meters wide. A 10.0 meter wide municipal reserve lot, to preserve a strip of existing trees, is provided at the rear of these lots and provides a tree buffer to the existing College Park neighbourhood.

The Timberlands NASP residential area contains approximately 1275 m[±] (4183 ft[±]) of R-1 Residential Low Density District frontage and is anticipated to accommodate 95 single family lots based on a 14 m (46ft) average lot width.

8.2 Residential Narrow Lot District (R1N)

Due to the continued demand and need for more affordable lot and housing options, this plan has made provision for narrow detached lots which fall under the R1N land use district. Front yard driveways are prohibited on these lots and therefore rear lane access is a necessity to meet the parking needs for these homes. These lots will range in width from 10.5 m to 11.6 m and will typically be 35 meters in depth except around expanded bulbs.

The Timberlands NASP Residential Area contains approximately 480 m[±] (1575 ft[±]) of R-1N Residential Narrow Lot District frontage and is anticipated to accommodate 44 single family lots based on a 10.5 m (34.4ft) minimum lot width.

8.3 Multi-Family Residential (R2)

The Timberlands NASP identifies one multi-family residential site comprising approximately 1.42 ha[±] (3.51 ac[±]) of land. The site is located in the extreme southeast corner of the Plan. It is anticipated that this site will be developed with duplex or row housing.

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The anticipated density of this site is 45 units per hectare and will accommodate approximately 64 residential units.

In the event that the church and social care site do not develop as their intended use, both will be developed as R2-multi family. The church site is anticipated to accommodate approximately 40 units and the social care site 16 units.

8.4 Mixed Use Housing

Lots for conventional detached dwellings, lots for detached dwellings with secondary suites and lots for semi-detached dwellings are provided in the designated mixed housing areas. The principal criteria which influenced the location of the mixed housing areas were rear lane access and, in order to improve pedestrian and cyclist safety, the prohibition of front driveway access to lots fronting along both sides of the “collector street” with its separate pathway and sidewalk.

In order to achieve the objective of a balanced blend of mixed housing types, a minimum of 50% of the lots provided in the designated mixed housing areas shall be conventional single family detached dwellings and detached dwellings with secondary suites (the latter subject to the maximum of 10% in the Land Use bylaw), while a minimum of 35% of the lots shall be designated as semi-detached dwellings (for this purpose counting a pair of semi-detached dwelling units as two separate lots). At subdivision, groups of semi-detached lots shall consist of not more than three adjacent semi-detached lots (six dwelling units), and such groups shall be separated by at least two adjacent lots for conventional detached dwellings or detached dwellings with secondary suites, or a municipal reserve lot, a PUL, a street or a lane.

Lots allocated for semi-detached dwellings will be designated into the R1A Residential (semi-Detached Dwelling) District. These lots are 35 metres deep on average and their frontage will be between 15 and 19 metres (minimum of 7.6 metres per dwelling unit). Minor variations to these averages may be made at the subdivision stage without requiring an amendment to the NASP.

The Timberlands NASP Residential Area contains approximately 470 m \pm (1542 ft \pm) of mixed-lot district frontage and is anticipated to yield approximately 45 lots.

8.5 Place of Worship and Social Care Sites

A Place of Worship is proposed in the southwest corner of the subject lands. This site is adjacent to commercial uses and is approximately 0.93 Ha. In the event that a Place of Worship does not occur on this site, the site would then revert to multi-family (R2) land use.

A small, 0.37 Ha social care site is provided in the Plan area. In the event that the Social Care site is not developed, the site would then revert to multi-family (R2) zoning.

Prior to the sites identified for Place of Worship and Social Care reverting to residential land uses, the sites must be advertised in the local paper as required by The City of Red Deer.

8.6 Residential Density and Housing Mix

The anticipated density of the Timberlands NASP is approximately 12.4 upha \pm based on the entire net developable area including all commercial areas.

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(1a) The whole Plan anticipated density for Residential Uses within the entire Plan area:

$$\frac{445 + 287 = 732 \text{ units}}{63.90 - 4.85 = 59.05 \text{ ha}} = 12.4 \text{ upha}\pm$$

(1b) The anticipated density for Residential Uses within the entire Plan Area (plus Place of Worship and Social Care Site):

$$\frac{445 + 287 + 58 = 790 \text{ units}}{63.90 - 4.85 = 59.05 \text{ ha}} = 13.38 \text{ upha}\pm$$

(2a) The anticipated density for Residential Uses excluding commercial use areas within the Town Centre Area:

$$\frac{445 + 287 = 732 \text{ units}}{63.90 - 4.85 - 20.06 \text{ ha} = 38.99 \text{ ha}} = 18.77 \text{ upha}\pm$$

(2b) The anticipated density for Residential Uses excluding commercial use areas within the Town Centre Area (plus Place of Worship and Social Care Site):

$$\frac{445 + 287 + 58 = 790 \text{ units}}{63.90 - 4.85 - 20.06 \text{ ha} = 38.99 \text{ ha}} = 20.26 \text{ upha}\pm$$

Note: In a typical residential development in The City of Red Deer the commercial area is taken out of the density calculation. To demonstrate this, in this unique situation, in density calculation #5 the commercial use areas in the Town Centre area (20.06 Ha) have been taken out of the total net developable area. Based on this calculation the anticipated density is expected to be approximately 18.77 upha.

The Timberlands NASP provides a diverse housing mix. The percentage break down by housing type is outlined in Table 2.



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Table 2: Housing Mix

LAND USE CATEGORY	NUMBER OF UNITS	PERCENTAGE OF TOTAL UNITS
Residential Low Density (R1)	95	13.0%
Mixed Housing (R1A/R1)	47	6.4%
Residential Narrow Lot (R1N)	44	6.0%
Multi-Family (R2)	101	13.8%
Towne Centre District	405	55.3%
Main Street District	40	9.9%
TOTAL	732	100%

Housing Mix Statistics	Density (du/ha)
Low density dwellings as a % of the total housing stock	25.4%
Multi-family dwelling units as a % of the total housing stock	74.5%
Ratio of semi-detached dwelling units to detached dwellings	1:10
Narrow lot land area as a % of the total net residential land area	17.4%
Lots for detached dwelling with secondary suite as a % of the total number of R1 lots	1.0%
Lots for conventional detached dwelling and detached dwellings with secondary suites as a % of the total number of lots in the mixed housing area	8.5%
Lots for semi-detached dwellings as a percentage of lots in the mixed housing area	35%

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8.7 Emergency Services Site

An Emergency Services (ES) site for the purpose of a fire station is identified near the west entrance to the Town Centre. At this location the Fire Station will have close access to the arterial roadway network and to adjacent neighborhoods.

The collector roadway in this location has a median which will not extend beyond the midpoint of the ES site street frontage, in order to allow free access and egress of emergency vehicles in both directions.

The entire Plan area will fall within the four-minute minimum response time upon completion of the station.

In the event that the Emergency Services site is not needed for its intended purpose, it will be converted to Town Centre district.

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The Timberlands NASP area incorporates a multi-functional open space system, which will accommodate the active and passive recreational needs of future residents. Community access points are well defined with features, signage, crossings, and landscape development to provide a sense of continuity throughout the Town Centre. The total creditable reserve dedication of the Town Centre community is 6.53 ha± (16.13 ac±) representing 10.2% of the gross developable area for the entire community. Based on the net developable plan area, excluding arterial roadway dedications, the reserve dedication is 11.1% of the Plan area. The Timberlands NASP provides for distribution of reserve dedication throughout the plan area to optimally meet the open space requirements of the community. The Reserve Dedication Analysis is as follows;

Table 3: Reserve Dedication Analysis

	AREA (ha)	PERCENTAGE
Gross Plan Area	63.90	100%
Required Dedication	6.39	10%
Amount Dedicated	6.53	10.2%
Over Dedication	0.14	0.2%

A variety of open space areas are provided including joint use site, community gathering spaces, regional pathway corridors and stormwater management facilities. The arrangement of open space provides a high degree of connectivity within the Timberlands community and allows the public to conveniently access and enjoy the open space system.

Figure 9.1 illustrates the land use concept for open space along with pedestrian connectivity, and circulation through the proposed trail network within and adjacent to the community of NW Timberlands.

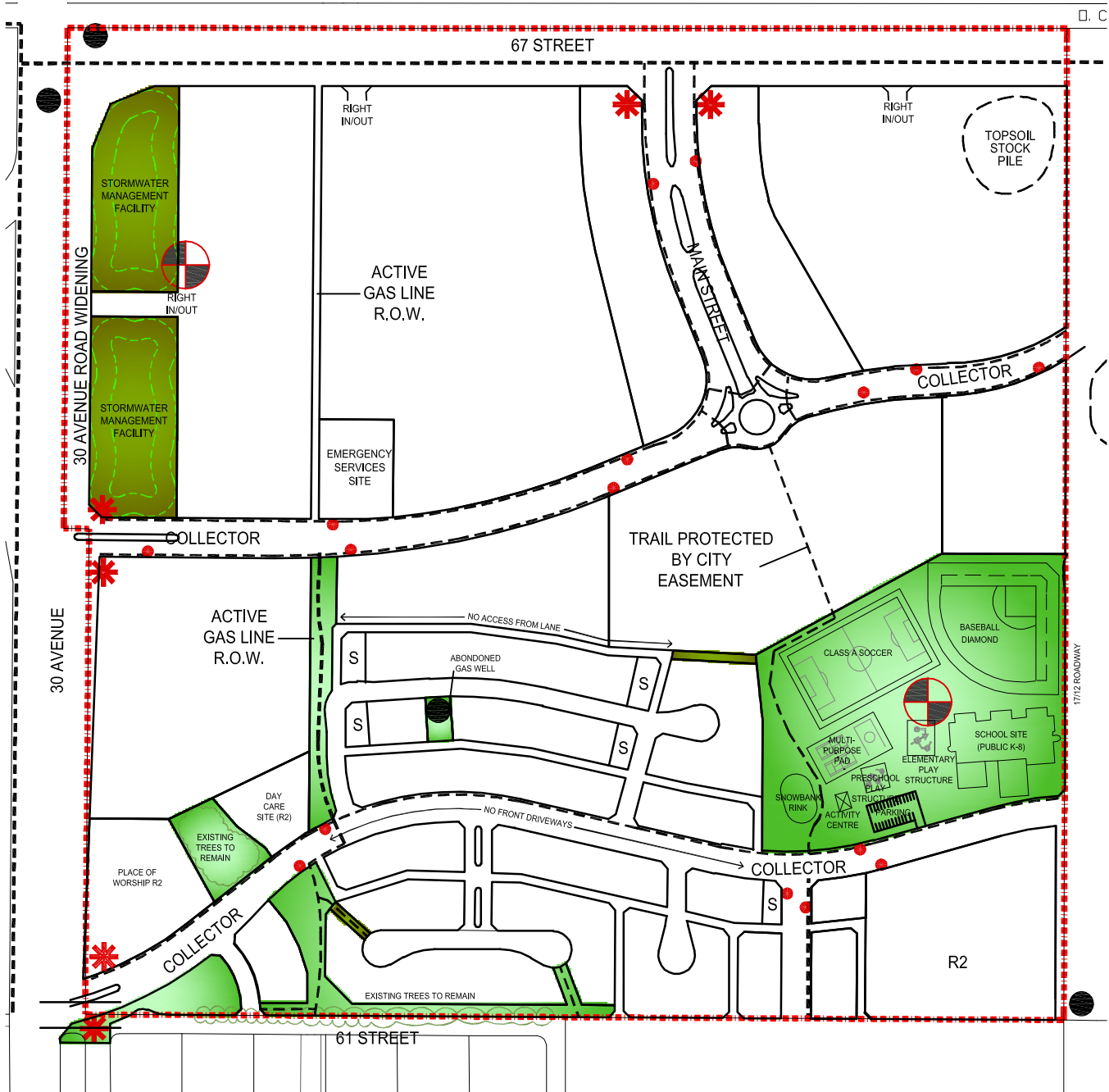
9.1 Joint Use Site (PS)

Some 4.83 ha± (11.93 ac±) of land throughout the Timberlands community has been dedicated to accommodate one (1) Joint Use Site. (The school site itself is 1.40 Ha in size). The site accommodates a Public K-8 school and will address catchment areas within the community. The Joint Use Site contains an active recreational park, which includes a soccer field, multi-purpose pad, ball diamond, snowbank rink, activity center, and a pre-school and elementary play structure. The parcel is designed to accommodate active and passive recreational activities for future area residents.

The site is located and designed to facilitate car and bus drop-off zones to give residents and students the choice of walking, cycling or using public transit. Before construction proceeds on

Legend

- Subject Lands
- Municipal Reserve (P1)
- Public Utility Lot (P1)
- ✱ Entry Feature Sign
- Potential Bus Stop
- ⊕ Gathering Area
- Sidewalk/Pathways



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Figure No.

9.1

Title

Open Space System

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the adjacent roadways that are adjacent to this site, the school board should be contacted to identify the location of lay-bys so they can be constructed ahead of time.

9.2 Linear Parks and Open Spaces (P1)

A system of open space linkages has been provided within the NASP area. The pathway system forms an integral part of the residential development and offers pathway connections to the Joint Use Site, Town Centre, and the transit stops.

This multi-functional system promotes active and passive recreational opportunities and maximizes the opportunity for use by the adjoining land uses.

9.3 Public Utility Lot (P1)

Two stormwater management facilities (SWMF) have been identified on the Plan and joined by a large culvert. They will be located in the northwest corner of the Plan which is the lowest point on this quarter section. It is anticipated that these facilities will be constructed wetlands and will strongly enhance the character of the Town Centre area. They will not only provide an attractive entrance into this site but will also act as passive recreational amenities integrated into the commercial area.

Plant material will be salvaged from the existing seasonal drainage course and re-planted in the constructed wetland. This material will help the constructed wetland function as a facility that will not only control the quantity of stormwater run-off but also enhance the quality of this run-off.

Approximately 2.21 ha± (5.9 ac ±) of Public Utility Lot (PUL) has been incorporated into the NASP design to accommodate one (1) stormwater management facility (constructed wetland).

The location of the SWMF on Figure 6.1 is shown conceptually and the actual location can be altered and shape modified, as required, to complement or integrated into the commercial area adjacent to this facility. This modification will require approval first by The City of Red Deer Engineering Services Department.

9.4 Southwest Parkette

There is a 0.36 hectare Parkette proposed at the southwest entrance to the Timberlands neighborhood. This park will function not only as a transitional buffer between the new neighborhood and College park but also as a passive recreational amenity for the adjacent residential areas. It is anticipated that this park will be developed with extensive tree and shrub plantings as well as park benches.

9.5 Gathering Places

Gathering Places are public or semi-public spaced located at a node, with or without a structure, and which create opportunities for social contact. This plan has identified two sites:

- 1) The first is adjacent to the proposed constructed wetland on the northwest corner of the Plan. This passive recreational feature, along with adjacent commercial will be an ideal location for people to gather in this neighbourhood. They can enjoy both the retail amenities at this location at the same time as enjoying the natural beauty of the wetlands

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area. Since this site has two elements, namely a commercial site and a recreational element, it will be considered a local gathering area.

- 2) The second gathering place has been identified in the joint use park site. This site is ideal for a district gathering place since it includes several of the elements required for this type of site including:
- An educational element which is facilitated by the K-8 school site
 - A trail element because it is linked by a multi-purpose pad that extends through this site.
 - Since the site is adjacent to the collector roadway network, and a transit stop has been identified, it has a transit element.
 - This site has a significant recreational element including two playgrounds, a soccer field, a ball diamond, snow-bank rink, and a multi-purpose pad.

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10.0 ARCHITECTURAL CONTROLS

Design standards and information shall be developed and form the Architectural Control Guidelines for the Town Centre. The guidelines will be a stand-alone / separate document that will be used for the entire East Hill Town Centre Area.

10.1 Vision

The Town Centre Architectural Control Site Guidelines have been developed to ensure a high standard of design, quality, and appearance for the commercial development. These guidelines are intended to be used in conjunction with The City of Red Deer land use bylaw for Town Centre and Main Street districts. They are to be used to help guide the direction of design and development of the Town Centre and Main Street early in the planning process. Design specifications are provided for the East Hill Town Centre and Main Street districts.

Landowners, builders, and tenants shall follow these guidelines in order to achieve a coordinated whole. Alternative solutions may be considered where it can be clearly demonstrated that the intent of the guidelines can be met or exceeded.

These guidelines shall become a part of the established approval process as part of an issuance of development permits. The guidelines are not intended to create an additional layer of review and approval to the established City of Red Deer process, but to help ensure a more predictable and timely review process. These guidelines shall provide guidance in addition to the requirements set by The City of Red Deer Land Use Bylaw.

10.2 Architectural Control Design Guidelines

The guidelines will be initiated and implemented by The City of Red Deer and will include development standards such as:

- Interface issues;
- Minimum/maximum building footprints;
- Fencing design and materials;
- Roofing materials;
- Diversity of building design;
- Exterior finish; and
- Landscaping requirements.

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NEIGHBOURHOOD AREA STRUCTURE PLAN**

11.0 TRANSPORTATION NETWORK

The NASP has an extensive walkway and pathway system that offers residents choices in mobility, while accommodating the automobile as the primary mode of transportation.

The objective of the Timberlands NASP is to provide convenient access to the destinations within and outside the community.

The transportation network conforms to the East Hill MASP and provides direct linkages to the main collector system, commercial uses, joint use site and other community facilities.

11.1 Arterial Roadways

The East Hill MASP designates both 30 Avenue and the eventual extension of 67 Street as divided arterial roadways and these will be the two primary roadways used to access the Timberlands development. Two all directional access points are provided to 30 Avenue. One will access the commercial node at the mid-point of the quarter and the second one at the extreme south end of the quarter to access residential areas. One right-in / right-out access to the commercial area has been identified on the Plan from 30 Avenue.

Access to 67 Street and to the commercial area will be accommodated via one all directional access in the middle of the quarter and two potential right-in / right-out access points.

All right-in / right-out access locations are to be spaced at approximately 200 meter spacing from adjacent intersections and will need to have acceleration and deceleration lanes.

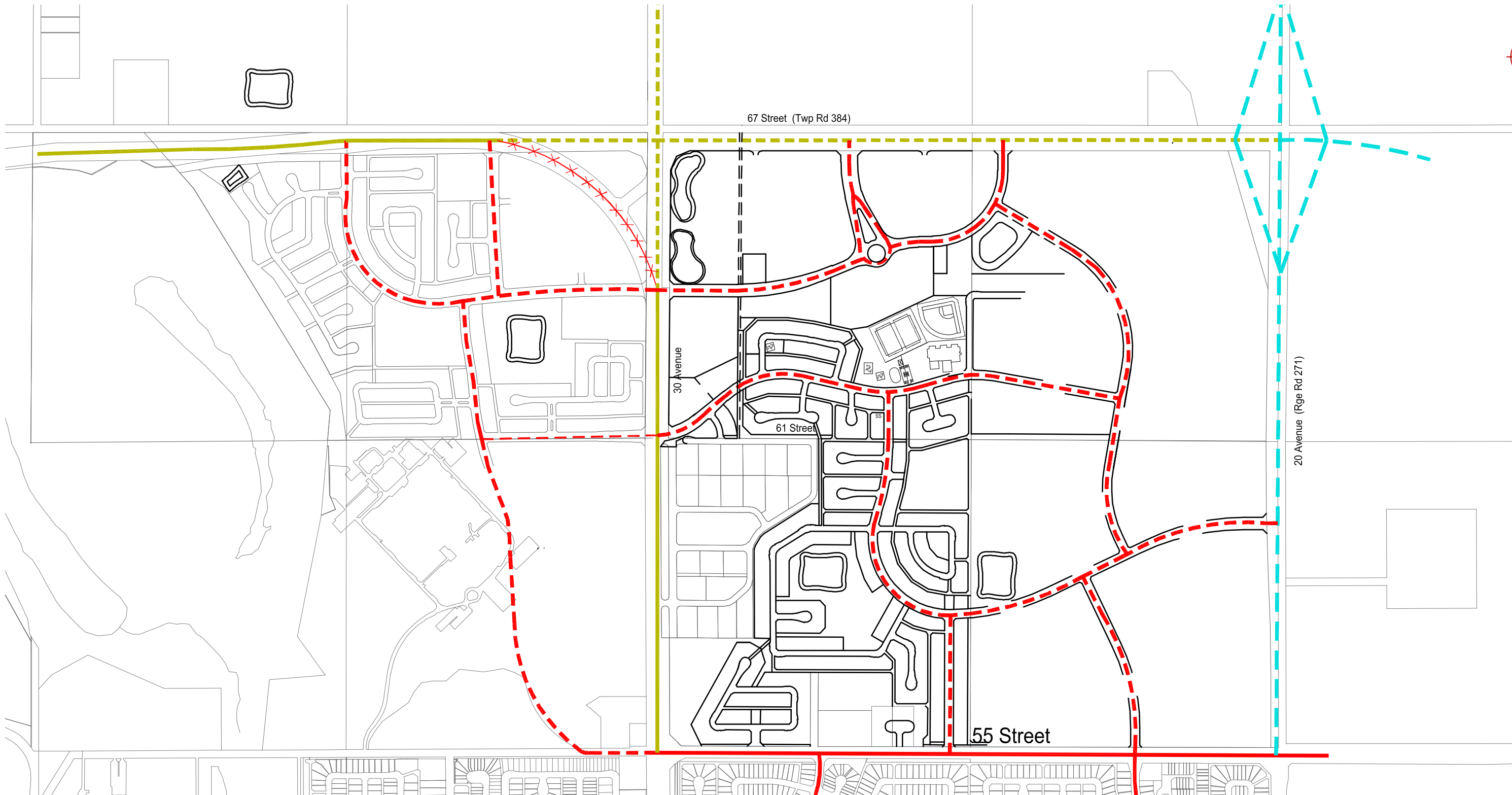
In order to facilitate the future extension of 67 Street and improvements to 30 Avenue, there is land dedication required from NW Timberlands.

Figure 11.1, Regional Road Network, illustrates the proposed transportation plan for the Timberlands development.

11.2 Collector Roadways

The neighbourhood Area Structure Plan provides four collector roadways linking the Timberlands neighbourhood to the arterial roadways and the proposed Timberstone Park neighbourhood to the south.

The first collector is located at the south portion of the Plan and extends east/west to service the residential areas of NW Timberlands. There is no direct connection from this roadway to the commercial areas to the north in order to prevent shortcutting of residential traffic from areas to the south to the commercial area. Intersection improvements will be required where this roadway intersects 30 Avenue because the roadway will be offset 10 meters north of the existing 61 Street intersection at this location. Also as shown on **Figure 6.1**, 61 Street will be reconfigured, local access will be directed north from College Park to the new collector roadway, and the existing 61 Street connection eliminated.



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Legend

EXISTING

- Collector Roadways
- Arterial Roadways
- Expressways

PROPOSED

- Collector Roadways
- Arterial Roadways
- Expressways

Client/Project

CITY OF RED DEER
TIMBERLANDS TOWN CENTRE NASP

Figure No.

11.1

Title

Regional Transportation

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NEIGHBOURHOOD AREA STRUCTURE PLAN**

A second collector roadway is proposed to connect the main east/west residential collector roadway to the proposed Timberstone Park neighbourhood to the south.

Figure 11.2 illustrates the proposed cross-sections for these two 24.0 meter wide residential collector roads. The east/west residential collector will be expanded to a 32.0 meter cross section at the intersection of 30 Avenue to accommodate a proposed island at this location.

The third and fourth collector roadways accommodate access to and from the mixed use commercial area at the north end of the Plan. The first of these two roadways stretches east/west across the Plan area and connects to 30 Avenue and the second north/west collector connects this collector roadway to 67 Street.

The east/west commercial collector will have a 24.0 meter roadway cross section as identified on **Figure 11.2** and will be expanded to a 32.0 meter cross section at the connection to 30 Avenue to accommodate a proposed island at this location. The north/south commercial collector will have a 32.0 meter roadway cross section complete with a landscape center median as shown on **Figure 11.2**. It may be possible to expand this main street entrance to accommodate parallel parking or even possibly angle parking but this detail will need to be approved at the detailed engineering stage in consultation with the Engineering Services Department. This is to ensure that parallel or angle parking does not negatively impact how this roadway functions from a traffic flow and safety perspective.

All four collector roadways will have will separate sidewalks with boulevard tree plantings.

11.3 Local Roadways

The system of local roads has been planned to provide access to the individual development cells in the residential area in the south at the same time discouraging outside traffic from short cutting through local roads. Local roads will have a 10.0 meter wide carriage way and a 15.0 meter wide right-of-way. All local roadways will have monolithic curb and gutter sidewalks on each side of the roadway.

A typical cross section of the local roadway is shown on **Figure 11.3**.

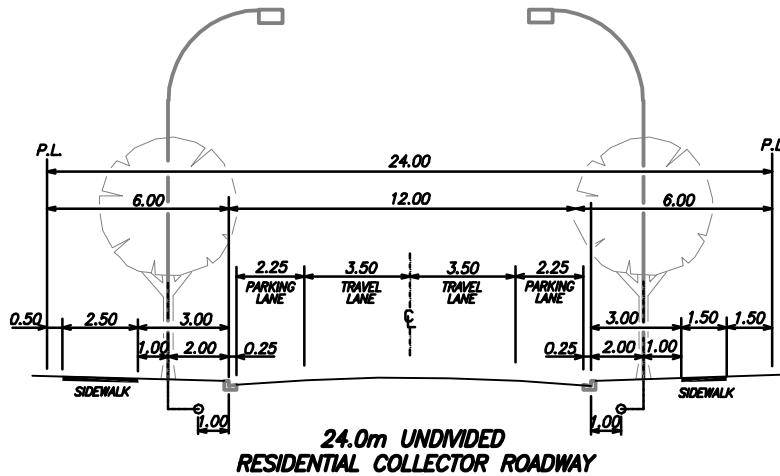
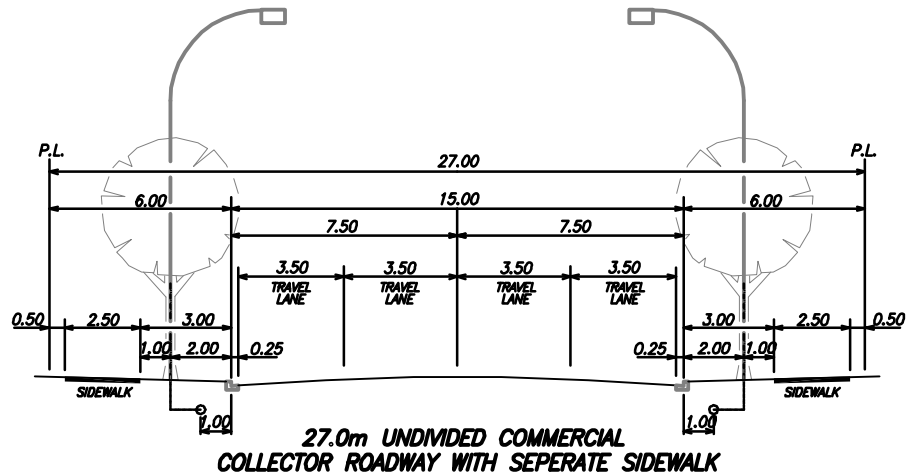
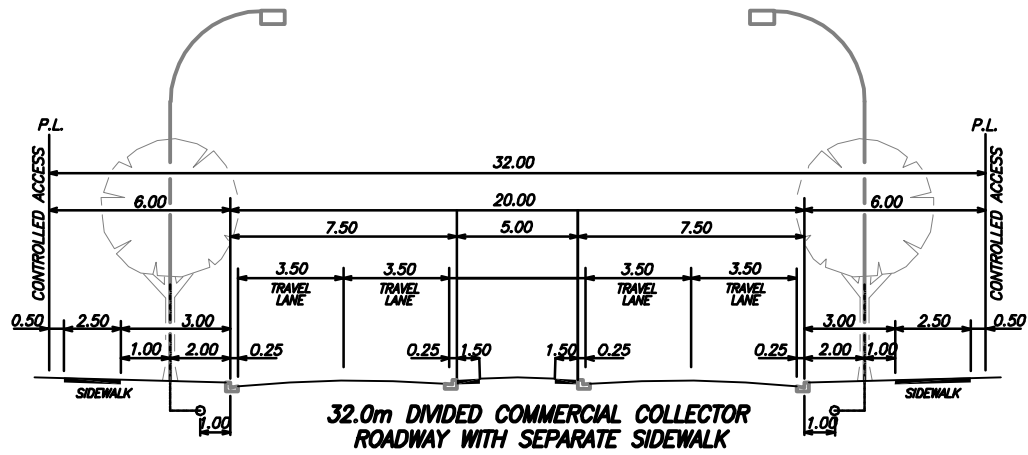
11.4 Laneways

The NW Timberlands NASP has been designed with the majority of lots backing onto laneways, however lanes have not been provided for lots backing onto open space areas. Rear laneways will be designed to City of Red Deer standards and will be 7.0 meters wide.

There will be no connection from the proposed laneways shown on the plan to the proposed commercial development to the north in order to prevent short cutting.

11.5 Roundabout

A roundabout is proposed at the intersection of the two commercial collector roadways in the Town Center area. This intersection feature has become more and more common in new



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TIMBERLANDS NASP

Figure No.

11.2

Title

Roadway Cross Sections

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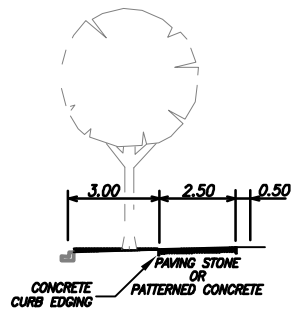
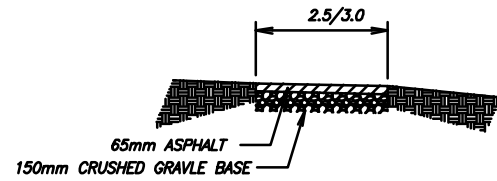
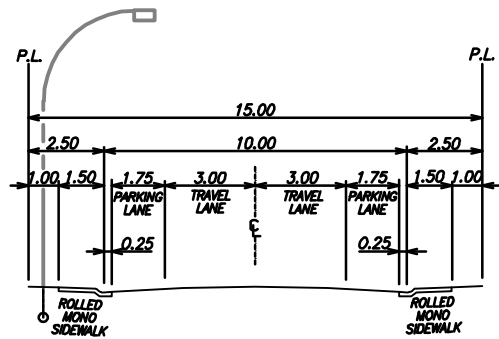
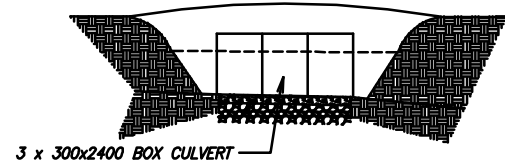
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**PAVING STONE DETAIL****2.5m OR 3.0m PAVED PATH****15/10 UNDIVIDED RESIDENTIAL LOCAL ROADWAY****BOX CULVERT
(RIGHT-IN/OUT ENTRANCE OFF
30 AVENUE)**

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TIMBERLANDS NASP

Figure No.

11.3

Title

Roadway Cross Sections

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NEIGHBOURHOOD AREA STRUCTURE PLAN**

development areas in both Edmonton and Calgary to help both calm and control traffic flows. So far it has been very successful where it has been implemented.

The basic elements of a typical signal lane roundabout are shown on **Figure 11.4**.

Once this project proceeds to the detailed design stage, the details of the roundabout will be investigated further in close consultation with The City of Red Deer Engineering Services Department, Transit Department, and Public Works Department to ensure that this feature will function adequately when considering traffic flows, bus turning movements, and snow removal. In the event that it cannot be designed to the satisfaction of all three of these departments, this intersection would be constructed as a T-intersection as opposed to the traffic circle concept on **Figure 6.1**. (This change would not require a NASP amendment)

11.6 Pedestrian Circulation

A pedestrian network that is direct and convenient is accomplished through the provision of regional and local pathways throughout the community of Timberlands.

Local pathways create an interconnected system within the community and provide connections to the entire Northeast region of Red Deer.

The sidewalks and pathway system are designed to accommodate short, convenient walking and cycling routes within the cellular design of the Land Use Concept.

11.7 Public Transit Network

The Timberlands area will be well serviced by City transit with 100% of the community's population within 400 m of transit stops. Transit routing will conform to City of Red Deer standards and local transit routes will service the community of Timberlands via the collector road system.

The provision and utilization of public transit is a goal of the MASP and is supported by the Timberlands design.

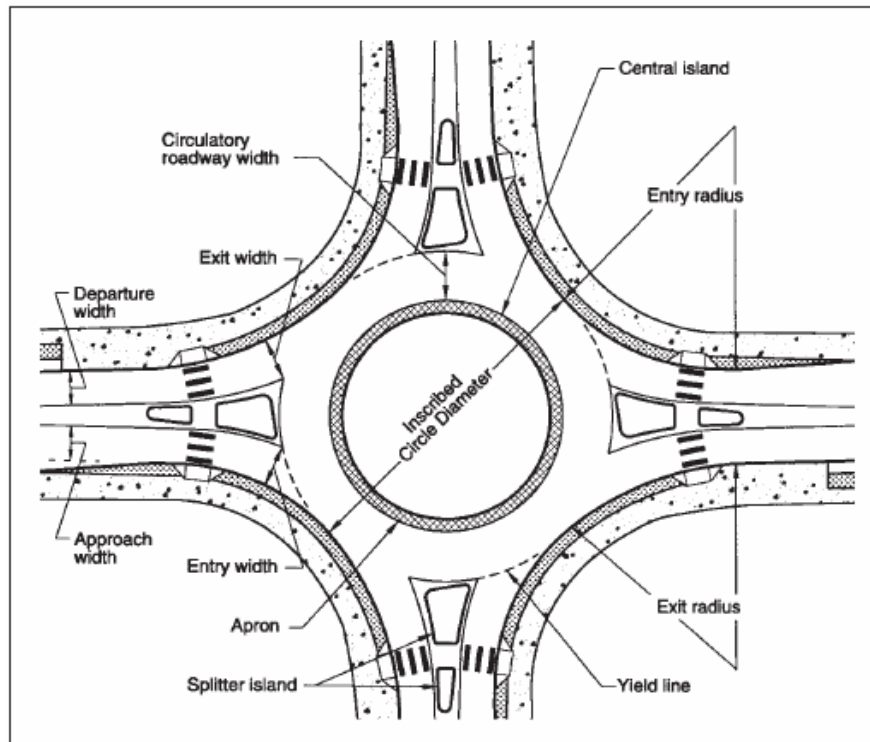
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Figure 11.4 – Basic Geometric Elements of a Single Lane Roundabout

* Source - "Roundabouts: An Information Guide" prepared by the US Department of Transportation – Federal Highway Administration

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

12.0 ENGINEERING SERVICES**12.1 Stormwater Management**

Two combined stormwater management facilities (SWMF) are proposed for NW Timberland lands (NW 23) and will be located near the northwest boundary of the development. They will control stormwater from both the major and minor storm system for the entire development as well as major/minor stormwater from ± 10 ha of NE $\frac{1}{4}$ Sec. 23 and a small part (± 1 ha) of the Laebon Lands in the northwest corner of SW $\frac{1}{4}$ Sec. 23. The SWMFs will likely be constructed wetland facilities that will be sized to accommodate stormwater detention for a 1:100 year storm event. The location of these facilities is identified in Figure 6.1, is flexible and will be integrated into the commercial area in the southwest corner of the Plan when this area is developed. It is anticipated that materials can be salvaged from the existing drainage course and re-introduced in the proposed wetland facilities in consultation with the City Park Staff.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to the stormwater management facilities during large stormwater events.

All stormwater in the development area will discharge into a proposed trunk main located at the intersection of 30 Avenue and the proposed commercial collector located 400 m south of 67 Street, as illustrated in **Figure 12.1**. From there it will be routed into a new trunk to be extended through the Clearview North lands (Melcor Developments) to the west and down the south side of 67 Street to an existing outfall to the Red Deer River which also needs to be twinned.

All stormwater facilities and storm sewers will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of The City of Red Deer to maintain after a two year period.

The major drainage and overall storm system are shown on **Figure 12.2**.

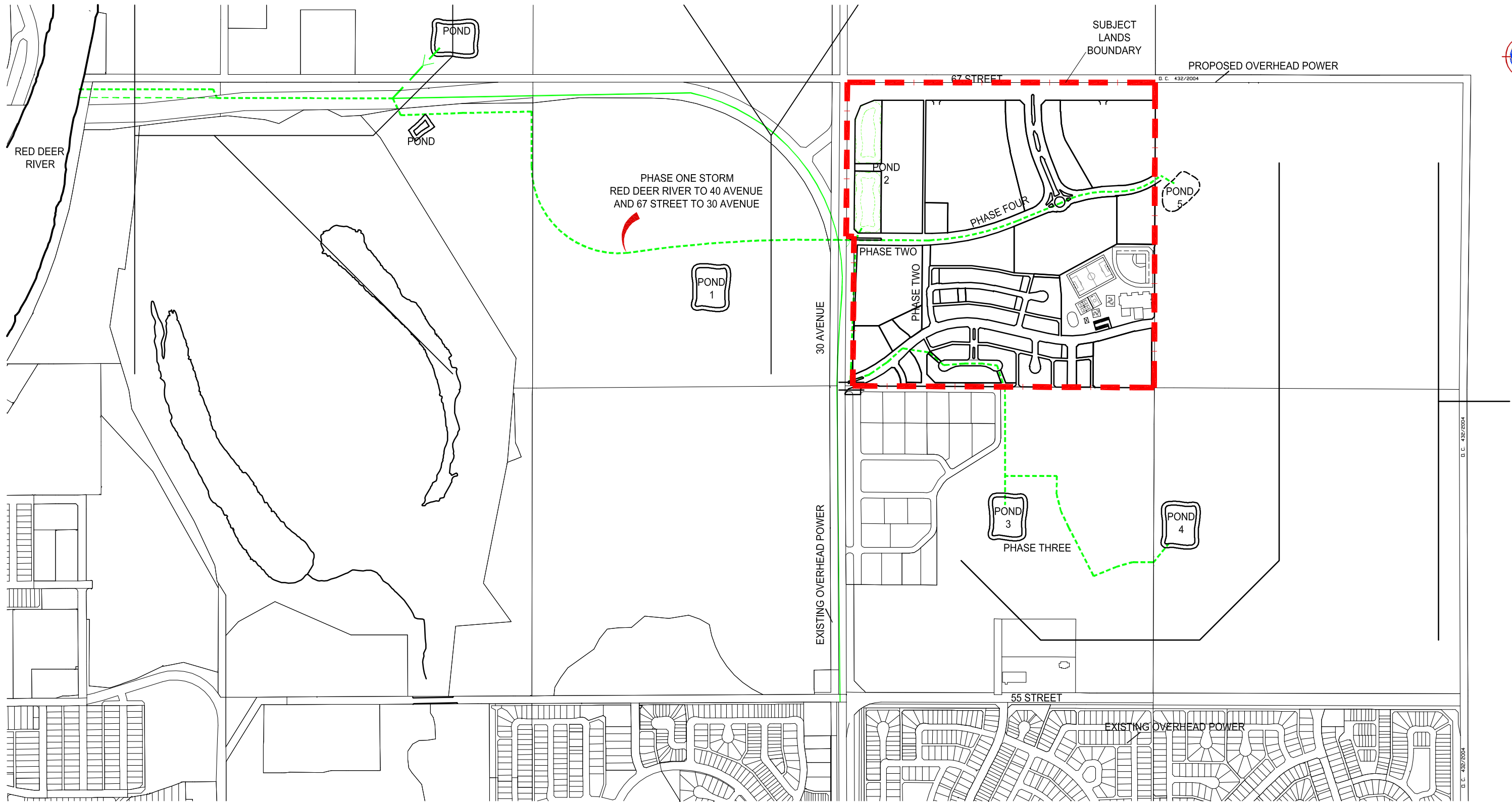
**Stormwater Flow From Lands East of 20 Avenue and South of 67 Street
(Through Section 23)**

Overland stormwater drainage from lands east of 20 Avenue currently flows through Section 23 and the northeast corner of the NE quarter of Section 22 into an existing ravine. The City has expressed a desire to maintain a flow of stormwater into this ravine. Development of Section 23 and construction of 20 Avenue (construction of berms on both sides of the roadway) will block the natural flow of stormwater through Section 23.

Stantec Consulting Ltd. has been retained by the City to complete the "*Greater East Hill Sanitary and Stormwater Functional Study*." This study will review various options for diverting stormwater around the boundary of Section 23 along 20 Avenue and 67 Street to the ravine west of 30 Avenue. Based on this study, the City will determine which option will be implemented.

12.2 Sanitary Sewer Servicing

The proposed development will be serviced from the existing Waskasoo Regional Sanitary Sewer Main, located within the 30 Avenue and 67 Street rights-of-way. The section of main from



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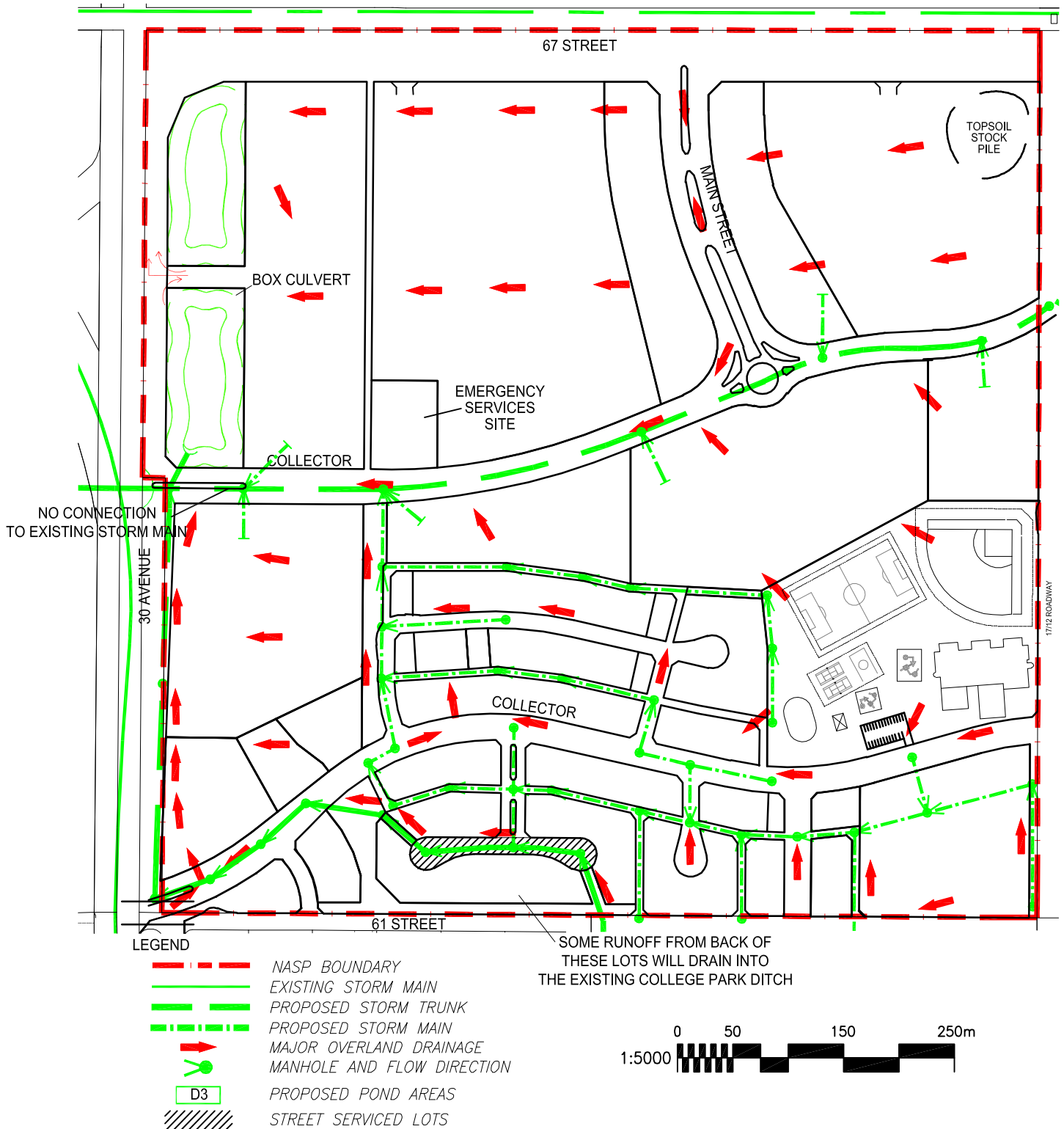
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Legend

--- TRUNK STORM MAIN
--- EXISTING TRUNK STORM MAIN

NOTE: THE PROPOSED ROADWAYS
SHOWN ON ADJACENT LANDS
ARE TENTATIVE,
AND SUBJECT TO CHANGE.

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CITY OF RED DEER
TIMBERLANDS NASP
Figure No.
12.1
Title
Proposed Storm
Trunk Mains



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TIMBERLANDS NASP

Figure No.

12.2

Title

STORM

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58 Street to the connection to the City trunk sanitary main in 40 Avenue north of the Red Deer River was oversized to accommodate flows from the adjacent lands.

The sanitary trunk mains for Section 23, as shown on **Figure 12.3** will connect to this main at the intersection of 30 Avenue and 67 Street. Provisions will be made to allow a portion of the flow to be diverted north into the new Northland Drive sanitary trunk main when the east half of Section 23 develops. The overall conceptual sanitary sewer system is shown on **Figure 12.4**.

The majority of the sanitary pipes will be 200mm in diameter, except for the sanitary trunk mains, which will be between 250 to 300 mm in diameter. In most instances the sanitary lines will be located in the lanes except in cases where there is no lane to service from.

All sanitary sewer facilities will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of the City to maintain after a two year period.

It is anticipated that Phase 1 and Phase 2 of the trunk extension will be constructed to the south boundary of the Timberlands Plan.

12.3 Water Distribution

The overall water distribution system needed to service NW Timberlands is shown on **Figure 12.5**. The City of Red Deer will be extending a new water trunk north from the Clearview Booster Station, along the west side of 30 Avenue, which will serve as the main feeder to this development (the site of this trunk is currently under review by the City). In the future a 400 mm trunk water main will be located within the commercial collector road right of way from 30 Avenue to 67 Street, then parallel to the south boundary of 67 Street to the new Reservoir located east of 20 Avenue.

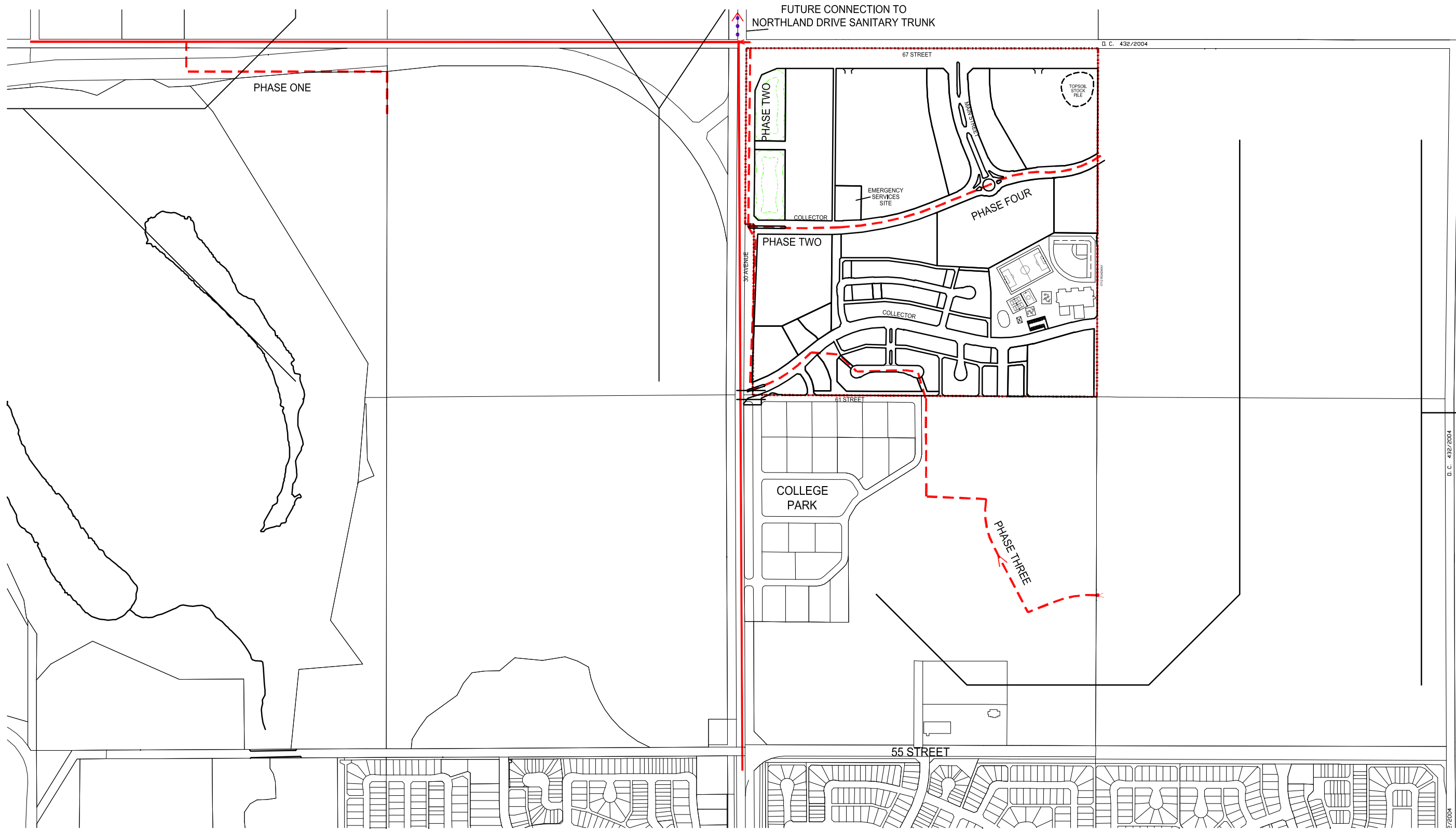
Water mains will be sized at the detailed design and servicing study stage.

All water main facilities will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of The City of Red Deer to maintain after a two year period.

12.4 Power Distribution and Streetlighting

The City of Red Deer EL&P Department has advised that they will service this development from their existing overhead power line located parallel to the west boundary of 30 Avenue and from a new overhead power line to be located near the south boundary of the proposed 67 Street right of way.

Single-phase power lines, owned by FortisAlberta Inc., are located along the south boundary of the existing 67 Street right-of-way and along the east boundary of the 30 Avenue right-of-way. When The City of Red Deer annexes land in Fortis's service area, EL&P applies to the EUB to transfer the annexed land into the City's service area. All land currently within The City of Red Deer boundary is also within the City's service area. EL&P and Fortis then work together to determine which assets and customers should be purchased by The City of Red Deer and the



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Legend

- TRUNK SANITARY MAIN
- EXISTING SANITARY TRUNK MAIN
- MANHOLE

NOTE: THE PROPOSED ROADWAYS
SHOWN ON ADJACENT LANDS
ARE TENTATIVE,
AND SUBJECT TO CHANGE.

Client/Project

CITY OF RED DEER

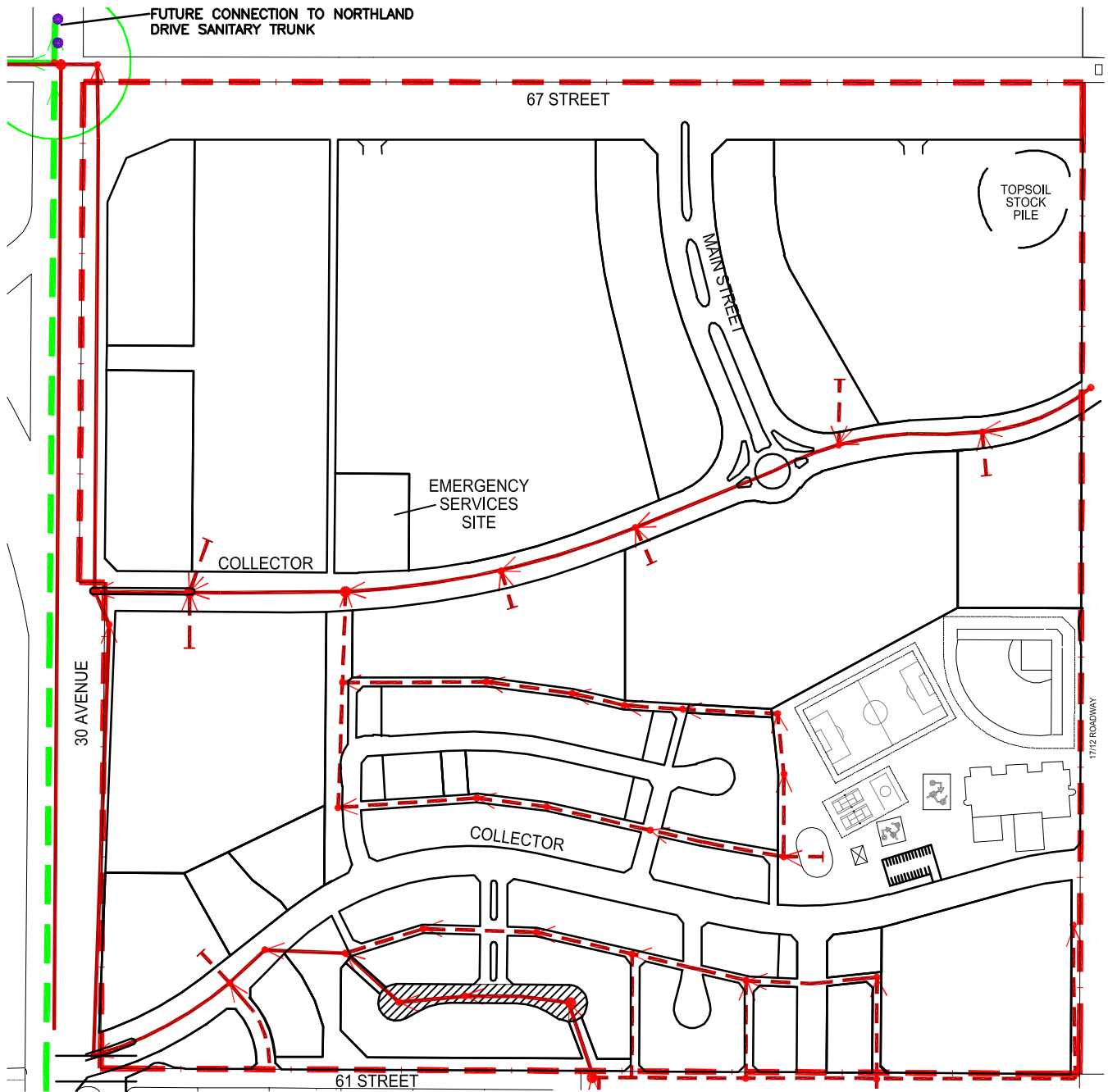
TIMBERLANDS NASP

Figure No.

12.3

Title

Proposed Sanitary
Trunk Mains



- - - - - NASP BOUNDARY
 ——— TRUNK MAINS
 - - - - - COLLECTOR MAINS
 - - - - - WASKASOO REGIONAL SEWER MAIN
 > MANHOLE AND FLOW DIRECTION
 // // // STREET SERVICED LOTS



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TIMBERLANDS NASP

Figure No.

12.4

Title

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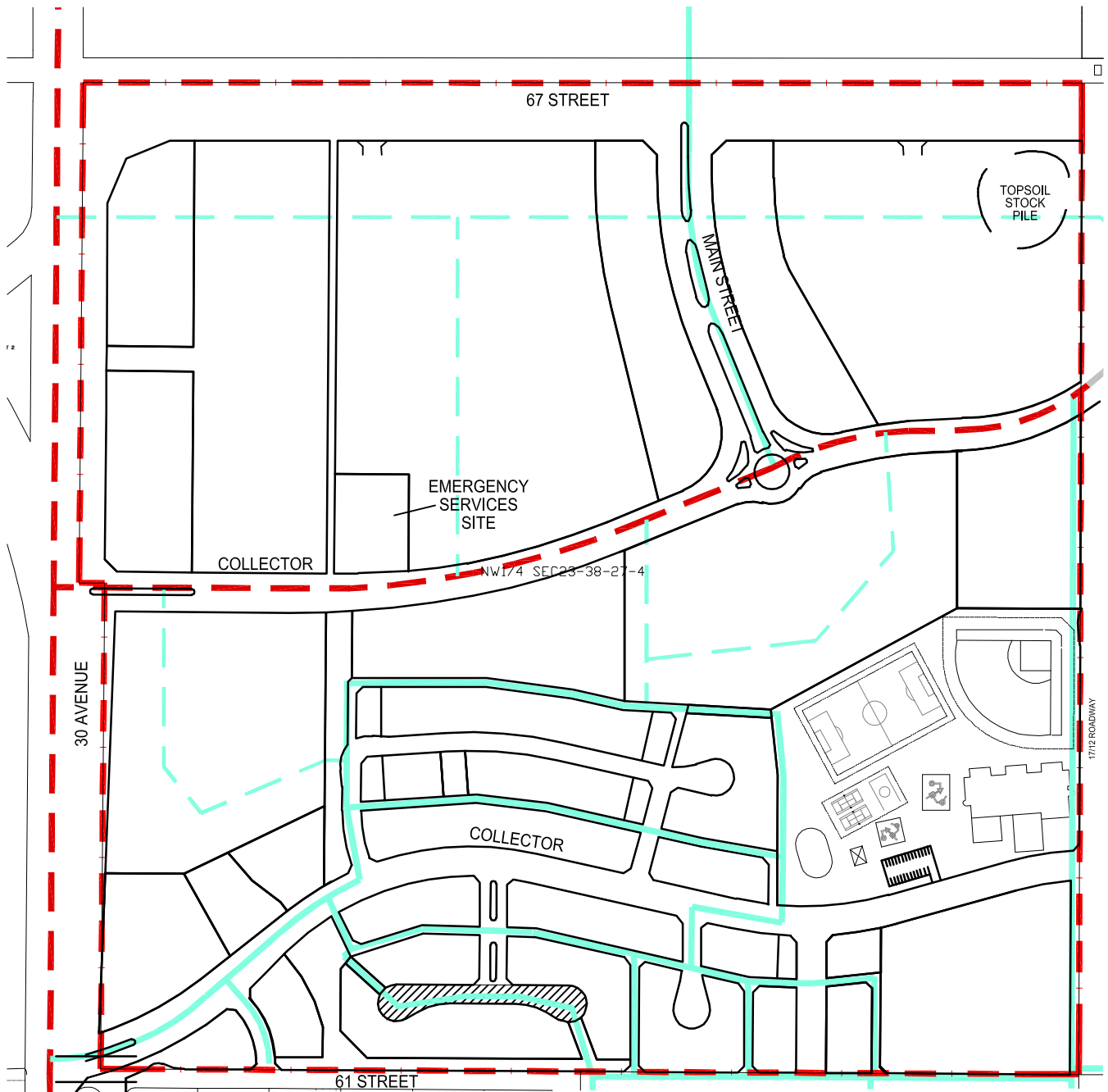
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- NASP BOUNDARY
 --- PROPOSED WATER TRUNK
 --- PROPOSED WATER MAIN
 --- LOCATIONS SHOWN
 ARE CONCEPTUAL ONLY
 /// STREET SERVICED

NOTE: PROPOSED HYDRANTS NOT SHOWN. LOCATIONS TO BE DETERMINED IN DETAILED SERVICING STUDY. PIPESIZING TO BE DETERMINED AT DETAILED DESIGN STAGE.



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TIMBERLANDS NASP

Figure No.

12.5

Title

WATER

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timing of such transfers. The transfer of these customers and assets to The City of Red Deer will generally occur as the newly annexed lands are developed. Currently, the Fortis lines on 55 Street and 30 Avenue service many Fortis customers outside of The City of Red Deer. Fortis has expressed interest in keeping these lines until all of the land occupied by Fortis customers has been annexed by The City of Red Deer.

12.5 Shallow Utilities

Gas, telephone and cable television services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- Telus Communications (Telephone)
- Shaw Cable (Cable Television)

ATCO Gas will service this development by constructing a large diameter medium pressure gas main along the existing high-pressure gas main right-of-way from Rollis Street to 55 Street. A new alignment will be required to extend this main north to service the NW Timberlands (NW 23) development area.

Shaw Cable does not have any facilities in the immediate vicinity to service the NW Timberlands (NW 23) development area. A fibre optics cable will need to be constructed east along 67 Street from the Gaetz Avenue/67 Street intersection or north along 30 Avenue from the Ross Street/30 Avenue intersection.

In addition to the Telus and Shaw communications networks, The City of Red Deer has partnered with the Alberta Government (Bell West) to provide Supernet fibre optics service to all schools and City owned facilities within the City. Provisions should also be made for the extension of the "Supernet/City of Red Deer Rednet" fibre optics network to the new school site and if possible to the Town Centre site.

The shallow utility alignments will be established during preparation of the detailed servicing study for the NW Timberlands (NW 23) Lands.

12.6 ATCO Pipelines High Pressure Gas Line (ROW 2271KS)

The existing high pressure gas line that extends north / south through the proposed development is proposed to be maintained in the development concept. In the south half of the Plan it has been located within a proposed linear park.

This high pressure gas line also stretches through the proposed commercial development at the north end. The developer of this commercial area will need to work closely with ATCO Pipelines to ensure that all of their requirements are met for development around this gas line. This includes, but is not limited to, not placing any buildings over this gasline. It may become necessary to relocate this section of pipeline if it cannot be accommodated in the commercial layout concept. Crossing agreements will be required from ATCO Pipelines for the two collector roadway crossings and if there is insufficient cover a concrete bridge may have to be constructed.

Stantec**TIMBERLANDS
NEIGHBOURHOOD AREA STRUCTURE PLAN**

13.0 IMPLEMENTATION**13.1 Development Staging**

Infrastructure to service the first phase of the Timberlands residential development will be serviced from a new sanitary and storm trunk, which will be extended into these lands from the north. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on **Figure 13.1** – Proposed Phasing, the first phase is expected to start in the southwest corner. Then development will proceed to the easterly direction. The phasing boundaries are shown conceptually and may vary from those shown when redistricting and subdivision applications are made. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the municipal servicing is made more efficient as a result.

Phasing has tentatively been provided for the Town Centre Lands however it is difficult to predict how this area may be developed and the phasing is therefore subject to change. It is anticipated that it will develop starting at the western boundary and extend in a eastward direction.

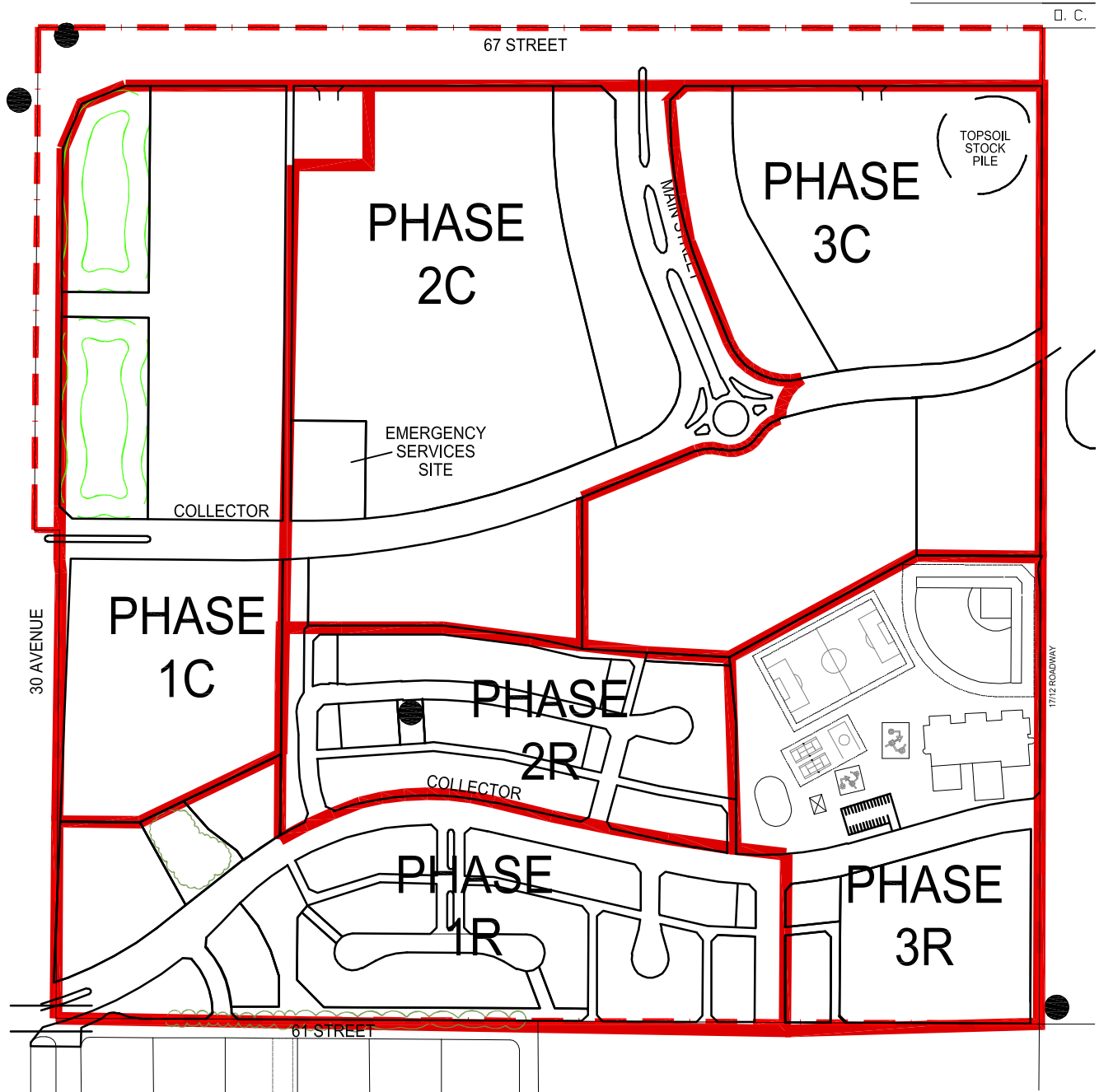
13.2 Redistricting and Subdivision

Redistricting and subdivision applications, to conform to the land use designations described in the NASP, will be undertaken as necessary. Guided by The City of Red Deer MDP, the East Hill MASP and the Timberland NASP, redistricting and subdivisions will be required to adhere to The City of Red Deer Land Use Bylaw and informational requirements necessary for each application.

13.3 Plan Amendments

An amendment to the adopted NASP is required for any significant changes to the plan, such as:

- Major shift in the location of community facilities
- Major shift between general land use categories (e.g. residential to industrial)
- Major shift in infrastructure design or layout, excepting the addition or deletion of lanes (e.g. roads, sanitary services)
- Change in other documents affecting planning and land use in the area (such as a major amendment to the MASP)
- Any other circumstance at the discretion of The City of Red Deer where public interests necessitate formal amendments.



Legend

- Subject Lands
- Municipal Reserve (P1)
- Public Utility Lot (P1)
- Phase Boundary
- 1R Residential Phasing
- 1C Commercial Phasing



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CITY OF RED DEER

TIMBERLANDS NASP

Figure No.

13.1

Title

PHASING


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BYLAW NO. 3217/B-2013

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

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

Bylaw no. 3217/98 is hereby amended as follows:

- 1. Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding the new Timberlands North Neighbourhood Area Structure Plan attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK

TIMBERLANDS NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

CITY OF RED DEER | May 2013



Bylaw No.: 3217/B-2013

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1.0 INTRODUCTION

1.1 BACKGROUND

The Timberlands Town Centre Neighbourhood Area Structure Plan was originally approved by City Council in July of 2007. The original concept was for a mix of commercial and residential usage and encompassed the entire quarter section. Over the course of the last number of years, the southern residential (single-family and multi-family) areas have been developed, however the Town Centre and Main Street District in the northern portion remain undeveloped.

Since the NASP was originally adopted, the Town Centre concept has changed in part on account of the June, 2010 Commercial Market Opportunities Study. The proposed Land Use Plan for Timberlands North reflects a new vision and leadership role for the City. The plan is seen as one that challenges the local land development planning conventions and starts to implement some of the new ideas being developed as part of the City's design charter.

As the southern portion of the original Timberlands Town Centre Neighbourhood Area Structure Plan is currently mostly developed, the Timberlands North Neighbourhood Area Structure Plan is concerned with the undeveloped northern portion of the lands.

The Timberlands North Neighbourhood Area Structure Plan (NASP) has been prepared by IBI Group, on behalf of The City of Red Deer.

1.2 PURPOSE

The purpose of this Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development principles for approximately 36.78 hectares (90.89 acres) of land identified in **Figure 1.3**. This land was first contemplated in the East Hill Major Area Structure Plan (MASP) as one of a number of neighbourhood units accommodating future growth in east Red Deer.

The City's commitment within the Timberlands North NASP is to develop an area that reflects a unique image and character with walkable streets and solid integration of commercial, residential, and civic opportunities. In order to achieve this, the NASP contains a land use concept which will guide area development and set the expectations for future area development.

The Neighbourhood Area Structure Plan will establish a framework for the subdivision, servicing, and development of the Timberlands North area. The NASP identifies:

- the size and location of various land uses;
- the alignment of collector and local roadways and lanes;
- the neighbourhood open space system of parks, pathways and public utility lots;
- the location and range of commercial forms;
- the location and range of residential forms;
- the location of community facilities;
- servicing concepts for storm sewer, water and sanitary;
- the development staging sequence; and
- potential densities.

1.3 DEFINITION OF PLAN AREA

The Timberlands North Neighbourhood Area Structure Plan is comprised of the north portion of Northwest Quarter of Section 23, Township 38, Range 27 West of the Fourth Meridian and includes approximately 36.78 hectares (90.89 acres). As shown in **Figure 1.1**, **Figure 1.2** and **Figure 1.3**, the NASP is defined by the following boundaries:

- 67 Street (Township Road 384) to the north;
- agricultural land to the east;
- existing residential development to the south; and
- 30 Avenue to the west.

As you can see in the aerial photo, Figure 1.2, there are no significant natural features in Timberlands North and there are no ecological connections to preserve.

The Timberlands North NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the East Hills Major Area Structure Plan and the Municipal Development Plan.

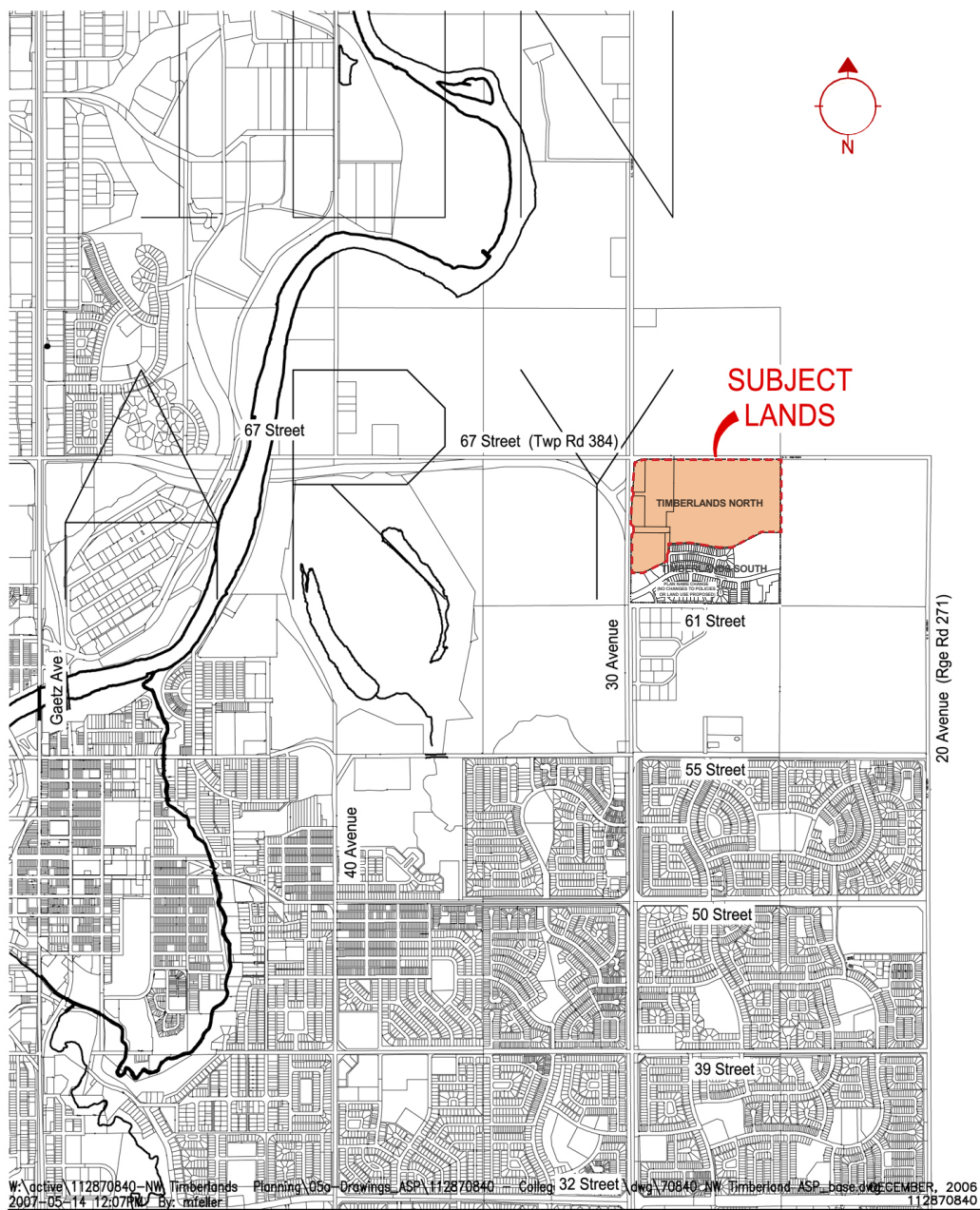
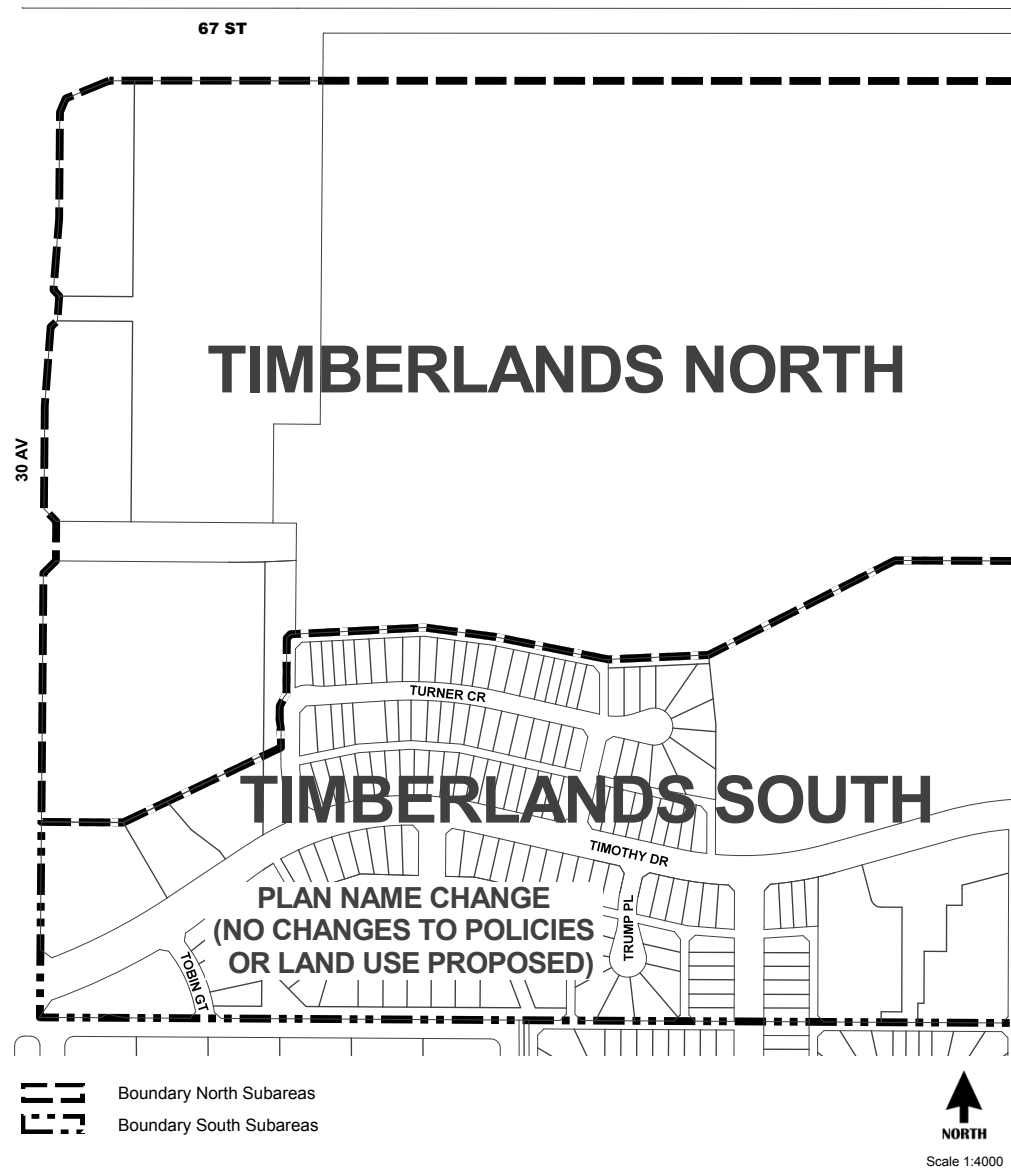


Figure 1.1 - SITE LOCATION





TIMBERLANDS NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure 1.3 - SUBAREA BOUNDARIES
FOR TIMBERLANDS NASP



2.0 PLAN VISION

2.1 STRATEGIC DIRECTION

The plan vision for Timberlands North is rooted in Red Deer City Council's Strategic Direction, 2012 – 2014. The purpose of the Strategic Direction is to guide Administration in creating organizational change, operational strategy and work plans to enable the community's vision to unfold. The Strategic Direction expresses Council's understanding of the community vision.

As it relates to community design, the Strategic Direction is to "design and plan our community to reflect our character and values. Specifically, our City's planning and urban design has resulted in a welcoming, more walkable and environmentally sustainable community which accurately reflects our character and values. It provides housing options, pedestrian routes, and allows for alternate forms of transportation and deliberate connections to our parks, trails and well-designed public spaces where people can meet and interact and feel a sense of belonging".

2.2 TIMBERLANDS NORTH COMMUNITY VISION

Timberlands North is a new pedestrian friendly neighbourhood in Red Deer. Timberlands North is well connected, visually appealing, environmentally sustainable and has a diversity of housing types and commercial opportunities. Timberlands North provides a mix of local amenities that can be accessed through a variety of alternative modes of transportation. Timberlands North will be the first community designed to respond to City Council's vision as set out in the Strategic Direction. Timberlands North is a City development which will set a high precedent for the development industry by designing a neighbourhood that embraces innovative design, has a variety of housing forms and targets a range of market segments. The intent of the Timberlands North vision is to outline a framework that will foster creativity and encourage innovation.

2.3 NEIGHBOURHOOD PLANNING PRINCIPLES

City of Red Deer Administration subsequently translated Council's Strategic Direction for Community Design into a set of Neighbourhood Planning Principles to help inform the land use concept plan and associated policies. The Neighbourhood Planning Principles are Natural Areas, Mixed Land Uses, Multi-Modal Choice, Compact Urban Form and Density, Integrated Parks and Community Spaces, Housing Opportunity and Choice, Resilient and Low Impact Neighbourhoods, Safe and Secure Neighbourhoods and Unique Neighbourhoods. The principles are more thoroughly described in the East Hill Major Area Structure Plan.

Unique Neighbourhoods

Integrated Parks and Community Spaces





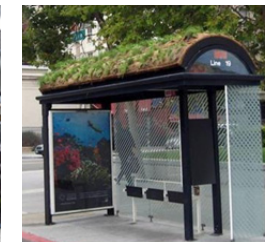
Mixed Land Uses



Compact Urban Form and Density



Multi-Modal Choice



Resilient and Low Impact Neighbourhood



Safe and Secure Neighbourhoods



Housing Opportunity and Choice



Natural Areas





3.0 LAND USE CONCEPT

3.1 INTRODUCTION

The following section is devoted to a description of the Land Use Concept Plan for the Timberlands North area and follows from the Vision, Strategic Direction and Neighbourhood Planning Principles articulated in Section 2. Development within the Timberlands North area will generally conform to the Land Use Concept illustrated in **Figure 3.1**.

3.2 PLAN OVERVIEW

The plan is based on a modified grid street pattern allowing for enhanced connections and promoting walkability throughout the neighbourhood. Commercial and mixed use commercial, along with higher density residential are located on the periphery of the neighbourhood adjacent to 67th Street and 30th Avenue. The mixed use commercial along 30th Avenue constitutes an extension of the Clearview Market commercial activities located to the west.

Access to the neighbourhood is derived from two divided collectors off of 67th Street to the north and off of 30th Avenue to the west. Additional right-in/right-out connections may also be provided to the commercial and multi-family residential sites off of 30th Avenue and 67th Street. There is no direct vehicular access to the Timberlands South neighbourhood, however, there are multiple enhanced pedestrian connections. The plan allows for up to three new potential connections to future development to the east.

A diversity of housing forms have been organized into comprehensively planned neighbourhoods based on walkable blocks, containing both laned and laneless residential products. A central park feature provides the primary community amenity, gathering, and passive recreational space. In addition, pocket parks and green linkages provide neighbourhood focal points. Boulevardled and tree-lined streets with houses oriented close to the street create pedestrian-friendly, safe, connected neighbourhoods throughout. Potential land use statistics are described in **Figure 3.2**.

3.3 GENERAL POLICIES

1. Land use redesignations shall be consistent with the general land use classifications identified in **Figure 3.1**.
2. Auto oriented uses such as automobile service centres, drive-through businesses and service stations are preferred to be located within the arterial commercial district but may be located within the Mixed Use district if developed in conjunction with a grocery store.
3. All new development must abide by the built form and urban design requirements (also refer to current standards) of this plan to ensure a pedestrian-friendly street environment is created.
4. New development shall achieve a high standard of architectural design and detailing.
5. Universal accessibility for all is a fundamental element of this neighbourhood.





Land Use Allocation

Land Use Category/Component	Area (ha)	% of Net Developable Area	# of Dwelling Units
Gross Plan Area	36.78		
Developable Plan Area is made up as follows:			
Gross Plan Area minus			
Environmental Reserve	0		
Major Roads (arterials and expressways)	0		
Arterial Commercial	1.9		
District Commercial	4.8		100
Industrial Uses	0		
High Schools & Sportsfields additional to MR	0		
Special land use sites as determined by The City - EMS Site	0.47		
Constructed Wetlands	0		
Developable Plan Area	29.61	100%	
Total residential in the base scenario is made up as follows:			
Single Detached Residential (R1)	3.76	13%	90
Single Detached Wide Shallow Residential (R1WS)	2.47	8%	56
Single Detached Carriage Home Residential (R1C)	3.45	12%	106
Total Single Detached Residential	9.68	33%	252
Townhouse Residential	4.41	15%	123
Multi-Family Residential (R3)	2.31	8%	208
Live-Work (RLW)	0.34	1%	12
Transitional Lots- Townhouse or Carriage Home (RLW)	0.25	1%	8
Total Townhouse/Multifamily Residential	7.31	25%	351
Total Residential in Base Scenario	16.99	57%	603
Social Use			
Temporary Care/Day Care/Assisted Living Facility (TDA)	NA	NA	NA
Place of Worship Site	NA	NA	NA

Open Space			
Municipal Reserve (MR) (Note 6)	1.21	4.1%	
Public Utility Lot (PUL)	2.47	8.3%	
Total Open Space	3.68	12.4%	
Transportation			
Collector Roadways	4.79	16.2%	
Local Roadways	3.65	12.3%	
Lanes	0.46	1.6%	
Total Road Right-of-Ways	8.9	30.1%	
Road and PUL dedication as % of: (Gross Area - ER)		11.37	30.9%
Other Uses			
Emergency Services Site (ES)	0.47		
Institutional Service Facility (PS)	NA		

Density

Table 2: Density and Housing Mix

Density	Dwelling Units (du)	Area (ha)	Density (du/ha)
Scenario 1 (Base Scenario)- Total residential excluding commercial mixed use	603	29.61	20.4
Scenario 2- Total residential including commercial mixed use.	703	34.41	20.4

Municipal Reserve

Table 3: Dedicated Park and Trails Space

Municipal Reserve Space	Timberlands North	Timberlands South	Timberlands Total
Municipal Reserve Area (Ha)	1.21	6.33	7.5
% of Developable Area	4.1%	23%	13.3%



4.0 COMMERCIAL

4.1 MIXED USE COMMERCIAL

The Timberlands North mixed use commercial, constituting some 4.81 hectares (11.88 acres), is located on the western portion of the site, bordering either side of the entry greenway from 30th Avenue. Portions of the mixed use commercial area face the community on the western-most interior collector greenway street. Mixed use commercial buildings combine living alternatives with commercial uses that serve the entire community. Essentially, this portion of the community will allow for the intensification of retail uses along the Gateway collector and the interior collector/greenway street adjacent to the town houses, live-work, single detached residential and carriage homes. These areas are suitable for

street-oriented retail incorporating residential uses above. If greater than two storeys, step-backs of upper floors will be required.

Mixed use buildings frame the major gateway (on the east-west collector) into Timberlands North and those buildings facing the collectors will be required to have active street faces built close to the property lines and allow room for restaurants and patios adjacent to public sidewalks. On site parking stalls will not be allowed in front of buildings facing the greenway collector or the interior (north-south) collector. Buildings facing 30th Avenue will be purely retail; housing units are not permitted above the retail facing 30th Avenue. These buildings, while not required to have more than a single occupied storey, shall read as two storey structures.

If an occupied second storey is proposed, potential second floor uses will include commercial service facilities or health and medical services.

Stand-alone retail/commercial developments are preferred on those parcels facing 30th Avenue. A mix of uses – preferably organized vertically – is encouraged. Pedestrian linkages to surrounding trails or greenway connections are to be integral to the development of these sites. Refer also to Section 5.7 Mixed Use Homes.



This is an example of a 1 storey commercial use building designed to look like a 2 storey building.





4.2 ARTERIAL COMMERCIAL

Arterial Commercial is located on the northern portion of the site on the south side of 67th Street, and on the east side of the main northern divided entry into the community. This portion of the community will allow for auto-related retail uses along 67th Street, easily accessible by the broader Red Deer Community. This area is suitable for auto-oriented retail, single storey strip or pad configurations. Buildings in this area will have their primary building face oriented to 67th Street and will have a moderate set back from the front property line. Landscaping shall occupy the set-back area between the building front and the property line. The setback area may contain low monument signs, access walks from the front sidewalk and drive lanes where drive-throughs are permitted.

When developing sites adjacent to residential uses the building should be located closer to the street so that the parking is less dominant and is allowed only behind the buildings. This parking shall be screened from the adjacent residential community by a low,



landscaped berm between the parking area and the collector street. Primary access to the Arterial Commercial will be from the east-west residential collector street.

Arterial Commercial buildings will be limited to a maximum of three storeys. Housing units are not allowed on upper floors of the Arterial Commercial buildings. A higher design standard for both the building architecture and the landscape architecture would be applied to these sites to create a 'prestige' arterial commercial area. Loading bays and service



areas would not be exposed to view from public streets and the rear portions of the Arterial Commercial area facing the community to the south should be designed with "four sided" architectural treatment effectively eliminating blank "rear" walls facing the residential community. Stand-alone retail/commercial developments are encouraged in this designation.

4.3 LIVE-WORK

Over the past decade, the concept for living and working at home has evolved into a particular building type which has been integrated into a variety of settings, both urban and suburban. Providing the opportunity for a housing unit to contain a separate, distinctive workspace, easily accessible from the dwelling, this live-work configuration presents a commercial street level use connected to the dwelling above. This configuration accommodates a number of uses including office, retail, and commercial services at the street level and is often located within or just on the edge of a purely residential area. Boutique or unique small scale community oriented uses are to be encouraged. The building design should emphasize the individuality of the units or unique nature of each storefront.

In the case of Timberlands North, the live-work units provide a transition from the mixed use commercial area to the residential area along the main east-west arterial at the main entrance to the community. A portion of the area designated on the plan for Town Homes or Carriage Homes will be considered an alternate zone (whichever is the adjacent use) allowing for additional live-work units subject to market demand.

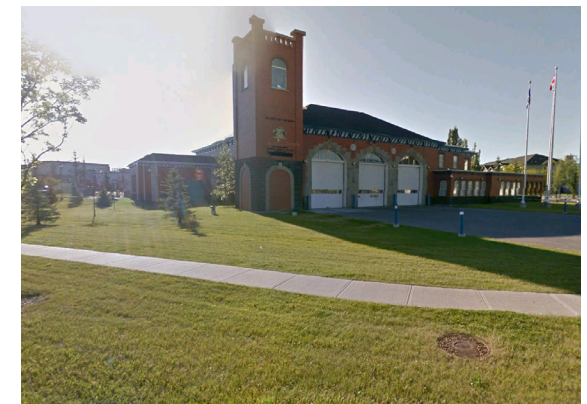
In addition to street-oriented parking to serve the live-work units, a parking area is proposed to be located immediately to the rear of the south bank of live-work product. Refer also to Section 5.5 Live-Work Homes.



4.4 EMS BUILDING

An EMS (Emergency Services) Building site is proposed in the concept plan, dedicated to a community-level emergency service team and equipment. Owing to its location on the plan, at the north entry to the community, it is anticipated that the architecture of this facility will be distinctive and play a role in the overall identity of the community. Characteristic to buildings of this type might be a clock tower, or in the case of a fire station, a hose-drying tower that is designed as an identifiable feature of the building and thus, for the community.

The orientation of the building depends upon its function and the type of services provided. Any building should be situated on the site to provide optimal operation for the function, but should also relate to the contextual configuration of adjacent structures. Set-backs should conform to surrounding building set-backs, parking should be situated so as not to impact the adjacent residential areas, and site access should be such that the entry drive is not restricted and so that emergency vehicle traffic does not adversely impact the adjacent residences.



Mackenzie Towne Fire Station



5.0 RESIDENTIAL

Timberlands North has been designed as a mixed use, mixed residential community affording a variety of product choices to the Red Deer market. From the higher density multi-family units on the western edge of the community to the single-family detached neighbourhood on the eastern edge, the product mix of Timberlands North offers a wide choice in housing type, size and configuration. While this mix of unit types addresses different housing market segments, it also affects the overall character and design of the community. A well-planned development considers all the aspects of an inclusive community such as:

- a variety of housing;
- affordability;
- incorporating live/work/play;
- ensuring visual appeal; and
- improving connectivity, not only with commercial areas, but each individual neighbourhood.

Mixing housing types throughout the community avoids a certain monotony found in subdivisions and neighbourhoods where only one type of dwelling unit is built. In many cases, throughout Timberlands North, units served by a rear lane offer an enhanced pedestrian environment with a streetscape uninterrupted by driveways and curb-cuts. The range of unit types from attached town houses to detached single-family dwellings creates a varied landscape and street frontage changing from one portion of the community to the other. Sidewalks and pedestrian connections through larger blocks offer interesting pedestrian experiences in each neighbourhood of the community.

The following product types are mixed throughout the community offering each neighbourhood variety, interest, and streetscapes with an enhanced pedestrian experience:

- Single Detached Residential
- Town houses
- Wide-Shallow Homes
- Carriage Homes
- Live-Work Homes
- Multi-Family Residential
- Homes integrated with Commercial

Modifications to current land use districts and new land use districts have been created to accommodate products as described.

5.1 SINGLE DETACHED RESIDENTIAL DISTRICT

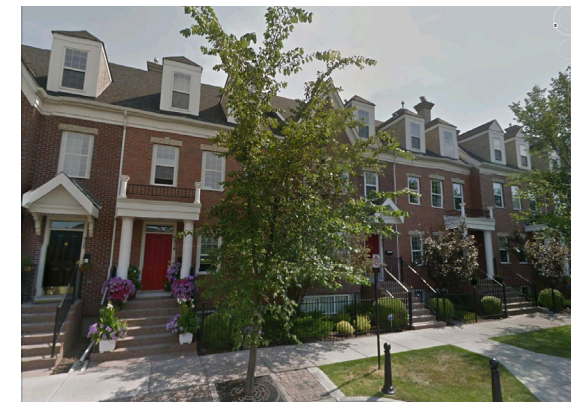
Located at the eastern portion of the community, south of the Arterial Commercial and north of the wide-shallow units, the single detached residential neighbourhood offers single-family units on economically sized lots on local residential streets. An additional block of this type of residential single detached product is also offered in the western portion of the plan area. These units are generally two storeys with a garage accessed from the street. The main portion of the house is set back a short distance from the front sidewalk (maximum 3 metres) and the garage is set back from the front plane of the main house by a minimum of 3 metres. The front driveway accommodates the depth of a single auto and is a minimum of 6 metres deep between the sidewalk and the garage door. Shared or paired driveways in laneless product are encouraged.

The orientation of these single detached units affords each with the ability to optimize solar water heating and the use of photovoltaics. The front face of the house faces the sidewalk and street offering an opportunity for an entry porch.

5.2 TOWN HOUSES

Town houses in Timberlands North are located in proximity to the commercial/mixed uses areas on the plan, affording easy access to commercial services and transit. Town houses usually consist of multiple floors and have their own ground floor access in an attached configuration providing an “urban” streetscape. The front door is sometimes elevated from the street and accessed by a “stoop” - a small staircase ending in a landing at the entrance of the unit. The units are built close to the sidewalk. Town houses can be a maximum of two and a half storeys and will often have a cohesive design across the units, or alternatively, provide for individual expression of each unit through the architectural detailing. Stacked town houses, where units are located horizontally one on top of the other, is also an option to be considered.

Each unit has a small rear yard between the main building and the detached garage. The garage is accessed from a rear lane or private driveway providing an uninterrupted streetscape at the front of the town houses. When facing an arterial street, noise attenuation mitigation measures will be required and, if possible, should be accommodated within the building.

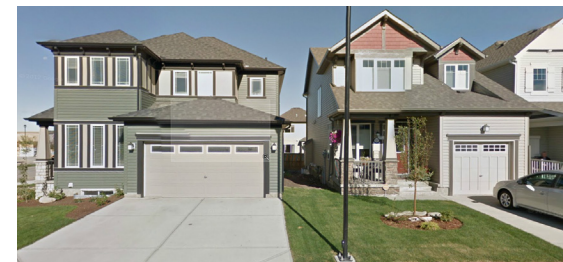




5.3 WIDE-SHALLOW HOMES

The wide-shallow homes are a product that offers a shallower depth of lot than the single detached residential type and allows for more attractive design possibilities. Garages are integrated and set back from the front plane of the house, keeping the garage from being the focal point of the front facade of the house. Homes can incorporate large porches (at least 1.8m deep) and are built closer to the street affording “eyes on the street” and a greater sense of community security. The home owner also benefits from more usable backyard space providing a peaceful and private refuge. Inside the house, shorter hallways allow for less wasted interior space, larger living areas and bigger windows.

The wide-shallow home is two storeys across the width of the house. With the use of dormers, bays and gable ends, the front elevation of the house will present a lively, articulated elevation to the street. Garage doors should make use of panels and windows so as not to present a flat, blank wall to the street front. Porches will be encouraged and designed using balusters, columns, handrails and other residential detailing on the primary side facing the street. Corner units should be designed so that architectural detailing wraps all sides of the dwelling that face a public street.

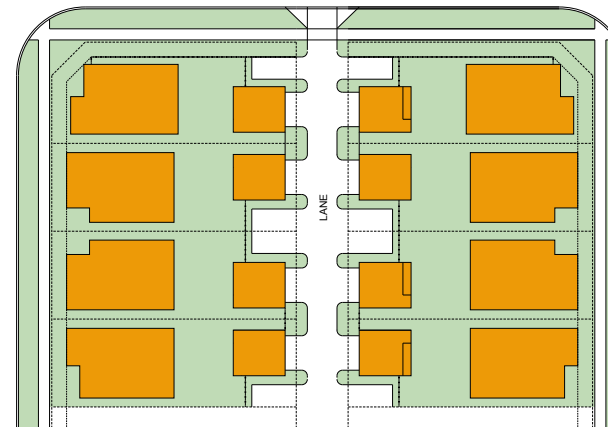




5.4 CARRIAGE HOMES

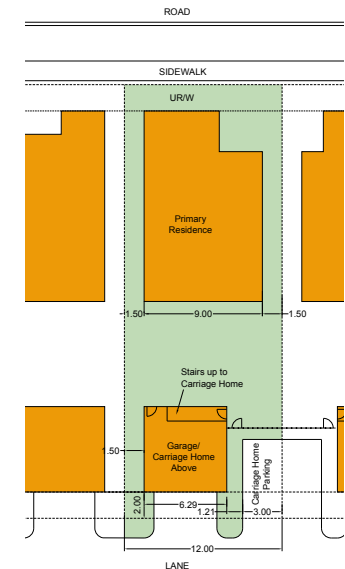
The Timberlands North carriage home product is a unique approach to provide flexible living space for a single-family detached product. Carriage homes are located in the western portion of the community. They also front onto a pair of small parkettes in the Central portion of the community. Carriage homes have a detached garage served from the rear lane. The garage has an accessory dwelling unit situated on the second storey and accessed from the outside. The carriage homes are situated on economically-sized lots, which allow the main dwelling to be two and half storeys and the front face of the main house is set back a short distance from the front sidewalk. The primary dwelling of the carriage homes can accommodate a front porch and present a finely-detailed front elevation to the street. Each home will have a small private rear yard between the main house and the detached garage.

The rear detached garages of various sizes can provide space above to create a carriage house as a separate residential unit. The carriage homes will be required to provide an off-street parking space for the carriage house unit. Corner units should be designed so that architectural detailing wraps all sides of the dwelling that face a public street. Carriage homes will be required at all corner locations designated within the plan area. Some carriage homes will front onto park spaces. These park fronting homes will be accessed from a rear street built for vehicle traffic. Pedestrians will access these homes from the park at the front.



Potential Block Layout-
to accommodate additional
parking for carriage homes
off the lane
SCALE: 1/8"

Notes: images are examples only
ur/w = utility right of way





5.5 LIVE-WORK HOMES

Adjacent to the commercial and mixed use center, the live-work units provide a transition from the mixed use commercial area to the residential area along the main east-west arterial at the main entrance to the community. A portion of the area designated on the plan for town houses and carriage homes will be considered flexible zone areas allowing for live-work units if there is additional market for live-work product types.

Live-work units can be up to three storeys and provide for dwelling units above a street-level space that can be used for commercial purposes. The live-work unit has an interior stair that provides access to and from the dwelling, but the street level space is designed for commerce.

The configuration of the live-work product is that of a multi-family building or, preferably, a town house style building with individual entries to each unit, either through or beside the commercial space or through a rear entry. The building can present a contiguous, multi-family design, or a town house style design where each unit is defined by particular design details. Each live-work unit may be condominiumized as a stand alone unit.

The building is built to the sidewalk and the streetscape is more commercial in nature. Building design should take advantage of corner locations. Refer also to Section 4.3 Live-work.



5.6 MULTI-FAMILY RESIDENTIAL

Located in the heart of the activity at Timberlands North, in the northwest corner of the site, are the higher density, multi-family buildings. Taking advantage of the location, this neighbourhood will be made up of multiple buildings, up to four storeys, with underground and some surface parking. The buildings will be multi-unit buildings accessed through central lobbies and interior corridors. Units will be in a mix of configurations with balconies or patios (at ground level), and preferably with full service amenities including fitness and recreation rooms. Outdoor amenity areas as well as the provision of both outdoor and interior bicycle parking/storage will be required for multi-family developments.

Multi-unit residential projects should incorporate play areas for children that have surveillance from ground oriented as well as upper story units. Integrate spaces that would allow for community gardens within parks adjacent to, or directly within multi-family developments.

Pedestrians will be accommodated with a clearly marked sidewalk and path system linking all parts of the complex, the interior community streets and the adjacent commercial areas. Vehicular access to the buildings will be at porte-cocheres (porch-like structures at an entrance through which a vehicle can pass in order for the occupants to alight under protective cover) on the surface, and clearly marked and unobtrusive garage entries on the flankages of the buildings.

The design of the multi-unit buildings will be in keeping with the residential character of the community and will have a scale and detail that will make this development a compatible neighbour to the smaller-scaled residences across the street. Building setbacks will vary depending upon the characteristics of the ground floor units. Where ground floor units have direct access, they will likely be located closer to the street. Where ground floor units have interior access and a patio, setbacks from the street will be greater.





5.7 MIXED USE HOMES

Mixed use homes are situated in the commercial heart and the activity center of the community. These mixed use homes are built on the upper storeys of the commercial and retail buildings that bracket the main west entry to the community. These housing units will be limited to those buildings facing the entry greenway and the north-south collector street and greenway.

As in the higher density multi-family configurations, the mixed use homes will be accessed through centralized lobbies and interior corridors. The elevator lobbies will also access the below grade parking. The units themselves will be in the one, two and three bedroom configuration and will have balconies overlooking the street or the plaza areas fronting the ground-level retail.

The mixed use commercial development will incorporate architectural design that enhances the area, is compatible with the over-all character of Timberlands North and connects itself visually and physically with the community.

Residential and commercial entrances should be differentiated architecturally in mixed-use buildings to avoid confusion. Commercial entries tend to be public, and residential entries tend to be private, and should therefore be designed accordingly.

Refer also to Section 4.1 Mixed-use Commercial.



6.0 OPEN SPACE SYSTEM

Parks and open spaces are key public realm components, providing valuable spaces for outdoor activity and leisure as well as social interaction and community participation. The Timberlands North Area Structure Plan incorporates a variety of parks and open space features which will accommodate both active and passive pursuits of future residents. Connectivity is a key feature of the Timberlands North plan and pedestrian-enhanced sidewalks (tree-lined boulevards) provide multiple linkages to the various features, the adjacent school/library/park site and the larger regional network. Universal accessibility for all should guide the development of all open space facilities.



6.1 CENTRAL PARK

A central park system of provides a community amenity, gathering and recreational space focused on a program of passive/aesthetic pursuits including, but not limited to, education/interpretation, sculpture, public art, neighbourhood orchard and/or community gardens.



6.2 GREENWAY

A 3.0 metre (9.84 feet) wide multi-use trail/pathway is located along the south side of the east-west collector roadway in the extreme southern portion of the plan area. This shared pathway will accommodate pedestrians, cyclists and rollerbladers and connect to the larger regional system. The right-of-way will accommodate a double row of tree plantings to enhance the visual aesthetic and micro climatic attribute. A series of greenway linkages are also included at strategic locations throughout the community. Where these greenways intersect with a road there will be traffic calming measures implemented in order to improve pedestrian safety.



6.3 PUBLIC UTILITY LOT – STORM PONDS

Two stormwater management facilities have been constructed along the western boundary of the property adjacent to 30th Avenue. There is an opportunity to creatively integrate these facilities into the residential and mixed use areas immediately to the east, thus creating interesting gathering places within the plan and creating opportunities for social interaction. The facilities could be enhanced with permanent water features to help mask the road noise and provide for a much more dynamic attribute and community amenity. The edges of the storm ponds should be partially naturalized to improve the the amenity and ecological function of the ponds.

If The City redesigns the ponds, the following should be considered to creatively integrate with the adjacent mixed use and residential developments:

- Parks and open space for year-round use;
- Publicly-owned parks should be designed to standards maintainable within the City's budget;
- Unique design elements such as water features (e.g., fountains) or structures (e.g., gazebos and artwork) are encouraged. Urban agriculture and educational opportunities should also be considered;
- Modifications to the storm pond design to enhance water treatment and create a higher quality amenity space for the neighbourhood will be at the Developer's cost; and
- If the pond configuration (slope) is changed, an update to the storm model/pond design will be required along with a new submission to Alberta Environment.





Signature buildings at key entry points to community.

7.0 URBAN DESIGN

7.1 SITE DESIGN

All buildings in the Timberlands North community should foster a vital and active pedestrian-oriented street life. They should relate well to the street and to each other, provide opportunities to maintain views and sunlight penetration to streets and open spaces, create attractive rooflines, and minimize shadowing. Residential and commercial buildings should front onto streets and/or public spaces and are strongly encouraged to be located adjacent to the sidewalk to create a uniform “streetwall”.

Buildings should frame streets and spaces through height and massing, forming inviting “urban rooms” where the public life of the neighbourhood thrives. While architectural variety is encouraged, the overall effect of individual buildings should be diverse yet harmonious, resulting in an inviting urban environment.

7.2 BUILT FORM

Timberlands North will accommodate a variety of building typologies including various forms of mixed used mid-rise, low-rise residential and low-rise accessory suites.

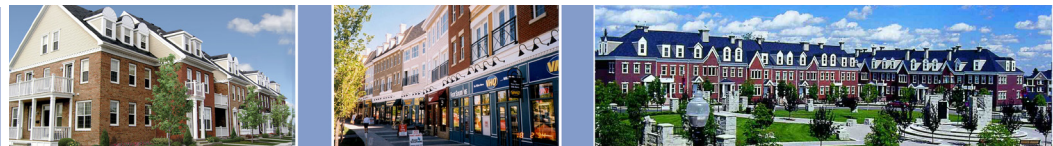
Signature buildings are encouraged at the key entry points to the community and are expected to feature design excellence reinforcing the entry experience as well as adding to the superior architectural qualities of Timberlands North. Architectural Controls, established by the Developer will be used to achieve the following standards.

7.2.1 Commercial

1. New development will contribute to the creation of pedestrian-oriented streetfronts through the following:

- within the commercial mixed use district, locating active uses at-grade along all major pedestrian frontages;
- aligning buildings to relate directly to the primary pedestrian frontage with lobbies and building entries oriented toward the sidewalks;
- modulating building faces in width, height, and finishing materials to visually break up large building walls. The inclusion of smaller commercial retail units (CRUs) into the building façades of large retail tenants is encouraged;
- building façades at-grade should have transparent glazing (doors and windows); and
- providing canopies or other forms of shelter for pedestrians and bicycle parking.

2. Buildings situated in landmark locations should feature exceptional signature architectural design and be oriented in a manner that emphasizes their landmark character and enhances the entry points to the community.
3. The area between the maximum building setback and the property line should be occupied by building entryways, outdoor seating areas for restaurants, seasonal display, bicycle parking and/or street furniture.
4. Individual storefronts that are greater than 30 metres in width should provide multiple entrances at the street level, which may include incorporating separate individual retail units that have entrances oriented to the street.
5. The primary entrance of a building should be located along the pedestrian street and not an internal parking lot. Where entry from a parking lot is required, that entry should be designed similar to the main entry on the pedestrian street.



6. Landscaping, with a focus on naturescaping, should be incorporated into new developments to ensure proper integration, protection from the elements and comfortable pedestrian routes.
7. All parking should be restricted to on-street, at the rear of the building or below grade. Parking may be permitted in front of buildings facing 30th avenue only on the mixed use site at the southwest corner of the plan area. Large surface parking areas should be avoided and should be broken into smaller ones.
8. Lighting plans should be required at the development permit stage to ensure minimal infringement on abutting residential/commercial properties or dark sky principles.
9. In general, CPTED principles should be applied to all site designs.
10. Entry-ways to buildings should relate to the sidewalk or property line to emphasize the building entrance and provide “punctuation” in the overall street-scape treatment and architectural concept for the building.
11. In larger projects, preferred parking should be provided for very small vehicles (smart cars), and alternative fuelled vehicles (hybrids, electric vehicles, biodiesel etc.).
12. Use of building materials with recycled content is encouraged.
13. Use local and regional building materials where these are available.
14. Provide recycling facilities within the unit and/or building. Provide composting facilities on site where practical.
15. The use of potable water for outdoor use should be minimized through the following measures:
 - Highly efficient irrigation systems including drip irrigation and soil moisture sensors;

- The capture and use of rainwater using rain barrels, cisterns and ponds;
- The use of drought tolerant landscaping.

7.3 COMMERCIAL-RESIDENTIAL INTERFACE

The interface between the residential neighbourhoods and the commercial areas in Timberlands North must be designed in such a way that visual and functional conflicts are eliminated or minimized. Building façades that interface with the smaller-scaled residential buildings shall incorporate design elements that reduce the impacts of large buildings masses. The following design elements should be included:

- architectural detailing that establishes a vertical rhythm;
- landscape elements that soften the appearance of the façade and reinforce a vertical rhythm;
- use of transparent glazing at the ground level storey; and
- pedestrian-scale lighting.

7.3.1 Residential

The interface of all types of residential to the public street is important. The following should be considered when designing:

1. All at-grade residential units that front a public sidewalk or a publicly accessible private sidewalk require individual, primary entrances (e.g., front doors) providing direct access to and from a public sidewalk.
2. All at-grade residential units should be designed to provide visual privacy from any public or

internal sidewalk without the need for high or non-transparent privacy fences or walls that detract from the active street edge.

3. All new residential units should be provided with private outdoor amenity space, either exclusive to an individual unit or as a common amenity available to all units.
4. Sound attenuation studies may be required at the development permit stage to determine mitigation methods when developments are abutting arterial streets.

7.3.2 Large Residential or Commercial Buildings

1. Upper storey building elements including penthouse floors and mechanical rooms, should be treated with expressive architectural forms to contribute to a distinctive skyline.
2. Tall building elements and massing should be organized in a way that maintains sunlight access, indirect daytime lighting and sky exposure through the majority of the day.
3. Shadow studies may be required at the development permit stage to determine shadow impacts on surrounding residential neighbourhoods.
4. Building step backs, articulation, creative use of colours, materials and textures are encouraged.
5. Incorporation of green roofs and other green building technologies are encouraged. Buildings that can meet Built Green standards or LEED™ certification requirements (or equivalent) is highly desirable.



7.4 PUBLIC REALM

The urban design and public realm policy for Timberlands North is focused on place-making and pedestrianization, but also on the need to create safe and secure neighbourhoods and environments that respond to climatic factors to optimize comfort. The intent is to create the type of public realm that encourages walking and attracts visitors to the area by virtue of creating people-friendly streets and sidewalks, urban parks and lively public spaces. Urban design and public realm policies are intended to both complete and complement those initiatives.

7.4.1 Streetscape Design

Streets are an essential part of the public realm within the Timberlands North neighbourhoods. Lively streetscapes comprised of a variety of design elements are key to a pleasurable pedestrian experience. Streetscapes are the total result of many smaller components – streets, sidewalks, building frontages and other elements. Collectively, these design elements are the physical infrastructure of place-making through the pedestrian realm. In addition, one of the most important elements of creating attractive streetscapes is the presence of street trees and therefore it is essential that tree planting be conducted properly, paying attention to soil and moisture volume for root system, so that they can thrive over many years. The following should be considered in the design of the public realm:

1. Universal accessibility for all is a fundamental element of this neighbourhood.
2. Street furniture, lighting, signage, and landscaping should be oriented towards the pedestrian.
3. Employ canopies, awnings, and similar pedestrian sheltering treatments along retail street fronts.

4. Minimize disruptions to the pedestrian network from curb cuts, parking access, or above-ground utilities.
5. The planting of deciduous street trees is encouraged wherever possible, closely planted between pedestrians and vehicles.
6. Naturalization of boulevards is encouraged.
7. Driveway crossings are to be paired or shared and aligned to allow space for tree planting.
8. Facilities for street trees are to be sustainable and allow trees to achieve a 25 year lifespan in sidewalk plantings and 50 years in tree lawns. Designs must include sufficient root and branching space and should include a means of supplying supplementary water, fertilizer, and air as well as protection against snow clearing and de-icing activities. Design should also accommodate removal of stumps and planting of replacement trees. Facilities should function 12 months of the year, 24 hours a day.

7.4.2 Signage

1. The size of signage should be scaled and oriented to the pedestrian. Signs that are scaled to the automobile should be restricted to 30th Avenue and 67th Street frontages.
2. Fascia signs may be permitted on building façades that interface with 30th Avenue and 67th Street and may be scaled for automobile traffic. Free-standing signs relating to the auto-oriented uses in the Arterial Commercial zone may be permitted to locate along 67th Street corridor provided they are limited in number and designed comprehensively with the adjacent development.
3. Retail frontages are encouraged to employ blade signage oriented towards pedestrians.



4. Signs should be architecturally compatible with the building they are attached to through materials, colour, scale, and character and conform to the following design principles:
 - signs should not obscure architectural features;
 - sign design should be integrated with the design of the building; and
 - use illumination only when necessary and minimize overspill lighting that affects neighbouring residential developments.
5. The placement of Idle Free Zone signage is encouraged.
6. All signs must comply with the current City of Red Deer Land Use Bylaw.



Street furniture or park furniture could be the same, or similar quality, to that used in downtown Red Deer.



Attractive pedestrian scale light fixtures, with LED lamps, should be used in streets and parks.



7.4.3 Street Furniture

Street furniture or park furniture for Timberlands North could be the same, or similar quality to that used in downtown Red Deer.

1. This furniture should be selected on the basis of durability and design compatibility with the architecture of the community.
2. All street furniture should be consistently used throughout the community including the mixed use commercial area, parks, pocket parks and on the 30th Avenue and 67th Street interfaces.
3. Attractive, pedestrian scaled light fixtures (utilizing LED lamp) should be used in local residential streets and parks.
4. Larger scaled lighting fixtures found in parking lots and along collector roads, should be the same design motif as pedestrian scaled lighting.
5. All lighting should be designed so that light pollution is minimized in the residential neighbourhoods including the mixed use residential area.
6. Iconic banners at entry areas and central park feature should be consistent with urban design elements/street furniture throughout community.
7. Lighting plans are recommended at the Development Permit stage in relation to commercial, mixed use and multi-family uses to ensure the goals of dark skies/reducing night pollution are considered.
8. In the selection of street furniture, green (environmental) standards should be explored, along with considerations for long-term maintenance and replacement protocols.

7.4.4 Community Entries

Community entry signage should be located at the two primary entry points to the community from 30th Avenue and 67 Street.

The two proposed entry features should be coordinated in their design. The entry sign at 67 Street could take the form of a wall, incorporate public art and be located at the terminus of the entry road in the small park area. The entry signage feature at 30 Avenue should be located near the intersection on the lands used for storm water management.



8.0 TRANSPORTATION AND UTILITY SYSTEMS

The vision of Timberlands North NASP is based on an interpretation of City Council's Strategic Vision and Design Charter. Neighbourhood Planning and Design Standards and Engineering Design Guidelines are yet to be revised to reflect the new Strategic Vision. Timberlands North will be used to test different servicing concepts and inform revisions to existing Standards and Guidelines. Therefore, unique to the Timberlands North NASP, the Transportation and Utility Systems are displayed as concept only and will be subject to change during the course of Timberlands North detailed design development. This will require further consultation with impacted City departments and updating of City Standards and Guidelines. It is expected that there will be resultant modifications to the right of ways, easements, alignments and apertures but the overall vision of the neighbourhood will be maintained.

8.1 OVERVIEW

The Timberlands North neighbourhood strives for a balance between vehicular and non-vehicular mobility choices while placing greater emphasis on human scale, pedestrian mobility, and safety; all to foster a healthier, more complete and sustainable neighbourhood. The circulation network will cater to a more compact urban form and more innovative and diverse housing choices.

This is to be achieved through:

- Greater connectivity and network options;
- Strategic traffic calming;
- Reduced carriageways;
- Reduced road right of ways;

- Enhanced boulevards for vegetation, bio-swales, and trees;
- More generous sidewalks separated from the carriageway by the boulevard;
- Minimizing building setbacks to frame the street edge; and
- Greater attention to the function, form, and the interface with uses adjacent the roadway to create a safe, stimulating, and enjoyable walking experience.

8.2 STREET TYPOLOGY

The Timberlands North NASP introduces a series of interconnected street typologies to create a memorable and enjoyable pedestrian realm without compromising the functional aspects of vehicular mobility, emergency access, or site servicing. Movement patterns such as travelling in and out, through, and within the neighbourhood via transit, private vehicle, bicycle, or walking are all important options that were considered.

In addition, key infrastructure components compete for space within the public road right of ways and these elements have been properly considered to ensure they can be accommodated along with the contextual issues that will allow for creative adaptation. For example, in certain street typologies, the integration of innovative storm water management techniques such as bio-swales or absorbent landscapes (Low Impact Development (LID)) in the boulevards are introduced as an option where practical and economically sensible.

A select set of street profiles have been proposed specific to the Timberlands North Concept Plan. These street typologies not only account for the intended capacity of the roadways, but also the

types of uses that may front onto them. These street profiles offer an innovative and context - sensitive approach to complete streets design.

8.3 UTILITIES

Unique to the Timberlands North NASP, front street servicing of lots with deep municipal services is being utilized in some areas that would not normally be supported by the City. Rear lane servicing with deep municipal services is the preferred method due to settlement and management of ongoing maintenance issues. However, in order to facilitate better neighborhoods, including different housing types, improved pedestrian realms, low impact developments, etc., front street servicing will be permitted in a limited number of additional areas. This may result in additional maintenance costs to the City. Deep and shallow utilities will generally continue to be located in rear lanes, consistent with general practice. However, the street profiles for Timberlands North also facilitate placement of deep and shallow utilities within the frontage road, where no lanes are provided. A detailed Servicing Study will determine the precise location of utilities.



8.4 LOW IMPACT DEVELOPMENT (LID)

LID employs a variety of practical techniques to manage stormwater runoff close to its source, where rain falls (ie. Source Control Practices –SCP). LID designs focus on implementing better site design practices and site-specific stormwater control options such as green roofs, bio-swales, stormwater capture and re-use, pervious materials, and landscape designs that increase the absorption and filtering of rainwater.

LID is not a land-use control strategy. It is an ecosystem-based approach in which water is the central focus for the design and construction of the built environment so that it can function sustainably as part of the ecosystem.

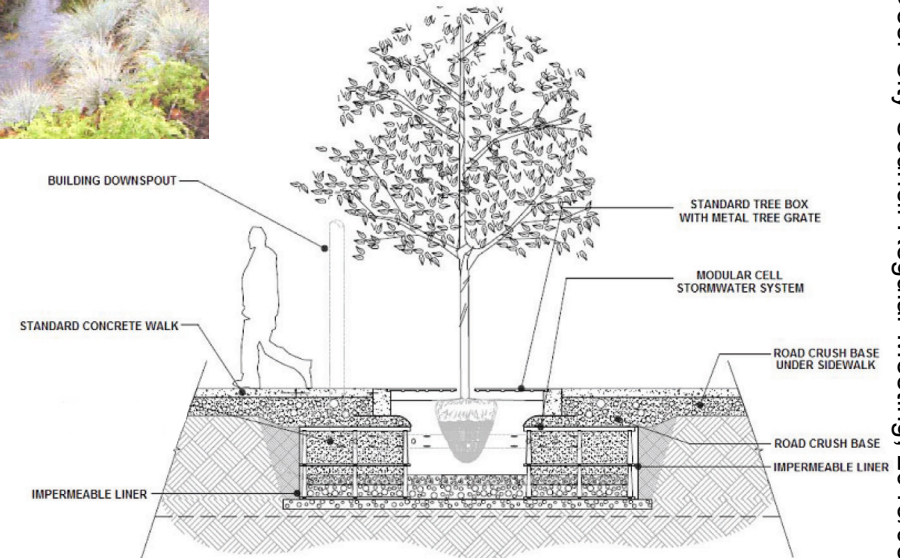
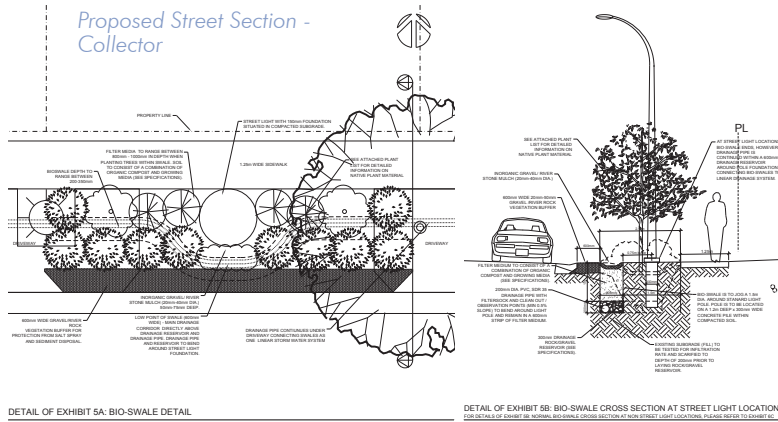
Implementing LID techniques can promote the recharging of aquifers, the protection of riparian areas and wetlands, and the maintenance or improvement of the aquatic health of our water bodies. Aesthetics of the built environment can be improved, enhancing the overall quality of life we all seek in our communities.

For Timberlands North, all forms of LID techniques are encouraged on individual sites. Furthermore, as part of the leadership vision the City of Red Deer has for Timberlands North, LID techniques in the form of bio-swales/absorbent landscapes are being considered for integration within the proposed street designs and public right of way. A number of street typologies have been proposed to accommodate bio-swales. In addition to enhanced aesthetic value, volume and water quality benefits, the bio-swales may also offer reductions in the size and amount of storm piping and down-stream storage infrastructure. The detailed Servicing Study will determine where and how LID techniques are implemented. The details provided below are for illustration purposes only and final details are to be developed during the course of more detailed design.

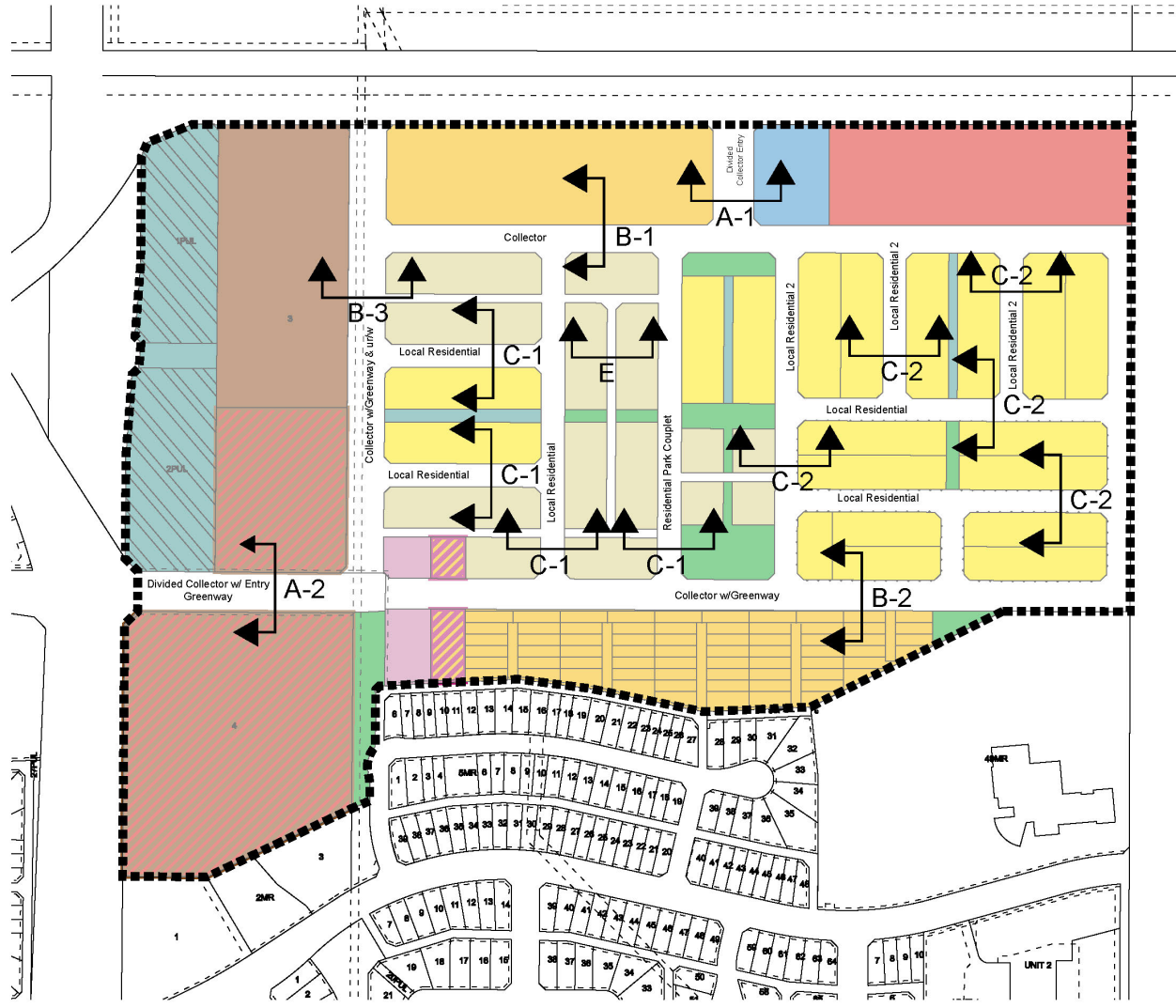


Bio-swales are recommended where they can be applied and function effectively, such as along longer street runs and where the boulevards are wider and require minimal driveway interruptions. Flankage locations are also appropriate for bio-swales.

LID or bio-swale options are not limited to existing design solutions or the concepts provided in this document for illustration purposes. Further innovation and creative use of materials, techniques, and products are encouraged to facilitate the integration of LID techniques and/or bio-swales with in the road profiles in Timberlands North.



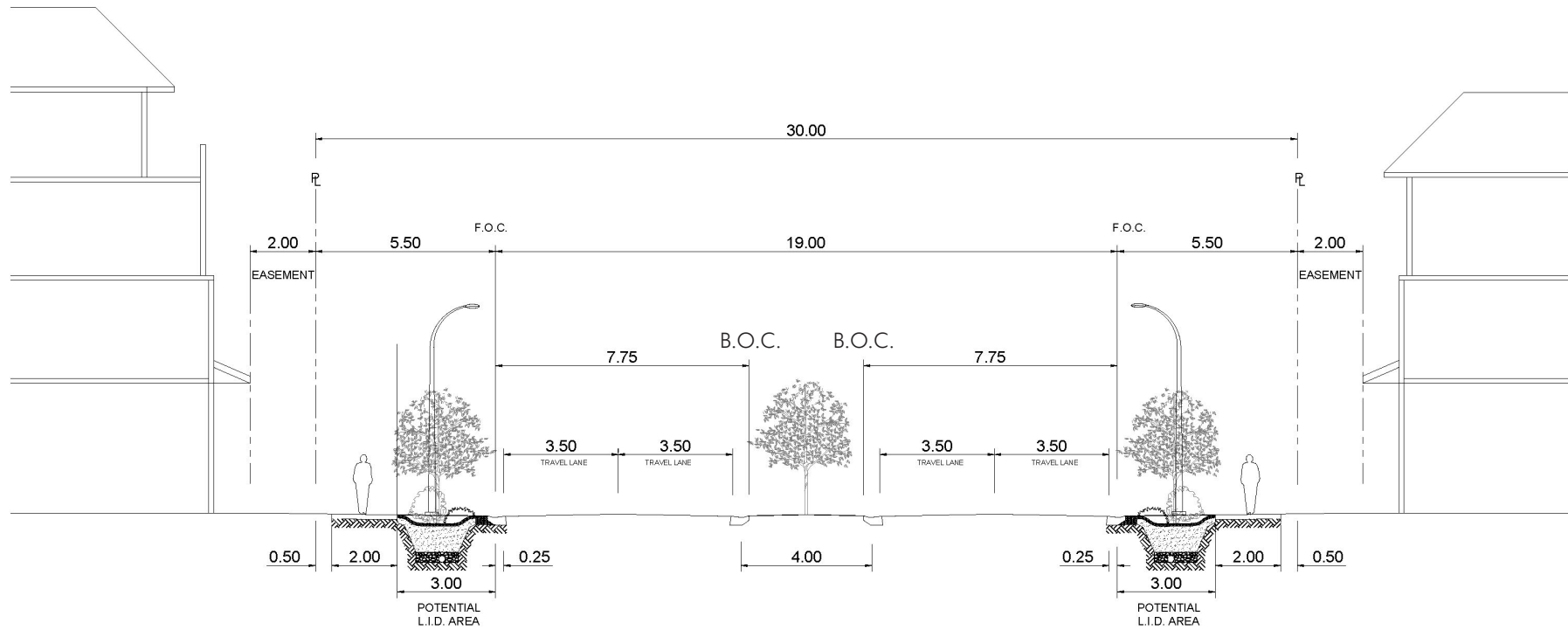
Note: In streets where bio-swales are not feasible, traditional storm piping will be required.



8.5 STREET CROSS SECTIONS

A series of cross sections have been provided to illustrate, in practical terms, the intent and land use considerations relevant to the street designs. Exact servicing design is still required at the detail design stage and may require minor modifications to these cross sections.

Key map for street profiles



*Curbs can be rolled or standard curbs with cuts into where LID's / Bio-swales are integrated.

8.5.1 Divided Entry Collector with Separate Sidewalk (A-1)

Features: R/W 30m

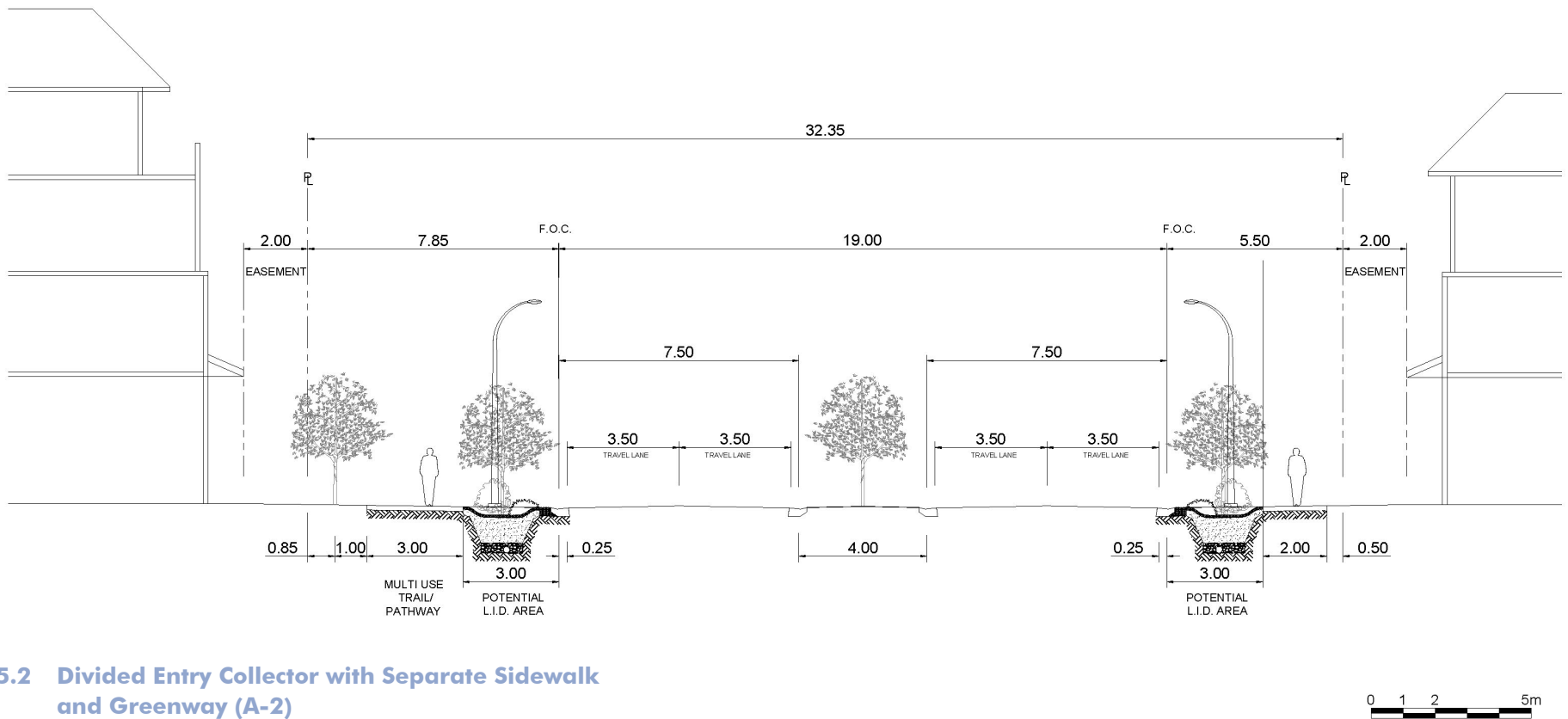
Carriageway remains unchanged;

2.0m wide separate sidewalks on both sides;

Street trees within both boulevards and median;

Offers opportunity to integrate LID within the boulevard, where adjacent land use context is appropriate.

Intent: To provide major vehicular and pedestrian gateway into the community with commercial and mixed use frontage close to the street.



8.5.2 Divided Entry Collector with Separate Sidewalk and Greenway (A-2)

Features: R/W 32.35m

Carriageway remains unchanged;

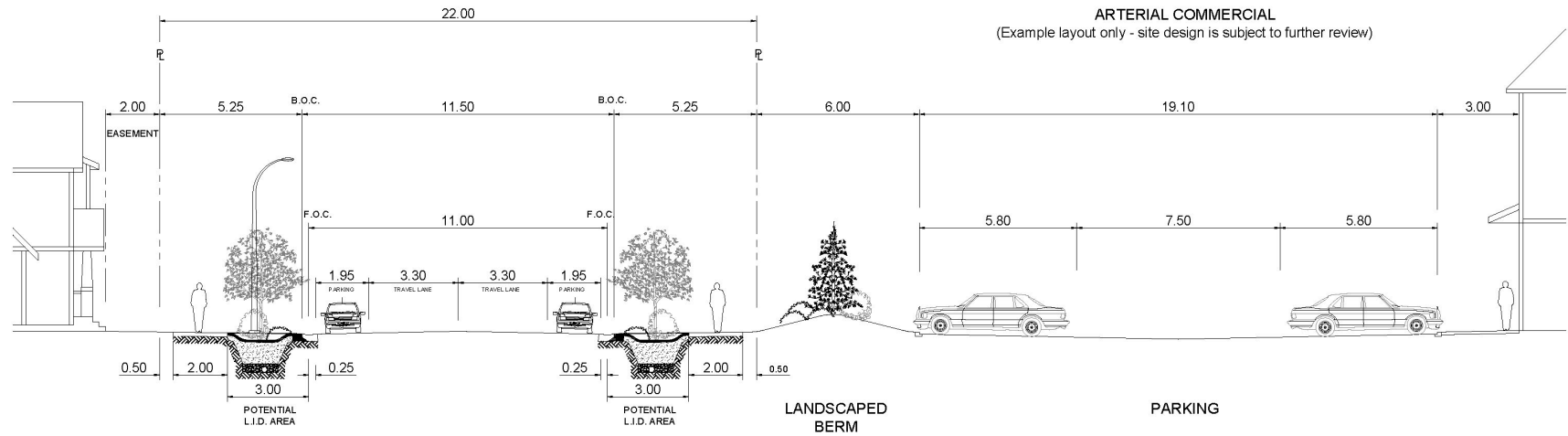
3.0m wide multi-use pathway on one side and 2.0m wide separate sidewalks on the other side;

Street trees within both boulevards and median;

Greenway framed by trees on both sides of 3.0m pathway;

Offers opportunity to integrate LID within the boulevard, where adjacent land use context is appropriate. Existing sanitary located in the middle of the ROW may influence the ability to plant trees resulting in a change to the type of planting within the median.

Intent: To provide major vehicular and pedestrian gateway into the community with commercial and mixed use frontage close to the street and to accommodate an enhanced multi-use pathway (with cycling route) connection on one side of the street.



8.5.3 Collector with Separate Sidewalk (B-1)

Features: R/W 22.0m

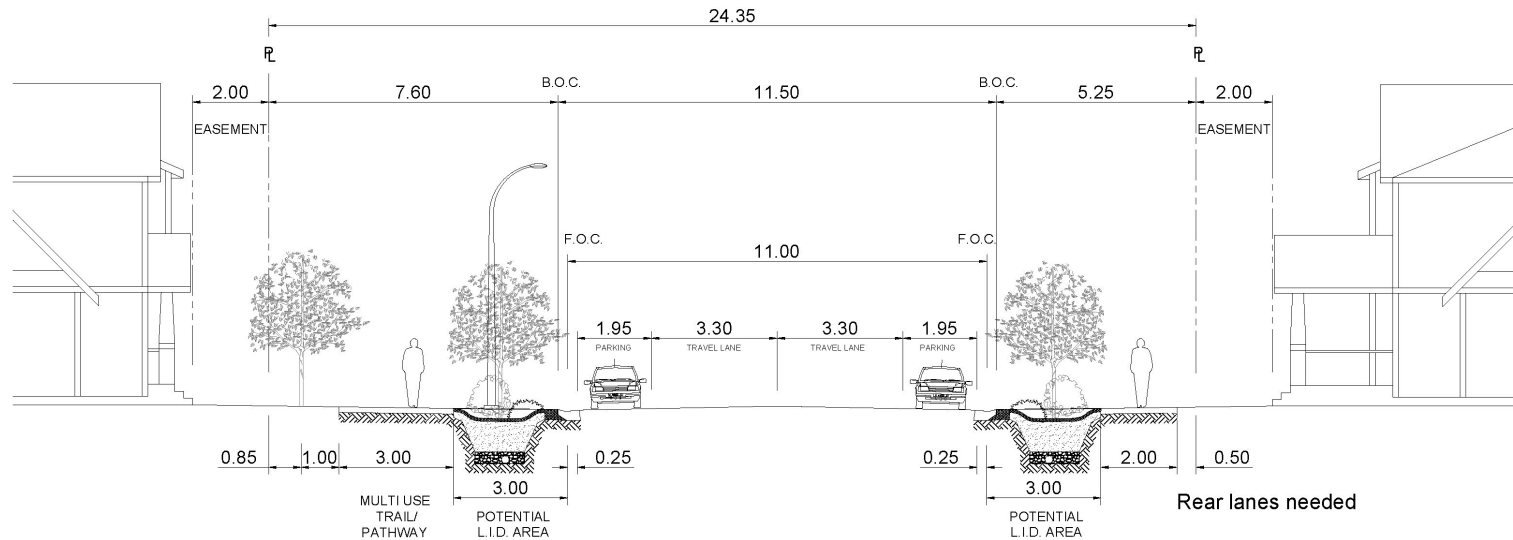
Carriageway 11.5m back of curb (B.O.C.) to B.O.C.;

2.0m wide separate sidewalks on the both sides;

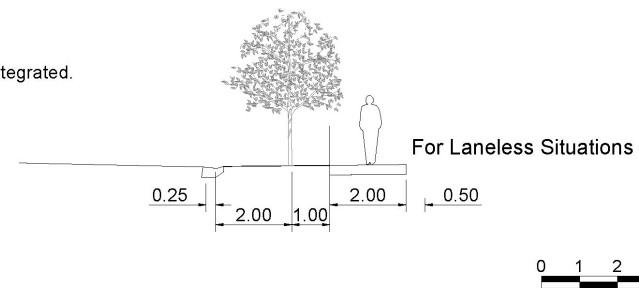
Street trees within both boulevards;

Offers opportunity to integrate LID within the boulevard, where adjacent land use context is appropriate.

Intent: To provide vehicular and pedestrian movement through and within the community with commercial and residential frontages close to the street.



*Curbs can be rolled or standard curbs with cuts into where LID's / Bio-swales are integrated.



8.5.4 Collector with Separate Sidewalk and Greenway (B-2)

Features: R/W 24.35m;

Carriageway 11.5 B.O.C. to B.O.C.;

3.0m wide multi-use pathway on one side and 2.0m wide separate sidewalks on the other side;

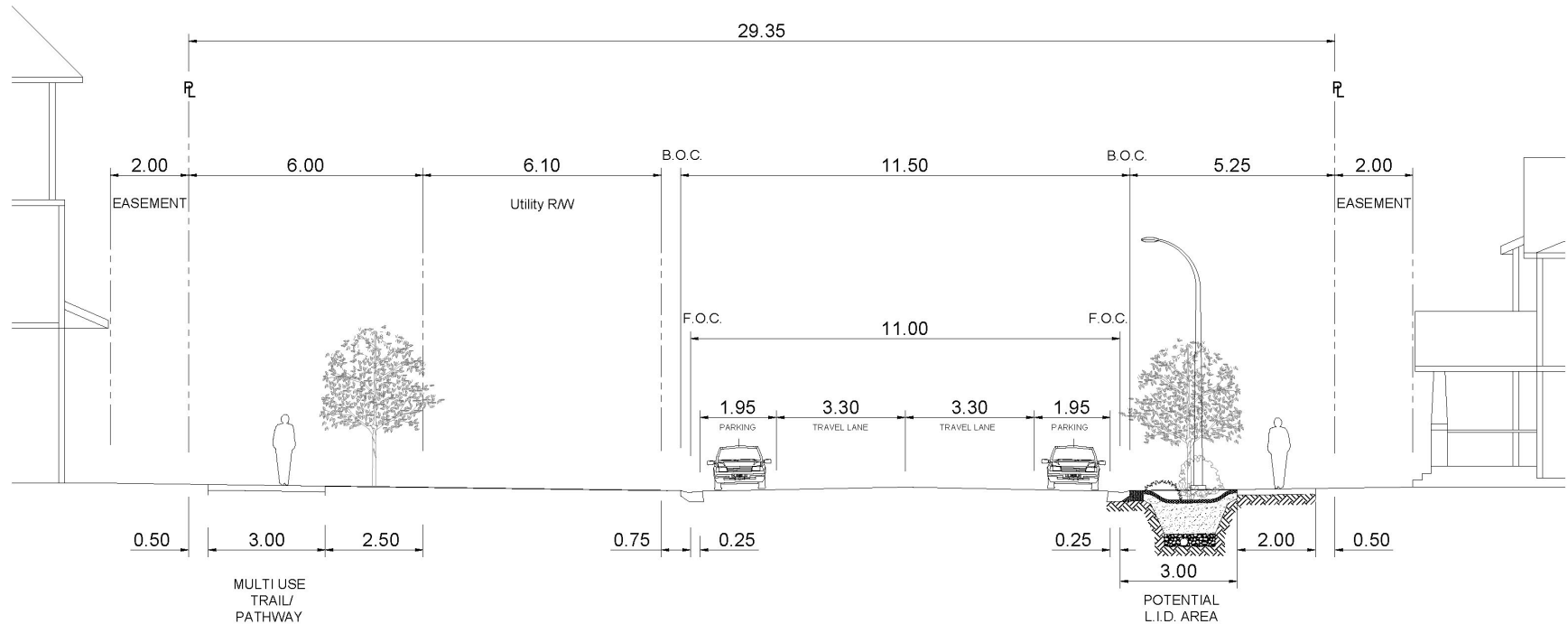
Street trees within both boulevards;

Greenway framed by trees on both sides of 3.0m pathway;

Offers opportunity to integrate LID within the boulevard, where adjacent land use context is appropriate (i.e., not appropriate for front drive residential areas).

Intent:

To provide vehicular and pedestrian movement through and within the community with commercial/mixed use and residential frontage close to the street, while also accommodating an enhanced multi-use pathway (with cycling route) connection on one side of the street.

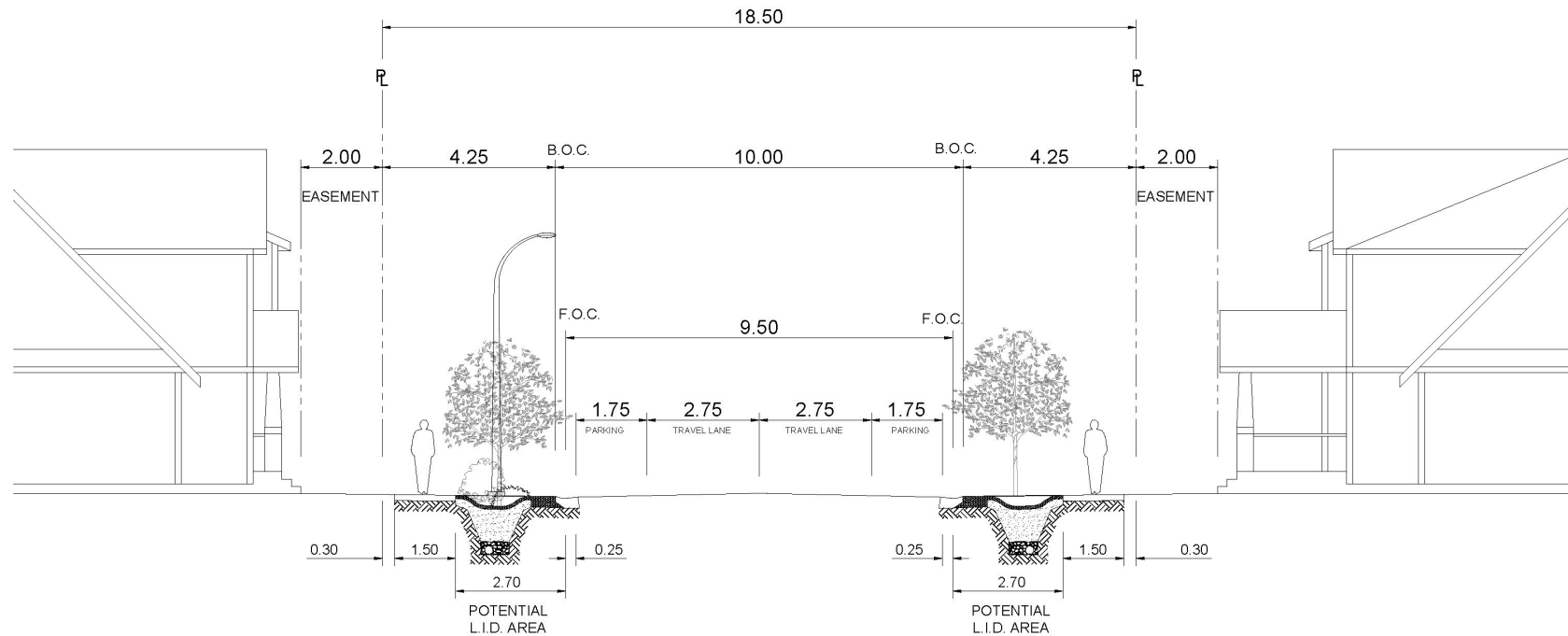


*Curbs can be rolled or standard curbs with cuts into where LID's / Bio-swailes are integrated

8.5.5 Collector with Separate Sidewalk and Utility Corridor Greenway (B-3)

Features: Carriageway integrates gas line R/W;
Carriageway 11.5m B.O.C. to B.O.C.;
3.0m wide multi-use pathway on one side integrated with utility R/W and 2.0m wide separate sidewalks on the other side;
Street trees within both boulevards;
Offers opportunity to integrate LID within the boulevard, where adjacent land use context is appropriate.

Intent: To provide vehicular and pedestrian movement through and within the community with commercial/mixed use and residential frontage close to the street, while also accommodating an enhanced multi-use pathway (with cycling route) connection on one side of the street. Minor adjustments to this cross section may be required when the detailed servicing study is completed.



8.5.6 Local Residential Street - Separate Sidewalk – Laned Residential (C-1)

Features: R/W 18.5m;

Carriageway 10.0m B.O.C. to B.O.C.;

1.5m wide separate sidewalks on the both sides;

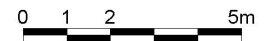
Street trees within both boulevards;

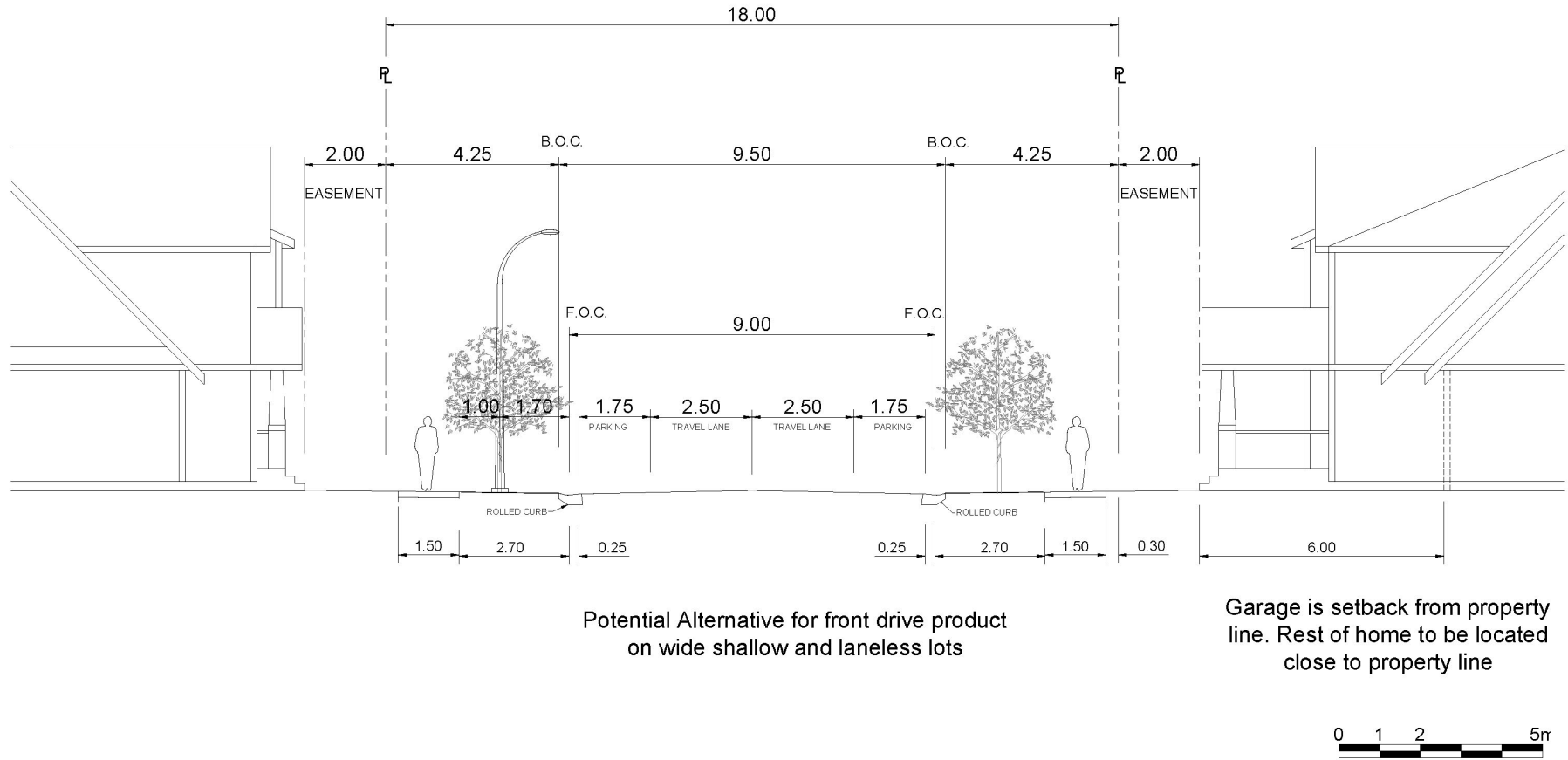
Offers opportunity to integrate LID within the boulevard, where adjacent land use context is appropriate. Some locations may require a cross section that is a combination of C-1 and C-2 where one side of the street has lanes and the other side has no lanes.

Intent:

To provide local residential vehicular and pedestrian movement within the community with residential frontage close to the street and rear lanes. If required, at detailed design stage, parking may be eliminated to accommodate emergency access.

*Curbs can be rolled or standard curbs with cuts into where LID's / Bio-swales are integrated.





8.5.7 Local Residential Street - Separate Sidewalk – Front Drive Residential (C-2)

Features: R/W 18.0m;

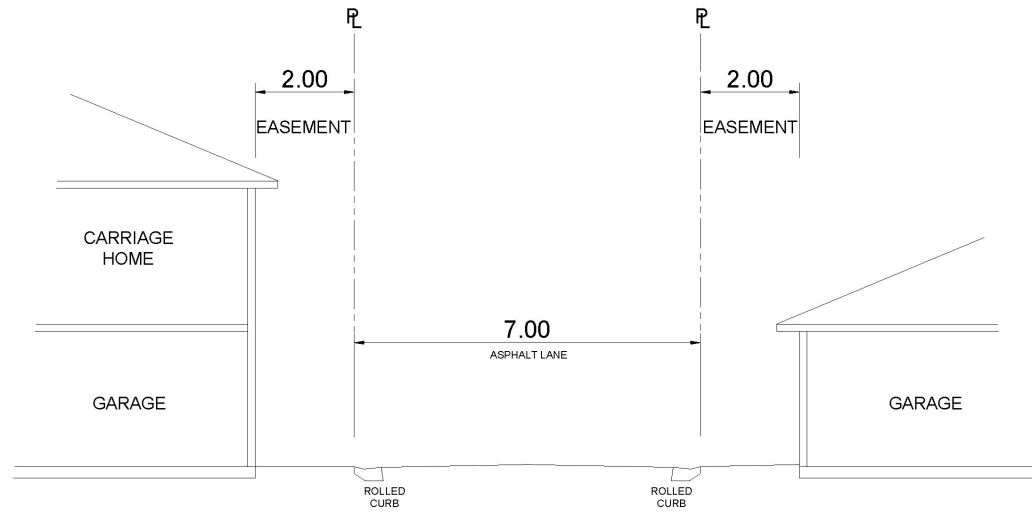
Carriageway 9.5m B.O.C. to B.O.C.;

1.5m wide separate sidewalks on the both sides;

Street trees within both boulevards;

Does not offer the opportunity to integrate LID within the boulevard.

Intent: To provide local residential vehicular and pedestrian movement within the community with residential frontage close to the street with front garages/driveways and no rear lanes. Special garage and frontage setbacks apply.



Lane Treatment - Design Elements: Garbage collection route with narrow pavement width, Asphalt paving.



Lane Treatment - Design Elements: Garage with "Carriage Homes", Asphalt paving.



Lane Treatment - Design Elements: Asphalt paving.

8.5.8 Lanes

- Features:** Rolled curbed to define asphalt lane;
Explore opportunities to house shallow utilities in lane R/W if deep services are in frontage road.
- Intent:** Clean, well defined rear lanes to create a more visually appealing lane environment more conducive to walking and access to carriage homes/garage suites.



8.6 PEDESTRIAN AND BICYCLE NETWORK

Timberlands North is designed on a grid network and affords the greatest number of linkage options for both vehicles and pedestrians. All streets are designed to accommodate separate sidewalks on both sides and will therefore optimize the pedestrian network options across the entire plan area. This will provide connections to park spaces within the plan area as well as link to pathway systems adjacent to the community and become an extension of the City's greater regional pathway system.

Bicycle routes have been earmarked on two main corridors, one north-south and the other east-west. The bicycle routes are integrated into the multi-use pathway or greenway on the collector roads and will provide safe and efficient cycling connections across and beyond the plan area.

8.7 PARKING, LOADING AND TRAFFIC CALMING

On-street parking and loading areas are accommodated on most street types except the divided collector roads as they serve as primary entry links to move residents and visitors in and out of the community efficiently. However, once within the community, traffic will be dispersed through the grid system and speed is to be mitigated to safer levels and on-street parking serves as a form of traffic calming by pinching the free flow thoroughfare.

Cars parked on the street also act as a buffer between moving traffic and pedestrians on the sidewalk. Therefore, on street parking and loading areas are to be a standard element on all streets, aside from the divided entry streets.

Furthermore, the street design accommodates the unobstructed ability of emergency apparatus to turn into, move down and set up in a street with parked cars. Parking within 7.5m of intersections will be restricted. The use of bump outs at intersection locations is one tool to restrict parking near intersections and protect vehicle accessibility into a street. This option will also reduce the crossing distance for pedestrians at intersections or at mid-block locations.

8.8 PUBLIC TRANSIT

Integrated within the east-west collector along the southern portion that runs through the plan area, a public transit route and associated bus stops have been proposed and will effectively place every site within the plan area within 500m (5 to 7 minute) walking distance to a transit stop.



9.0 ENGINEERING SERVICES

9.1 STORMWATER MANAGEMENT

Two combined stormwater management facilities (SWMF) have been completed for Timberlands North and are located near the northwest corner of the development. They will control stormwater from both the major and minor storm system for the entire development as well as major/minor stormwater from ± 10 ha of NE $\frac{1}{4}$ Sec. 23 and a small part (± 1 ha) of the Laebon Lands in the northwest corner of SW $\frac{1}{4}$ Sec. 23. The SWMFs are constructed wetland facilities that are sized to accommodate stormwater detention for a 1:100 year storm event. The location of these facilities is identified in **Figure 9.1**, and may be integrated with the adjacent Commercial and Residential area.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets or within bioswales within the boulevards to the stormwater management facilities during large stormwater events.

All stormwater in the development area will discharge into an existing trunk main located at the intersection of 30 Avenue and the proposed commercial collector located 400 m south of 67 Street.

All stormwater facilities and storm sewers will be designed in accordance with The City of Red Deer Engineering Design Guidelines and will become the

responsibility of The City of Red Deer to maintain after the applicable maintenance period.

The major drainage and overall storm system with Timberlands North are shown on **Figure 9.1**.

9.2 SANITARY SEWER SERVICING

The proposed development will be serviced from the existing Waskasoo Regional Sanitary Sewer Main, located within the 30 Avenue and 67 Street rights-of-way. The section of main from 58 Street to the connection to the City trunk sanitary main in 40 Avenue north of the Red Deer River was oversized to accommodate flows from the adjacent lands.

The sanitary trunk mains for Section 23 will connect to this main at the intersection of 30 Avenue and 67 Street. Provisions will be made to allow a portion of the flow to be diverted north into the new Northland Drive sanitary trunk main when the east half of Section 23 develops. The overall conceptual sanitary sewer system for Timberlands North is shown on **Figure 9.2**.

The majority of the sanitary pipes will be 200mm in diameter, except for the sanitary mains, which will be between 250 to 300 mm in diameter. In most instances the sanitary lines will be located in the lanes except in cases where there is no lane to service from.

All sanitary sewer facilities will be designed in accordance with The City of Red Deer Engineering Design Guidelines and will become the responsibility of the City to maintain after the applicable maintenance period.

9.3 WATER DISTRIBUTION

The overall water distribution system needed to service Timberlands North is shown on **Figure 9.3**. The water trunk is to be located along the south collector road to the west collector road, then north to 67th street where it will tie into a future water trunk along 67th street to a new reservoir east of 20th avenue.

Water mains will be sized at the detailed design and servicing study stage.

All water main facilities will be designed in accordance with The City of Red Deer Engineering Design Guidelines and will become the responsibility of The City of Red Deer to maintain after the applicable maintenance period.

* Servicing Studies to be updated as determined by the City of Red Deer.

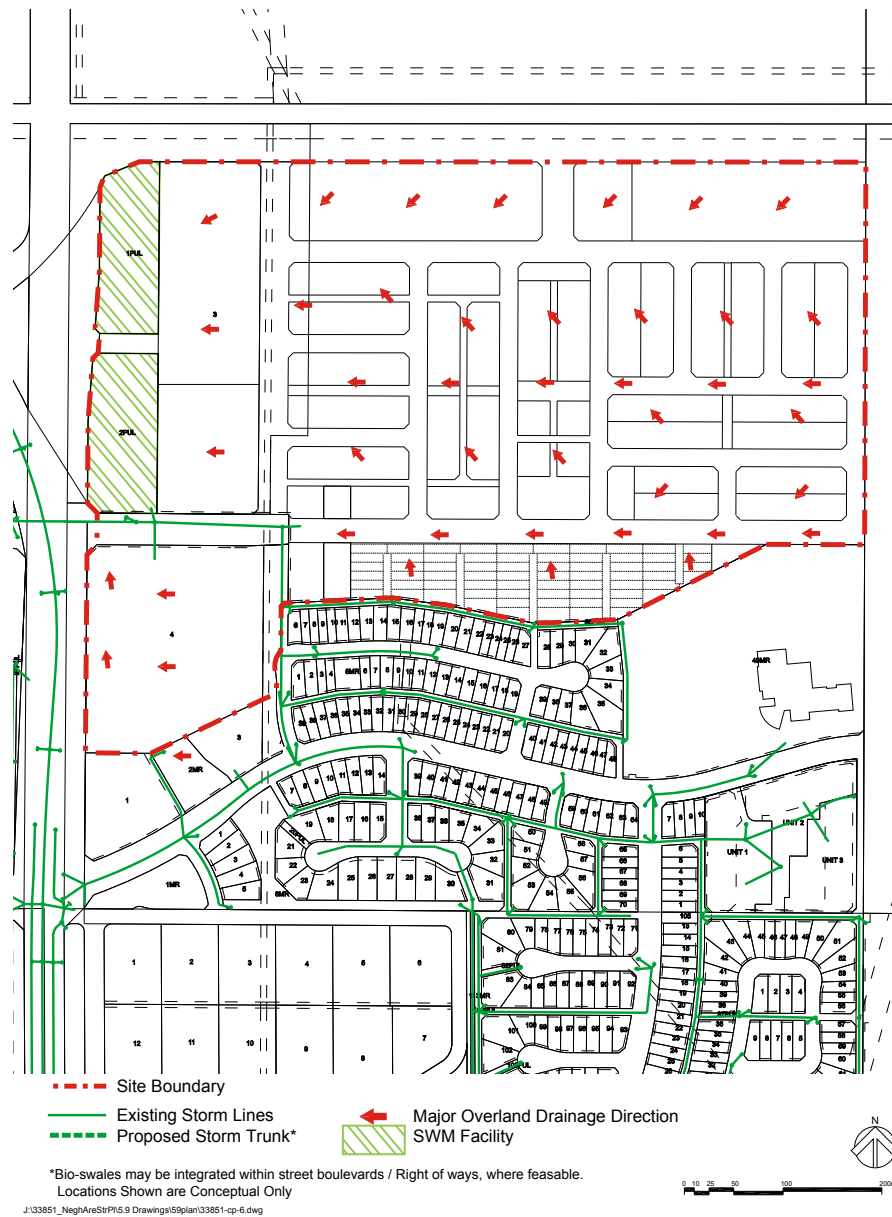
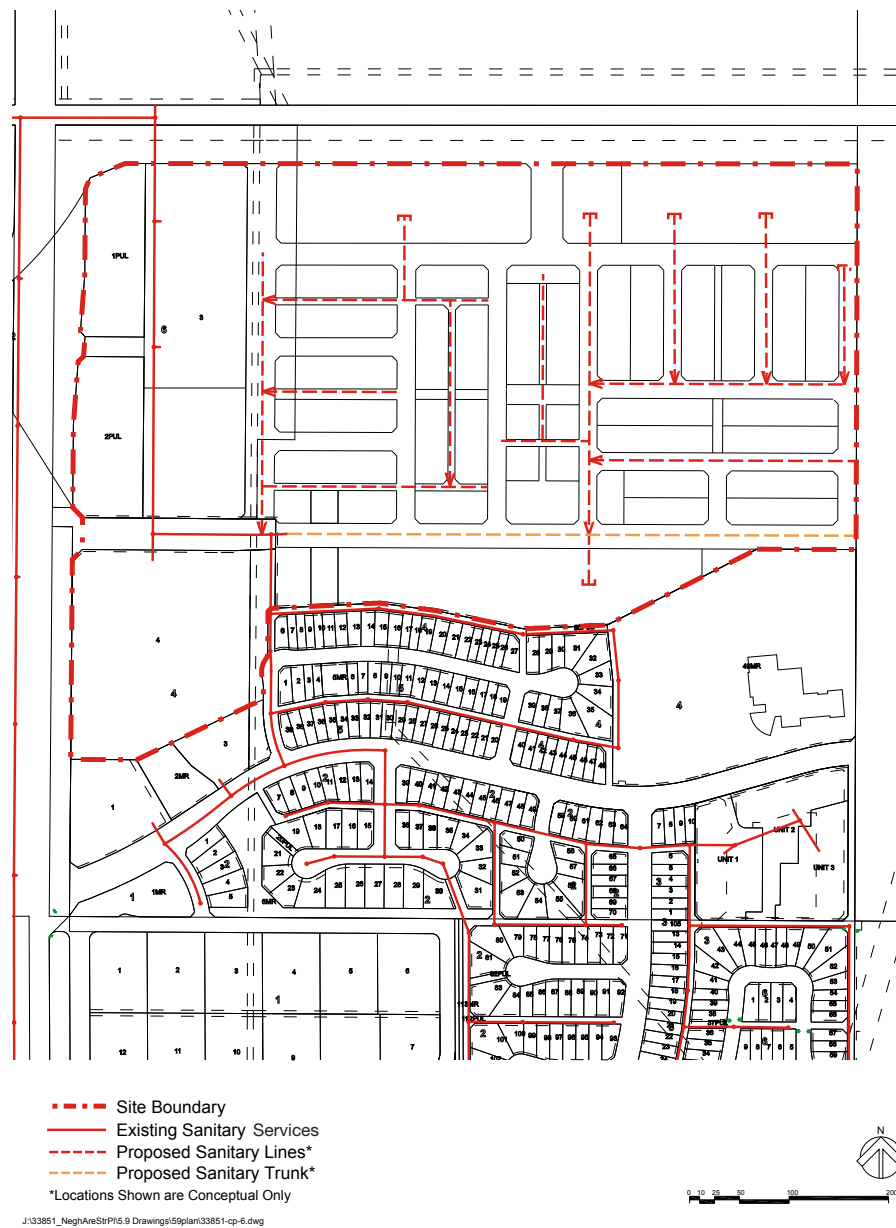


Figure 9.1 - MAJOR DRAINAGE AND OVERALL STORM SYSTEM



**Figure 9.2 - OVERALL CONCEPTUAL
SANITARY SEWER SYSTEM**

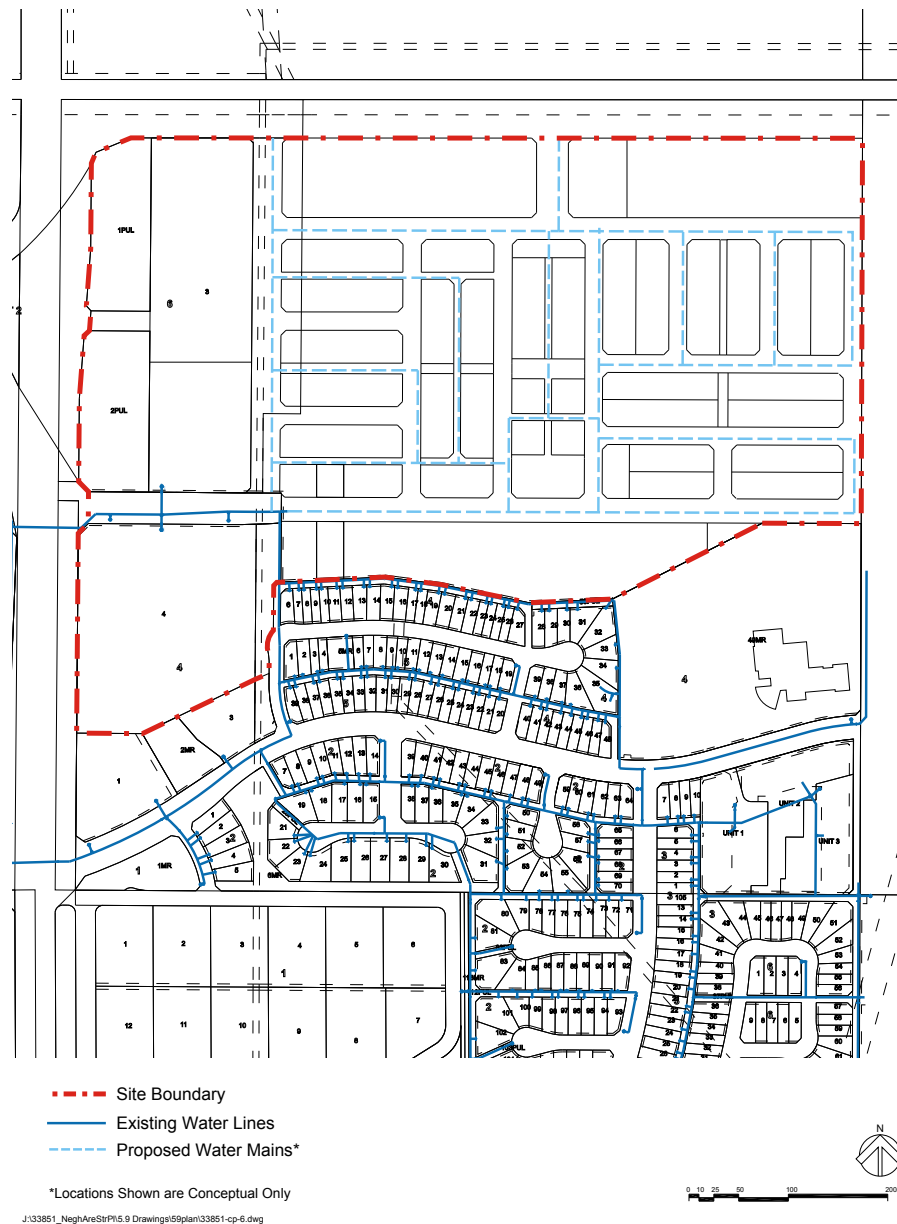


Figure 9.3 - OVERALL WATER DISTRIBUTION SYSTEM



9.4 POWER DISTRIBUTION

The City of Red Deer EL&P Department has advised that they will service this development from their existing overhead power line located parallel to the west boundary of 30th avenue and from a future overhead power line to be located within the new south boulevard of the proposed 67th street right of way.

Currently, the Fortis lines on 55 Street and 30 Avenue service many Fortis customers outside of The City of Red Deer. Fortis has expressed interest in keeping these lines until all of the land occupied by Fortis customers has been annexed by The City of Red Deer.

9.5 SHALLOW UTILITIES

Gas, telephone and cable television services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- Telus Communications (Telephone)
- Shaw Cable (Cable Television)

ATCO Gas will service this development by constructing a large diameter medium pressure gas main along the existing high-pressure gas main right-of-way from Rollis Street to 55 Street. A new alignment will be required to extend this main north to service the Timberlands North development area. Shaw Cable does not have any facilities in the immediate vicinity to service the Timberlands North development area. A fibre optics cable will need to be constructed east along 67 Street from the Gaetz

Avenue/67 Street intersection or north along 30 Avenue from the Ross Street/30 Avenue intersection. The shallow utility alignments will be established during preparation of the detailed servicing study for the Timberlands North lands.

In addition to the Telus and Shaw communications networks, The City of Red Deer has partnered with the Alberta Government (Bell West) to provide Supernet fibre optics service to all schools and City owned facilities within the City. Provisions should also be made for the extension of the "Supernet/City of Red Deer Rednet" fibre optics network.

9.6 ATCO PIPELINES HIGH PRESSURE GAS LINE (ROW 2271KS)

An existing high pressure gas line extends north / south through the proposed development. In the southern portion of the Plan it has been located within an existing linear park. In the northern portion of the plan, this gas line will be integrated within the road right of way, along the west side (commercial and multi-family residential frontage) and form part of the north-south green way connection.



10.0 IMPLEMENTATION

10.1 DEVELOPMENT STAGING

Infrastructure servicing will be extended into these lands from the west. Currently, The City of Red Deer is anticipating construction for the entire Timberlands North area in a single construction season. Thereafter, it is anticipated that development will proceed in a general easterly direction along the major arterial/collector and then northwards towards 67th Street. There should be a conscious attempt to minimize the gap-toothed appearance associated with non-contiguous development, notwithstanding market demand for specific product types.

10.2 RE-DISTRICTING AND SUBDIVISION

Re-districting and subdivision applications, to conform to the land use designations described in the NASP, will be undertaken as necessary. Guided by The City of Red Deer MDP, the East Hill MASP, and the Timberlands North NASP, re-districting and subdivisions will be required to adhere to The City of Red Deer Land Use Bylaw and informational requirements necessary for each application.

10.3 PLAN AMENDMENTS

An amendment to the adopted NASP is required for any significant changes to the plan, such as:

- Major shift in the location of community facilities;
- Major shift between general land use categories (e.g., residential to industrial);
- Major shift in infrastructure design or layout, excepting the addition or deletion of lanes (e.g., roads, sanitary services);
- Change in other documents affecting plan-

ning and land use in the area (such as a major amendment to the MASP) will require an amendment to the NASP;

- The access points of the collector roadways onto adjacent arterial roadways as proposed are fixed and cannot be changed without a plan amendment, because this may affect landowners in existing subdivisions.

10.3.1 Exceptions

- Provided the intent of the Timberlands North NASP is maintained, a minor adjustment to proposed land use boundaries or roadway alignments, including the addition or deletion of lanes which have been reviewed and accepted as appropriate by The City, or Public Utility Lots, may be made where necessary without an amendment.
- No amendments to the servicing concepts are required to reflect changes determined as a result of more detailed work.
- No amendments to the overall development sequence are required as long as the overall intent is being maintained.
- Minor adjustments to the road cross sections will not require an amendment.

10.4 SITE DESIGN REVIEW

The site design for all parcels within this NASP area shall be reviewed and compliance demonstrated with the policies of this plan.

ATTACHMENT C: A Consolidation of the Written and Online Comments

Comment Sheet

Re: Timberlands Town Centre Neighbourhood Area Structure Plan

The City of Red Deer
March 20, 2013

1) How satisfied are you with the Timberlands North Land Use Concept?

4 Satisfied 1 Somewhat Satisfied 1 Somewhat Dissatisfied 4 Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

- Desperately need public transit to Timberland
- There's no sidewalk from Rosedale to Timberland on the East side of 30th (unsafe for kids getting dropped off and having to walk)
- No more 3 & 4 storey apartment buildings
- Parks and walking
- I would like more parks because kids like parks. I would also like for you to be more environmentally friendly.
- I really like the mixed use approach with the variety of housing designs. I like lots of green space and the desire for walkability. I hope that public art and agora spaces for community events will be incorporated. It will be a challenge to create a walkable community so far on the edge of the city, but I am hopeful
- I hope the city will encourage and/or hold out for developers who will be innovative, creative and bold in terms of designing for environmental sustainability – solar installations, grey water recycling, solar hot water, small scale shared renewable energy generation, etc.
- Please see commercial zoning along 67 St. over all good concept
- Your presentation was clear and honest. I am excited to see Timberlands North grow into the fabulous neighbourhood you envision.
- like the proposed parks and emergency services
- Green spaces/parks

3) What aspects of the proposed Timberlands North Land Use Concept would you change and why?

- We have to find a way to get traffic congestion off Timothy. The school and condos across from school are not even done once they are done Timothy is going to be horrible. The new road coming into the North area should have somehow been used to get to school. Coming out of Towers CI onto Timothy you can't see anything.
- Purposeful incorporation of shared or community garden spaces to allow for more food security. Retain some agricultural zoning in the A1 District in perpetuity for this purpose (market gardens, small farm operations).
- No change
- The town centre aspect of timberlands was supposed to be the first modern day neighborhood welcomed to Red Deer. Look at communities in Calgary like

ATTACHMENT C: A Consolidation of the Written and Online Comments

Mackenzie Towne and Auburn Bay and Mahogany that are built as a suburban community in and of itself. It's the future definition of the term "community" and quite frankly why I chose to purchase my home in Timberstone.

- I like the proposed parks and emergency services
- I do not like the townhouse/ place of work buildings. I do not like the addition of high density living (apartment) I do not like that so much commercial land has been turned into mixed and high density housing.
- The town centre aspect of timberlands was supposed to be the first modern day neighborhood welcomed to Red Deer. Look at communities in Calgary like Mackenzie Towne and Auburn Bay and Mahogany that are built as a suburban community in and of itself. It's the future definition of the term "community" and quite frankly why I chose to purchase my home in Timberstone.
- I do not like the townhouse/ place of work buildings. I do not like the addition of high density living (apartment) I do not like that so much commercial land has been turned into mixed and high density housing.
- Put parks on their own lot or at corner of a lot, not surrounded by homes. Parks not as accessible if surrounded by homes. A better design for a walking path throughout the neighbourhood.

4) Do you have any additional comments or concerns on the amendments to the Timberlands Town Centre NASP?

- Try not to bow to the current auto centric mindset, as this will hopefully change
- We bought in Timberlands high end knowing what was coming to the North. This has all changed to the hodge podge of everything in my opinion.
- I do not like the townhouse/ place of work buildings. I do not like the addition of high density living (apartment) I do not like that so much commercial land has been turned into mixed and high density housing.
- I understand that your current "studies" show that commercial land development might not be fully utilized at this time, but if we don't start to develop some nice, fully established retail and commercial areas in the Northern part of Red Deer then we are going to see a reduction in property values- in ALL of northern red deer. All major retailers have already fled to the south- leaving Parkland mall as a 'B-class' mall, at best.
- I much preferred the previous plans that were shown when we purchased our timberlands property. Very disappointed as this was to be a young up and coming neighbourhood where I could raise my family.
- I understand that your current "studies" show that commercial land development might not be fully utilized at this time, but if we don't start to develop some nice, fully established retail and commercial areas in the Northern part of Red Deer then we are going to see a reduction in property values- in ALL of northern red deer... All major retailers have already fled to the south- leaving Parkland mall as a 'B-class' mall, at best.
- I much preferred the previous plans that were shown when we purchased our timberlands property. Very disappointed as this was to be a young up and coming neighbourhood where I could raise my family.
- Nice to see some variety and creativity with building designs.

Comment sheet**Re: Timberlands Town Centre Neighbourhood Area Structure Plan
amendments**

The City of Red Deer
March 14, 2013

Name: FRANK TIRPAK Phone number: _____
Address: _____ Email address: _____

The Timberlands Town Centre NASP is being modified to remove a large area of predominantly commercial uses (Town Centre and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

Satisfied

Somewhat Satisfied

Somewhat Dissatisfied

Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

PLEASE TO SEE SOME COMMERCIAL ZONING ALONG 17 ST.
OVERALL GOOD CONCEPT.

3) What aspects of the proposed Timberlands North Land Use Concept would you change and why?

NO CHANGE

4) Do you have any additional comments or concerns that will assist in the amendments to the Timberlands Town Centre NASP?

NO

Any personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of drafting amendments to the Timberlands Town Centre Neighbourhood Area Structure Plan. Your comments may be used anonymously in public displays or publications related to the Timberlands Neighbourhood Area Structure Plan. If you have any questions regarding the collection, use and protection of this information, please contact the Planning Services division located on the third floor of City Hall, 4914 - 48th Avenue, Red Deer, Alberta 403-406-8700.

Please fill out and return the survey by 4:30pm on Friday, March 22 to the contact information provided below.

If you have any questions about amendments to the Timberlands Town Centre Neighbourhood Area Structure Plan, please contact:

Randa Wheaton
Senior Planner
Planning Services
403-406-8702
randa.wheaton@reddeer.ca



Comment sheet**Re: Timberlands Town Centre Neighbourhood Area Structure Plan amendments**

The City of Red Deer
March 14, 2013

Name: Teresa Neuman Phone number: _____
Address: _____ Email address: _____

The Timberlands Town Centre NASP is being modified to remove a large area of predominantly commercial uses (Town Centre and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

Satisfied

Somewhat Satisfied

Somewhat Dissatisfied

Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

I really like the mixed-use approach with the variety of housing designs. I like lots of green space and the desire for walkability. I hope that public art and agora spaces for community events will be incorporated. It will be a challenge to create a walkable community so far on the edge of the city, but I am hopeful.

I hope the City will encourage and/or hold out for developers who will be innovative, creative and bold in terms of designing for environmental sustainability - solar installations, greywater recycling, solar hot water, small-scale shared renewable energy generation, etc.

3) What aspects of the proposed Timberlands North Land Use Concept would you change and why?

Purposeful incorporation of shared or community garden spaces to allow for more food security. Retain some agricultural zoning in the A1 district in perpetuity for this purpose (market gardens, small farm operations).

4) Do you have any additional comments or concerns that will assist in the amendments to the Timberlands Town Centre NASP?

Try not to bow to the current auto-centric mindset, as this will hopefully change.

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Please fill out and return the survey by 4:30pm on Friday, March 22 to the contact information provided below.

If you have any questions about amendments to the Timberlands Town Centre Neighbourhood Area Structure Plan, please contact:

Randa Wheaton
Senior Planner
Planning Services
403-406-8702
randa.wheaton@reddeer.ca



Comment sheet**Re: Timberlands Town Centre Neighbourhood Area Structure Plan
amendments**

The City of Red Deer

March 14, 2013

Name: Joshua Gagnon Phone number: _____

Address: _____ Email address: _____

The Timberlands Town Centre NASP is being modified to remove a large area of predominantly commercial uses (Town Centre and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

☒ Satisfied☐ Somewhat Satisfied☐ Somewhat Dissatisfied☐ Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

I would like more parks because kids like
parks. I would also like for you to be more
environmentally friendly.

[illegible]

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a standard ruled sheet of paper. There is no handwriting or other markings on the page.

Randa Wheaton
Senior Planner
Planning Services
403-406-8702
randa.wheaton@reddeer.ca



Comment sheet**Re: Timberlands Town Centre Neighbourhood Area Structure Plan
amendments**

The City of Red Deer
March 14, 2013

Name: Jeff Visser Phone number: _____

Address: _____ Email address: _____

The Timberlands Town Centre NASP is being modified to remove a large area of predominantly commercial uses (Town Centre and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

Satisfied

Somewhat Satisfied

Somewhat Dissatisfied

Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

parks and walking

3) What aspects of the proposed Timberlands North Land Use Concept would you change and why?

We have to find a way to get traffic congestion off Timothy. The school and condos across from school are not even done. Once they are done Timothy is going to be horrible. The new road coming into the North area should have somehow been used to get to school. Coming out of Towers and onto Timothy you can't see anything.

4) Do you have any additional comments or concerns that will assist in the amendments to the Timberlands Town Centre NASP?

- We bought in Timberlands high ~~end~~ end home knowing what was coming to the North. This has all changed to a badge fudge of every thing in my opinion.

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Please fill out and return the survey by 4:30pm on Friday, March 22 to the contact information provided below.

If you have any questions about amendments to the Timberlands Town Centre Neighbourhood Area Structure Plan, please contact:

Randa Wheaton
Senior Planner
Planning Services
403-406-8702
randa.wheaton@reddeer.ca



ATTACHMENT E: Individual Public Comments Received From Open House NOT Submitted Previously
Comment Sheet

Re: Timberlands Town Centre Neighborhood Area Structure Plan amendments

City of Red Deer

March 14, 2013

Name: Gerry Granlund

Phone Number: -----

Address: -----

Email: -----

The Timberlands Town Center NASP is being modified to remove a large area of predominantly commercial uses (Town Center and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

Somewhat Satisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

The office/commercial area "K" (south) is in an excellent location for commercial with good road access to 30th ave which is important to retailers survival. The smaller area "K" (north) is better suited to multi family as it has no access to 30 th ave and is set back from the intersection.

3) What aspect of the proposed Timberlands North Land Use Concept would you change and why?

a) Area "K" will be challenging for Residential Development because the slope of the site (square) will make it difficult for streetfront/ retail residential. I believe office development would work but not residential as the site does not lend itself to an internal street that would suit residential. In addition, I believe that Timberlands neighborhood is too suburban to consider vertical residential built on top of commercial. I believe there will not be a market for this product.

b) Area "D" Arterial Commercial. Firstly, this zoning is premature until the Arterial Road is completed with enough traffic to sustain a viable business. Secondly, if this is zoned a green area between this residential to the south should be considered to distance the residential from commercial. Thirdly, I believe that area should be zoned as direct control for users and have strict controls on visual aspect of the site. Problems have arose on C4, on Gaetz Ave North or South. I believe that area would be better served with multi family.

4) Do you have any additional comments or concerns that will assist in the amendments to the Timberlands Town Centre NASP?

No

Comment sheet

Re: Timberlands Town Centre Neighbourhood Area Structure Plan amendments

The City of Red Deer

March 14, 2013

Name: Doug Porozni,	Phone number:
Address:	Email address:

The Timberlands Town Centre NASP is being modified to remove a large area of predominantly commercial uses (Town Centre and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

Satisfied

Somewhat Satisfied

Somewhat Dissatisfied

Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

The office / commercial Area 'K' (south site) is in the right location and is well-served with all-turns access to 30th Street and the road to the north. The smaller Area 'K' (north) may be better suited for multi-family / park space as it has no frontage on 30th Street and is some distance back from the intersection.

3) What aspects of the proposed Timberlands North Land Use Concept would you change and why?

- a) Area 'K', which is shown as mixed-use, will prove to be challenging for residential development because the slope of the site – square – will make it too deep for streetfront retail / residential. Office development would certainly work but the site does not lend itself to an internal street that would suit residential. In addition, the Timberlands neighbourhood is too suburban to consider vertical residential built on top of commercial. Lack of market acceptance in this location would be a deterrent to this concept.
- b) Area 'D' (Arterial Commercial) is too premature and will likely remain vacant until there is an actual arterial road with enough traffic to warrant it. I would recommend street front and some other multi-family format instead.

4) Do you have any additional comments or concerns that will assist in the amendments to the Timberlands Town Centre NASP? No.

Any personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of drafting amendments to the Timberlands Town Centre Neighbourhood Area Structure Plan. Your comments may be used anonymously in public displays or publications related to the Timberlands Neighbourhood Area Structure Plan. If you have any questions regarding the collection, use and protection of this information, please contact the Planning Services division located on the third floor of City Hall, 4914 - 48th Avenue, Red Deer, Alberta 403-406-8700.

If you have any questions about amendments to the Timberlands Town Centre Neighbourhood Area Structure Plan, please contact:

Randa Wheaton
Senior Planner
Planning Services
403-406-8702
randa.wheaton@reddeer.ca



March 20th, 2013

City of Red Deer
Planning Services
4914 – 48th Ave.
Red Deer, Ab T4N 3T4

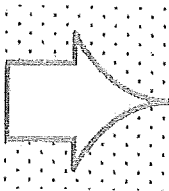
Attention: Angus Schafenburg, Major Projects Planner

Dear Angus:

Re: East Hill MASP

Thank you for hosting the follow up version of the open house presenting the proposed East Hill Major Area Structure Plan amendments. We have had an opportunity to review the proposed amendments in detail and would offer the following comment:

- In my letter of January 8th, we expressed concern over the location of the proposed "major electrical transmission corridor" on the east half of section #26 between 67th street and the North Highway Connector. The proposed corridor has not been relocated and our concerns remain the same. Running this corridor through the middle of residential development will cause problems with the marketing of lots on both side of the r.o.w. Our suggestion is to relocate this facility approximately 700 m to the east adjacent to the future 20th avenue expressway. In this way the impact of the corridor on residential development is limited to only one side versus both sides in the proposed alignment. The landowners are the same as with the proposal location, it merely shifts it to the east side of the ¼ instead of the west side.
- Our concern also remains about the amount of commercial being incorporated into the Timberlands neighbourhood. The "arterial commercial" focused on the automobile traveller does not appear to be compatible with a residential neighbourhood. Our expectation would be that strict design standard be required on any of the commercial development in this community.
- The balance of the plan was acceptable to us.



Thank you for the opportunity to provide our input and for your work on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy Pelletier'.

Guy Pelletier
Vice President, Red Deer Region

Integrity in Real Estate since 1923

Comment sheet**Re: Timberlands Town Centre Neighbourhood Area Structure Plan amendments**

The City of Red Deer
March 14, 2013

Name: Nathan & Janet Smernick Phone number:
Address: Email address:

The Timberlands Town Centre NASP is being modified to remove a large area of predominantly commercial uses (Town Centre and Main Street) from the north area. These commercial uses are proposed to be replaced with a wide mix of residential, commercial and park space.

1) How satisfied are you with the Timberlands North Land Use Concept?

Satisfied

Somewhat Satisfied

Somewhat Dissatisfied

Dissatisfied

2) What aspects of the proposed Timberlands North Land Use Concept do you like and why?

- Desperately need public transit to Timberland
- There's no sidewalk from Rosedale to Timberland on the east side of 30th (Unsafe for kids getting dropped off & having to walk)
- No more 3 & 4 storey Apartment buildings

(Please contact me)

Nathan and Janet,

I received your comment sheet from last Thursday's Open House and you requested that I contact you.

I did look into your comment about the lack of sidewalk on the east side of 30th Avenue. Our Engineering department has explained that they have identified it as a missing link but it is not in this year's budget. They have identified it as a priority item to be reviewed in 2014. I suspect that they may try to get it in place by the time that the school opens which is scheduled for fall of 2014.

Randa Wheaton, RPP, MCIP, AALA, CSLA

Senior Planner, Planning Department

The City of Red Deer

Third Floor, City Hall,

4914-48 Avenue, Red Deer

mail to: Box 5008, Red Deer AB T4N 3T4

phone: 403-406-8702

email: randa.wheaton@reddeer.ca



Hi Randa,

I want to thank you
for the informative presentation
you gave at Bodanora Bible
Chapel yesterday.

I'm sure in your position you
get your fair share of criticism
and complaints, and maybe not
enough "thanks."

Your presentation was clear
and honest. I am excited to see
Timberlands North grow into the
fabulous neighborhood you envision.

- Pamela Wane

Randa Wheaton

From: Randa Wheaton
Sent: Thursday, March 07, 2013 5:00 PM
To: 'Jason Letwin'
Cc: Dave Matthews
Subject: RE: Timberlands Land Use Concept

Connie,

It is my understanding from the Parks department that it is their intention to have the park completed in time for the opening of the school which I believe is to be September of 2014. The construction of the school needs to be substantially complete before they move ahead with the sports facilities and landscaping. I wish I could give you a date that was not so far away but that is the timeline. If you want more information about the park development you should contact Dave Matthews, Parks Planning & Technical Services Supervisor at 403-406-8702.

I'm glad you like the proposed changes to Timberlands. We feel that it will make Timberlands a better neighbourhood.

I got your message and there is to be a snowbank rink, Class 'C' baseball diamond, Class 'A' soccer pitch, a multi use pad and 2 playgrounds (Senior and Junior). Dave could tell you more.

Feel free to contact me if you have other questions.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner,
403-406-8702

From: Jason Letwin
Sent: Thursday, March 07, 2013 4:28 PM
To: Randa Wheaton
Subject: Re: Timberlands Land Use Concept

I looked over the land use, it looks great. I am happy that it is going to be more residential than commercial, it looks very attractive. What my concern is, is that when we looked at the land use concept for the area we are living in, it also looked very attractive, but I don't think timberlands actually resembles what was being proposed 3 years ago when we built out house.

There is supposed to be a park behind us, I see progress on the school, but we have been waiting for a long time to have some amenities for the children in this neighborhood. There is no park within walking distance to us. I hope this is something that is happening this spring.

What is the projected timeline for this area? I mean we are going on 3 years and in my opinion have been neglected by the city.

I appreciate the information.

Connie

Sent from my iPad

On 2013-03-07, at 4:13 PM, Randa Wheaton <Randa.Wheaton@reddeer.ca> wrote:

Hi Connie,

Thanks for contacting us. We would be happy to meet with you (and any of your neighbours, if you wish) to discuss in more detail what is being proposed to the North. Just let me know if this is something you would like to have happen and we can set it up at a time convenient to you.

I have attached, for your information, a .pdf of the Timberlands Land Use Concept plan which we just presented to Council on Monday. It is still a work in progress as we are currently reviewing it with other City departments and looking for comments from the public.

As you can see from the plan, the previous commercial uses (Town Centre and Main Street) have been removed and replaced with a wide mix of mainly residential uses. We believe that it will be a welcoming, more walkable and environmentally sustainable community. Feel free to call me and we can talk about it as well. We can also discuss the park development.

I hope that you are also able to come to the open house on Thursday. There will be additional information there about what is being proposed for Timberlands.

Please let me know if you want to meet or call/email me and we can talk about Timberlands. Just so you know, I will not be in the office tomorrow.

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner, Planning Department
The City of Red Deer

Third Floor, City Hall,

4914-48 Avenue, Red Deer
mail to: Box 5008, Red Deer AB T4N 3T4
phone: 403-406-8702
email: randa.wheaton@reddeer.ca

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

From: Jason Letwin [
Sent: March 06, 2013 8:44 PM
To: Angus Schaffenburg
Subject: Timberlands

Hi there,

I am a resident in the Timberlands area, we live on Turner crescent, which backs onto the new school. I just received the letter in the mail about changes to the timberlands area. I am not sure what the new proposal is? When we bought this lot from the city, they showed us the plan for what was going to be behind us to the north, and it was commercial. Now what?

We have been very disappointed in the design of this area, we paid ALOT of money for the lot, yet the city fails to maintain and upkeep this area. We have been waiting for several years now to get some kind of park, skating rink, something for the children in the area and each year the city says next year.

I hate to compare but the areas that meal or develops are done quickly and look very tidy. Could you give me a timeline for the proposed neighborhood?

Thanks
Connie

Sent from my iPad

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

This e-mail is intended for the original recipient(s) only. If you have received it in error, please advise the sender and then delete this message.

<GTX_33851-Timberlands_ConceptPlan_2013-03-05.pdf>

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Randa Wheaton

From: Jason Letwin
Sent: Wednesday, March 20, 2013 5:13 PM
To: Randa Wheaton
Subject: Re: Questions

Thank you :-) plans look great!
Connie

Sent from my iPad

On 2013-03-20, at 4:38 PM, Randa Wheaton <Randa.Wheaton@reddeer.ca> wrote:

> Hi Connie,
>
> I have asked our Land and Economic Development group (who are responsible for the development of the infrastructure and sale of lots) for some info about the timing for sale of the remaining lots on Turner Crescent as well as timelines for the development of Timberlands North. I will let you know what they have to say on these issues. I can tell you that the schedule for the Timberlands North and South Neighbourhood Area Structure Plan (NASP) documents will go to the Municipal Planning Commission (MPC) on May 8th, 2013, to Council for 1st Reading on May 13 and to Council for Public Hearing on June 10th, 2013. This would be followed up by subdivision which I understand should occur in July and then a lot draw at the end of July or early August.
>
> The only row housing (identified as townhouses on the plan) does have rear lanes. Row housing may also occur on the medium density block just north of Turner Crescent but the site design has not yet been determined here. This City as developer will have some control over what occurs on this block.
>
> The large multi-family site in the northwest corner of the site will likely be an apartment and the mixed use sites will combine residential with commercial. Again both of these sites have The City as developer so we will have some control over what occurs on these blocks as well.
>
> I will get back to you when I have more info. Let me know if you have more questions.
>
> Sincerely,
>
> Randa Wheaton, RPP, MCIP, AALA, CSLA
> Senior Planner,
> 403-406-8702
>
>
> -----Original Message-----
> From: Jason Letwin [mailto:...]
> Sent: Wednesday, March 20, 2013 3:39 PM
> To: Randa Wheaton
> Subject: Questions
>
> Hi there,
> I read through the proposed plan for timberlands north and I think it looks fantastic. Just a little bit worried about row housing without rear lanes? And some of the multi housing options that were chosen. Anyway, we didn't make it to the meeting last week, but was wondering if any type of timeline was given? Do you know what is happening to the lots on Turner crescent that have yet to be sold?
>
> Thanks
> Connie
>
> Sent from my iPad
>
> [This message has been scanned for security content threats and viruses.]

Attachment F - Comments Received from Public AFTER July 8, 2013 Council Meeting

Subject: FW: Proposed timberlands north land usage

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

From: Jason Letwin

Sent: August 2, 2013 5:56 PM

To: Legislative Services

Subject: Proposed timberlands north land usage

Good Afternoon,

We received a letter in the mail with the proposed amendment to the land to the northeast of our backyard. We back onto to the school that is being built, and this plan directly affects us. We are very concerned with the proposed townhouse going directly behind us. We bought this lot 4 years ago and were very mislead when we bought it. They showed us a plan for behind us, and a plan that showed commercial in the area where you are proposing residential.

We have not been happy with the city planning in this area. There are already 2 large apartment complexes across the street from the school, now you are proposing to put more apartments and row housing on the other side of us. This year we paid 5200 in taxes for this property, are you proposing to cut our taxes, because our property value is definitely going to go down.

I am perplexed at how the city plans their residential areas? We have no parks, hockey rinks, green spaces for kids to play at in Timberlands, every year the parks department says next year. Well we have been here 3 years, how many more next years?

We will definitely be at the meeting. We are not happy with the planning.

Jason and Connie Letwin

Sent from my iPad

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

DATE: August 21, 2013

TO: Tara Lodewyk, Planning Services Manager

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Timberlands South Neighbourhood Area Structure Plan
Amendment 3217/C-2013
Timberlands North Neighbourhood Area Structure Plan
Amendment 3217/B-2013

Reference Report:

Legislative Services, dated August 6, 2013 and Planning Department, dated June 24, 2013 and July 30, 2013.

Resolution:

The following resolution was passed at the Monday, August 19, 2013 Red Deer City Council Meeting:

Resolved that Council of The City of Red Deer, having considered the report and presentation from the Planning Department, dated July 30, 2013, re: Supplementary Report on Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 and Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013, hereby agrees to amend Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 by:

1. Replacing Figure 8.5 – Street Cross Sections on page 30 with the revised Figure 8.5 – Street Cross Sections as submitted to the Monday, August 19, 2013 Council Meeting.
2. Adding the following text at the end of Section 5.2 – Townhouses:

In reference to the Town House site south of the central east/west collector the following will apply:

- There will be no homes which front onto the existing rear lane or Municipal Reserve to the south of the site.
- There will be no vehicle access to or from the existing rear lane or Municipal Reserve to the south of the site.
- Along the south property line of the site, there will be enhanced landscaping including solid impermeable fencing.

Council Decision – August 19, 2013

Supplementary Report on Timberlands North NASP 3217/B-2013 & Timberlands South NASP 3217/C-2013

Page 2

- Vehicular access to the site will be from the central east/west collector and access points will be limited in order to maintain streetscape continuity.
- Windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.
- At the deepest portion of the site, along the south property line abutting the dwellings existing as of July 2013 on Turner Crescent cul de sac, there will be a minimum building setback of at least 12 meters. No structure, including accessory buildings, will be closer than 12 meters from the south property line..

Bylaw Readings:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council gave second and third reading to Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013, an amendment to the Timberlands Town Centre Neighbourhood Area Structure Plan for it to become the Timberlands South Neighbourhood Area Structure Plan.

Council also gave second and third reading to the new Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013, as amended, which proposes a mix of single detached residential house, town homes, multiple family, arterial commercial, mixed commercial/residential, live-work units, and an Emergency Services site. A copy of the revised bylaw is attached

Report back to Council: No

Comments/Actions:

Planning Services to circulate copies of bylaws Timberlands North NASP 3217/B-2013 and Timberlands South NASP 3217/C-2013.



Frieda McDougall
Legislative Services Manager

c: Director of Planning Services
Randa Wheaton, Senior Planner

DM 1387630

Christine Kenzie

From: Tara Lodewyk
Sent: August 16, 2013 1:57 PM
To: Christine Kenzie
Cc: Randa Wheaton
Subject: RE: Wording for addition to the Timberlands NASP and some additional requested info.

I made a few small changes in red. I added presentation since we did not include it in the supplementary report.

Thanks,
Tara

From: Christine Kenzie
Sent: Friday, August 16, 2013 11:11 AM
To: Tara Lodewyk
Subject: RE: Wording for addition to the Timberlands NASP and some additional requested info.

Here is how the resolution will read for Monday's Council Meeting --- combining both changes:

Resolved that Council of The City of Red Deer, having considered the report and presentation from the Planning Department, dated July 30, 2013, re: Supplementary Report on Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 and Timberlands South Neighbourhood Area Structure Plan Amendment 3217/C-2013, hereby agrees to amend Timberlands North Neighbourhood Area Structure Plan Amendment 3217/B-2013 by:

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- Windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.
- At the deepest portion of the site, along the south property line abutting the dwellings existing as of July 2013 on Turner Crescent cul de sac, there will be a minimum building setback of at least 12 meters. No structure, including accessory buildings, will be closer than 12 meters from the south property line.

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Tara Lodewyk
Sent: August 16, 2013 10:40 AM
To: Christine Kenzie
Subject: FW: Wording for addition to the Timberlands NASP and some additional requested info.

Wording for the amendment to the supplementary amendment report for Timberlands.

Tara

From: Randa Wheaton
Sent: Thursday, August 15, 2013 2:17 PM
To: patrick.courtoreille@gmail.com; Natjan@shaw.ca; Jason Letwin (jcletwin@telus.net); audball_73@hotmail.com; adam.hesp@hotmail.com; alannab_83@hotmail.com; randallkyledoherty@gmail.com
Cc: Tara Lodewyk; John Sennema; David Girardin
Subject: Wording for addition to the Timberlands NASP and some additional requested info.

Hello All,

Thanks for attending last night. We have taken the proposed wording from last night and added the last sentence as per our discussions. The following text will be handed out on Monday to Council:

Proposed Text for Section 5.2 on Page 15 of the Timberlands North Neighbourhood Area Structure Plan (NASP)

In reference to the Town House site south of the central east/west collector the following will apply:

- There will be no homes which front onto the existing rear lane or Municipal Reserve to the south of the site.
- There will be no vehicle access to or from the existing rear lane or Municipal Reserve to the south of the site.
- Along the south property line of the site, there will be enhanced landscaping including solid impermeable fencing.
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Please let me know if you have any questions. As a reminder the public Hearing is at 6:00 pm in Council Chambers on the 2nd floor.

Thank You,

Randa Wheaton, RPP, MCIP, AALA, CSLA

Senior Planner, Planning Department

The City of Red Deer

Third Floor, City Hall,

4914-48 Avenue, Red Deer

mail to: Box 5008, Red Deer AB T4N 3T4

phone: 403-406-8702

email: randa.wheaton@reddeer.ca

Christine Kenzie

To: Frieda McDougall
Cc: Jackie Kurylo
Subject: FW: Wording for addition to the Timberlands NASP and some additional requested info.

Another amendment coming for Timberlands NASP for Monday night. Tara Lodewyk will speak to this in her presentation. This is the result of a meeting with some of the area residents this past Wednesday evening with Planning staff.

I will put the resolution in the DM resolution document so that you can copy into SIRE. Not sure if it can be combined with the resolution to change the map that is already included in the August 19th Agenda --- see how it goes in the Council meeting.

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

*- ADD TO LAST SENTENCE
OF SECTION 5.2*

From: Tara Lodewyk
Sent: August 16, 2013 10:40 AM
To: Christine Kenzie
Subject: FW: Wording for addition to the Timberlands NASP and some additional requested info.

Wording for the amendment to the supplementary amendment report for Timberlands.

Tara

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Sent: Thursday, August 15, 2013 2:17 PM
To: patrick.courtoreille@gmail.com; Natjan@shaw.ca; Jason Letwin (jcletwin@telus.net); audball_73@hotmail.com; adam.hesp@hotmail.com; alannab_83@hotmail.com; randallkyledoherty@gmail.com
Cc: Tara Lodewyk; John Sennema; David Girardin
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Please let me know if you have any questions. As a reminder the public Hearing is at 6:00 pm in Council Chambers on the 2nd floor.

Thank You,

Randa Wheaton, RPP, MCIP, AALA, CSLA

Senior Planner, Planning Department

The City of Red Deer

Third Floor, City Hall,

4914-48 Avenue, Red Deer

mail to: Box 5008, Red Deer AB T4N 3T4

phone: 403-406-8702

email: randa.wheaton@reddeer.ca

Christine Kenzie

From: Tara Lodewyk
Sent: August 16, 2013 10:40 AM
To: Christine Kenzie
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Wording for the amendment to the supplementary amendment report for Timberlands.

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Sent: Thursday, August 15, 2013 2:17 PM
To: patrick.courtoreille@gmail.com; Natjan@shaw.ca; Jason Letwin (jcletwin@telus.net); audball_73@hotmail.com; adam.hesp@hotmail.com; alannab_83@hotmail.com; randallkyledoherty@gmail.com
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Please let me know if you have any questions. As a reminder the public Hearing is at 6:00 pm in Council Chambers on the 2nd floor.

Thank You,

Randa Wheaton, RPP, MCIP, AALA, CSLA

Senior Planner, Planning Department

The City of Red Deer

Third Floor, City Hall,

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mail to: Box 5008, Red Deer AB T4N 3T4

phone: 403-406-8702

email: randa.wheaton@reddeer.ca



August 6, 2013

Timberlands North Land Use Bylaw Amendment 3217/L-2013

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 8, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/L-2013.

City Manager Comments:

Council's consideration of second and third reading for Timberlands North Land Use Bylaw Amendment 3357/L-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 8, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/L-2013, a bylaw to allow for rezoning / land use concept plans including several new proposed land use districts to reflect a unique neighbourhood image, character and design providing a diverse range of land uses in the Timberlands North neighbourhood.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on July 26 and August 2, 2013 with no comments being received. A Public Hearing will be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Original Report presented at the
Monday, July 8, 2013 Regular
Council Meeting

June 19, 2013

Timberlands North

Land Use Bylaw Amendment No. 3357/L-2013

Planning Department

Report Summary & Recommendation:

Bylaw Amendment 3357/L-2013 implements the zoning/land use concept plan as proposed in the new Timberlands North Neighbourhood Area Structure Plan. Several new land use districts are also proposed to reflect a unique neighbourhood image, character and design providing a diverse range of land uses that integrates residential, commercial, mixed use and civic opportunities.

Subject to Council giving first reading to the Timberlands North Neighbourhood Area Structure Plan Bylaw No. 3217/B-2013, the Planning Department recommends Council proceed with first reading of Land Use Bylaw Amendment No. 3357/L-2013.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use bylaw Amendment 3357/L-2013. Following the required advertising this bylaw will come back to Council in six weeks' time for a Public Hearing to be held on Monday, August 19, 2013 at 6:00 p.m.

Elaine Vincent
Acting City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/L-2013 at this time.



Report Details

Background:

The proposed Timberlands North Neighbourhood Area Structure Plan (NASP) sets out the future development concepts for the north portion of the City's emerging Timberlands neighbourhood at the corner of 30 Avenue and 67 Street. It introduces a number of new residential and commercial land use concepts and districts to enable and reflect the vision of future city neighbourhoods. The work also currently being done to implement the Design Charter and the pending new Neighbourhood Planning & Design Standards, sets the vision for this Land Use Bylaw Amendment No. 3357/L-2013.

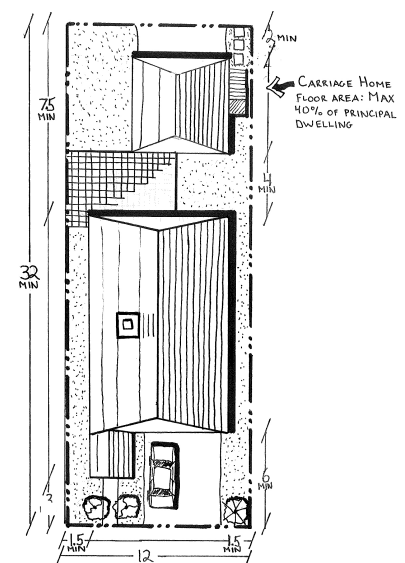
Land Use Bylaw Amendment No. 3357/L-2013 is proposed to be adopted concurrently with the approval of Timberlands North NASP Bylaw No. 3217/B-2013.

Discussion:

In accordance with the neighbourhood vision and land use concepts contained in the proposed Timberlands North NASP, Land Use Bylaw Amendment No. 3357/L-2013 proposes to create and designate lands for the following new land use districts.

I. RIC Residential (Carriage Home) District:

- this modified R1 District allows for an auxiliary dwelling unit (Carriage Home) to be located above a detached garage with access to a lane;
- a carriage home is mandatory on all corner lots;
- a Carriage Home requires one additional parking space;
- the detached garage/carriage home has a maximum height limit of 2 storeys (10 m);
- a Carriage Home and a Secondary Suite are not both allowed on the same lot;
- principal dwelling unit height allowed to be maximum
- 2½ storeys (12 m);
- principal dwelling units will be located close to the street with a fixed 3 m front yard setback, no front porch encroachments allowed;
- any front attached garage portion of the principal dwelling unit requires a minimum 6 m setback from the back of sidewalk to reduce garage dominance.

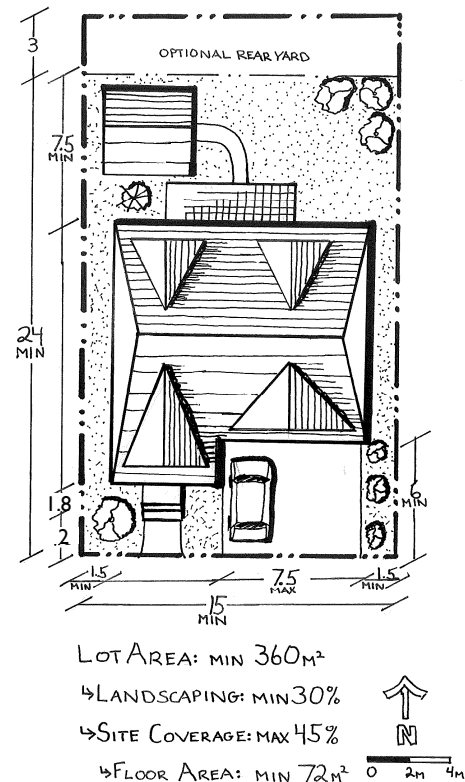


LOT AREA: MIN 384 m²
 ↳ LANDSCAPING: MIN 30%
 ↳ SITE COVERAGE: MAX 60%
 ↳ FLOOR AREA: MIN 72 m²



2. RIWS Residential (Wide/Shallow Lot) District:

- lots are wider and shallower than a typical R1 lot;
- dwelling units will be located close to the street with a fixed 3.8 m front yard setback to provide a closer connection to the pedestrian environment and more eyes on the street;
- dwelling units requires mandatory front porch and front attached garage;
- the front porch may encroach 1.8 m into the front yard setback;
- the front attached garage portion of the dwelling unit must be setback a minimum of 6 m from the back of sidewalk to reduce garage dominance;
- dwelling units allowed maximum height limit of $2\frac{1}{2}$ storeys (12 m);
- the lot depth minimum is 24 m while lot depth maximum is set at 27 m;
- a dwelling unit with a single car garage requires minimum 12 m wide lot; and
- a dwelling unit with a double car garage requires a minimum 15 m wide lot.





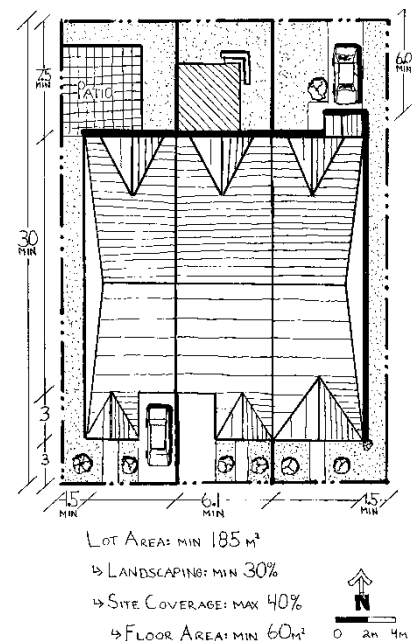
3. RLW Residential (Live-Work) District:

- the Live-Work unit is located at, or near, the front property line to facilitate street presence and access;
- a Live-Work unit allows the owner/operator of a small commercial business/service to live in close proximity to their workspace;
- the Work unit must be at grade with the Live unit to be located above the ground floor (cannot have one without the other);
- the Live unit is to be occupied by the operator of the Work unit;
- Live-Work units take the form/style of a multi-attached structure;
- the maximum height is 3 storeys, minimum height 2 storeys;
- the Live-Work unit is mandatory in this district; and
- stand-alone residential units and/or buildings are not allowed in this district.



4. R2T Residential (Town House) District:

- a specific district to allow only multi-attached town or row house form/style of development, no detached or multiple family forms of housing permitted;
- dwelling units will be located close to the street with a fixed 3 m front yard setback to provide a closer connection with pedestrian environment and more eyes on the street;
- if the unit has a front attached garage, the garage portion of the dwelling unit must be setback a minimum 6 m from the back of sidewalk to reduce garage dominance; and
- dwelling unit maximum height limit is 2½ storeys (12 m).





5. C5 Commercial (Mixed Use) District:

- specific district designed for mixed use residential & commercial developments;
- separate free-standing residential and/or commercial buildings allowed (horizontal or vertical mixed use separations);
- residential units would be in the form/style of multi-attached or multiple family buildings or, dwelling units located above ground floor commercial;
- maximum 4 storey height limit for commercial, public use, multiple family residential and mixed use forms of development;
- minimum 2 storey, maximum 2½ storey height limit for any multi-attached form/style of residential development;
- facilitates street orientated ground floor commercial retail/office development with residential units above;
- allows for Live-Work units; and
- provides design criteria regulations.



Land Use Bylaw Amendment No. 3357/L-2013 will also implement the remainder of the Timberlands North NASP land use concept whereby applicable lands will be rezoned to R1



Residential (Low Density) District, R3 Residential (Multiple Family) District, C4 Commercial (Major Arterial) District, PI Parks and Recreation District and PS Public Service District.

The front yard setback for all the R1 Residential (Low Density) development lands in Timberlands North is being fixed at 3 m except that any front attached garage portion of the dwelling unit must be set back a minimum of 6 m from the back of sidewalk.

Furthermore, the Bylaw amendment provides a definition and parking standard for Carriage Homes and updates the Secondary Suite regulations to reflect the allowance of Secondary Suites in the new RIC and RIWS residential districts.

Analysis:

The proposed land use districts, permitted and discretionary uses, development regulations and other related implementation mechanisms contained in Land Use Bylaw Amendment No. 3357/L-2013 conform to the Timberlands North NASP. The Timberlands North NASP is consistent with the East Hill MASP and Municipal Development Plan. Additional policy analysis is found in the Administration Report on the Timberlands North NASP. The Land Use Bylaw amendment was prepared by the Planning Department in consultation with the Inspections & Licensing, Land & Economic Development and Legal Departments.

The proposed Timberlands North R1 (Low Density), RIC (Carriage Home), RIWS (Wide/Shallow Lot) and R2T (Townhouse) Residential Districts all incorporate 3 m or 3.8 m front yard setbacks in order to achieve a new distinct 'look and feel' to neighbourhood character and atmosphere. Reduced front yard setbacks create more eyes on the street for safety, improved street and neighbourhood aesthetics, improved connectivity with pedestrians, provides for more a human scale of development, and provides opportunity for more efficient use of land. The requirement to recess front attached garages removes the front garage dominance and allows improved emphasize on the living component of a dwelling unit.

The RLW (Live-Work) units and C5 street oriented mixed use developments provide neighbourhood options for its residents to live, work, access community services, and carry out daily personal and shopping needs.

The new RIC, RIWS, RLW, R2T and C5 Land Use Districts have been designed in such a manner that they can be utilized by developers and/or landowners in any future new neighbourhood as well as within existing neighbourhoods based on the merits and planning rationale of any rezoning application. Consultation with adjacent landowners would be undertaken if any of these new land use districts were to be proposed in an established neighbourhood.

BYLAW NO. 3357/L-2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 Section **1.3 Definitions** is amended by adding the following new definition:

“**Carriage Home** means a self-contained Dwelling Unit with maximum 2 bedrooms located above a detached garage on a residential lot that has access from a lane.”

2. Section **3.1 Parking Spaces and Areas** is amended by adding to the **Residential** subsection of **Table 3.1 Parking Requirements** the following:

USES	PARKING SPACES
“Carriage Home	1.0 per unit”

- 3 Section **4.1 (2)(a) Table 4.1 R1 Residential (Low Density) District Regulations** is amended by deleting the existing Front Yard Minimum Requirement and replacing it with the following Front Yard setback requirements:

“Front Yard Setback	Minimum 6.0 m, except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street & east of 30 Avenue) where the front yard setback is: § fixed at 3.0 m for the live portion of a dwelling unit, and § minimum 6.0 m from the back of sidewalk for any front attached garage portion of a dwelling unit”
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- 4 **Part 4: Residential Districts and Regulations**, is amended by adding the following new Land Use District:

“4.1.1 R1C Residential (Carriage Home) District

R1C

General Purpose

The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices.

- (1) **Carriage Homes are mandatory on all corner lots including lots located at the intersection of a lane with a street and as identified on the Land Use Concept Plan in the Timberlands North Neighbourhood Area Structure Plan.**
- (2) **R1C Permitted and Discretionary Uses Table**

(a) Permitted Uses
(i) Accessory Building subject to sections 3.5 and 4.7(3)

(ii) Detached Dwelling Unit
(iii) Carriage Home, subject to section 4.1.1(3)(b)
(iv) Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(v) Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi) Neighbourhood identification signs subject to section 3.4
(vii) Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(b) Discretionary Uses
(i) Assisted Living Facility in the principal dwelling unit
(ii) Bed & Breakfast in the principal dwelling unit
(iii) Garden Suite, subject to sections 4.1.1(3)(b) and 4.7(13)
(iv) Home Occupations which will generate additional traffic and located on a lot that does not contain a Carriage Home, subject to section 4.7(8)
(v) Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(vi) Sales of new homes from a show home
(vii) Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(viii) Signs, subject to section 3.3 and 3.4:
(1) Freestanding sign for uses listed in 4.1.1.1(b):(i)(vi)

(3) R1C Residential (Carriage Home) Regulations

(a) Table 4.1.1 R1C Regulations – Principal Dwelling Unit

Regulations	Requirements
Floor Area Minimum	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	60% (includes any garage & accessory buildings)
Building Height Maximum	2½ storeys with a maximum of 12.0 m measured from the average of the lot grade
Front Yard Setback	§ fixed at 3.0 m for the live portion of a dwelling unit, and § minimum 6.0 m from the back of sidewalk for any front attached garage portion of a dwelling unit
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth Minimum	32.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	384 m ²
Lot Frontage Minimum	12.0 m

(b) Table 4.1.1 Use Provisions - Carriage Home Unit

Notwithstanding that a Carriage Home is listed as a permitted use in this district, such use is a conditional use which is only allowed if the Carriage Home meets the following requirements, which shall not be relaxed or varied by the Development Authority.

Carriage Home	Requirements
Floor Area Maximum	40% of principle dwelling unit
Building Height Maximum	2 storeys including the garage, with a maximum height of 10.0 m measured from the average of the lot grade
Minimum Separation to Principal Dwelling	4.0 m
Side Yard Minimum	1.5 m however, on corner lots the side yard abutting the street shall be minimum 3.0 m
Rear Yard Minimum	2.0 m
Parking Spaces	Subject to sections 3.1 & 3.2
Urban Form	<p>§ Carriage Homes on all corner lots, including lots at the corner of a lane with a street, shall mirror the same exterior architectural details as contained on the principal building.</p> <p>§ Lot cannot be subdivided or condominiumized.</p> <p>§ A Carriage Home and a Secondary Suite shall not both be allowed on the same lot.</p> <p>§ A Carriage Home and a Garden Suite shall not both be allowed on the same lot.</p> <p>§ A Carriage Home and a Home Occupation which will generate additional traffic shall not both be allowed on the same lot.</p> <p>§ The principal Dwelling Unit shall be dominant in scale and massing.</p>

(c) The R1C District is subject to any applicable residential regulations listed within section 4.7.

(d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1C, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”

- 5 **Part 4: Residential Districts and Regulations**, is amended by adding the following new Land Use District:

“4.1.2 R1WS Residential (Wide/Shallow Lot) District

R1WS

General Purpose

The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth when compared to a typical R1 lot. Development will consist of

detached dwelling units with front porch and articulated front elevations through the use of dormers, bays and gable ends. Front attached garages, set back from the front face of the house, and front porches are both mandatory. Front porches are allowed to encroach into the minimum front yard.

(1) R1WS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	Detached Dwelling Unit with mandatory front attached garage and mandatory front porch, subject to section 4.1.2(2)(b) Use Provisions
(iii)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	Neighbourhood identification signs subject to section 3.4
(b) Discretionary Uses	
(i)	Assisted Living Facility in a Detached Dwelling Unit
(ii)	Bed & Breakfast in a Detached Dwelling Unit
(iii)	Garden Suite, subject to sections 4.1.2(2)(b) and 4.7(13)
(iv)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(vi)	Sales of new homes from a show home
(vii)	Secondary Suite, subject to sections 4.1.2(2)(b) and 4.7(9)
(ix)	Signs, subject to section 3.3 and 3.4:
(1)	Freestanding sign for uses listed in 4.1.2(1)(b):(i)(vi)

(2) R1WS Residential (Wide/Shallow Lot) Regulations

(a) Table 4.1.2 R1WS Regulations

Regulations	Requirements
Floor Area Minimum	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
Front Yard Setback	§ fixed at 3.8 m for the live portion of a dwelling unit, and § minimum 6.0 m from the back of sidewalk for the front attached garage portion of the dwelling unit
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard	7.5 m

Minimum	
Lot Depth	Maximum: 27.0 m Minimum: 24.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	288 m ²
Lot Frontage Minimum	Detached Dwelling Unit with single car garage 12.0 m Detached Dwelling Unit with double car garage 15.0 m

(b) Table 4.1.2 R1WS Use Provisions

Notwithstanding that a Detached Dwelling Unit is listed as a permitted use in this district, such use is a conditional use which is only allowed if the development meets the following requirements, which shall not be relaxed or varied by the Development Authority.

Requirements
The maximum width of a front attached garage shall be 7.5 m.
Garage doors shall face the street and contain window panels.
The width of the front driveway shall not exceed the front face width of the garage portion of the dwelling unit.

(c) The R1WS District is subject to any applicable residential regulations listed within section 4.7.

(d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1WS, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”

6 **Part 4: Residential Districts and Regulations**, is amended by adding the following new Land Use District:

“4.3.2 RLW Residential (Live-Work) District**RLW****General Purpose**

The general purpose of this District is to provide opportunity for live-work units whereby street level commercial space is operated by the resident who occupies a residential dwelling unit above the ground floor commercial space. The form of development is similar to that of a multi-attached building but with ground floor commercial and each live-work unit having individual access to the street.

(1) RLW Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Accessory building subject to sections 3.5 and 4.7(3)
(ii) Live-Work unit subject to section 4.3.2(2)(b)
(iii) Ground floor commercial uses subject to section 4.3.2(2)(b)

(iv) Home music instructor/instruction (2 students), subject to section 4.7(10)
(v) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi) Signs, subject to section 3.3 and 3.4: (1) Awning and Canopy Signs (2) Fascia Signs (3) Neighbourhood Identification Sign (4) Projecting Signs
(b) Discretionary Uses
(i) Day Care Facility
(ii) Home Occupations which will generate additional traffic, subject to section 4.7(8)
(iii) Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(iv) Signs, subject to section 3.3 and 3.4: (1) Portable Signs (2) Painted Wall Signs

(2) RLW Residential (Live-Work) Regulations

(a) Table 4.3.2 RLW Regulations

Regulations	Requirements
Floor Area Minimum	Dwelling unit: 37 m ² Work unit: 37 m ²
Building Height	Maximum: 3 storeys Minimum: 2 storeys
Front Yard Minimum	Nil
Side Yard Minimum	Nil, except; § 1.8 m if next to a non-Live/Work dwelling unit
Rear Yard Minimum	1.5 m
Lot Depth Minimum	30.0 m
Parking Spaces	2.0 per Live-Work unit subject to section 3.2
Lot Area Minimum	185.0 m ²
Lot Frontage Minimum	6.1 m

(b) RLW Live-Work Unit Use Provisions

Notwithstanding that a Live-work unit is listed as a permitted use in this district, such use is a conditional use which is only allowed if the Live-work unit meets the following requirements, which shall not be relaxed or varied by the Development Authority:

- (i) The work portion of a Live-Work unit shall be located at ground level while the live portion must be located above the ground floor commercial unit.

- (ii) The work portion of a Live-Work unit must be operated by the resident of the live portion of the Live-Work unit.
- (iii) Each Live-Work unit requires individual street level access.
- (iv) A Live-Work Unit shall not contain a front attached garage.
- (v) The following uses may be considered as the work portion of a Live-Work unit:
 - (a) artist's studio, gallery;
 - (b) beauty shop, hair salon, barber shop, massage business, tanning salon and fitness centre;
 - (c) counseling service;
 - (d) office;
 - (e) repair or sales of apparel, crafts, and jewelry that are made on the premises;
 - (f) merchandise sales and/or rental excluding all motor vehicles, machinery and fuel, and
 - (g) other similar business uses approved by the Development Authority.
- (vi) A Live-Work unit shall not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odor, smoke, electronic interference, bright lights or other nuisance.
- (vii) A Live-Work unit shall not be individually separated through any subdivision or condominium plan.
- (viii) Outside storage or display of any kind shall not be permitted."

7 **Part 4: Residential Districts and Regulations**, is amended by adding the following new Land Use District:

"4.4.1 R2T Residential (Town House) District

R2T

General Purpose

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

(1) R2T Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Accessory Building subject to sections 3.5 and 4.7(3)
(ii) Town or row house or Stacked Town or row house dwelling unit
(iii) Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(iv) Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v) Neighbourhood identification signs subject to section 3.4
(b) Discretionary Uses
(i) Home Occupations which will generate additional traffic, subject to section 4.7(8)
(ii) Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(iii) Sales of new homes from a show home

(2) R2T Residential (Town House) District Regulations**(a) Table 4.4.1 R2T Regulations**

Regulations	Requirements
Floor Area Minimum	60.0 m ² per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade Minimum: 2 storeys
Front Yard Setback	§ fixed at 3.0 m for the live portion of a dwelling unit, and § minimum 6.0 m from the back of sidewalk for any front attached garage portion of a dwelling unit
Side Yard Minimum	1.5 m except: § where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B § nil for internal dwelling units § nil on the internal side of an end dwelling unit
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m ²
Lot Frontage Minimum	6.1 m per dwelling unit

(b) The R2T District is subject to any applicable residential regulations listed within section 4.7.

(c) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R2T, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”

8 Section 4.7(9) Secondary Suite Use Provisions and Development Regulations is amended by deleting the introductory statement in subsection (9.2) and replacing it with the following new statement:

“(9.2) Where a Secondary Suite is shown as a permitted use in the R1, R1A, R1C, R1WS, and R2 Residential Districts, it is permitted only.”

- 9 **Section 4.7(9) Secondary Suite Use Provisions and Development Regulations** is amended by deleting subsection (9.3) and replacing it with the following new subsection:

“(9.3) A Secondary Suite is a discretionary use in any R1, R1A, R1C, R1WS, R2, R3 Residential and C1 Commercial District, except where it is a permitted use under section 9.2.”

- 10 **Part Five: Commercial Districts and Regulations** is amended by adding the following new Land Use District:

“5.6.1 C5 Commercial (Mixed Use) District

General Purpose

C5

The general purpose of this District is to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy and pedestrian focused neighbourhood. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.

(1) C5 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial Entertainment Facility
(ii)	Commercial Recreation Facility
(iii)	Commercial Service Facility without drive through
(iv)	Day Care Facility
(v)	Dwelling units above the ground floor
(vi)	Health and medical services
(vii)	Home Music Instructor/Instruction, subject to section 4.7(10)
(viii)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(ix)	Live work unit subject to section 4.3.2(2)(b)
(x)	Merchandise sales and/or rental (excluding industrial goods, motor vehicles, machinery and fuel and all uses where primary focus is adult orientated merchandise and/or entertainment)
(xi)	Multiple Family building with a minimum density of 35 dwelling units/hectare
(xii)	Multi-attached buildings with a minimum density of 35 dwelling units/hectare
(xiii)	Restaurant without drive through
(xiv)	Sale of residential units from a show office/suite
(xv)	Signs, subject to section 3.3 and 3.4:
	(1) Awning and Canopy Signs
	(2) Fascia Signs
	(3) Neighbourhood Identification Sign
	(4) Projecting Signs
(b) Discretionary Uses	
(i)	Accessory Building or Use

(ii) Assisted Living Facility
(iii) Commercial Service Facility with drive through
(iv) Drinking Establishment (adult entertainment prohibited) and subject to section 5.7(8)
(v) Office in total not to exceed 10% of the gross commercial floor area of the building within which it is located
(vi) Parking lot/Parking structure
(vii) Place of Worship or Assembly
(viii) Public and quasi-public buildings
(ix) Transportation, communications or utility facility
(x) Outdoor display or sale of goods
(xi) Restaurant with drive through
(xii) Sale of fuel
(xiii) Signs, subject to section 3.3 and 3.4:
(1) Freestanding
(2) Portable Signs
(3) Painted Wall Signs
(4) Wall Signs

(2) C5 District Regulations

Table 5.6.1 C5 Regulations

Regulations	Requirements
Residential Floor Area Minimum	37.0 m ² per dwelling unit
Site Coverage	Residential: Maximum 80% (includes parking structures and accessory buildings) Commercial: Minimum one third of site area (ground floor)
Building Height	Multiple family, mixed use, commercial or public building: § maximum 4 storeys Multi-attached building: § minimum 2 storeys; § maximum 2½ storeys
Landscaped Area Minimum	15% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Design Criteria	Subject to section 5.6.1 (4)

(3) Approving Authority

- (a) The Development Authority is the Approving Authority for all uses and development in this district. In exercising its approval powers, the Development Authority shall ensure that development, in addition to the above District Regulations, also conforms with any Design Criteria as set out in an applicable overlay district.
- (b) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any

building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

(4) Design Criteria

The following Design Criteria regulations are applicable to the C5 Commercial (Mixed Use) Land Use District.

(a) Regulations for all Developments

- (i)** The physical relationship of building with the street is critical in establishing the overall character of the area. The building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm's sidewalk and street.
- (ii)** Developments shall create variety, character, comfortable scale and visual interest by incorporating a variety of building styles.
- (iii)** The Principles of Crime Prevention through Environmental Design (CPTED) shall be applied to all development.
- (iv)** High quality hard and soft landscaping elements shall be provided including trees and shrubs that add value throughout all seasons.
- (v)** Developments shall be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy).
- (vi)** Buildings fronting collector streets shall have minimal front yard setbacks unless additional space is required for such things as an eating patio, major private art display, water feature or other amenity.
- (vii)** The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading and servicing.
- (viii)** Developers shall create opportunities for pedestrian linkages with adjacent properties.
- (ix)** Street elevations of buildings located on corner properties shall have equal sidewalk interface and architectural corner features and high quality elevation treatments along each street edge.
- (x)** Building walls facing a public street shall be articulated at approximately 6-8 metre intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies and signage, projections, and roof lines.
- (xi)** The front elevation of any commercial or multiple family building exceeding 2 storeys in height shall be set back from the lower floors. Residential floors above any street level commercial shall be set back from the

commercial level building face. As many residential units as possible shall view the street.

- (xii)** All businesses or stores shall have their own clearly identifiable street level entry.
- (xiii)** All commercial ground floor elevations facing a street shall contain un-tinted glass windows.
- (xiv)** Underground parking is highly encouraged. All surface parking shall be paved and located behind the building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails. No surface parking shall be allowed between a street and a building.
- (xv)** To assist in establishing a sustainable urban environment, internal private laneways are encouraged as part of the design to allow servicing, access to parking, as well as key pedestrian linkages.
- (xvi)** Signage shall comply with the signage requirements of the Land Use Bylaw for the C1 District.

(b) Regulations for Free-standing Residential Developments

- (i)** No residential development to front an arterial roadway.
- (ii)** Street facing ground floor units shall have their own individual access from the public sidewalk through a private front yard or courtyard. Each street-facing unit on higher floors shall have its own balcony with glass or ornamental metal railing.
- (iii)** Each ground floor unit shall have a private, landscaped front yard. Front fencing may be used to provide security, but no solid fence shall be allowed higher than 1.0 metre above the sidewalk level.
- (iv)** Ramps to underground parking should be located at the rear or side of the building rather than from a front street location.
- (v)** No on-site parking shall be allowed in the front yard of any residential building."

- 12 The land shown by small dots in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District.
- 13 The land shown by forward slash lines in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to R1C Residential (Carriage Home) District.
- 14 The land shown by back slash lines in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to R1WS Residential (Wide/Shallow Lot) District.

- 15 The land shown by large dots in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to RLW Residential (Live-Work) District.
- 16 The land shown by horizontal lines in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to R2T Residential (Town House) District.
- 17 The land shown by diamonds in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to R3 Residential (Multiple Family) District.
- 18 The land shown by vertical lines in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to C4 Commercial (Major Arterial) District.
- 19 The land shown by x's in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to C5 Commercial (Mixed Use) District.
- 20 The land shown by cross hatching in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to P1 Parks and Recreation District.
- 21 The land shown in black in the sketch attached as Land Use District Map 11/2013 to this Bylaw is redesignated from A1 Future Urban Development District to PS Public Service (Institutional or Government) District.
- 22 That "Land Use District Map Q17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map 11/2013 attached hereto and forming part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

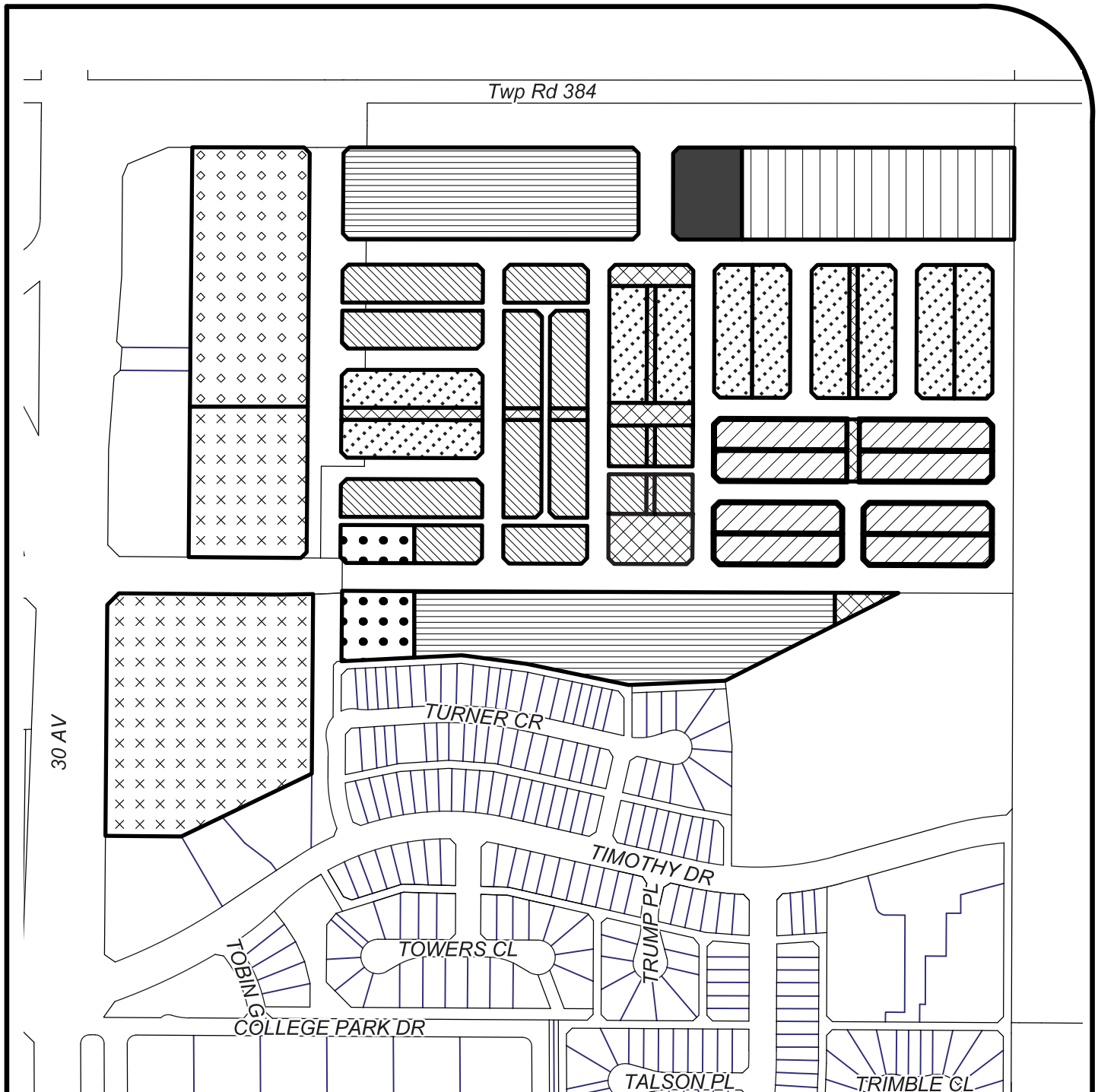
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

	A1 to R1 - Residential (Low Density)		A1 to R3 Residential (Multiple Family)
	A1 to R1C - Residential (Carriage Home)		A1 to C4 Commercial (Major Arterial)
	A1 to R1WS - Residential (Wide/Shallow Lot)		A1 to C5 - Commercial (Mixed Use)
	A1 to RLW - Residential (Live-Work)		A1 to P1 - Parks and Recreation
	A1 to R2T - Residential (Town House)		A1 to PS - Public Service (Institutional or Government)

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: **11 / 2013**

Bylaw: **3357 / L-2013**

Date: **May 27, 2013**

FILE COPY



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Timberlands North
Land Use Bylaw Amendment 3357/L-2013

Reference Report:

Legislative Services, dated August 6, 2013 and Planning Services dated June 19, 2013.

Bylaw Reading:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council gave second and third reading to Timberlands North, Land Use Bylaw Amendment 3357/L-2013, as amended, a Land Use Bylaw amendment to implement the zoning/land use concept plan as proposed in the new Timberlands North NASP. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Legislative Services Manager

/attach.

c: Director of Planning
Tony Lindhout, Senior Planner
Client Services Support, Legislative Services

**REZONING OF TIMBERLANDS NORTH
LAND USE BYLAW AMENDMENT 3357/L-2013**

DESCRIPTION: A bylaw which provides for the rezoning/land use concept plan including several new proposed land use districts to reflect a unique neighbourhood image, character and design providing diverse range of land uses in the Timberlands North neighbourhood.

FIRST READING: July 8, 2013

FIRST PUBLICATION: July 26, 2013

SECOND PUBLICATION: August 2, 2013

SECOND READING: _____

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐ **Yes**

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: **The City of Red Deer –
Land & Economic Development**

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 **TOTAL: \$ _____**

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 3029.7381. _____

BATCH NO.: 212510. _____

(Advertising Revenue to 176891.00 _____

acct # from L&ED

Letter to residents
13853046292
Developer 1383
map 1377973

Timberlands North Land Use Bylaw Amendment 3357/L-2013

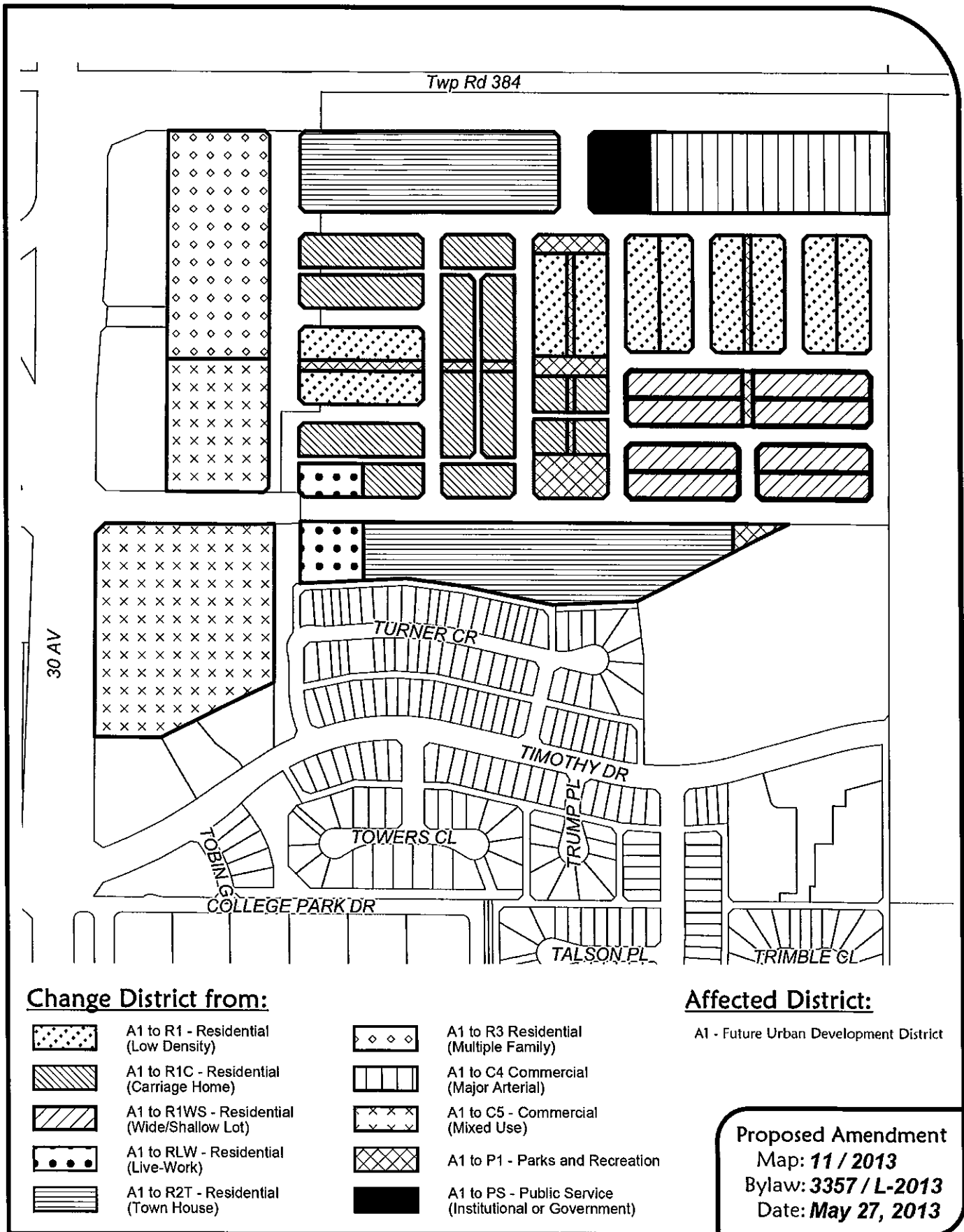
City Council is considering amending the Land Use Bylaw related to the Timberlands North Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3357/L-2013 proposes to implement the zoning / land use concept plan. Included in this bylaw amendment will be several new proposed land use districts to reflect a unique neighbourhood image, character and design providing a diverse range of land integrating residential, commercial, mixed use and civic opportunities.

(Insert Map here- DM 1377973)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 19, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 9, 2013**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: July 26, 2013 and August 2, 2013)





LEGISLATIVE SERVICES

July 16, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4»

Dear Sir/Madam:

Re: Timberlands North Land Use Bylaw Amendment 3357/L-2013

Red Deer City Council is considering amending the Land Use Bylaw by rezoning A1 Future Urban Development land as noted in the Timberlands Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3357/L-2013 proposes to implement a new zoning / land use concept plan. Included in this bylaw amendment will be several new proposed land use districts to reflect a unique neighbourhood image, character and design providing a diverse range of land integrating residential, commercial, mixed use and civic opportunities.

As a property owner in the area of the proposed changes you have an opportunity to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on Monday, August 19 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.

Bev Greter

From: Bev Greter
Sent: Thursday, July 18, 2013 4:30 PM
To: Alison Relkov
Subject: Timberlands North Land Use Bylaw Amendment 3357/L-2013 - Letter to Residents and Map

Letter to residents: I385304; Map: I377973



1385304-Letter
to Residents - ...



1377973-Draft -
Map 3357L-20...

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

Bev Greter

From: Bev Greter
Sent: Friday, July 19, 2013 10:31 AM
To: Legislative Services
Subject: Rezoning Timberlands North LUB 3357/L-2013

Vanessa,

Ad for July 26 and August 2, 2013.



1384656-Ad -
Land Use Byla...



1377973-Draft -
Map 3357L-20...

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

LEGISLATIVE SERVICES

July 18, 2013

Mr. John Sennema
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear John:

Re: Timberlands North Land Use Bylaw Amendment 3357/L-2013

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/L-2013* at the Monday, July 8, 2013 Regular Council Meeting.

Land Use Bylaw Amendment 3357/L-2013 proposes to implement a new zoning/concept plan in the Timberlands subdivision. Included in this bylaw amendment will be several new proposed land use districts to reflect a unique neighbourhood image, character and design providing a diverse range of land integrating residential, commercial, mixed use and civic opportunities.

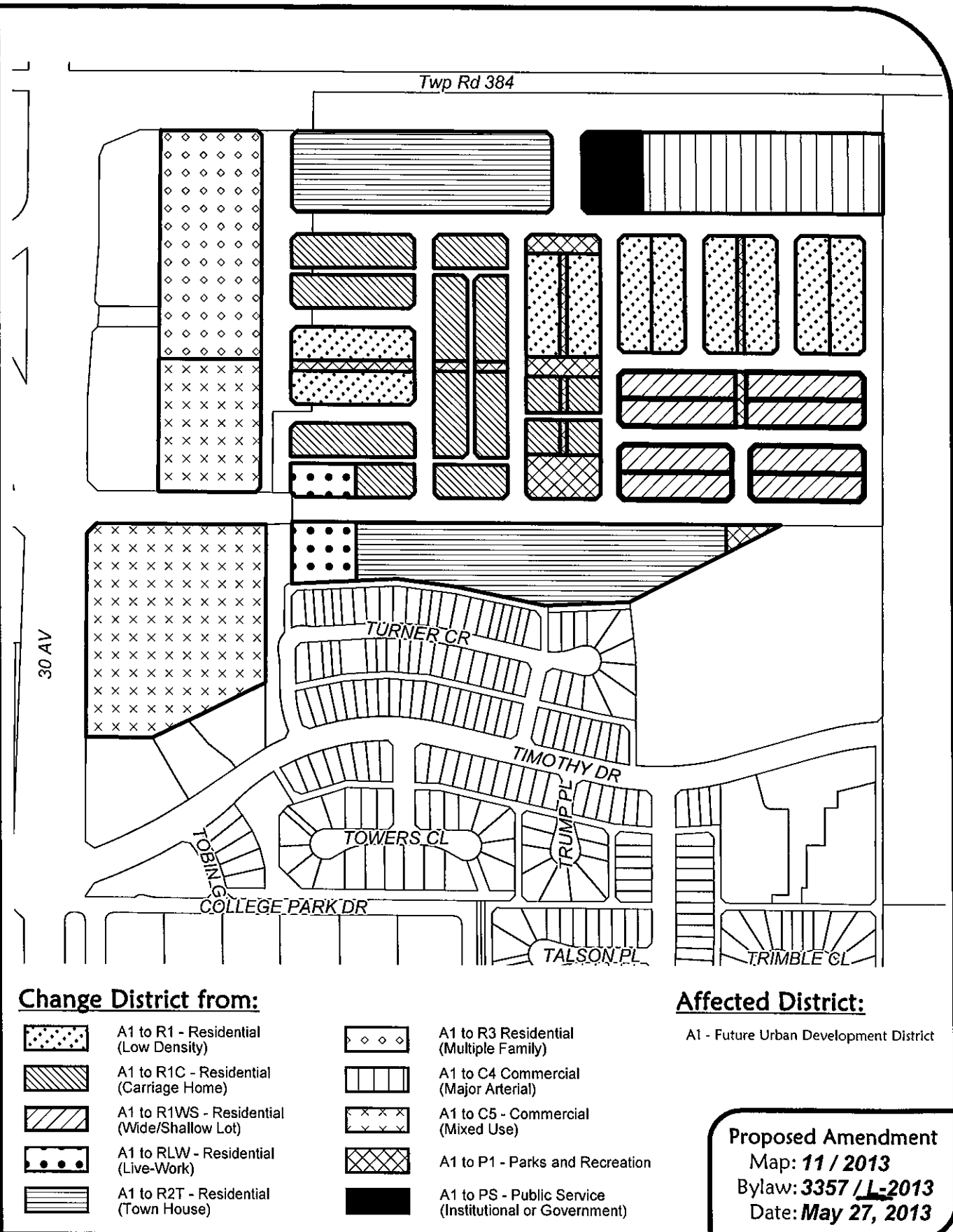
Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for the Public Hearing to be held on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers during Council's regular meeting.

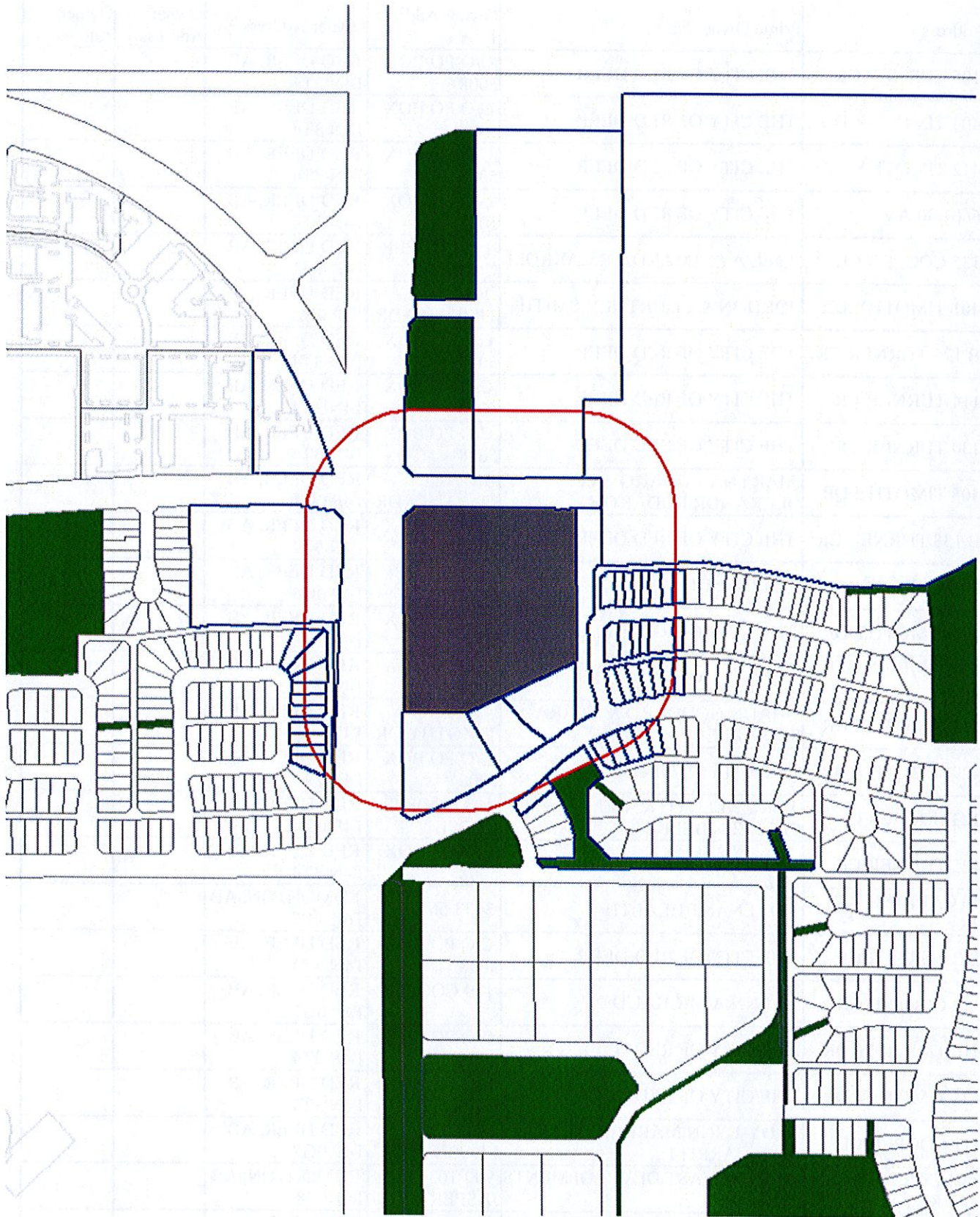
The City is required by the Municipal Government Act to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00. If you have any concerns related to these charges, or have other questions or require additional information, please contact me at your earliest convenience at 403.342.8201.

Sincerely,



Bev Greter
Corporate Meeting Coordinator





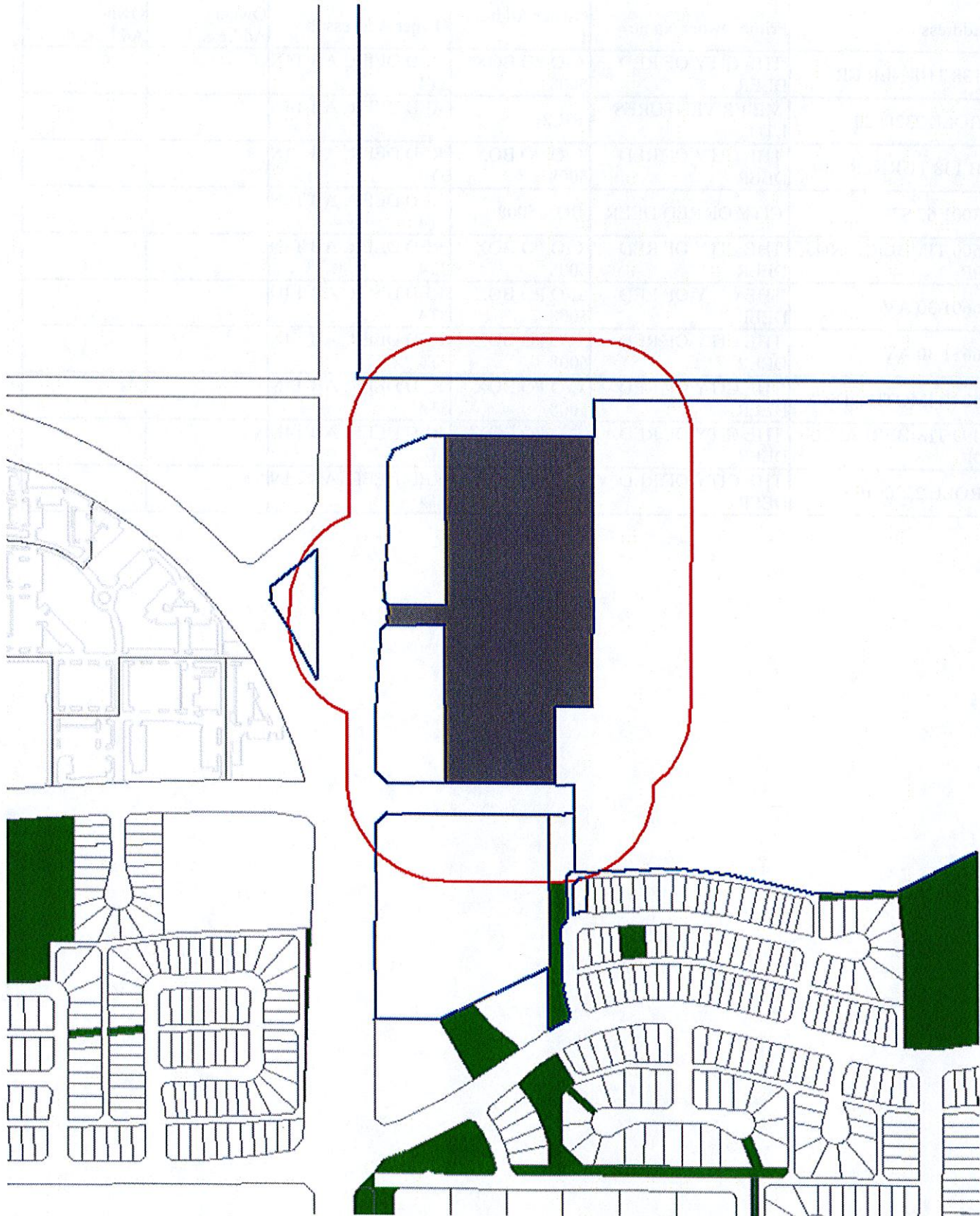
 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around TIMBERLANDS DR 499

3357/L-2013 Buffer zone #1

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
105 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
404 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
412 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
6601 30 AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
135 COOPER CL	JOEL A & AMANDA R CARROLL	135 COOPER CLOSE	RED DEER, AB T4P 0G4		
401 TIMOTHY DR	JORDON & COURTNEY SMITH	401 TIMOTHY DR	RED DEER, AB T4P 0L2		
B 125 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
114 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
130 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
405 TIMOTHY DR	MARYNA RUDAKOVA & OLEXANDR RUDAKOV	405 TIMOTHY DR	RED DEER, AB T4P 0L2		
B 138 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
19 TOBIN GT	COLIN & DULCE WATERMAN	19 TOBIN GATE	RED DEER, AB T4P 0K6		
436 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
500 TIMBERLANDS DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
413 TIMOTHY DR	SHAUN GODDARD & TERRA SCOVILLE	413 TIMOTHY DR	RED DEER, AB T4P 0L2		
429 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
123 COOPER CL	LEROY LLOYD & WENDY COLLEEN BELL	123 COOPER CLOSE	RED DEER, AB T4P 0G4		
125 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
10 CARRINGTON DR	COVENANT HEALTH	3033 66 ST	EDMONTON, AB T6K 4B2		
122 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
119 COOPER CL	GLENN A MICHAUD	119 COOPER CL	RED DEER, AB T4P 0G7		
416 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
424 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
111 COOPER CL	JODY-LYNN MARIA & ALANA JEAN CARRITT	111 COOPER CLOSE	RED DEER, AB T4P 0G7		
7 CLEARVIEW MARKET WY	ANDERS EAST DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
417 TIMOTHY DR	SHANNA CALIHOO	417 TIMOTHY DR	RED DEER, AB T4P 0L2		
118 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
		C/O PO BOX	RED DEER, AB		

396 TIMOTHY DR	THE CITY OF RED DEER	5008	T4N 3T4		
113 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
107 COOPER CL	ANDREW C FURNESS	107 COOPER CLOSE	RED DEER, AB T4P 0G7		
131 COOPER CL	JOEY PLETZ	131 COOPER CLOSE	RED DEER, AB T4P 0G4		
409 TIMOTHY DR	PARKLAND COMMUNITY LIVING AND SUPPORTS SOCIETY	6010 45 AVE	RED DEER, AB T4N 3M4		
121 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
110 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
138 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
428 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
440 TIMOTHY DR	WASKASOO PARK CONGREGATION OF JEHOVAH'S WITNESSES	3716 43A AVE	RED DEER, AB T4N 3G3		
B 409 TIMOTHY DR	PARKLAND COMMUNITY LIVING AND SUPPORTS SOCIETY	6010 45 AVE	RED DEER, AB T4N 3M4		
121 COOPER CL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
127 COOPER CL	STUART ROBERT & DEBRA LEA MCINTYRE	127 COOPER CLOSE	RED DEER, AB T4P 0G4		
400 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
99 COOPER CL	CHAD MICHAEL JENSEN	99 COOPER CLOSE	RED DEER, AB T4P 0G7		
408 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
103 COOPER CL	CHRISTOPHER G MCCARROLL	103 COOPER CLOSE	RED DEER, AB T4P 0G7		
ROLL 2320010	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
126 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
499 TIMBERLANDS DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
115 COOPER CL	COLE F COLLINS	115 COOPER CLOSE	RED DEER, AB T4P 0G7		
117 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
134 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
392 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
109 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		



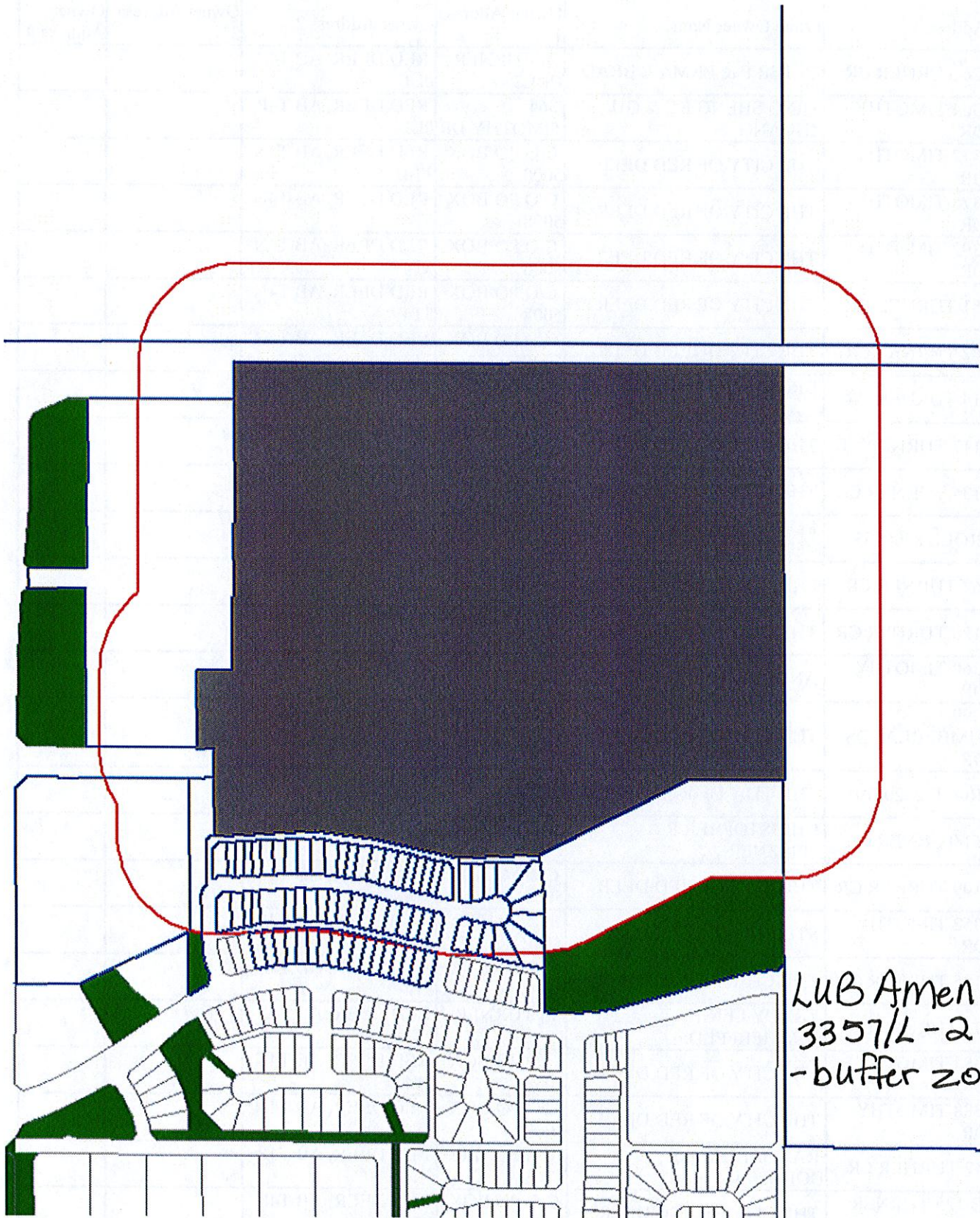
 [Export Data To Excel](#)

LuB Amendment 3357/L-2013

Parcels Touching The Buffer Zone - 100 Metres Around TIMBERLANDS DR 500

~~mai~~
-buffer zone
#2

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
138 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 2320020	MEIER VENTURES LTD	RR 2	RED DEER, AB T4N 5E2		
B 138 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
3001 67 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
500 TIMBERLANDS DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
6601 30 AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
6651 30 AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
424 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
499 TIMBERLANDS DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 2320010	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		



LuB Amendment
3357/L-2013
-buffer zone #3

 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around ROLL 2320010

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
26 TURNER CR	PETER F & ERMA E BRADY	26 TURNER CRES	RED DEER, AB T4P 0L1		
364 TIMOTHY DR	QING SHENG KE & GU ZHUANG	364 TIMOTHY DR	RED DEER, AB T4P 0L1		
372 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
376 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
392 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
81 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
82 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
14 TURNER CR	CRAIG WILLIAM MILLER & AUDREY SCOTT-MILLER	14 TURNER CRES	RED DEER, AB T4P 0L1		
117 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
134 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 8700455	RONALD JAMES MORRISROE	660 TEMPLE ST	PARKSVILLE, BC V9P 1B4		
62 TURNER CR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
126 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
360 TIMOTHY DR	ANDREW CWIKLEWICH	BOX 315	PENHOLD, AB T0M 1R0		
499 TIMBERLANDS DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 2320010	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
61 TURNER CR	CHRISTOPHER R NEISZNER	61 TURNER CRES	RED DEER, AB T4P 0L1		
109 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
352 TIMOTHY DR	STEPHANIE CLAYTON	352 TIMOTHY DR	RED DEER, AB T4P 0L1		
105 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
74 TURNER CR	TRACY LEIGH SOMMERFELD	74 TURNER CRES	RED DEER, AB T4P 0L1		
384 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
388 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
42 TURNER CR	RANDALL KYLE DOHERTY	42 TURNER CRES	RED DEER, AB T4P 0L1		
B 125 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
340 TIMOTHY DR	ALFRED & DOROTHY HELEN THOMAS	340 TIMOTHY DR	RED DEER, AB T4P 0L1		
344 TIMOTHY DR	LUZ CROSSMAN	344 TIMOTHY DR	RED DEER, AB T4P 0L1		

500 TIMBERLANDS DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
114 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
34 TURNER CR	CAROLINE JANINA & ELMER ROGER VOGT	34 TURNER CRES	RED DEER, AB T4P 0L1		
130 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
94 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
54 TURNER CR	PARKLAND COMMUNITY LIVING AND SUPPORTS SOCIETY	6010 45 AVE	RED DEER, AB T4N 3M4		
B 138 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 2320015	MARLENE GAIL MORRISROE	RR2	RED DEER, AB T4N 5E2		
404 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
50 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
30 TURNER CR	JASON S & CONSTANZA LETWIN	30 TURNER CR	RED DEER, AB T4P 0L1		
6 TURNER CR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
53 TURNER CR	BRIAN STEER	252 WILEY CRES	RED DEER, AB T4N 7G6		
97 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
118 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
70 TURNER CR	ERIC BRYER & SHEILA CARLSON	4229 53 ST	RED DEER, AB T4N 2E1		
73 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
368 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
380 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
396 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
93 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
98 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
58 TURNER CR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
78 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
86 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
77 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
300 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
424 TIMOTHY		C/O PO BOX	RED DEER, AB T4N		

DR	THE CITY OF RED DEER	5008	3T4		
B 53 TURNER CR	BRIAN STEER	252 WILEY CRES	RED DEER, AB T4N 7G6		
38 TURNER CR	ADAM JOHANNES ALBERT & ALANNA GRACE HESP	38 TURNER CRES	RED DEER, AB T4P 0L1		
90 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 8700460	CANADIAN NATURAL RESOURCES LTD	1800, 324-8 AVENUE SW	ATTN: PROPERTY TAX DEPARTMENT	CALGARY, AB T2P 2Z2	
125 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
122 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
101 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
57 TURNER CR	SUZANNE D CORBIERE	57 TURNER CRES	RED DEER, AB T4P 0L1		
66 TURNER CR	LYNNETTE MICHELLE DUSSAULT	66 TURNER CRES	RED DEER, AB T4P 0L1		
356 TIMOTHY DR	JASON D & HEATHER M STANGLER	356 TIMOTHY DR	RED DEER, AB T4P 0L1		
18 TURNER CR	NATHAN D & JANET L SEMENIUK	18 TURNER CRES	RED DEER, AB T4P 0L1		
400 TIMOTHY DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
69 TURNER CR	DARYL SALYN	69 TURNER CRES	RED DEER, AB T4P 0L1		
348 TIMOTHY DR	CRAIG & AURELIA PRINCE	348 TIMOTHY DR	RED DEER, AB T4P 0L1		
85 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
89 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
106 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
10 TURNER CR	NICOLE M EICHHORN & SHELLEY M MOORE-EICHHORN	25 KILBURN CRES	RED DEER, AB T4P 3V1		
110 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
138 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
2 TURNER CR	RYAN & AMY JUDSON	2 TURNER CRES	RED DEER, AB T4P 0L1		
22 TURNER CR	DARRYL WAYNE & CARRIE LAINE LAJEUNESSE	22 TURNER CRES	RED DEER, AB T4P 0L1		
102 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
B 54 TURNER CR	PARKLAND COMMUNITY LIVING AND SUPPORTS SOCIETY	6010 45 AVE	RED DEER, AB T4N 3M4		
121 TURNER CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
ROLL 2320020	MEIER VENTURES LTD	RR 2	RED DEER, AB T4N 5E2		
		C/O PO BOX	RED DEER, AB T4N		

113 TURNER CR	THE CITY OF RED DEER	5008	3T4		
46 TURNER CR	PATRICK COURTOREILLE & RANDELL COMEAU	46 TURNER CRES	RED DEER, AB T4P 0L1		
65 TURNER CR	TYLER D TYCHY & AMANDA S WILSON	65 TURNER CRES	RED DEER, AB T4P 0L1		



August 6, 2013

Bylaw 3503/2013 – Repeal of Road Closure Bylaw 3413/2008

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 8, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Bylaw 3503/2013 – Repeal of Road Closure Bylaw 3413/2008.

City Manager Comments:

Council's consideration of second and third reading for Bylaw 3503/2013 – Repeal of Road Closure Bylaw is requested.

Craig Curtis
City Manager

Background

At the Monday, July 8, 2013 Council Meeting, Council gave first reading to Bylaw 3503/2013 – Repeal of Road Closure Bylaw 3413/2008. This bylaw proposes to close a portion of road, approximately 0.398 hectares of land, lying adjacent to the West Boundary of Block 17 and 18 in the Timberstone Park development.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on July 26 and August 2, 2013 with no comments being received. A Public Hearing will be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.

**COMMENTS
RECEIVED**

FROM THE PUBLIC

REGARDING

**BYLAW 3503/2013
TO REPEAL ROAD CLOSURE BYLAW
3413/2008**

Christine Kenzie

Subject: FW: Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/208

> -----Original Message-----

> From: _____

> Sent: Thursday, August 08, 2013 10:12 PM

> To: Legislative Services; Frank Wong; Cindy Jefferies; Dianne Wyntjes; Tara Veer; Paul Harris; Buck Buchanan; Lynne Mulder; Chris Stephan; MayorMailbox

> Subject: Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/208

>

> re: Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/208 effectively re-opening 27th Ave by Balmoral Chapel in Timberstone.

>

> Greetings Legislative services and City Council

>

> As communicated before first reading, we at Balmoral Bible Chapel are fully in support of the motion to re-open this portion of 27th Ave, as this will provide legal access to our North property.

>

> I'm available for questions or clarification, either prior to or during the August 19th meeting, though I'm thinking the administration's briefing and recommendation probably has it covered.

>

> Thank you for considering this, it is much appreciated.

>

> Hope to see you on August 19th.

>

> Blessings

>

> Fred Thomson

> per Balmoral Bible Chapel

>

>

>

>

>

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>

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> [This message has been scanned for security content threats and viruses.]

>

> [The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

>

>



Original Report presented at the
Monday, July 8, 2013 Regular
Council Meeting

June 20, 2013

Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/2008

Consideration of First Reading

Land and Economic Development

Report Summary & Recommendation:

The Land & Economic Development Department, with support of the Engineering and Planning Departments recommend Council proceed with first reading of Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/2008, a bylaw to repeal Road Closure Bylaw 3413/2008.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/2008. Following the required advertising this bylaw will come back to Council in six weeks' time for a Public Hearing to be held on Monday, August 19, 2013.

Elaine Vincent
Acting City Manager

Proposed Resolution

That Council consider first reading of Repeal of Road Closure Bylaw 3503/2013.



Report Details

Background:

In 2008 a request was received to close a portion of Road Right of Way (within Plan 993 A.E.) and enter into a 3 way agreement between the City and the two adjacent landowners. At the January 12th, 2009, Council meeting third and final reading was passed for Road Closure Bylaw 3413/2008.

The plan at the time was that as Timberstone Park was developed access into Lot 18 would be obtained through the subdivision. Since this time the 3 way agreement never proceeded which has resulted in lot 18 not having legal access.

Through various meetings with the landowners of lots 17 and 18 it has now been requested that Road Closure Bylaw 3413/2008 be repealed in order for there to be legal access to lot 18.

Discussion:

Land & Economic Development has met with Engineering and Planning Departments to review the request and have determined that repealing the Road Closure Bylaw is in everyone's best interest.

Timberstone Park Neighbourhood Area Structure Plan (NASP)

The original Timberstone Park NASP was adopted in 2008 (Bylaw 3217/E-2008) and at that time showed the road right of way for R1 residential uses.

In 2010, the NASP came before Council again with 5 minor changes (Bylaw 3217/A-2010). One of the changes was to convert the road right of way from R1 residential to "place of worship/social care/day care/retirement/assisted living/Church" hereafter referred to as "PS". This change was adopted as is the current situation today. (Figure 1)

Analysis:

There will be no financial implications with repealing this Bylaw as the road was only legally closed and physically has remained open for public use and access to lot 18.

Although repeal of the road closure would allow a road where the NASP currently shows it as PS site, the road is an existing interim solution and not the desired long term future use for the parcel, as indicated in the NASP. The NASP identifies two long term accesses for the PS site from the:

1. The south (55th Street); and
2. East (future Trinity Close).



To date Trinity Close has not been constructed and there is no estimation of when it will be constructed.

In the future, should either lot 17 or 18 be redeveloped or subdivided, conditions can be placed on the approval for the applicant(s) to provide alternative accesses to the lots that do not require the current road right of way, thus allowing the road to subsequently be permanently closed and disposed of by the City.

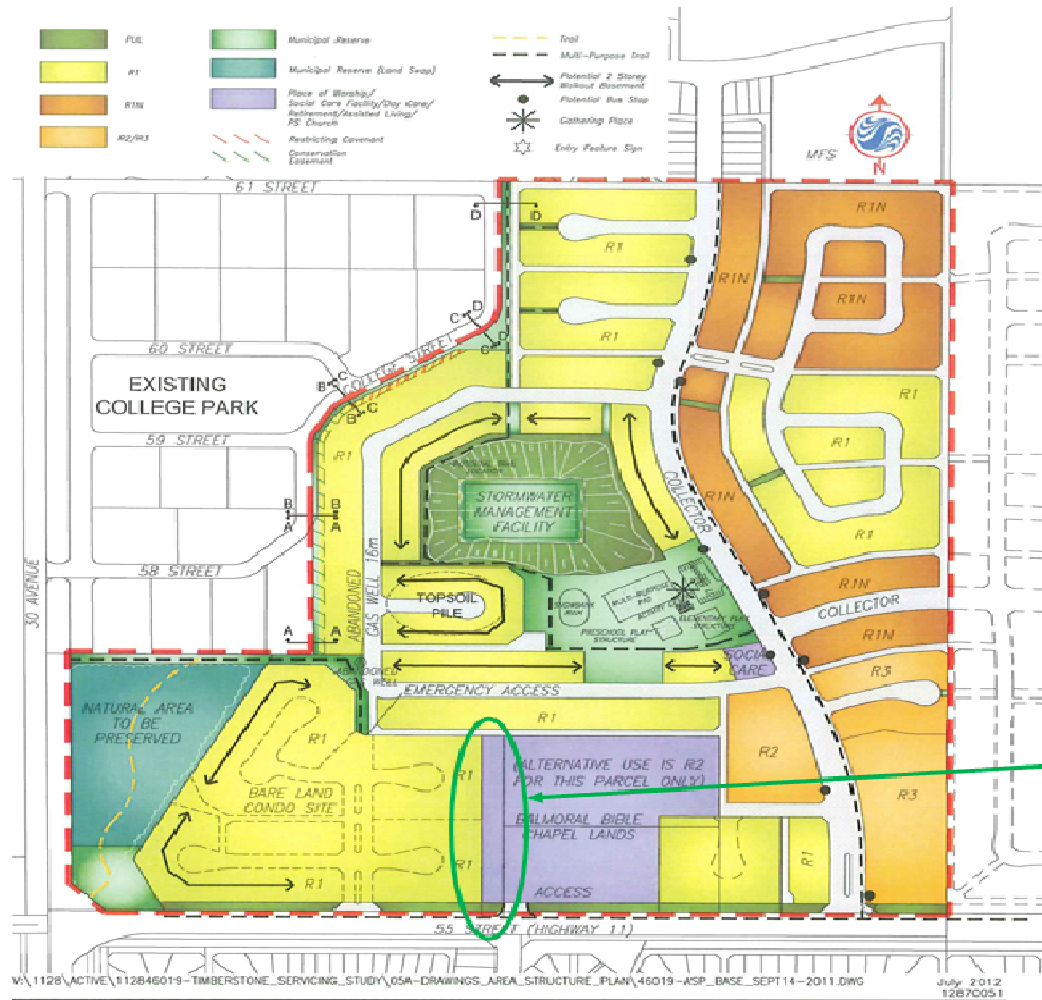
Therefore, the Planning Department does not require an amendment to the Timberstone Park NASP in order to reopen the road.

Upon review with the Engineering Department they have identified that post and cable will be installed at the north end of the road right of way to restrict access through that portion.

Laebon Developments and its affiliated companies are the owners of the adjacent parcel to the west of the subject site and support the repeal of the Road Closure Bylaw 3413/2008.



Figure 1 – Land Use Concept from Timberstone Park NASP



Subject Site



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

BYLAW NO. 3503/2013

Being a bylaw to Repeal Bylaw 3413/2008 to close portions of road in the City of Red Deer,

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 That Bylaw 3413/2008, being a bylaw to close the following portions of roadway in the City of Red Deer:

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

is repealed.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK

Revised Dec. 1/08

BLOCK X
PLAN 993 A.E.BLOCK X
PLAN 993 A.E.

ROAD (PLAN 993 A.E.)

20.12

193.22

193.23

18

BALMORAL
BIBLE CHAPEL LANDS

PLAN 993 A.E.

17

C. of T.

C. of T.
892 134 401

5.49

5.49

Road Plan
1480 MCRoad Plan
1480 MCREMAINDER OF ROAD
(PLAN 993 A.E.)RUTHERFORD
DRIVEN.U.L. R/W PLAN 2194 M.C.
(# 2748 M.G.)

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

SCALE = 1: 2000

0 20 40 80 120 160 200 Metres

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

WEEJ

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

BYLAW NO. 3413/2008

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

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

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

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

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

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

"Morris Flewwelling"

MAYOR

"Lisa Perkins"

CITY CLERK

Revised Dec. 1/08

BLOCK X
PLAN 993 A.E.BLOCK X
PLAN 993 A.E.

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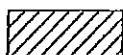
C. of T.
892 134 401Road Plan
1480 MCRoad Plan
1480 MCREMAINDER OF ROAD
(PLAN 993 A.E.)RUTHERFORD
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WEEJ

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

FILE COPY



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: John Sennema, Land & Economic Development Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Bylaw 3503/2013 – Repeal of Road Closure Bylaw 3413/2008

Reference Report

Legislative Services, dated August 19, 2013 and Land and Economic Development, dated June 20, 2013.

Bylaw Readings:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council gave second and third reading to Bylaw 3503/2013 to repeal Road Closure Bylaw 3413/2008, a road closure that was approved in 2008 but is no longer required. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will distribute copies of the bylaw in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

/attach.

c: Director of Planning Services
Wade Martens, Land Services Specialist
Corporate Meeting Coordinator

DM 1387630

BYLAW 3503/2013 - REPEAL OF ROAD CLOSURE BYLAW 3413/2008

DESCRIPTION: A bylaw which provides for the repeal of Road Closure Bylaw 3413/2008, a bylaw no longer needed to allow for legal access to lot 18 in Timberstone Park.

FIRST READING: July 8, 2013

FIRST PUBLICATION: July 26, 2013

SECOND PUBLICATION: August 2, 2013

SECOND READING: _____

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ **Yes**

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: **The City of Red Deer**

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 **TOTAL:** \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

*Letters to Residents
1385318
map - 1378101*

Bylaw 3503/2013 re: Repeal of Road Closure Bylaw 3413/2008

City Council is considering passing Bylaw 3503/2013, a bylaw to Repeal Road Closure Bylaw 3413/2008. Bylaw 3503/2013 proposes to repeal the following portions of roadway in the city of Red Deer, to include all that portion of Road as shown on Plan 993AE lying adjacent to the West boundary of Block 17 and 18, Plan 993AE, and lying within Subdivision Plan _____ and containing 0.398 hectares (0.96 acres) more or less of land.

(Insert Map here- DM 1378101)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 19, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 9, 2013** or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: July 26, 2013 and August 2, 2013)



LEGISLATIVE SERVICES

July 18, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4»

Dear Sir/Madam:

Re: Bylaw 3503/2013 – Repeal of Road Closure Bylaw 3413/2008

Red Deer City Council is considering repealing Road Closure Bylaw 3413/2008 passed by Council back in January 2009. Bylaw 3503/2013- Repeal of Road Closure Bylaw 3413/2008 is no longer needed and proposes to repeal the following portions of roadway in the city of Red Deer, to include all that portion of Road as shown on Plan 993AE lying adjacent to the West boundary of Block 17 and 18, Plan 993AE, and lying within Subdivision Plan _____ and containing 0.398 hectares (0.96 acres) more or less of land. For your information, this disposal of road is noted on the attached map.

As a property owner in the area of the proposed changes you have an opportunity to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact Land & Economic Development Services at 403.342.8106.

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on Monday, August 19 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.

Revised Dec. 1/08

BLOCK X
PLAN 993 A.E.

BLOCK X
PLAN 993 A.E.

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Road Plan
1480 MC

Road Plan
1480 MC

REMAINDER OF ROAD
(PLAN 993 A.E.)

RUTHERFORD
DRIVE

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

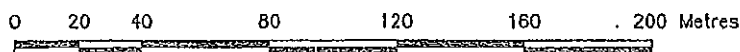
RED DEER
TIMBERSTONE PARK

Plan Showing Proposed Closure
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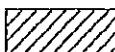
in the
S.W.1/4 SEC.23-38-27-4



SCALE = 1: 2000



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



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

Bev Greter

From: Bev Greter
Sent: Thursday, July 18, 2013 4:32 PM
To: Allison Relkov
Subject: Bylaw 3503/2013 - Repeal of Road Closure Bylaw 3413/2008 - Letter to Residents and Map

Letter to Residents: I385318; Map: I378101



1385318-Letter
to Residents - ...



1378101-Draft -
Map 35032013...

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

Bev Greter

From: Bev Greter
Sent: Friday, July 19, 2013 10:54 AM
To: Legislative Services
Subject: Bylaw 3503/2013 - Repeal of Road Closure Bylaw 3413/2008

Vanessa,

Ad for July 26 and August 2, 2013.



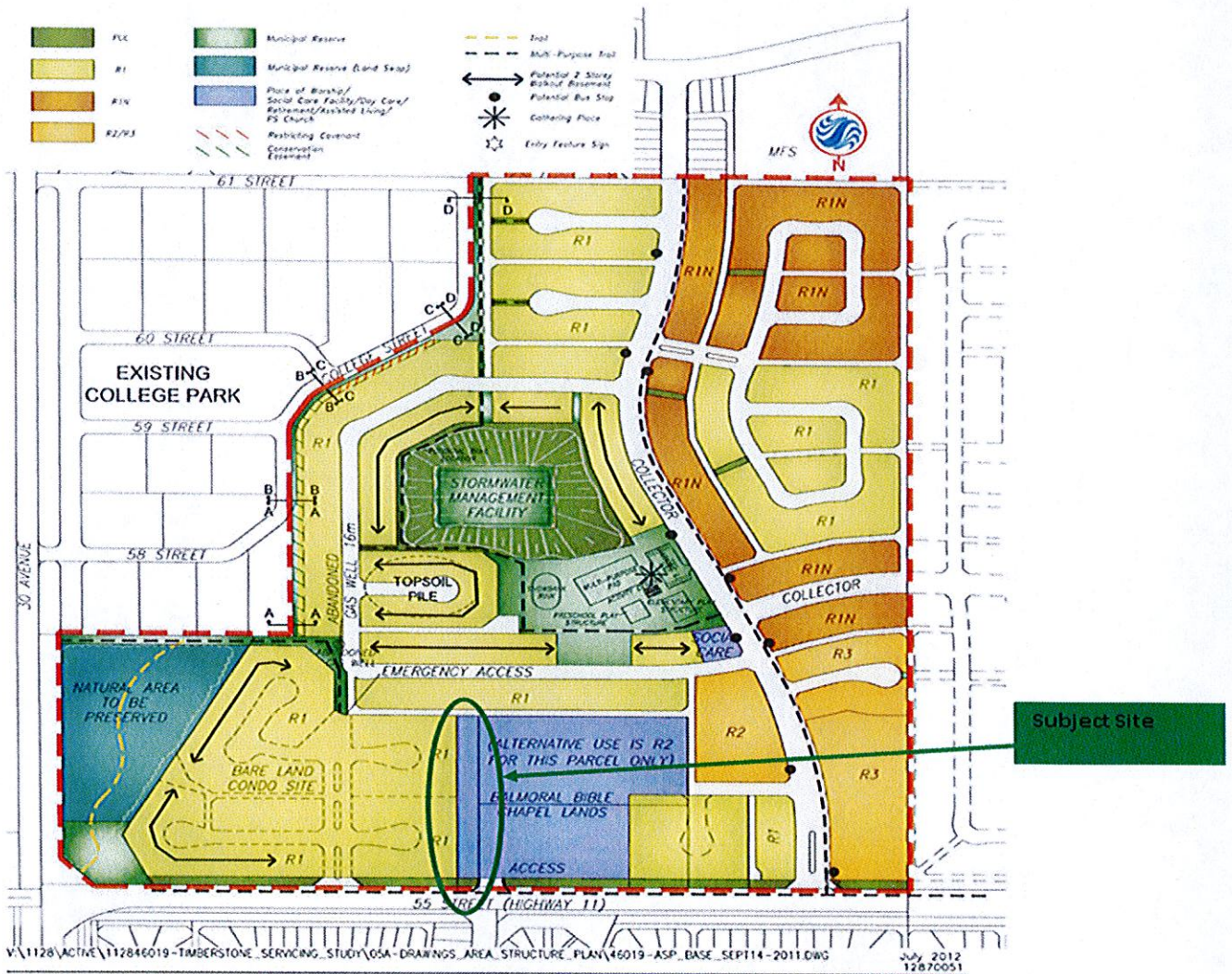
1384936-Ad -
Bylaw 3503 re...



1378101-Draft -
Map 35032013...

Thanks,
Bev

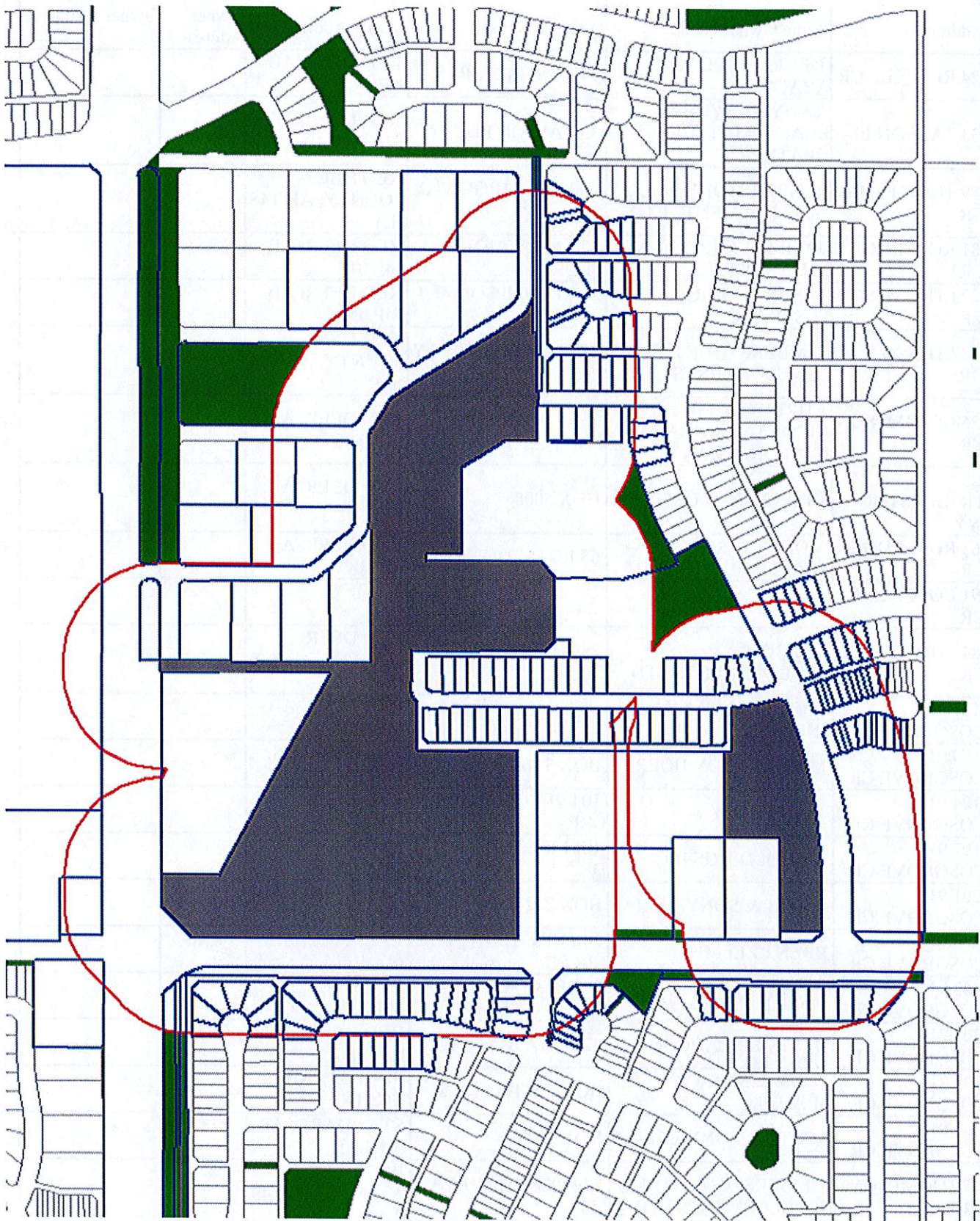
Bev Greter
Corporate Meeting Coordinator
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Stantec

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 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
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Bylaw 3503/2013 Map



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around ROLL 2320130

Bylaw 3503/2013 Buffer Zone

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
24 RUSSELL CR	DENISH & CELIA ABALOS	24 RUSSELL CRES	RED DEER, AB T4P 3C1		
33 TALSON PL	TANYA LAYNE & BLAINE MATTHEW HEATHER	33 TALSON PL	RED DEER, AB T4P 0L7		
79 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
81 RUTLEDGE CR	JAMES R & ROXANNE ML CRIPPEN	135 ALLWRIGHT CLOSE	RED DEER, AB T4R 3P1		
273 THOMPSON CR	COLIN & MARY FUSEDALE	273 THOMPSON CRES	RED DEER, AB T4P 0N8		
387 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
258 THOMPSON CR	CHRISTOPHER NICOLAAS & SHANA LYNN KOOMAN	258 THOMPSON CRES	RED DEER, AB T4P 0N8		
2 TIMBERSTONE WY	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
65 RUTLEDGE CR	MONTY & RACHEL RUELLE BUCHINSKI	65 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
91 COSGROVE CR					
84 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
101 91 COSGROVE CR	NATHEN & TANYA SNELSON	21 KENNINGS CR	RED DEER, AB T4P 3M8		
103 91 COSGROVE CR	MARILYN JOY HOERLE	BOX 3114	BLACKFALDS, AB T0M 0J0		
104 91 COSGROVE CR	JEAN PERCY	104 91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
107 91 COSGROVE CR	RN HOLDINGS INC	1081 ISLAND VIEW DR	MANOTICK, ON K4M 1J8		
201 91 COSGROVE CR	SCOTT & SONYA ELIAS	BOX 272	STANDARD, AB T0J 3G0		
206 91 COSGROVE CR	BRENT ZELMER	146 NEW BRIGHTON CIR SE	CALGARY, AB T2Z 4B4		
303 91 COSGROVE CR	CARLY ROY BOURNE	303-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
301 71 COSGROVE CR	DEVIN B FRANCON	4217 51A ST	RED DEER, AB T4N 2B7		
306 71 COSGROVE CR	LEON & NANCY GRAHAM	BOX 5 SITE 3 RR 2	SUNDRE, AB T0M 1X0		
306 91 COSGROVE CR	SCOTT & SONYA ELIAS	BOX 272	STANDARD, AB T0J 3G0		
55 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
394 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
407 TEASDALE	TIMBERSTONE PARK	289-28042 HIGHWAY	RED DEER		

DR	DEVELOPMENTS LTD	#11	COUNTY, AB T4S 2L4		
278 THOMPSON CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
211 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
213 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
101 71 COSGROVE CR	JO-ANNE E & GAUKE DEVRIES	101-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
106 71 COSGROVE CR	TERRI L KONDRAT	106 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
108 71 COSGROVE CR	MELISSA CHOW- LEMUS & ANDRE LEMUS	112 DICKENSON CRES	RED DEER, AB T4R 1Y5		
214 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
218 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
201 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
204 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
52 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
26 COLLEGE PARK DR	NORMAN PATRICK & ARLENE IVY COSTIGAN	26 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
18 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
406 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
98 TIMBERSTONE WY	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
22 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
5901 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
19 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
56 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
5515 27 AV	THE CHRISTIAN BRETHREN OF RED	C/O BALMORAL BIBLE CHAPEL	RR 2 LCD 1	RED DEER, AB T4N	

	DEER		5E2		
14 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
32 RAMSEY CL	DEBORAH GUSE	32 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
100 TIMBERSTONE WY	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
68 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
71 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
202 71 COSGROVE CR	LYNN NICOLE RICHARDS	202 - 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
203 71 COSGROVE CR	DARILYN R COON	203-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
6 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
40 RICHARDS CL	GUY W GEDASCHKE & SHAWNA R BAUER	40 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
83 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
176 RUTHERFORD DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
17 RUSSELL CR	NICOLE RENEE ELLIOT	17 RUSSELL CRES	RED DEER, AB T4P 3B2		
72 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
208 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
207 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
42 TALSON PL	MYKOLA RICHARD & DENISE LYNN ROMANIW	42 TALSON PL	RED DEER, AB T4P 0L6		
77 RUTLEDGE CR	VINH HOANG & NAVY KHEAN	77 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
31 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
29 TALSON PL	ANDREW & KATRINA RUSSELL	29 TALSON PL	RED DEER, AB T4P 0L6		
39 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
58 COLLEGE PARK DR	MARLENE KALLSTROM-BARRITT &	BRIAN BARRITT	58 COLLEGE PARK DR	RED DEER, AB T4P	

				0M7	
12 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
277 THOMPSON CR	TYLER J & ASHLEY M GRAHAM	277 THOMPSON CRES	RED DEER, AB T4P 0N8		
26 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
4 TALLMAN CL	TYLER R & AMY C MCKINNON	4 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
19 COLLEGE PARK DR	BARRY & SHERRY DANILUK	14 COLLEGE PARK CLOSE	RED DEER, AB T4P 0M7		
80 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
29 RUSSELL CR	WILFRED L & JOANNE K LUTZ	29 RUSSELL CRES	RED DEER, AB T4P 3B2		
ROLL 2320125	BRIAN & MELBA VEER	RR 2 LCD 1	RED DEER, AB T4N 5E2		
ROLL 2320130	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
4 COLLEGE PARK DR	JAN & ANITA G JENSEN	5474 POWER DAM DR	LONG SAULT, ON K0C 1P0		
61 RUTLEDGE CR	WILLIAM ROTH & HEATHER MAE ENSSLIN	61 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
105 91 COSGROVE CR	RUTH PHYLLIS MARSH	105-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
302 91 COSGROVE CR	DARRYL E KOOPMANS	75 PARK DR	WHITCOURT, AB T7S 1S4		
302 71 COSGROVE CR	DOUGLAS ROY KEMP	302-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
307 91 COSGROVE CR	BRANT KEITH GRANLUND	307 91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
210 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
2 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
202 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
203 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
103 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
33 THOMAS PL	AARON & SHAUNA MARTIN	33 THOMAS PLACE	RED DEER, AB T4P 0L7		
403 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
383 TEASDALE	LAEBON	289 BURNT PARK	RED DEER		

DR	DEVELOPMENTS LTD	DR	COUNTY, AB T4S 2L4		
42 COLLEGE PARK DR	BRIAN & ELIZABETH URLACHER	42 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
269 THOMPSON CR	BLAINE & ALISON COLTON	269 THOMPSON CRES	RED DEER, AB T4P 0N8		
205 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
6 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
48 RICHARDS CL	JOHN JOSEPH & HEATHER MARIE TOMS	48 RICHARDS CLOSE	RED DEER, AB T4P 3A7		
27 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
162 RUTHERFORD DR	COLLEEN VEENSTRA	162 RUTHERFORD DRIVE	RED DEER, AB T4P 3B5		
274 THOMPSON CR	JASON C & PAMELA P & LINDA LIPTAK	274 THOMPSON CRES	RED DEER, AB T4P 0N8		
257 THOMPSON CR	RACHELLE L ANDRE & RODNEY W MOE	257 THOMPSON CRES	RED DEER, AB T4P 0N8		
10 RUSSELL CR	JOSHUA FARRELL	10 RUSSELL CRES	RED DEER, AB T5P 3C1		
12 RUSSELL CR	DAVID WILLIAM & CHERYL LYNN MCMECHAN	12 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
16 RUSSELL CR	STACY DEAN WILLIAMS & KAREN MICHELLE GORUK	16 RUSSELL CRES	RED DEER, AB T4P 3C1		
25 TALSON PL	CHRIS & LINDSAY A DOW	25 TALSON PL	RED DEER, AB T4P 0L6		
87 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
43 TALSON PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
270 THOMPSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
7 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
44 RAMSEY CL	CAROL JOYCE PAYNE	44 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
8 RUSSELL CR	JOSEPH WADE & DONNA LORRAINE GALLANT	8 RUSSELL CRES	RED DEER, AB T4P 3C1		
102 91 COSGROVE CR	DARLA HILDEBRANT	102-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
212 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
105 71 COSGROVE CR	ERIC & JANE MUELLER	105-71 COSGROVE CRES	RED DEER, AB T4P 3N6		
13 TALLMAN	TIMBERSTONE PARK	289-28042 HIGHWAY	RED DEER		

CL	DEVELOPMENTS LTD	#11	COUNTY, AB T4S 2L4		
50 COLLEGE PARK DR	TREVOR SCOTT & KARALEE D HINGLEY	50 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
14 RUSSELL CR	ROBERT GEORGE MCCULLOCH	14 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
22 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
22 RUSSELL CR	JACOB & JULIE JOHNSON	22 RUSSELL CRES	RED DEER, AB T4P 3C1		
95 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
107 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
30 THOMAS PL	TIMOTHY A & CHERYL A CHRISTENSEN	30 THOMAS PLACE	RED DEER, AB T4P 0L7		
29 THOMAS PL	CHAD & VERONICA MOORE	29 THOMAS PL	RED DEER, AB T4P 0L7		
85 RUTLEDGE CR	JOEL DOUGLAS NELSON	85 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
89 RUTLEDGE CR	WILLIAM J MEIR	89 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
97 RUTLEDGE CR	LEE WERNER	97 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
10 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
30 RUSSELL CR	EDNA M WARRINER	30 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
32 RUSSELL CR	TYREL MCEWAN	32 RUSSELL CRES	RED DEER, AB T4P 3C1		
20 RUSSELL CR	CHRISTOPHER T & DANIELLE A VAN HYFTE	20 RUSSELL CRES	RED DEER, AB T4P 3C1		
19 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
108 91 COSGROVE CR	ARLENE HOLLINGSWORTH	544 POCONO CRES	ORLEANS, ON K4A 1S2		
207 91 COSGROVE CR	RN HOLDINGS INC	1081 ISLAND VIEW DR	MANOTICK, ON K4M 1J8		
206 71 COSGROVE CR	MICHAEL KEITH & MARJORIE LOUISE GAVIGAN	206-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
207 71 COSGROVE CR	IAN & NIENKE MACLEOD	207-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
208 71 COSGROVE CR	733644 ALBERTA LTD	2079 50 AV	RED DEER, AB T4R 1Z4		
16 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
102 71 COSGROVE CR	THOMAS GARY & GEORGETTE CECILE MURRAY	102 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		

103 71 COSGROVE CR	AMANDA VOOYS	PO BOX 2635	BLACKFALDS, AB T0M 0J0		
308 71 COSGROVE CR	CRAIG JONATHAN MACDONALD	308 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
60 RAMSEY CL	JOYCE MARION MOORE	60 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
215 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
17 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
6 COLLEGE PARK CL	JAMES PATRICK LUNDY	6 COLLEGE PARK CL	RED DEER, AB T4P 0M7		
35 THOMAS PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
5 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
11 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 COLLEGE PARK DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
21 TALSON PL	XIAODONG WU & LIN YANG	21 TALSON PL	RED DEER, AB T4P 0L6		
73 RUTLEDGE CR	DENNIS & BETTY MARIE BELL	73 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
2627 55 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
3030 55 ST	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
25 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
14 COLLEGE PARK CL	BARRY JOHN & SHERRY COLLEEN DANILUK	14 COLLEGE PARK CLOSE	RED DEER, AB T4P 0M7		
51 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
5330 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5340 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
402 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
38 THOMAS PL	JACQUELINE & DALLAS KOB SAR	38 THOMAS PLACE	RED DEER, AB T4P 0L7		
96 TIMBERSTONE WY	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
28 RICHARDS CL	TREVOR & DOREEN KRAUSE	24 DUFFY CL	RED DEER, AB T4R 2S2		
32 RICHARDS	KYLE & TRACY	32 RICHARDS	RED DEER, AB		

CL	MCCLELLAND	CLOSE	T4P 3L2		
410 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
261 THOMPSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
78 TIMBERSTONE WY	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
166 RUTHERFORD DR	GRIFFIN CONSTRUCTION LIMITED	4-4705 60 ST	RED DEER, AB T4N 2N8		
170 RUTHERFORD DR	FRANK JUNIOR GILLINGHAM &	HOLLY O C GUENTHER	170 RUTHERFORD DR	RED DEER, AB T4P 3C3	
105 RUTLEDGE CR	BENJAMIN & RALPH & SUSAN HUHNS	105 RUTLEDGE CRES	RED DEER, AB T4R 3K2		
23 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
18 RUSSELL CR	SEAN P O'REILLY	18 RUSSELL CRES	RED DEER, AB T4P 3C1		
99 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
5751 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
96 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
43 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
60 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
21 RUSSELL CR	PHILIP G LESTER	21 RUSSELL CRESCENT	RED DEER, AB T4P 3B2		
25 RUSSELL CR	CHRISTOPHER M JONES & TRACY A DODD	104 BROWN CL	RED DEER, AB T4R 1K4		
106 91 COSGROVE CR	SURAFEL ALEMAYEHU	106-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
301 91 COSGROVE CR	KAYTON DEVELOPMENTS (2008) LTD	BOX 1162	RED DEER, AB T4N 6S6		
305 71 COSGROVE CR	PATRICK HARPER	305 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
209 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
10 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
76 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S		

			2L4		
47 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
33 RUSSELL CR	HUGH WILLIAM & JULIE ROSE MCKENNA	33 RUSSELL CRESCENT	RED DEER, AB T4P 3B2		
41 RUSSELL CR	SUSAN L TAYLOR	41 RUSSELL CRES	RED DEER, AB T4P 3B2		
69 RUTLEDGE CR	LINDA E NEALE & RODDY V LIDBERG	69 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
203 91 COSGROVE CR	HEIDI D SMETHURST & TAMMIE L GINTER	3827 40 AVENUE	RED DEER, AB T4N 2W4		
304 91 COSGROVE CR	STEVEN C VAN TETERING	35 WOODROW CLOSE	RED DEER, AB T4N 7G1		
9 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
100 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
398 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
75 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
6 RUSSELL CR	MICHELLE SULLIVAN	6 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
305 91 COSGROVE CR	BOBBIE-JO VANHECHE	19 KIND CLOSE	RED DEER, AB T4P 0A6		
18 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
204 71 COSGROVE CR	RANDY R PLANTE	BOX 62	ERSKINE, AB T0C 1G0		
3250 55 ST	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
26 THOMAS PL	ALLAN W MOORE	26 THOMAS PL	RED DEER, AB T4P 0L7		
15 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
18 THOMAS PL	MICHAEL & JANNA SIMMERSON	18 THOMAS PL	RED DEER, AB T4P 0L7		
47 TALSON PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
27 COLLEGE PARK DR	1484224 ALBERTA LTD	RR 4 SITE 19 BOX 20	RED DEER, AB T4N 5E4		
59 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 RUSSELL CR	EUGENE PAUL & LOIS MAY ANDERSEN	34 RUSSELL CRES	RED DEER, AB T4P 3C1		
208 91 COSGROVE CR	A MARDEL STEEVES	208-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
	PETER & LILLIAN			RED	

48 RAMSEY CL	BENCHARSKY & LORRAINE SHEREMATA &	DARLENE SPEARIN	48 RAMSEY CLOSE	DEER, AB T4P 3K1	
52 RAMSEY CL	THERESA M. MURPHY	52 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
67 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
22 38317 HWY 272	THE CHRISTIAN BRETHREN OF RED DEER	C/O BALMORAL BIBLE CHAPEL	RR 2 LCD 1	RED DEER, AB T4N 5E2	
37 TALSON PL	STEVEN & KATHRYN MCEACHERN	37 TALSON PL	RED DEER, AB T4P 0L6		
22 THOMAS PL	KELLIE LINES & DWAYNE PASSINGHAM	22 THOMAS PL	RED DEER, AB T4P 0L7		
64 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
266 THOMPSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
202 91 COSGROVE CR	STEPHEN J CONNOLLY	461 RTE 105 RR 2	LOW, QC J0X 2C0		
304 71 COSGROVE CR	DARCY & CARISSA NOTLAND	75 LANDRY CLOSE	RED DEER, AB T4R 0H3		
307 71 COSGROVE CR	WAYNE F PRICE & DEBBIE C EWANIUK	307-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
255 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
201 71 COSGROVE CR	EDMOND ROBERT & DEBORAH JUNE LA CROIX	53 ROWELL CLOSE	RED DEER, AB T4P 3P4		
21 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
5320 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
94 TIMBERSTONE WY	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
40 RAMSEY CL	SHERRY LOUISE & BRADLEY JAMES HEFFERNAN	40 RAMSEY CL	RED DEER, AB T4P 3K1		
36 RICHARDS CL	JAMES A & GENEVIEVE A GLASS	36 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
52 RICHARDS CL	MAXWELL & APRIL HISCOCK	52 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
92 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
399 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
91 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		

39 TALSON PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
26 RUSSELL CR	COLIN A M & LYNDAM DYKES	26 RUSSELL CRES	RED DEER, AB T4P 3C1		
18 COLLEGE PARK DR	BRUCE & WENDY OLSON	18 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
2 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
104 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
1 TIMBERSTONE WY	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
36 RUSSELL CR	JOANNE K MOORE	36 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
37 RUSSELL CR	WILLIAM I & MARY L KINVIG	37 RUSSELL CRES	RED DEER, AB T4P 3B2		
71 COSGROVE CR					
204 91 COSGROVE CR	TRENTON THOMAS LEACH	204 91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
205 91 COSGROVE CR	ADA LOUISA VAN STEINBURG	4404 46 AVE	RED DEER, AB T4N 3M8		
205 71 COSGROVE CR	DOUGLAS N & JANICE R BUECHLER	15 ROBINSON CRES	RED DEER, AB T4N 3N9		
303 71 COSGROVE CR	MURIEL LEONA LEE	303, 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
104 71 COSGROVE CR	CODY FISKE	104 - 71 COSGROVE CR	RED DEER, AB T4P 2Z6		
107 71 COSGROVE CR	CAROL BRACONNIER	107-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
216 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
217 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
31 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 THOMAS PL	JOHN MICHAEL & ROCHELLE CYNTHIA BELDER	34 THOMAS PLACE	RED DEER, AB T4P 0L7		
20 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
30 THOMPSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
8 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
11 COLLEGE PARK DR	MARY E & MARTHA ANNE KJORVEN	11 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
63 THOMPSON	LAEBON	289 BURNT PARK	RED DEER		

CR	DEVELOPMENTS LTD	DR	COUNTY, AB T4S 2L4		
3010 55 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
23 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
15 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
36 RAMSEY CL	HELEN R ELEFSON	36 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
5051 30 AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
66 COLLEGE PARK DR	DAVID G & LESLEY P PARFETT	66 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
88 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
35 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
44 RICHARDS CL	DELBERT & ALANNA DUKES	44 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
391 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
174 RUTHERFORD DR	JODY R HERMARY	174 RUTHERFORD DR	RED DEER, AB T4P 3C3		
175 RUTHERFORD DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
101 RUTLEDGE CR	DERRICK WILLIAM RICHARDS & KIM MARIE STENNES	101 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
206 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
262 THOMPSON CR	MAURICE CLIFFORD & TANYA ZUZAK COLLARD	262 THOMPSON CRES	RED DEER, AB T4P 0N8		
395 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
B 257 THOMPSON CR	RACHELLE L ANDRE & RODNEY W MOE	257 THOMPSON CRES	RED DEER, AB T4P 0N8		
265 THOMPSON CR	ADAM R & ALISSA M LIDGREN	265 THOMPSON CRES	RED DEER, AB T4P 0N8		
25 THOMAS PL	CHERIE CHANTELLE GODDU	25 THOMAS PLACE	RED DEER, AB T4P 0L7		
28 RUSSELL CR	CHANTHAVANH & ORANONG CHANMINARAJ	28 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
9 COLLEGE PARK PL	BYRON & MELINDA SETTERS	9 COLLEGE PARK PL	RED DEER, AB T4P 0M7		
281 THOMPSON	ANTHONY F ARANEDA	281 THOMPSON	RED DEER, AB		

CR	& SHAUNA E REGNIER	CRES	T4P 0N8		
56 RAMSEY CL	DONNA JEAN & KAREN JEAN MULLANEY	56 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
17 THOMAS PL	DEMING XU & KELING XI	17 THOMAS PL	RED DEER, AB T4P 0L7		
14 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
93 RUTLEDGE CR	WADE HARESTAD	93 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
45 RUSSELL CR	RAQUEL FRAN BAUTISTA &	MARLENE REBOLLIDO BAUTISTA	45 RUSSELL CRES	RED DEER, AB T4P 3B2	
ROLL 2320115	BRIAN & MELBA VEER	RR 2 LCD 1	RED DEER, AB T4N 5E2		
308 91 COSGROVE CR	DEBORAH FAY HANSEN	60 CRAWFORD ST	RED DEER, AB T4P 2G5		
21 THOMAS PL	RYAN STANLEY	21 THOMAS PL	RED DEER, AB T4P 0L7		
3 COLLEGE PARK DR	GERARD & TAWNIE HERMARY	3 COLLEGE PARK DR	RED DEER, AB T4P 0M7		



August 6, 2013

Supplementary Report for Rezoning Phase I of Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan

Land Use Bylaw Amendment Bylaw 3357/V-2013

Planning Department

Report Summary & Recommendation:

Bylaw 3357/V-2013 proposes to rezone phase one of the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan from AI: Future Urban Development District to II: Industrial (Business Service) District and PI: Parks and Recreation District.

Council gave first reading to Land Use Bylaw Amendment 3357/V-2013 on July 8, 2013, and subsequently, the Land Use Bylaw Map identifying the subject area has been modified to better reflect the area undergoing rezoning. The updated Land Use Bylaw Map represents the subject area more accurately in accordance with the corresponding Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan.

As the rezoning complies with the proposed Industrial Area Structure Plan, the Planning Department recommends Council support Land Use Bylaw Amendment 3357/V-2013.

City Manager Comments:

I support the recommendation of Administration that Map 21/2013 for Land Use Bylaw Amendment 3357/V-2013 be replaced with the revised Map 21, 2013 attached to this report.

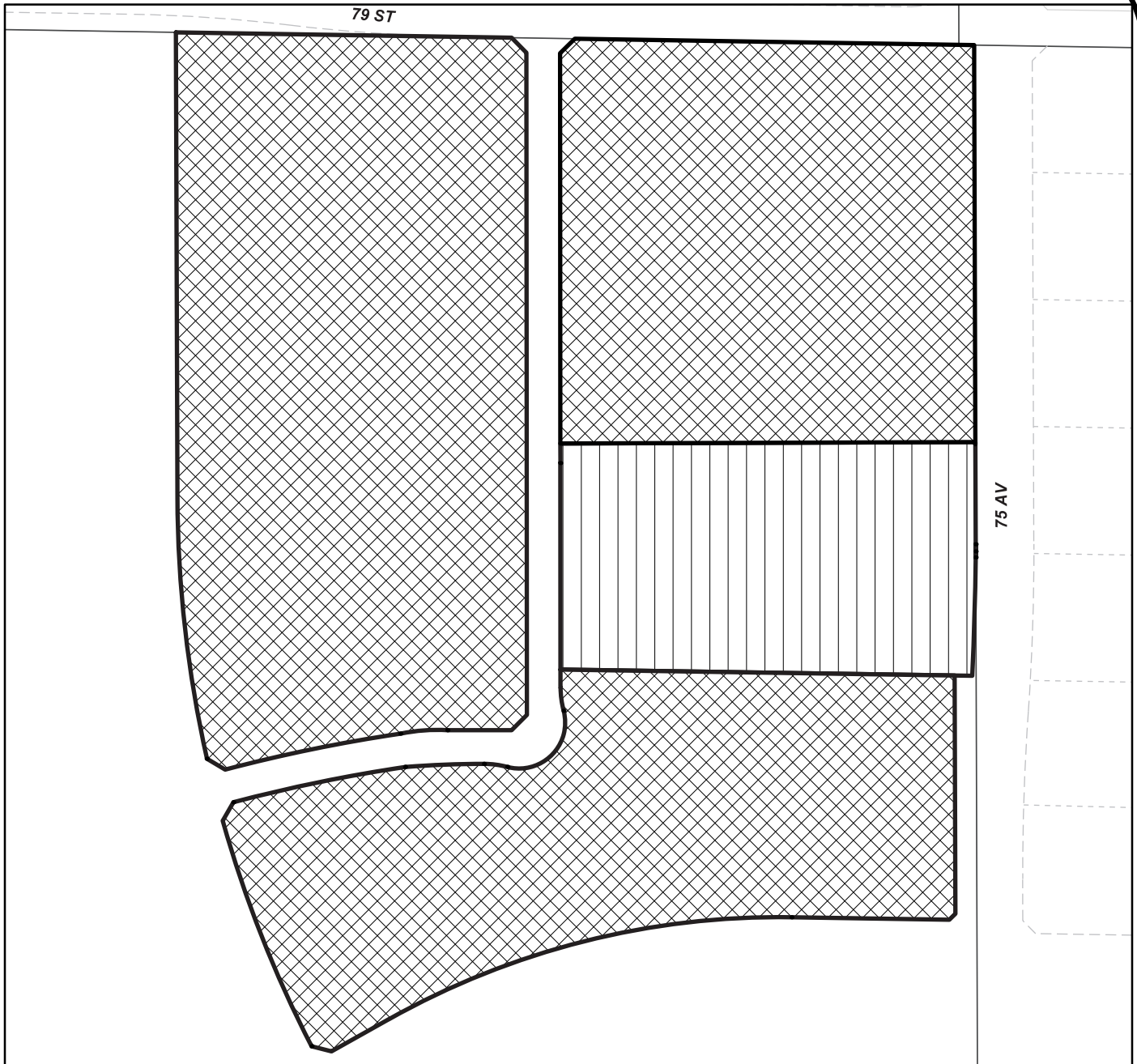
Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from the Planning Department, dated August 6, 2013, re: Supplementary Report for Rezoning Phase I of Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan, Land Use Bylaw Amendment 3357/V-2013, hereby agrees to amend Land Use Bylaw Amendment 3357/V-2013 by replacing Map 21/2013 with the revised Map 21/2013 as submitted to the Monday, August 19, 2013 Council Meeting.



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

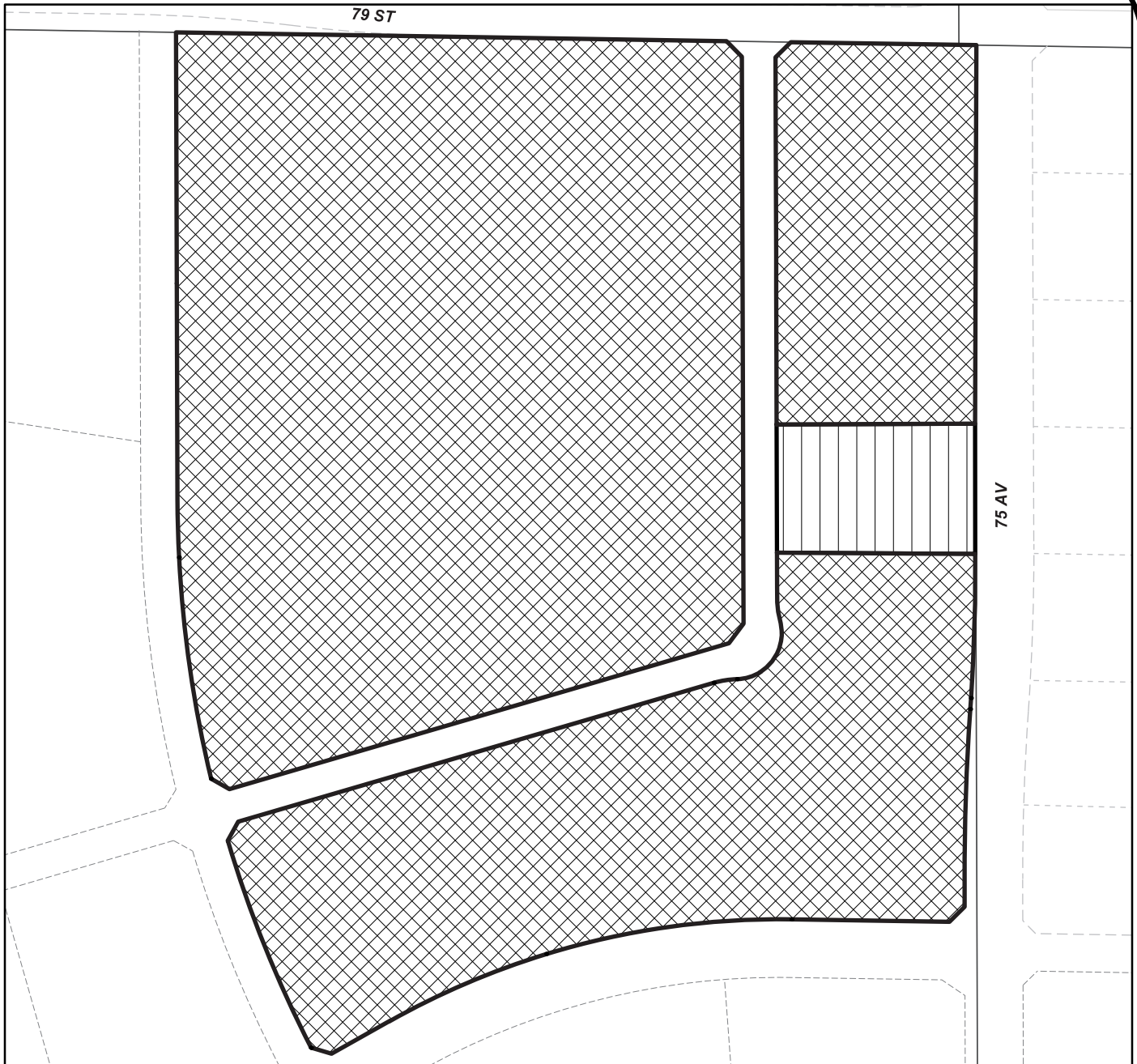
Map: **21 / 2013**

Bylaw: **3357 / V-2013**

Date: **June 24, 2013**



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: **21 / 2013**

Bylaw: **3357 / V-2013**

Date: **June 24, 2013**



August 6, 2013

Rezoning Phase One of the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan

Land Use Bylaw Amendment 3357/V-2013

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 8, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/V-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/V-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 8, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/V-2013, a bylaw to allow for rezoning of 25.01 ha of land in Phase One of the Queens Business Park from A1: Future Urban Development District to I1: Industrial (Business Service) District.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on July 26 and August 2, 2013 with no comments being received. A Public Hearing will be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



**Original revised report presented
at the Monday, July 8, 2013
Regular Council Meeting.**

~~June 20, 2013~~ July 3, 2013

**Rezoning Phase One of the Queens Business Park SW
36 & NW 25 Industrial Area Structure Plan
Land Use Bylaw Amendment 3357/V-2013
Consideration of First Reading**

Planning Department

Report Summary & Recommendation:

Bylaw 3357/V-2013 proposes to rezone phase one of the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan from AI: Future Urban Development District to II: Industrial (Business Service) District and PI: Parks and Recreation District.

As the rezoning complies with the proposed Industrial Area Structure Plan, the Planning Department recommends Council support Bylaw 3357/V-2013.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/V-2013. Following the required advertising this bylaw will come back to council in six weeks' time for a Public Hearing to be held on Monday, August 19, 2013 at 6:00 p.m.

Elaine Vincent
Acting City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/V-2013 at this time.



Report Details

Background:

The bylaw to adopt the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan was given first reading by Council on June 10, 2013. Council is considering second and third reading on July 8, 2013. If Council adopts the plan on July 8, Council may also consider giving first reading to Bylaw 3357/V-2013 to rezone phase one of the Queens Business Park SW 36 & NW 25 IASP. Rezoning is required to facilitate subdivision and development of the land.

Discussion:

The rezoning includes the following land use districts:

- AI: Future Urban Development District
- II: Industrial (Business Service) District
- PI: Parks and Recreation District

This rezoning covers 25.01 ha. Rezoning will allow subdivision to be considered by the MPC.

Analysis:

The proposed rezoning conforms to the proposed IASP for the area and no objections were received from any City departments. The rezoning application was not required to be referred to adjacent landowners because it does not deviate from the proposed IASP.

BYLAW NO. 3357/V-2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is superseded from A1: Future Urban Development District to I1: Industrial (Business Service) District.
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is superseded from A1: Future Urban Development District to P1: Parks and Recreation District.
3. The “Land Use District Map G20” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of July 2013.

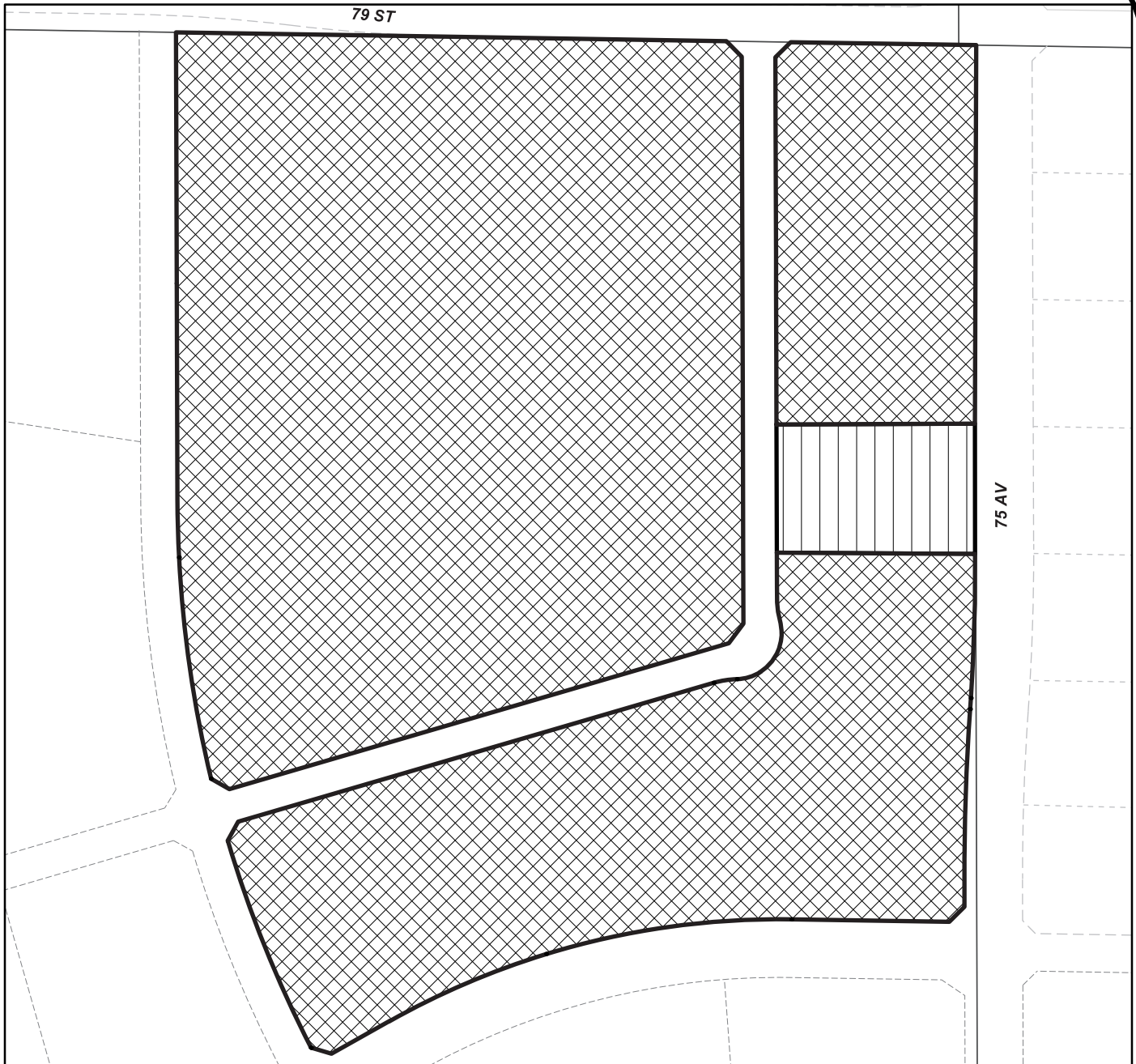
READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK

*Proposed Amendment to Land Use Bylaw 3357/2006***Change District from:**

A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed AmendmentMap: **21 / 2013**Bylaw: **3357 / V-2013**Date: **June 24, 2013**



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Rezoning of Phase One of the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan - Land Use Bylaw Amendment 3357/V-2013

Reference:

Legislative Services, dated August 6, 2013 and Planning Department, dated July 3, 2013.

Resolution:

The following resolution was passed at the Monday, August 19, 2013 Red Deer City Council meeting:

Resolved that Council of The City of Red Deer, having considered the report from the Planning Department, dated August 6, 2013, re: Supplementary Report for Rezoning Phase I of Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan, Land Use Bylaw Amendment 3357/V-2013, hereby agrees to amend Land Use Bylaw Amendment 3357/V-2013 by replacing Map 21/2013 with the revised Map 21/2013 as submitted to the Monday, August 19, 2013 Council Meeting.

Bylaw Reading:

At the Monday, August 22, 2013 Council Meeting, Council gave second and third reading to Land Use Bylaw Amendment 3357/V-2013, as amended, an amendment to rezone Phase One of the Queens Business Park SW 36 & NW25 Industrial Area Structure Plan from AI: Future Urban District to II: Industrial (Business Service) District. A copy of the bylaw is attached.

Report back to Council: No

Council Decision – August 19, 2013
Rezoning of Phase One of the Queens Business Park
SW 36 & NW 25 Industrial Area Structure Plan
Page 2

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.



Frieda McDougall
Legislative Services Manager

/attach.

c: Director of Planning Services
 Dayna Nebozenko, Planner
 Client Services Support, Legislative Services

FILE COPY



LEGISLATIVE SERVICES

August 22, 2013

Genivar Inc.
132, 2693 Broadmoor Boulevard
Sherwood Park, AB T8H 0G1

**RE: Council Decision – August 19, 2013
Land Use Bylaw Amendment 3357/V-2013 to Rezone Land in the Queens Business
Park SW 36 & NW 25 Industrial Area Structure Plan**

Dear Sir/Madam:

At the Monday, August 19, 2013 Red Deer City Council Meeting a Public Hearing was held for Land Use Bylaw Amendment 3357/V-2013. Following the Public Hearing, Council gave second and third readings to Land Use Bylaw Amendment 3357/V-2013, which rezoned phase one of the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan from AI: Future Urban Development District to II: Industrial (Business Service) District and PI: Parks and Recreation District. A copy of the bylaw is attached for your records.

If you require any further information, please feel free to contact Dayna Nebozenko, Planner, Planning Services at 403.406-8700.

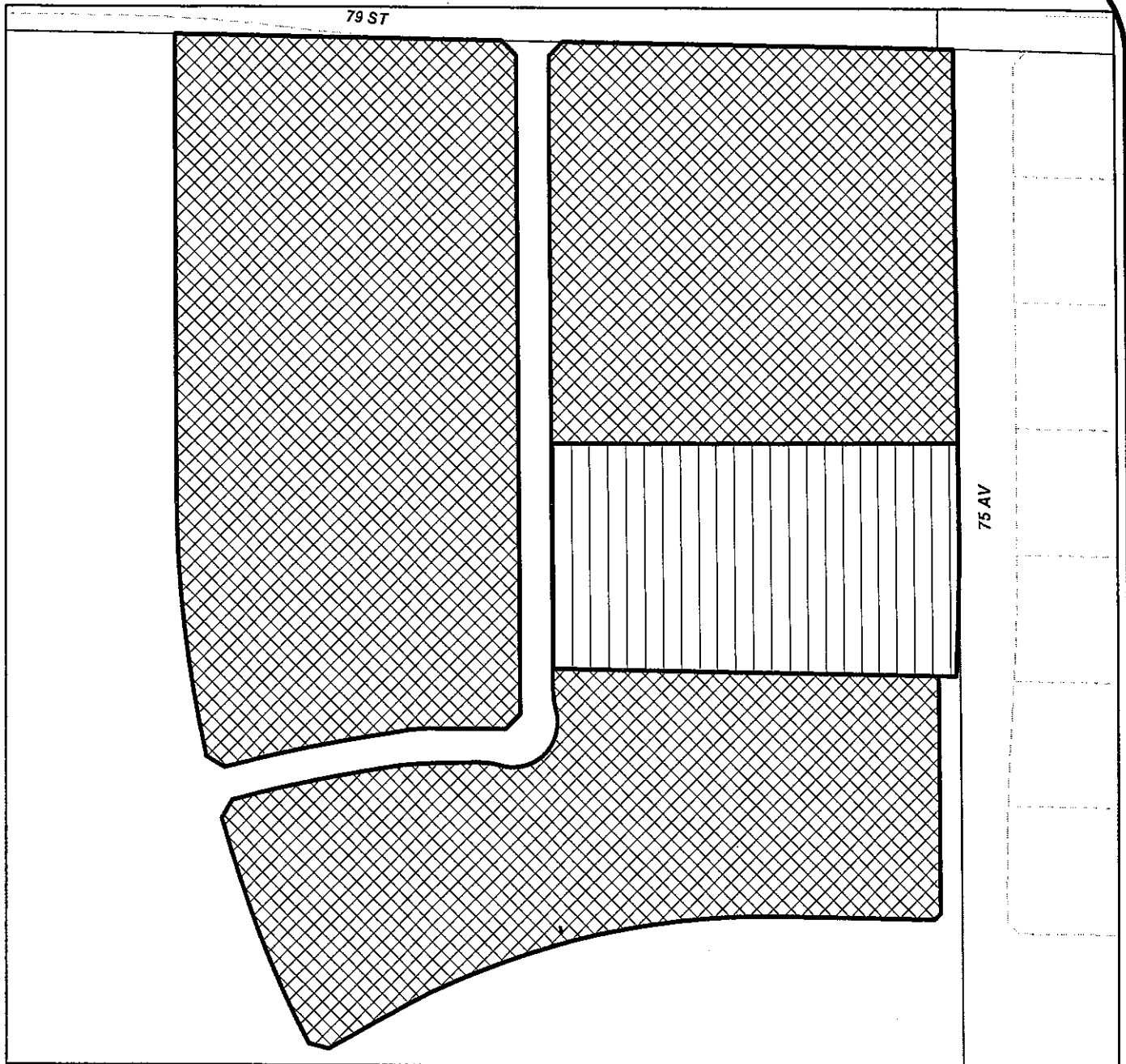
Sincerely,

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

/attach

c: Dayna Nebozenko, Planner, Planning Services



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment
Map: **21 / 2013**
Bylaw: **3357 / V-2013**
Date: **June 24, 2013**

Received 1st Reading July 8/13



THE CITY OF
Red Deer

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: **21 / 2013**

Bylaw: **3357 / V-2013**

Date: **June 24, 2013**

Bev Greter

Genivar Inc
Sherwood Pk.

From: Bev Greter
Sent: Thursday, June 20, 2013 10:35 AM
To: Dayna Nebozenko
Subject: RE: Request for Land Use Bylaw # and Map #

Hi Dayna,

You can use **Land Use Bylaw Amendment 3357/V-2013, Map 21** for this amendment. Can you confirm if there is a consultant responsible for the advertising charges?

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

From: Christine Kenzie
Sent: Thursday, June 20, 2013 9:37 AM
To: Dayna Nebozenko
Cc: Bev Greter
Subject: RE: Request for Land Use Bylaw # and Map #

Dayna, I am copying this request to Bev Greter who is still doing the Council Agenda process until August. Bev will provide you with a LUB # and Map #.

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Dayna Nebozenko
Sent: June 20, 2013 9:35 AM
To: Christine Kenzie
Subject: Request for Land Use Bylaw # and Map #

Morning Christine,

I'm hoping to submit a report for the Council meeting scheduled for July 8th regarding a Land Use Bylaw amendment to rezone phase one of the Queens Business Park SW 26 & NW 25 IASP. I need a land use bylaw amendment number as well as a map number. Could you please provide me with some? Thanks

Dayna Nebozenko
Planner, Planning Department
The City of Red Deer
City Hall, 4914-48 Avenue, Red Deer
Phone: 403-406-8703
Email: dayna.nebozenko@reddeer.ca

**REZONING PHASE 1 OF QUEENS BUSINESS PARK SW 36 & NW 25
LAND USE BYLAW AMENDMENT 3357/V-2013**

DESCRIPTION: A bylaw which provides for the rezoning of phase One of the Queens Business Park from A1 ~~to~~ Future Urban District to I1 Industrial (Business Service) District.

FIRST READING: July 8, 2013

FIRST PUBLICATION: July 26, 2013

SECOND PUBLICATION: August 2, 2013

SECOND READING: AUG 19, 2013

THIRD READING: AUG 19, 2013

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF:

ACTUAL COST OF ADVERTISING:

\$ 400.68 X 2

TOTAL:

Genivar Inc.
The City of Red Deer

\$ 801.36

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 326066

BATCH NO.: 1347938

(Advertising Revenue to 180.5901)

**Rezoning Phase One of Queens Business Park SW 36 8
Land Use Bylaw Amendment 3357/V-2013**

*Letter to residents
1385709
Letter to developer
1385665
map - 1380166*

City Council is considering amending the Land Use Bylaw related to the Industrial Area Structure Plan. Land Use Bylaw Amendment 3357/V-2013 proposes Phase One of the Queens Business Park Industrial Area Structure Plan from AI Future Urban Development District to II Industrial (Business Service) District and PI, Parks & Recreation District. The rezoning, covering 25.01 ha of land and including a public utility lot, is required to facilitate subdivision and development of the land in the Queens Business Park subdivision.

(Insert Map here- DM 1380166)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 19, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 9, 2013**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: July 26, 2013 and August 2, 2013)



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment
Map: **21 / 2013**
Bylaw: **3357 / V-2013**
Date: **June 24, 2013**

BYLAW NO. 3357/V-2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is superseded from A1: Future Urban Development District to I1: Industrial (Business Service) District.
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is superseded from A1: Future Urban Development District to P1: Parks and Recreation District.
3. The "Land Use District Map G20" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 21 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



LEGISLATIVE SERVICES

July 18, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Rezoning Phase One of Queens Business Park SW 36 & NW 25
Land Use Bylaw Amendment 3357/V-2013**

Red Deer City Council is considering an amendment to the Land Use Bylaw to allow for rezoning of Phase One of the Queens Business Park SW 36 & NW 25. Land Use Bylaw Amendment 3357/V-2013 proposes to rezone land from A1 Future Urban Development District to I1 Industrial (Business Service) District and P1 Parks & Recreation District as noted in Phase One of the Queens Business Park SW 36 & NW 25 Industrial Area Structure Plan.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for specific information related to this bylaw please contact The City of Red Deer Planning department at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 19 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.

FILE COPY



LEGISLATIVE SERVICES

July 18, 2013

Genivar Inc.
132, 2693 Broadmoor Boulevard
Sherwood Park, AB T8H 0G1

Dear Sir/Madam,

**Re: Queens Business Park Industrial Area Structure Plan Bylaw 3501/2013 and
Land Use Bylaw Amendment 3357/V-2013 to Rezone Land in the Queens Business Park SW 36
& NW 25 Industrial Area Structure Plan**

Red Deer City Council gave first reading to *Queens Business Park Industrial Area Structure Plan Bylaw 3501/2013* at the Monday, June 10, 2013 Regular Council Meeting. At the Monday July 8, 2013 Council meeting, following the Public Hearing, second and third reading was given to Bylaw 3501/2013. Following third reading of Bylaw 3501/2013, first reading of *Land Use Bylaw Amendment 3357/V-2013* to rezone land in the Queens Business Park SW 36 & NW 25 was given.

Queens Business Park Industrial Area Structure Plan Bylaw 3501/2013 proposes to provide an industrial area structure plan for the Queens Business Park located within the West QEI Major Area Structure Plan. The plan includes the sequence of development, industrial land uses and location of transportation routes and utilities within the plan area. Following first reading minor amendments were made to the bylaw and it received third reading as amended. Land Use Bylaw Amendment 3357/V-2013 proposes to rezone Phase One of the Queens Business Park IASP from A1 Future Urban Development District to I1 Industrial Business Service District and P1, Parks & Recreation District. The rezoning, covering 25.01 ha of land and including a public utility lot, is required to facilitate subdivision and development of the land.

Council will now hold a Public Hearing before giving second and third readings to Land Use Bylaw Amendment 3357/V-2013. This office will advertise for the Public Hearing to be held on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00 for each of these bylaws. Unfortunately, I was unaware your office was responsible for advertising costs for IASP Bylaw 3501/2013 and you were not notified of the required advertising charges. If you have any concerns related to these charges, or have other questions or require additional information, please contact me at your earliest convenience at 403.342.8201.

Sincerely,

Bev Greter

Corporate Meeting Coordinator
/attach.



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: 21 / 2013

Bylaw: 3357 / V-2013

Date: June 24, 2013

Bev Greter

From: Dayna Nebozenko
Sent: Wednesday, July 17, 2013 4:23 PM
To: Bev Greter
Subject: RE: Request for Land Use Bylaw # and Map #

Yes I believe the consultant is responsible for both bylaw advertisements. And yes, the consultant is Genivar but the applicant resides at the Edmonton location. The address is 132, 2693 Broadmoor Boulevard, Sherwood Park, Alberta, Canada T8H 0G1

Dayna Nebozenko
Planner, Planning Department

From: Bev Greter
Sent: Wednesday, July 17, 2013 4:19 PM
To: Dayna Nebozenko
Subject: RE: Request for Land Use Bylaw # and Map #

OK. I'm not sure I have that information. Is it Genivar, 7710 Edgar Industrial Court? I did not send them an invoice for advertising for Bylaw 3501 – the new IASP. Should I have?

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

From: Dayna Nebozenko
Sent: Wednesday, July 17, 2013 3:59 PM
To: Bev Greter
Subject: RE: Request for Land Use Bylaw # and Map #

Yes this bylaw will need to be advertised but I believe it is the consultants responsibility to cover the costs.

Dayna Nebozenko
Planner, Planning Department

From: Bev Greter
Sent: Wednesday, July 17, 2013 3:57 PM
To: Dayna Nebozenko
Subject: RE: Request for Land Use Bylaw # and Map #

Hi Dayna,

Can you also confirm that The City is responsible for advertising for this bylaw?

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

From: Bev Greter
Sent: Thursday, June 20, 2013 10:35 AM
To: Dayna Nebozenko
Subject: RE: Request for Land Use Bylaw # and Map #

Hi Dayna,

You can use Land Use Bylaw Amendment 3357/V-2013, Map 2I for this amendment. Can you confirm if there is a consultant responsible for the advertising charges?

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

From: Christine Kenzie
Sent: Thursday, June 20, 2013 9:37 AM
To: Dayna Nebozenko
Cc: Bev Greter
Subject: RE: Request for Land Use Bylaw # and Map #

Dayna, I am copying this request to Bev Greter who is still doing the Council Agenda process until August. Bev will provide you with a LUB # and Map #.

Christine Kenzie | Corporate Meeting Coordinator
[Legislative Services](#) | [The City of Red Deer](#)
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Dayna Nebozenko
Sent: June 20, 2013 9:35 AM
To: Christine Kenzie
Subject: Request for Land Use Bylaw # and Map #

Morning Christine,

I'm hoping to submit a report for the Council meeting scheduled for July 8th regarding a Land Use Bylaw amendment to rezone phase one of the Queens Business Park SW 26 & NW 25 IASP. I need a land use bylaw amendment number as well as a map number. Could you please provide me with some? Thanks

Dayna Nebozenko
Planner, Planning Department
The City of Red Deer
City Hall, 4914-48 Avenue, Red Deer
Phone: 403-406-8703
Email: dayna.nebozenko@reddeer.ca

Bev Greter

From: Bev Greter
Sent: Thursday, July 18, 2013 3:57 PM
To: Alison Relkov
Subject: Queens Business Park Rezoning Phase One Land Use Bylaw 3357/V-2013 - Letter to Residents and Map

Letter to residents: DM 1385709; Map: 1380166.



1385709-Letter
to Residents - ...



1380166-Draft -
Revised Map 3...

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

Bev Greter

From: Bev Greter
Sent: Friday, July 19, 2013 10:09 AM
To: Legislative Services
Subject: Rezoning Phase 1 Queens Business Park LUB Amendment 3357/V-2013

Vanessa,

Ad for July 26 & August 2.



1385746-Ad -
Land Use Byla...



1380166-Draft -
Revised Map 3...

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca



Change District from:



A1 to I1 Industrial (Business Service) District



A1 to P1 Parks and Recreation District

Affected District:

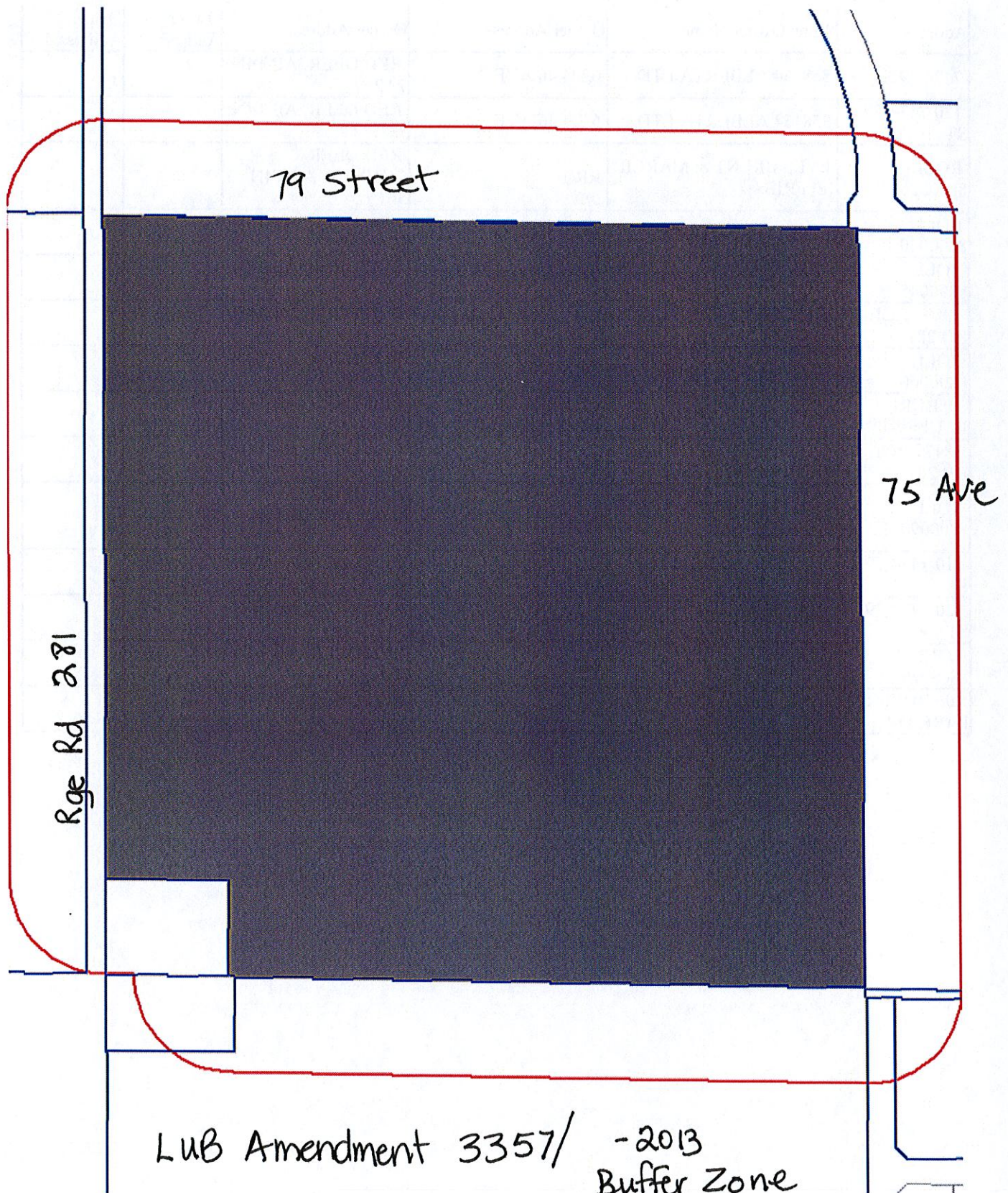
A1 - Future Urban Development District

Proposed Amendment

Map: **21 / 2013**

Bylaw: **3357 / V-2013**

Date: **June 24, 2013**



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around ROLL 8800090

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
130 7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
ROLL 8800025	LYLE BRENT & MARCIE JEFFRIES	RR 1	RED DEER COUNTY, AB T4N 5E1		
ROLL 8800040	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
ROLL 8800045	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
38503 RGE RD 281	TIMOTHY SCOTT LARSEN	RR 1 SITE 19 BOX 2	RED DEER, AB T4N 5E1		
ROLL 8800060	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
30 BURNT BLUFF ST	BEDROCK CAPITAL INC	7915 EDGAR INDUSTRIAL WAY	RED DEER, AB T4P 3R2		
38479 RGE RD 281	CAROL ELIZABETH & DUANE OGILIVIE	RR 1	RED DEER, AB T4N 5E1		
ROLL 8800090	LYLE BRENT & MARCIE JEFFRIES	RR 1	RED DEER COUNTY, AB T4N 5E1		
110 7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
120 7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
ROLL 8800070	LEGACY INC	RR 1	RED DEER, AB T4N 5E1		
106 BURNT PARK DR	LEGACY INC	RR 1	RED DEER, AB T4N 5E1		



August 6, 2013

Rezoning Laredo Phase 3 – Land Use Bylaw Amendment 3357/O-2013

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 22, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/O-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/O-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 22, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/O-2013. This bylaw proposes to rezone 12.56 hectares of land from AG County Agricultural to a combination of R1 residential low density; R1A residential semi-detached; R1G residential small lot and P1, Parks and Recreation district.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 2 and August 9, 2013 with no comments being received. A Public Hearing will now be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Original Report provided at the
Monday, July 22, 2013 Regular Council
Meeting

July 05, 2013

Rezoning Phase 3 of Laredo Bylaw Land Use Bylaw Amendment 3357/O-2013 Consideration of First Reading

Planning Department

Report Summary & Recommendation:

Bylaw 3357/O-2013 proposes to rezone the north half of the Lancaster/Vanier Neighbourhood Area Structure Plan (NASP) for a variety of residential lots and public open space. The developer markets the neighbourhood as Laredo.

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/O-2013.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/O-2013, Rezoning Phase 3 of Laredo. A Public Hearing would then be held on Monday, August 19, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

The Council consider first reading of Land Use Bylaw Amendment 3357/O-2013 for Rezoning Phase 3 of Laredo.



Report Details

Background:

The Lancaster/Vanier NASP was adopted by Council in June 2011 and sets out the future development of two quarter sections of land for a variety of residential, commercial and open space uses. Rezoning of this phase is required to facilitate subdivision and development of the land.

Discussion:

The rezoning includes the following land use districts:

RI – Residential (Low Density)

RIA – Residential (Semi-detached)

RIG – Residential (Small Lot)

PI – Parks and Recreation District

This rezoning covers 12.56 ha and will allow subdivision to be considered by the Municipal Planning Commission.

Currently, the land is zoned AG – Agriculture District which was the district in place when the City annexed the subject lands from Red Deer County.

The land shown for designation to RIG – Residential (Small Lot) continues a trial period whereby all land shown in the Lancaster Vanier NASP for RIG would be developed as such. Following substantial completion of the RIG lots, the Planning department will report back to Council with an evaluation of the new housing product. At that time, Council will direct the extent to which RIG district may or may not be used in other areas of the city.

Analysis:

The proposed rezoning conforms to the adopted NASP for the area and no objections were received from any City departments or external agencies. The rezoning application was not required to be referred to adjacent landowners because it does not deviate from the approved NASP.

BYLAW NO. 3357/O - 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to P1 (Parks and Recreation) District
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1G (Residential – Small Lot) District
3. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1 (Residential – Low Density) District
4. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1A (Residential – Semi-Detached Dwelling) District
5. The “Land Use District Map R11” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 14-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

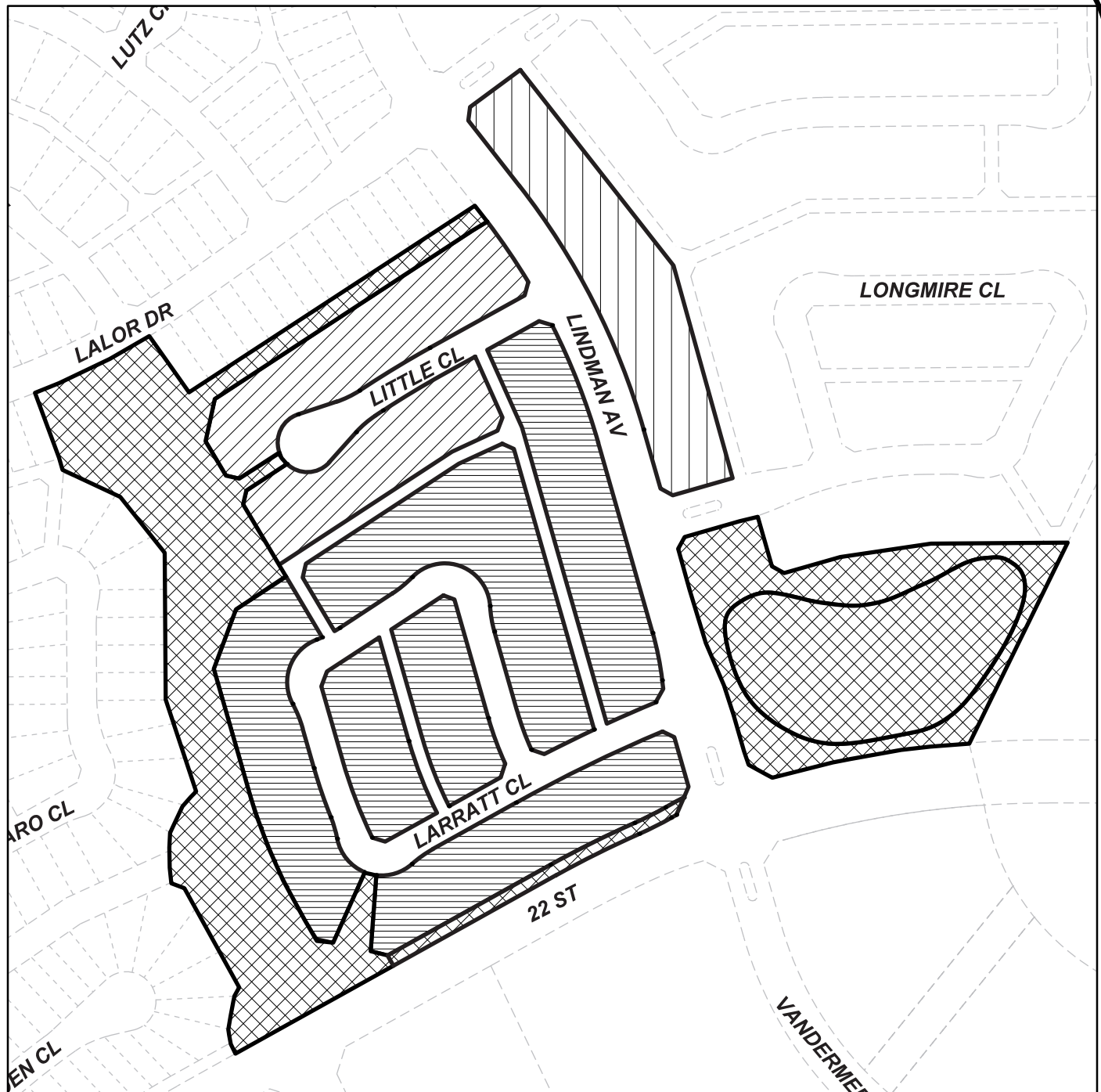
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

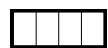
CITY CLERK



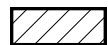
Proposed Amendment to Land Use Bylaw 3357/2006



Supercede District to:



AG to RIG - Residential (Small Lot) District



AG to R1A - Residential (Semi-Detached Dwelling) District



AG to R1 - Residential (Low Density) District



AG to PI - Parks and Recreation District

Affected District:

AG - County Agricultural

Proposed Amendment

 Map: **14 / 2013**

 Bylaw: **3357 / O-2013**

 Date: **June 18, 2013**



August 6, 2013

Rezoning Phase 7 of Clearview North Land Use Bylaw Amendment 3357/P-2013 Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 22, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/P-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/P-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 22, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/P-2013. This bylaw proposes to rezone 5.76 hectares of land from A1 Future Urban Development and P1 Parks and Recreation to a combination of R1 Residential Low Density; R3 Residential Multiple Family; A2 Environmental Preservation District and P1, Parks and Recreation district in the Clearview North subdivision.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 2 and August 9, 2013 with no comments being received. A Public Hearing will now be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Original Report provided at the
Monday, July 8, 2013 Regular
Council Meeting.

July 16, 2013

Rezoning Phase 7 of Clearview North Land Use Bylaw Amendment 3357/P-2013 Consideration of First Reading

Planning Department

Report Summary & Recommendation:

Bylaw 3357/P-2013 proposes to rezone the next portion of the Clearview North (the northwest corner) Neighbourhood Area Structure Plan (NASP) for a variety of residential lots and public open space.

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/P-2013.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/P-2013, Rezoning Phase 7 of Clearview North. A Public Hearing would then be held on Monday, August 19, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

The Council consider first reading of Land Use Bylaw Amendment 3357/P-2013 for Rezoning Phase 7 of Clearview North.



Report Details

Background:

The Clearview North NASP was adopted by Council in March 2009 and sets out the future development of 76.58 hectares (189.23 acres) of land for a variety of residential, commercial and open space uses. Rezoning is required to facilitate subdivision and development of the land.

Discussion:

The rezoning of 3357/P-2013 includes the following land use districts:

- R1 – Residential (Low Density)
- R3 – Residential (Multiple Family)
- A2 – Environmental Preservation District
- PI – Parks and Recreation District

This rezoning covers 5.76 ha and will allow subdivision to be considered by the Municipal Planning Commission (MPC).

Currently, the land is zoned A1 – Future Urban Development District and PI – Parks and Recreation District.

The triangular parcel in the northwest corner (A1 to PI) is City owned; this parcel will be developed as a Public Utility Lot to accommodate a future storm water pond.

A Place of Worship was identified within the NASP on the lands being rezoned to R3 – Residential (Multiple Family). Prior to this site being reverted to a residential land use, the site must be advertised for a six-month period. This advertising requirement was completed June 28, 2013.

Analysis:

The proposed rezoning application conforms to the adopted NASP for the area and no objections were received from any City departments or external agencies. The rezoning application was not required to be referred to adjacent landowners because it does not deviate from the approved NASP.

BYLAW NO. 3357/P – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
2. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R3 (Residential – Multiple Family) District
3. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated P1 (Parks and Recreation) District to R3 (Residential – Multiple Family) District.
4. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to A2 (Environmental Preservation) District
5. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to P1 (Parks and Recreation) District
6. The “Land Use District Map O17” and “Land Use District Map P17” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 15-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

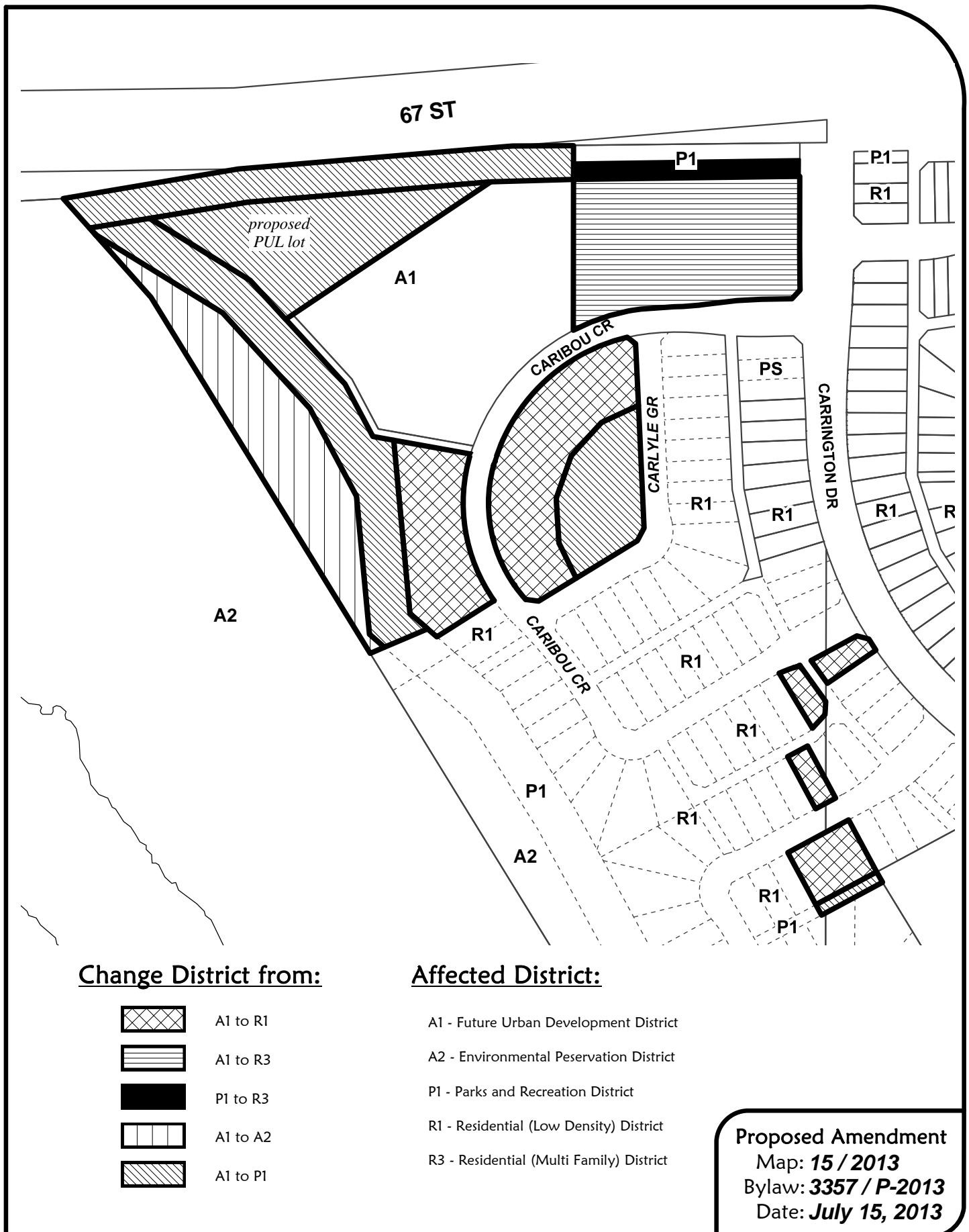
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



FILE COPY



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Rezoning Phase 7 of Clearview North – Land Use Bylaw Amendment 3357/P-2013 – Consideration of First Reading

Reference Report:

Legislative Services, dated August 6, 2013 and Planning Services, dated July 16, 2013.

Bylaw Reading:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council gave second and third reading to Rezoning of Phase 7 of Clearview North Land Use Bylaw Amendment 3357/P-2013, rezoning Land Use Bylaw amendment rezoning 5.76 hectares of land in the Clearview North Subdivision for residential, environmental preservation and parks development. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

/attach

c: Director of Planning Services
Christi Fidek, Planner
Client Services Support, Legislative Services

LEGISLATIVE SERVICES

August 22, 2013

Mr. Shane Stafford
Stantec Consulting
1100 – 4900 – 50 Street
Red Deer, AB T4N 1X7

Dear Shane:

RE: Council Decision – August 19, 2013 on:
Land Use Bylaw Amendment 3357/O – Rezoning of Phase 3 of Laredo
Land Use Bylaw Amendment 3357/P – Rezoning of Phase 7 of Clearview North
Land Use Bylaw Amendment 3357/Q – Rezoning of Phase 8 of Clearview North

At the Monday, August 19, 2013 Red Deer City Council Meeting a Public Hearing was held for Land Use Bylaw Amendment 3357/O-201, Land Use Bylaw Amendment 3357/P and Land Use Bylaw Amendment 3357/Q. Following the Public Hearing, Council gave second and third readings to all three of these Land Use Bylaw Amendments.

Land Use Bylaw 3357/O to rezoned 12.56 hectares of land in the Laredo neighbourhood from AG County Agricultural to R1 Residential (Low Density), R1A Residential (Semi-detached), R1G Residential (Small Lot) and PI Parks and Recreation District. Land Use Bylaw 3357/P rezoned 5.76 hectares of land from A1 Future Urban Development District and PI Parks and Recreation District in Phase 7 of Clearview North to a combination of R1 Residential (Low Density), R3 (Residential Multiple Family), A2 Environmental Preservation District and PI Parks and Recreation District. Land Use Bylaw 3357/Q rezoned 1.55 hectares of land from A1 Future Urban Development District to R1 Residential (Low Density) district in Phase 8 of Clearview North subdivision. Copies of the bylaws are attached for your records.

If you require any further information, please feel free to contact Christi Fidek, Planner, Planning Services at 403.406.8700.

Sincerely,



Frieda McDougall
Legislative Services Manager

/attach

c: C. Fidek, Planner, Planning Services

BYLAW NO. 3357/O - 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

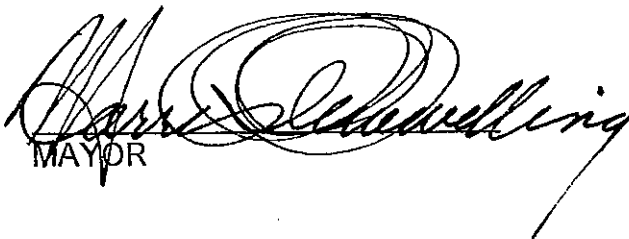
1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to P1 (Parks and Recreation) District
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1G (Residential – Small Lot) District
3. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1 (Residential – Low Density) District
4. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1A (Residential – Semi-Detached Dwelling) District
5. The "Land Use District Map R11" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 14-2013 attached hereto and forming part of the bylaw.

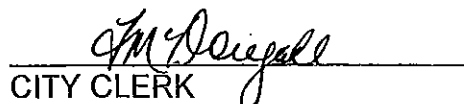
READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.


MAYOR


CITY CLERK

BYLAW NO. 3357/P – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
2. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R3 (Residential – Multiple Family) District
3. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated P1 (Parks and Recreation) District to R3 (Residential – Multiple Family) District.
4. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to A2 (Environmental Preservation) District
5. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to P1 (Parks and Recreation) District
6. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 15-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.


MAYOR


CITY CLERK

BYLAW NO. 3357/Q – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
2. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16-2013 attached hereto and forming part of the bylaw.

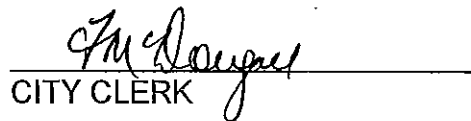
READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.


MAYOR


CITY CLERK

**REZONING PHASE 7 OF CLEARVIEW NORTH
LAND USE BYLAW AMENDMENT 3357/P-2013**

DESCRIPTION: A bylaw which provides for the rezoning of 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District to R1, R3, A2 and P1.

FIRST READING: July 22, 2013

FIRST PUBLICATION: August 2, 2013

SECOND PUBLICATION: August 9, 2013

SECOND READING: AUG 19, 2013

THIRD READING: AUG 19, 2013

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐ **Yes**

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF:

ACTUAL COST OF ADVERTISING:

\$ 372.06 X 2

TOTAL:

GEOSTAR THLED LTD.
Stantec Consulting

\$ 744.12

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

320064

BATCH NO.:

1347938

(Advertising Revenue to 180.5901)

**LAND USE BYLAW
AMENDMENT
APPLICATION**

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

For a full overview of the Land Use Bylaw (LUB) amendment process please see sections 2.19 – 2.22 of the City of Red Deer Land Use Bylaw as attached.

Registered Owner of Land that is the Subject of the Proposed LUB Amendment

Name / Company: GENSTAR TITLECO LTD

Contact Person: PAUL BOSKOVICH

Street Address: 280 MID PARK WAY / SE. SUITE 100

Mailing Address: CALGARY

Province: AB Postal Code: T2X 2B5

Phone Number: 403.256.4000 Fax Number: _____

E-Mail Address: PBOSKOVICH@GENSTAR.COM

Applicant (If different from the Registered Owner)

Name / Company: STANTEC CONSULTING

Contact Person: SHANE STAFFORD

Address: 1100 - 4900, 50th STREET

Province: AB Postal Code: T4N 1X7

Phone Number: 403.341.3320 Fax Number: _____

E-Mail Address: SHANE.STAFFORD@STANTEC.COM

Landowner Authorization (this section to be completed by Landowner)

I (We), Marcello Chiacchia
(Print Full Name)

Ben Zelenski
per Ben Zelenski

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Land Use Bylaw Amendment Application.



LEGISLATIVE SERVICES

July 29, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/P-2013
Rezoning of Phase 7 of the Clearview North Subdivision
Your property at «Owner_Address_5_»**

Red Deer City Council is considering amending the Land Use Bylaw by rezoning Phase 7 of Clearview North. Land Use Bylaw Amendment 3357/P-2013 proposes to rezone 5.76 hectares of land from A1 Future Urban Development and P1 Parks and Recreation to a combination of R1 Residential Low Density, R3 Residential Multiple Family, A2 Environmental Preservation District and P1, Parks and Recreation District in the Clearview North subdivision.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.

**Rezoning of Phase 7 of the Clearview North Subdivision
Land Use Bylaw Amendment 3357/P-2013**

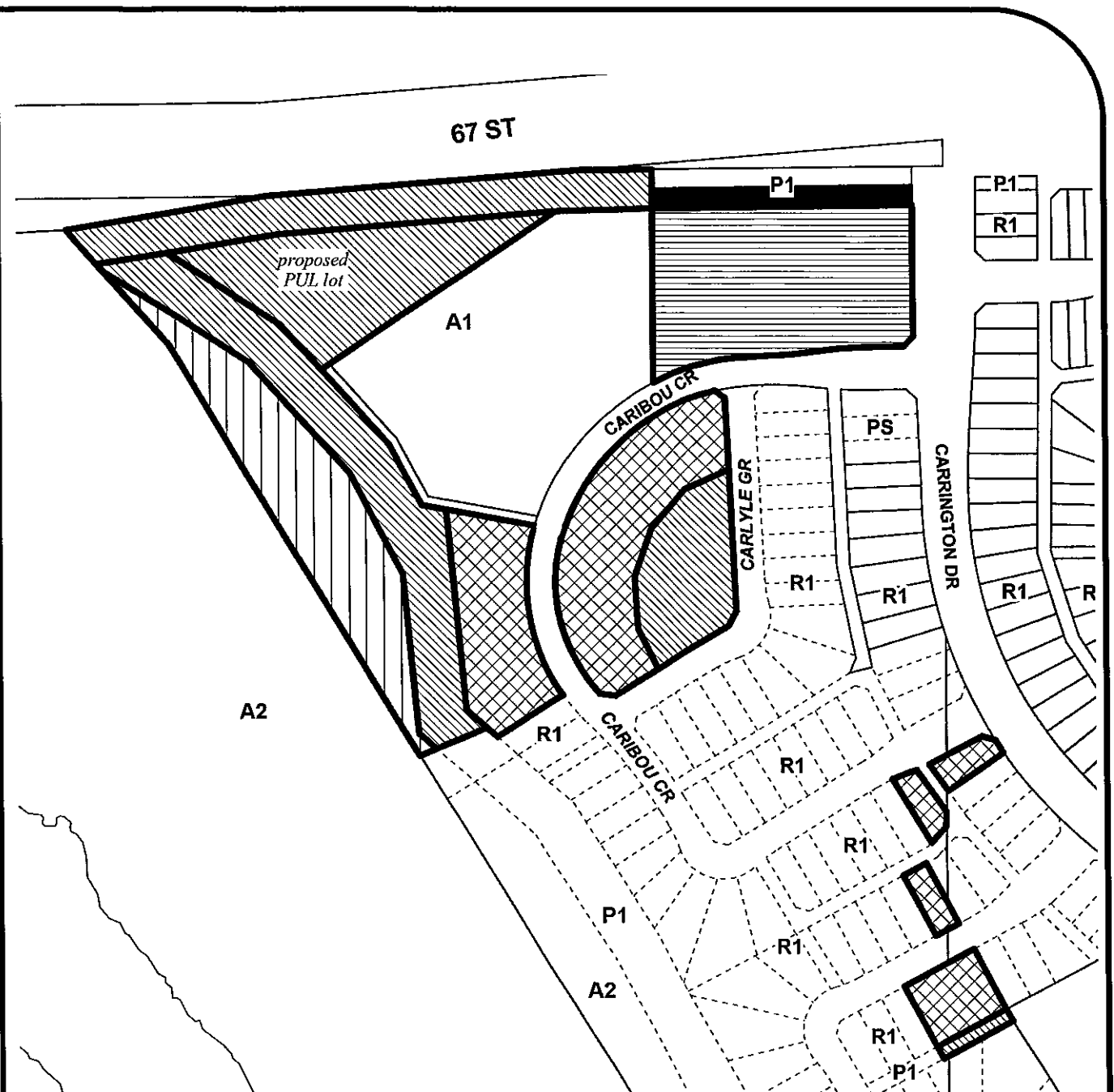
City Council is considering amending the Land Use Bylaw related to the Clearview North Subdivision. Land Use Bylaw Amendment 3357/P-2013 proposes to rezone 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District to a combination of R1 Residential Low Density District, R3 Residential Multiple Family District, A2 Environmental Preservation District and P1, Parks and Recreation District in the Clearview North subdivision.

(Insert Map here- DM 1384520)


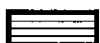



The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 19, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 9, 2013**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: August 2, 2013 and August 9, 2013)



Change District from:

- | | |
|---|----------|
|  | A1 to R1 |
|  | A1 to R3 |
|  | P1 to R3 |
|  | A1 to A2 |
|  | A1 to P1 |

Affected District:

- A1 - Future Urban Development District
- A2 - Environmental Preservation District
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R3 - Residential (Multi Family) District

Proposed Amendment
Map: 15 / 2013
Bylaw: 3357 / P-2013
Date: July 15, 2013

BYLAW NO. 3357/P – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
2. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R3 (Residential – Multiple Family) District
3. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated P1 (Parks and Recreation) District to R3 (Residential – Multiple Family) District.
4. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to A2 (Environmental Preservation) District
5. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to P1 (Parks and Recreation) District
6. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 15-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.

MAYOR

CITY CLERK

Bev Greter

From: Bev Greter
Sent: Tuesday, July 30, 2013 9:16 AM
To: Alison Relkov
Subject: Letter and Ad re: LUB 3357/P-2013 - Rezoning Clearview North Phase 7

Ali,

Letter to residents and map:



1391269-July
29, 2013 - Lett...



1384520-Draft -
Map 3357P-20...

Ad:



1391303-Ad -
Land Use Byla...

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

FILE COPY



LEGISLATIVE SERVICES

July 30, 2013

Mr. Shane Stafford
Stantec Consulting
1100 – 4900 50 Street
Red Deer, AB T4N 1X7

Dear Shane,

Re: **Land Use Bylaw Amendment 3357/O-2013 - Rezoning Phase 3 of Laredo**
Land Use Bylaw Amendment 3357-P-2013 - Rezoning Phase 7 of Clearview North
Land Use Bylaw Amendment 3357/Q-2013 - Rezoning Phase 8 of Clearview North

Red Deer City Council gave first reading to the following Land Use Bylaw Amendments at the Monday, July 22, 2013 Council Meeting:

1. *Land Use Bylaw Amendment 3357/O-2013;*
2. *Land Use Bylaw Amendment 3357/P-2013; and,*
3. *Land Use Bylaw Amendment 3357/Q-2013.*

Land Use Bylaw Amendment 3357/O-2013 proposes to rezone 12.56 hectares of land in the Laredo neighbourhood from AG County Agricultural to R1 Residential (Low Density), R1A Residential (Semi-Detached), R1G Residential (Small Lot) and P1 Parks and Recreation District. **Land Use Bylaw Amendment 3357/P-2013** proposes to rezone 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District in Phase 7 of Clearview North to a combination of R1 Residential (Low Density), R3 (Residential Multiple Family), A2 Environmental Preservation District and P1 Parks and Recreation District. **Land Use Bylaw Amendment 3357/Q-2013** proposes to rezone 1.55 hectares of land from A1 Future Urban Development District to R1 Residential (Low Density) district in Phase 8 of the Clearview North subdivision.

Council will now hold Public Hearings before giving second and third readings to Land Use Bylaw Amendments 3357/O-2013, 3357/P-2013 and 3357/Q-2013. This office will advertise for the Public Hearings to be held on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00 per land use bylaw amendment. If you have any concerns related to these charges, or have other questions or require additional information, please contact me at your earliest convenience at 403.342.8201.

Sincerely,

Bev Greter
Corporate Meeting Coordinator



LEGISLATIVE SERVICES

July 29, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/P-2013
Rezoning of Phase 7 of the Clearview North
Your property at «Owner_Address_5_»**

Red Deer City Council is considering amending the Land Use Bylaw by rezoning Phase 7 of the Clearview North Subdivision. Land Use Bylaw Amendment 3357/P-2013 proposes to rezone 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District to a combination of R1 Residential Low Density, R3 Residential Multiple Family District, A2 Environmental Preservation District and P1, Parks and Recreation District in the Clearview North subdivision.

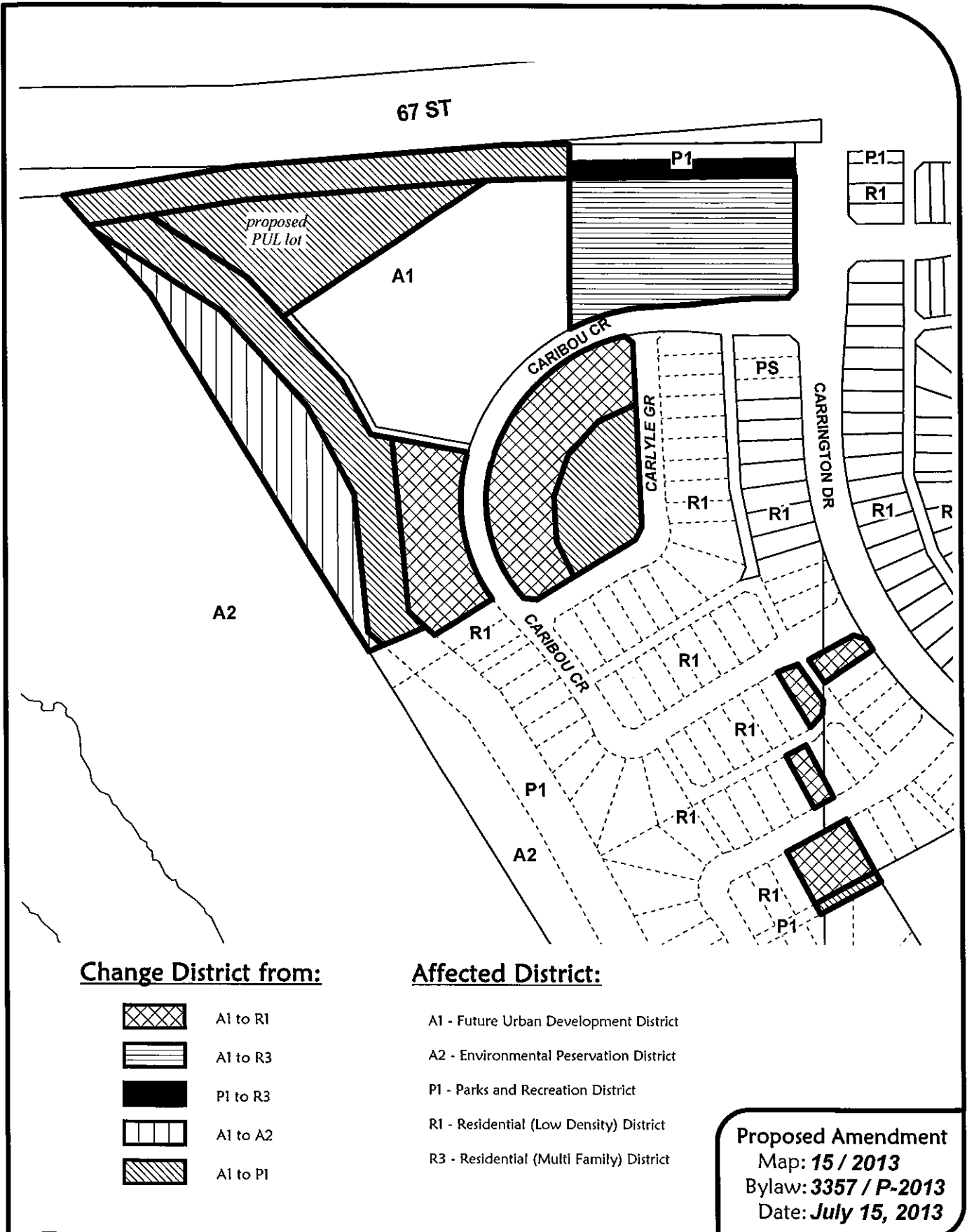
As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

Frieda McDougall
Legislative Services Manager

attach.



AUG 19 2013

FILE COPY

August 14, 2013
File: CW1/7

The City of Red Deer
4914 48 Avenue
Red Deer, AB
T4N 3T4

Attention: Bev Greter

Dear Ms. Greter:

**Re: Land Use Bylaw Amendment 3357-P-2013
Rezoning Phase 7 of Clearview North**

As per your letter dated July 30, 2013 (copy attached) please find enclosed our cheque in the amount of \$800.00 for the advertising costs for the Land Use Bylaw Amendment 3357-P-2013 – Rezoning Phase 7 of Clearview North.

We trust you will find the enclosed to be in order.

Best regards,
GENSTAR DEVELOPMENT COMPANY

Micky Linton

for Paul Boskovich, MBA
Senior Development Manager

PB/mf
Enclosure



FILE COPY

STANTEC

AUG 01 2013

LEGISLATIVE SERVICES

July 30, 2013

Mr. Shane Stafford
Stantec Consulting
1100 – 4900 50 Street
Red Deer, AB T4N 1X7

Dear Shane,

Re: Land Use Bylaw Amendment 3357/O-2013 - Rezoning Phase 3 of Laredo
Land Use Bylaw Amendment 3357/P-2013 - Rezoning Phase 7 of Clearview North
Land Use Bylaw Amendment 3357/Q-2013 - Rezoning Phase 8 of Clearview North

Red Deer City Council gave first reading to the following Land Use Bylaw Amendments at the Monday, July 22, 2013 Council Meeting:

1. Land Use Bylaw Amendment 3357/O-2013;
2. Land Use Bylaw Amendment 3357/P-2013; and,
3. Land Use Bylaw Amendment 3357/Q-2013.

Land Use Bylaw Amendment 3357/O-2013 proposes to rezone 12.56 hectares of land in the Laredo neighbourhood from AG County Agricultural to R1 Residential (Low Density), R1A Residential (Semi-Detached), R1G Residential (Small Lot) and P1 Parks and Recreation District. **Land Use Bylaw Amendment 3357/P-2013** proposes to rezone 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District in Phase 7 of Clearview North to a combination of R1 Residential (Low Density), R3 (Residential Multiple Family), A2 Environmental Preservation District and P1 Parks and Recreation District. **Land Use Bylaw Amendment 3357/Q-2013** proposes to rezone 1.55 hectares of land from A1 Future Urban Development District to R1 Residential (Low Density) district in Phase 8 of the Clearview North subdivision.

Council will now hold Public Hearings before giving second and third readings to Land Use Bylaw Amendments 3357/O-2013, 3357/P-2013 and 3357/Q-2013. This office will advertise for the Public Hearings to be held on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00 per land use bylaw amendment. If you have any concerns related to these charges, or have other questions or require additional information, please contact me at your earliest convenience at 403.342.8201.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bev Greter'.

Bev Greter

Corporate Meeting Coordinator



August 6, 2013

Rezoning Phase 8 of Clearview North Land Use Bylaw Amendment 3357/Q-2013 Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 22, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/Q-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/Q-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 22, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/Q-2013. This bylaw proposes to rezone 1.55 hectares of land from A1 Future Urban Development district to R1 Residential Low Density district in the Clearview North subdivision.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 2 and August 9, 2013 with no comments being received. A Public Hearing will now be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Original report presented at the
Monday, July 8, 2013 Regular
Council Meeting.

July 05, 2013

Rezoning Phase 8 of Clearview North Land Use Bylaw Amendment 3357/Q-2013 Consideration of First Reading

Planning Department

Report Summary & Recommendation:

Bylaw 3357/Q-2013 proposes to rezone the next portion of the Clearview North (the northwest corner) Neighbourhood Area Structure Plan (NASP) for a variety of residential lots.

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/Q-2013.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/Q-2013, Rezoning Phase 8 of Clearview North. A Public Hearing would then be held on Monday, August 19, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

The Council consider first reading of Land Use Bylaw Amendment 3357/Q-2013 for Rezoning Phase 7 of Clearview North.



Report Details

Background:

The Clearview North NASP was adopted by Council in March 2009 and sets out the future development of 76.58 hectares (189.23 acres) of land for a variety of residential, commercial and open space uses. Rezoning is required to facilitate subdivision and development of the land.

Discussion:

The rezoning of 3357/Q-2013 includes the following land use district:

RI – Residential (Low Density)

This rezoning covers 1.55 ha and will allow subdivision to be considered by the MPC.

Currently the land is zoned AI – Future Urban Development District.

Analysis:

The proposed rezoning application conforms to the adopted NASP for the area and no objections were received from any City departments or external agencies. The rezoning application was not required to be referred to adjacent landowners because it does not deviate from the approved NASP.

BYLAW NO. 3357/Q – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
- 2. The “Land Use District Map O17” and “Land Use District Map P17” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

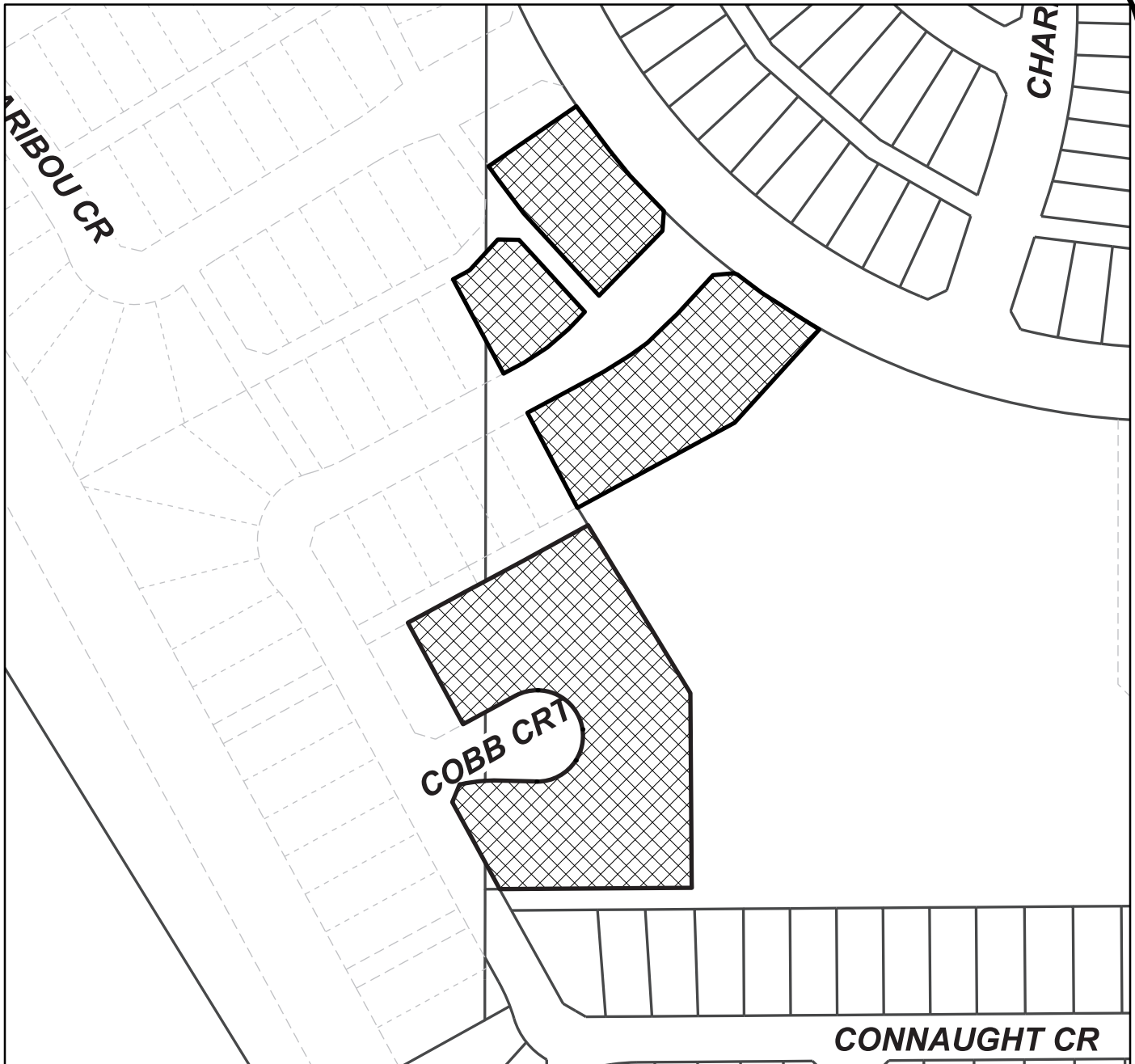
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

Affected District:



A1 to R1 Residential (Low Density) District

A1 - Future Urban Development District

Proposed Amendment
 Map: **16 / 2013**
 Bylaw: **3357 / Q-2013**
 Date: **June 5, 2013**

FILE COPY



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Rezoning Phase 8 of Clearview North – Land Use Bylaw Amendment 3357/Q-2013 – Consideration of First Reading

Reference Report:

Legislative Services, dated August 6, 2013 and Planning Department, dated July 5, 2013.

Bylaw Reading:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council gave second and third reading to Rezoning Phase 8 of Clearview North Land Use Bylaw Amendment 3357/Q, rezoning 1.55 hectares of land in the Clearview North Subdivision for residential development. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

/attach

c: Director of Planning Services
Christi Fidek, Planner
Client Services Support, Legislative Services



LEGISLATIVE SERVICES

August 22, 2013

Mr. Shane Stafford
Stantec Consulting
1100 – 4900 – 50 Street
Red Deer, AB T4N 1X7

Dear Shane:

RE: Council Decision – August 19, 2013 on:
Land Use Bylaw Amendment 3357/O – Rezoning of Phase 3 of Laredo
Land Use Bylaw Amendment 3357/P – Rezoning of Phase 7 of Clearview North
Land Use Bylaw Amendment 3357/Q – Rezoning of Phase 8 of Clearview North

At the Monday, August 19, 2013 Red Deer City Council Meeting a Public Hearing was held for Land Use Bylaw Amendment 3357/O-201, Land Use Bylaw Amendment 3357/P and Land Use Bylaw Amendment 3357/Q. Following the Public Hearing, Council gave second and third readings to all three of these Land Use Bylaw Amendments.

Land Use Bylaw 3357/O to rezoned 12.56 hectares of land in the Laredo neighbourhood from AG County Agricultural to R1 Residential (Low Density), R1A Residential (Semi-detached), R1G Residential (Small Lot) and P1 Parks and Recreation District. Land Use Bylaw 3357/P rezoned 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District in Phase 7 of Clearview North to a combination of R1 Residential (Low Density), R3 (Residential Multiple Family), A2 Environmental Preservation District and P1 Parks and Recreation District. Land Use Bylaw 3357/Q rezoned 1.55 hectares of land from A1 Future Urban Development District to R1 Residential (Low Density) district in Phase 8 of Clearview North subdivision. Copies of the bylaws are attached for your records.

If you require any further information, please feel free to contact Christi Fidek, Planner, Planning Services at 403.406.8700.

Sincerely,

Frieda McDougall
Legislative Services Manager

/attach

c: C. Fidek, Planner, Planning Services

BYLAW NO. 3357/O - 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:


1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to P1 (Parks and Recreation) District
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1G (Residential – Small Lot) District
3. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1 (Residential – Low Density) District
4. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1A (Residential – Semi-Detached Dwelling) District
5. The "Land Use District Map R11" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 14-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.


MAYOR


CITY CLERK

BYLAW NO. 3357/P – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:


1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
2. The land shown in by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R3 (Residential – Multiple Family) District
3. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated P1 (Parks and Recreation) District to R3 (Residential – Multiple Family) District.
4. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to A2 (Environmental Preservation) District
5. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to P1 (Parks and Recreation) District
6. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 15-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.


MAYOR


CITY CLERK

BYLAW NO. 3357/Q – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
2. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16-2013 attached hereto and forming part of the bylaw.

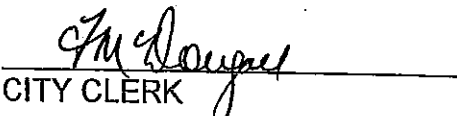
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READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.


MAYOR


CITY CLERK

REZONING PHASE 8 OF CLEARVIEW NORTH
LAND USE BYLAW AMENDMENT 3357/Q-2013

DESCRIPTION: A bylaw which provides for the rezoning of 1.55 hectares of land from A1 Future Urban Development District to R1 Residential (Low Density).

FIRST READING: July 22, 2013

FIRST PUBLICATION: August 2, 2013

SECOND PUBLICATION: August 9, 2013

SECOND READING: AUG 19, 2013

THIRD READING: AUG. 19, 2013

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐ **Yes**

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF:
ACTUAL COST OF ADVERTISING:

\$ 362.52 X 2

TOTAL:

~~Stantec Consulting~~

MELCOR DEVELOPMENTS

\$ 725.04 LTD.

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

320063

BATCH NO.:

1347938

(Advertising Revenue to 180.5901)



LAND USE BYLAW AMENDMENT APPLICATION

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

For a full overview of the Land Use Bylaw (LUB) amendment process please see sections 2.19 – 2.22 of the City of Red Deer Land Use Bylaw as attached.

Registered Owner of Land that is the Subject of the Proposed LUB Amendment

Name / Company: MELCOR DEVELOPMENTS LTD

Contact Person: GREGG BROKS

Street Address: 502 PARKLAND SQUARE, 4901 - 49 STREET

Mailing Address: RED DEER

Province: AB

Postal Code: T4N 6M4

Phone Number: 403.343.0817

Fax Number: _____

E-Mail Address: GEBROKS@MELCOR.CA

Applicant (if different from the Registered Owner)

Name / Company: STANTEC CONSULTING

Contact Person: SHANE STAFFORD

Address: 1100 - 4900, 50 STREET

Province: AB

Postal Code: T4N 1X7

Phone Number: 403.341.3320

Fax Number: _____

E-Mail Address: SHANE.STAFFORD@STANTEC.COM

Landowner Authorization (this section to be completed by Landowner)

I (We), GREGG BROKS (MELCOR)
(Print Full Name)

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Land Use Bylaw Amendment Application.



LEGISLATIVE SERVICES

July 29, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2013
Rezoning of Phase 8 of the Clearview North Subdivision
Your property at «Owner_Address_5_»**

Red Deer City Council is considering amending the Land Use Bylaw by rezoning Phase 8 of Clearview North. Land Use Bylaw Amendment 3357/Q-2013 proposes to rezone 1.55 hectares of land from AI Future Urban Development district to R1 Residential Low Density district in the Clearview North subdivision.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.

**Rezoning of Phase 8 of the Clearview North Subdivision
Land Use Bylaw Amendment 3357/Q-2013**

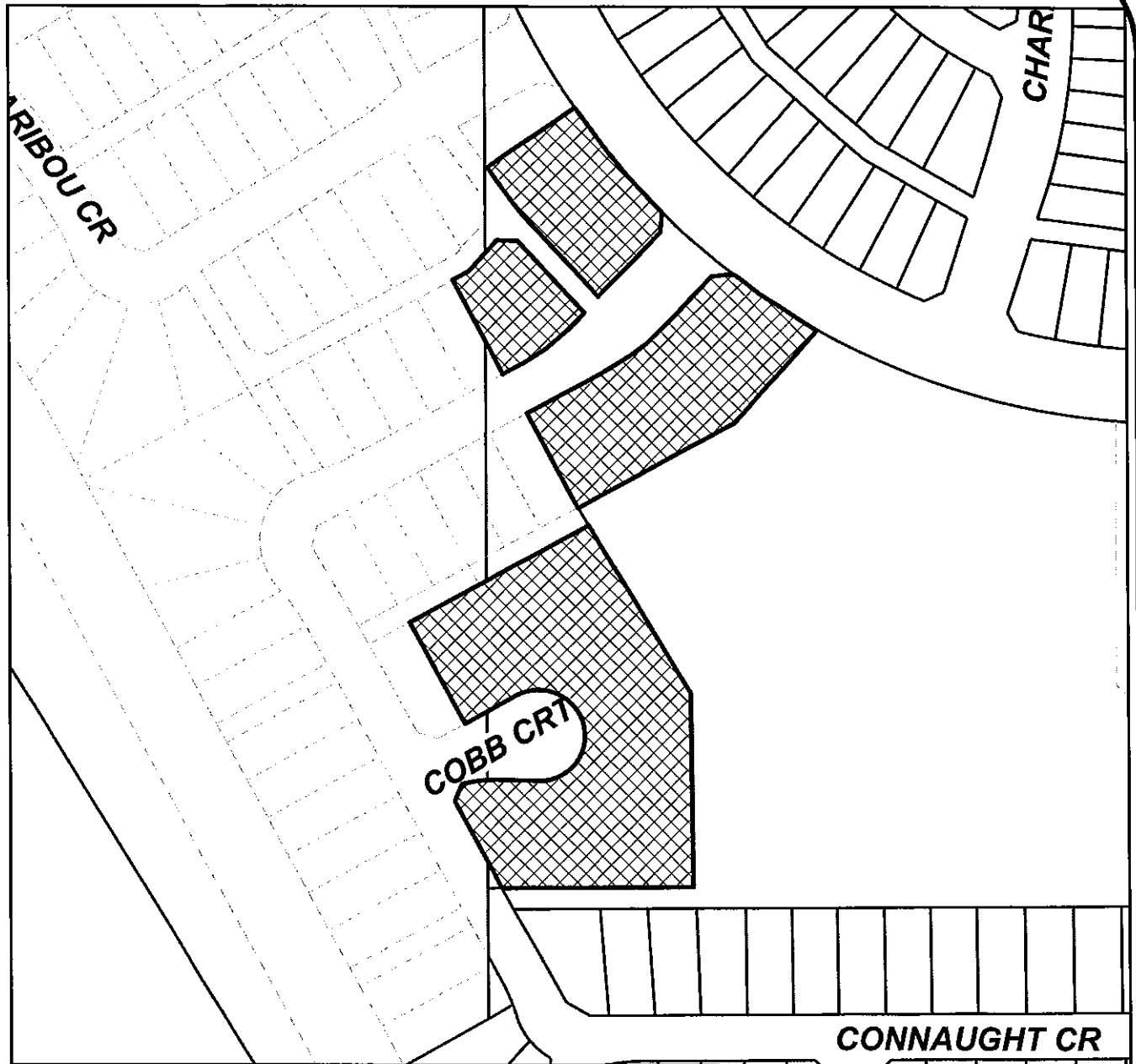
City Council is considering amending the Land Use Bylaw related to the Clearview North Subdivision. Land Use Bylaw Amendment 3357/Q-2013 proposes to rezone 1.55 hectares of land from A1 Future Urban Development district to R1 Residential Low Density District in Phase 8 of the Clearview North Subdivision.

(Insert Map here- DM 1383416)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 19, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 9, 2013**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: August 2, 2013 and August 9, 2013)



Change District from:



A1 to R1 Residential (Low Density) District

Affected District:

A1 - Future Urban Development District

Proposed Amendment
Map: 16 / 2013
Bylaw: 3357 / Q-2013
Date: **June 5, 2013**

BYLAW NO. 3357/Q – 2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
2. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of August 2013.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of August 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of August 2013.

MAYOR

CITY CLERK

Bev Greter

From: Bev Greter
Sent: Tuesday, July 30, 2013 9:52 AM
To: Alison Relkov
Subject: Letter and Ad re: 3357/Q-2013 - Rezoning Clearview North Phase 8

Ali,

Letter and map for residents,



1391291-July
29, 2013 - Lett...



1383416-Draft -
Map 3357Q-20...

Ad:



1391339-Ad -
Land Use Byla...

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca



LEGISLATIVE SERVICES

July 30, 2013

Mr. Shane Stafford
Stantec Consulting
1100 – 4900 50 Street
Red Deer, AB T4N 1X7

Dear Shane,

Re: Land Use Bylaw Amendment 3357/O-2013 - Rezoning Phase 3 of Laredo
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Land Use Bylaw Amendment 3357/Q-2013 - Rezoning Phase 8 of Clearview North

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1. Land Use Bylaw Amendment 3357/O-2013;
2. Land Use Bylaw Amendment 3357/P-2013; and,
3. Land Use Bylaw Amendment 3357/Q-2013.

Land Use Bylaw Amendment 3357/O-2013 proposes to rezone 12.56 hectares of land in the Laredo neighbourhood from AG County Agricultural to R1 Residential (Low Density), R1A Residential (Semi-Detached), R1G Residential (Small Lot) and P1 Parks and Recreation District. **Land Use Bylaw Amendment 3357/P-2013** proposes to rezone 5.76 hectares of land from A1 Future Urban Development District and P1 Parks and Recreation District in Phase 7 of Clearview North to a combination of R1 Residential (Low Density), R3 (Residential Multiple Family), A2 Environmental Preservation District and P1 Parks and Recreation District. **Land Use Bylaw Amendment 3357/Q-2013** proposes to rezone 1.55 hectares of land from A1 Future Urban Development District to R1 Residential (Low Density) district in Phase 8 of the Clearview North subdivision.

Council will now hold Public Hearings before giving second and third readings to Land Use Bylaw Amendments 3357/O-2013, 3357/P-2013 and 3357/Q-2013. This office will advertise for the Public Hearings to be held on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00 per land use bylaw amendment. If you have any concerns related to these charges, or have other questions or require additional information, please contact me at your earliest convenience at 403.342.8201.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bev Greter'.

Bev Greter

Corporate Meeting Coordinator



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 30 AV 6550

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
39 CHURCHILL CL	EXECUTIVE BUILDERS GROUP INC	2-7429 49 AVE	RED DEER, AB T4P 1N2		
57 CONNAUGHT CR	ADRIAN S & JOANNE WORTHINGTON	57 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
37 CONNAUGHT CR	GAGE & VICTORIA SEAVILLEKLEIN	37 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
33 CONNAUGHT CR	JUSTIN MUNCHINSKY & CHAUNTILLE HAWLEY	33 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
65 CONNAUGHT CR	MINDI S F GANSON	65 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
6 CASTELLA CR	KEVAN OAKES	6 CASTELLA CRES	RED DEER, AB T4P 0L4		
2 CASTELLA CR	DARRELL R & GEORGINA FORREST	2 CASTELLA CRES	RED DEER, AB T4P 0L4		
B 181 CARRINGTON DR	JOHN HOWARD & SHAWNA JULYAN-GUDGEON	15 DICKENSON CL	RED DEER, AB T4R 2A8		
10 CASTELLA CR	STEVEN & AMBER SIDERITSCH	28 DANIEL CRES	RED DEER, AB T4R 3M2		
22 CASTELLA CR	MARK NICOLAS BOUTROS	22 CASTELLA CRES	RED DEER, AB T4P 0L5		
26 CASTELLA CR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
32 CASTELLA CR	DARIN & ROXANNE SCEVIOUR	32 CASTELLA CRES	RED DEER, AB T4P 0L5		
34 CASTELLA CR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
47 CHURCHILL CL	CHRISTOPHER D DORE & MELISSA D SANDALL	47 CHURCHILL CLOSE	RED DEER, AB T4P 0K4		
262 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
266 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
61 CONNAUGHT CR	AMANDA D EICHHORN	61 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
51 CHURCHILL CL	MATTHIAS RYAN VISSER & JENNIFER CAREY SOPHIA	ZADUNAYSKI	51 CHURCHILL CLOSE	RED DEER, AB T4P 0K4	
241 CARRINGTON DR	JOHN H R JULYAN-GUDGEON PROFESSIONAL CORPORATION	15 DICKENSON CLOSE	RED DEER, AB T4R 2A8		
53 CONNAUGHT CR	WARREN JENSEN & HEATHER JONES	53 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
189 CARRINGTON DR	ANTHONY MARIANO ANTE	189 CARRINGTON DR	RED DEER, AB T4P 0L4		

44 CONNAUGHT CR	MICHAEL GALYE & BRENDA SUTHERLAND	100-4918 46 ST	RED DEER, AB T4N 1N3		
245 CARRINGTON DR	PRASERT & NIDDA SUREEPROMSILP	245 CARRINGTON DR	RED DEER, AB T4P 0M3		
233 CARRINGTON DR	GORDON C LAU & EMILY P MACK	233 CARRINGTON DR	RED DEER, AB T4P 0L4		
35 CHURCHILL CL	DARRELL GLENN & ERIN SHONA WHITE	35 CHURCHILL CLOSE	RED DEER, AB T4P 0K4		
69 CONNAUGHT CR	MATTHEW A & JESSICA A MASK	69 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
45 CONNAUGHT CR	DOUGLAS B & CONNIE E LESTER	45 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
261 CARRINGTON DR	MAVES & JOEL LEYVA	261 CARRINGTON DR	RED DEER, AB T4P 0M3		
56 CONNAUGHT CR	CALINA YAN LUO & ZHUANG ZHI CHEN	56 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
181 CARRINGTON DR	JOHN HOWARD & SHAWNA JULYAN- GUDGEON	15 DICKENSON CL	RED DEER, AB T4R 2A8		
197 CARRINGTON DR	RAN LI	197 CARRINGTON DR	RED DEER, AB T4P 0L4		
250 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100- 280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
B 185 CARRINGTON DR	MICHAEL J & SHARA- LEE C HOLMES	3528 43 AVE	RED DEER, AB T4N 3B4		
73 CONNAUGHT CR	LARISSA DANIELLE & KENNETH EDWARD PRICE	73 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
52 CONNAUGHT CR	STEVEN JOHN POLLARD &	TERRA LYNNE CUPPLES	52 CONNAUGHT CRES	RED DEER, AB T4P 0K4	
217 CARRINGTON DR	SCOTT C MACLEOD	217 CARRINGTON DR	RED DEER, AB T4P 0L4		
221 CARRINGTON DR	STEVEN J & STACEY A VAN ARRAGON	221 CARRINGTON DR	RED DEER, AB T4P 0L4		
18 CASTELLA CR	ADAM MICHAEL MOWAT	2432 RIVERSTONE RD SE	CALGARY, AB T2C 4E2		
24 CASTELLA CR	JEFFREY KROBUTSCHEK & CARMEN HERBERT	24 CASTELLA CRES	RED DEER, AB T4P 0L5		
30 CASTELLA CR	ROMMEL LASCOSTALES & JANNETE LACOSTALES	30 CASTELLA CRES	RED DEER, AB T4P 0L5		
177 CARRINGTON DR	TIM L & JULIE ANN HOUWELING	177 CARRINGTON DR	RED DEER, AB T4P 0L4		
37 CHURCHILL			RED DEER, AB		

CL	THE CITY OF RED DEER	C/O PO BOX 5008	T4N 3T4		
32 CONNAUGHT CR	PAULA S BODNAR & ANDREW JAY WETSTEYN	32 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
36 CONNAUGHT CR	TERRY BLAIN & WANDA ANGELA VANBOCQUESTAL	36 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
1 CHARLES AV	JENNIFER L KNEISS & SALVADORE I MELGAR	1 CHARLES AVE	RED DEER, AB T4P 0L4		
3 CHARLES AV	TYRELL V KOCHANSKI & ERIN M GOLLEY	3 CHARLES AVE	RED DEER, AB T4P 0L4		
8 CASTELLA CR	SHANNEN R AUSTIN	8 CASTELLA CRES	RED DEER, AB T4P 0L4		
257 CARRINGTON DR	MATTHEW A KELLOUGH	257 CARRINGTON DR	RED DEER, AB T4P 0M3		
185 CARRINGTON DR	MICHAEL J & SHARA-LEE C HOLMES	3528 43 AVE	RED DEER, AB T4N 3B4		
B 217 CARRINGTON DR	SCOTT C MACLEOD	217 CARRINGTON DR	RED DEER, AB T4P 0L4		
201 CARRINGTON DR	NYLE ROBERT & SHELLEY ROSE GELOWITZ	BOX 25092	RP0 DEERPARK	RED DEER, AB T4R 2M2	
31 CHURCHILL CL	STEPHEN J & CELIA A CHIZEN	31 CHURCHILL CLOSE	RED DEER, AB T4P 0K4		
253 CARRINGTON DR	TIMOTHY JAMES & JANELLE JEAN LEER	253 CARRINGTON DR	RED DEER, AB T4P 0M3		
4 CASTELLA CR	BARRY GARDNER	4 CASTELLA CRES	RED DEER, AB T4P 0L4		
60 CONNAUGHT CR	DALLAS DORLYN COUMONT &	ROBERT DOUGLAS COUMONT	60 CONNAUGHT CRES	RED DEER, AB T4P 0K4	
205 CARRINGTON DR	ROLANDO PASCUAL FRANCISCO & KHAN LIANG NANG	205 CARRINGTON DR	RED DEER, AB T4P 0L4		
28 CASTELLA CR	TYLER STEWART HANSEN & RICHELLE MAREE BROWN	28 CASTELLA CRES	RED DEER, AB T4P 0L5		
B 241 CARRINGTON DR	JOHN H R JULYAN-GUDGEON PROFESSIONAL CORPORATION	15 DICKENSON CLOSE	RED DEER, AB T4R 2A8		
14 CASTELLA CR	IAIN COLQUHOUN	14 CASTELLA CRES	RED DEER, AB T4P 0L5		
246 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
229 CARRINGTON DR	MICHAEL & BEVERLY MCGINN	229 CARRINGTON DR	RED DEER, AB T4P 0L4		
225 CARRINGTON DR	SCOTT WILLIAM BARDENHAGEN & SHANNON CHRYSTAL	MCLEAN-LEBLANC	225 CARRINGTON DR	RED DEER, AB T4P 0L4	
265	CAMERON & MELISSA	265 CARRINGTON	RED DEER, AB		

CARRINGTON DR	GROVE	DR	T4P 0M3		
193 CARRINGTON DR	FRANCIS JOHN P MIGUEL & ROSELLE B NUNWEILER	193 CARRINGTON DR	RED DEER, AB T4P 0L4		
249 CARRINGTON DR	JARED J BACON & RHEA L LINDSAY	249 CARRINGTON DR	RED DEER, AB T4P 0M3		
237 CARRINGTON DR	SHELDON C & MICHELLE L SPACKMAN	237 CARRINGTON DR	RED DEER, AB T4P 0M3		
242 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
6221 40 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
64 CONNAUGHT CR	SCOTT T & MELANIE D WLASICHUK	64 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
48 CONNAUGHT CR	DARRELL R MOORE	3509 44A AV	RED DEER, AB T4N 3K4		
269 CARRINGTON DR	BRANDON LARMON	269 CARRINGTON DR	RED DEER, AB T4P 0M3		
213 CARRINGTON DR	KRISTEN & CALVIN BELLOWS	213 CARRINGTON DR	RED DEER, AB T4P 0L4		
60 CLEARVIEW DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
49 CONNAUGHT CR	DOUG & CINDY GRANT	49 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
3521 67 ST	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
12 CASTELLA CR	PAUL LARSEN & SANDRA JEAN ALFORD	12 CASTELLA CRES	RED DEER, AB T4P 0L4		
16 CASTELLA CR	KURT ANTHONY & SHERRY COLLEEN SILK	16 CASTELLA CRES	RED DEER, AB T4P 0G1		
20 CASTELLA CR	SHAOKAI LUO & ZI LIAN CHEN	20 CASTELLA CRES	RED DEER, AB T4P 0L5		
43 CHURCHILL CL	CHRISTOPHER C STRACHAN	43 CHURCHILL CLOSE	RED DEER, AB T4P 0K4		
209 CARRINGTON DR	ANDERS EAST DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
40 CONNAUGHT CR	PHILLIP & ANGELA BAUMBACH	40 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
28 CONNAUGHT CR	JAY ROBERT & STEVIE KRISTINE PHILPOTT	28 CONNAUGHT CRES	RED DEER, AB T4P 0K4		
6550 30 AV	ANDERS EAST DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
258	GENSTAR TITLECO	C/O GENSTAR		SUITE 100-	CALGARY,

CARRINGTON DR	LIMITED	DEVELOPMENT	COMPANY	280 MIDPARK WAY SE	AB T2X 2B5
254 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100- 280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
5 CHARLES AV	RICHARD TYLER HANES	5 CHARLES AVE	RED DEER, AB T4P 0L4		



August 6, 2013

Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791 65 Avenue – To Add a Site Exception for a Mixed Use Building

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, July 22, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/F-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/F-2013 is requested.

Craig Curtis
City Manager

Background

At the Monday, July 22, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/F-2013. This bylaw proposes to rezone the property at 6791 65 Avenue from C4 Commercial Major Arterial to add site exceptions for the following discretionary uses: Multiple Family Building, Assisted Living Facility, Day Care Facility and Day Care Adult in the Golden West Neighbourhood.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 2 and August 9, 2013 with no comments being received. A Public Hearing will now be held on Monday, August 19, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Original Report presented at the
Monday, July 8, 2013 Regular
Council Meeting.

July 08, 2013

Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791 65th Avenue – To Add a Site Exception for a Mixed Use Building

Planning Department

Report Summary & Recommendation:

It is recommended that City Council adopt amendments to the Land Use Bylaw for 6791 65th Avenue to add “Multiple Family Building”, “Assisted Living Facility”, “Day Care Facility” and “Day Care Adult” as discretionary uses within the existing C4 Commercial (Major Arterial) district for that property only. Each building would be required to contain some commercial uses on the ground floor. Also an impact statement of the measures to be taken to ensure that noise from the adjacent industrial area will not negatively impact building residents will be required.

The intent of the rezoning application is to facilitate construction of a new supportive living facility with associated commercial uses.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/F-2013 to rezone 6791 65 Avenue. A Public Hearing would then be held on Monday, August 19, 2013 at 6:00 p.m. during Council’s regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/F-2013.



Report Details

Background:

An application has been received to add a site exception to the land use district impacting 6791 65th Avenue. The property is located in the Golden West neighbourhood adjacent Taylor Drive as indicated in Figure 1. It is currently zoned C4 – Commercial (Major Arterial).

The applicant would like to construct mixed use commercial and residential buildings on the site to a maximum height of six stories. The first phase will focus on the development of a supportive and supportive living and dementia facility with commercial components on the ground floor. The ground floor uses are expected to include: pharmacy, hair salon, day care and an adult day program area to service the residents and the public. The second phase would contain commercial uses and likely multifamily family above. The third phase would contain ground floor commercial with multiple family or additional commercial above.

In June 2013, Alberta Health Services (AHS) awarded funding for a supportive living and dementia facility in phase one. The application to AHS stated that a zoning change was required.

Guidelines for future development of Taylor Drive area between 67 Street and 65 were presented to Council in May 2002 for information purposes (Attachment A).

The change in the Land Use Bylaw is required because the C4 Arterial Commercial district does not allow residential uses or a building height of six storeys. The property was rezoned from I1 Industrial (Business Service) and P1 (Parks and Recreational) on May 17, 2004.

The site currently contains no buildings and has been used recently as a storage yard for an oilfield company. However, the company is vacating the site in the fall of 2013.

The site is unique in that it is bordered by a variety of uses and access points. Access to the site is available from the north (65th Ave), the east (Taylor Drive) and the south (joint access agreement with the Taylor North Commercial Plaza). Surrounding land uses include: to the north and west is light industrial; to the south and southeast is a major commercial node; and to the east an R4 Residential (Manufactured Home) District.

There is no area structure or redevelopment plan covering the subject property.

Discussion

The Municipal Development Plan (MDP) designates this site as “Commercial” on the Generalized Land Use Concept. Policy 12.3 directs that future commercial development be directed to these areas. The intent of the policy is being met by the intent to have



commercial uses on the ground floor. This development meets Objective (d) of the Housing and Neighbourhood Design Section of the MDP by providing housing for special needs. This is a need that has been identified in the community. In addition, the re-use of a former industrial site for a mixed use development provides for the efficient use of infrastructure.

This mixed use commercial and residential development is located close to a number of commercial services that may be used by staff, visitors, and residents.

The application was circulated to City departments. Emergency Services did not oppose the application but did express concern about the proximity of the site to industrial uses. However, it should be noted that the surrounding industrial is I1 – Industrial (Business Service) and not I2 – Industrial (Heavy Industrial).

Engineering supports the proposed rezoning provided the applicant is able to demonstrate, prior to Second Reading, that adequate servicing, including utility and transportation services are available. The applicant is undertaking the necessary studies at this time. As well, a phase 1 environmental assessment must also be performed prior to any new development onsite. As a discretionary use these can all be conditions related to the Development Permit.

Letters sent June 7, 2013 to landowners and residents within 100m of the subject property. Four responses were received with two in support and two with concerns (see Attachment B).

One concern expressed was that this was not a suitable location for seniors and that there are better locations. Another concern was from the adjacent light manufacturing operation. They are concerned that their expansion plans may create noise and odors from their operation. The applicant and the concerned property owner are jointly looking at solutions to the issues. Industrial (Business Service) District uses are not permitted to emit noise or odours that are a nuisance. In addition, the mixed use commercial and residential building could be designed to mitigate potential noise issues from adjacent properties to protect building residents.

There is a requirement in the Land Use Bylaw site exception for the developer to provide a listing of measures undertaken to mitigate noise from the adjacent industrial area as part of the development permit application. This is called an impact statement and is similar to what we require in the Land Use Bylaw related to drinking establishments. Measures to protect building occupants from external noise may include glazing, exterior material, for example.



Analysis

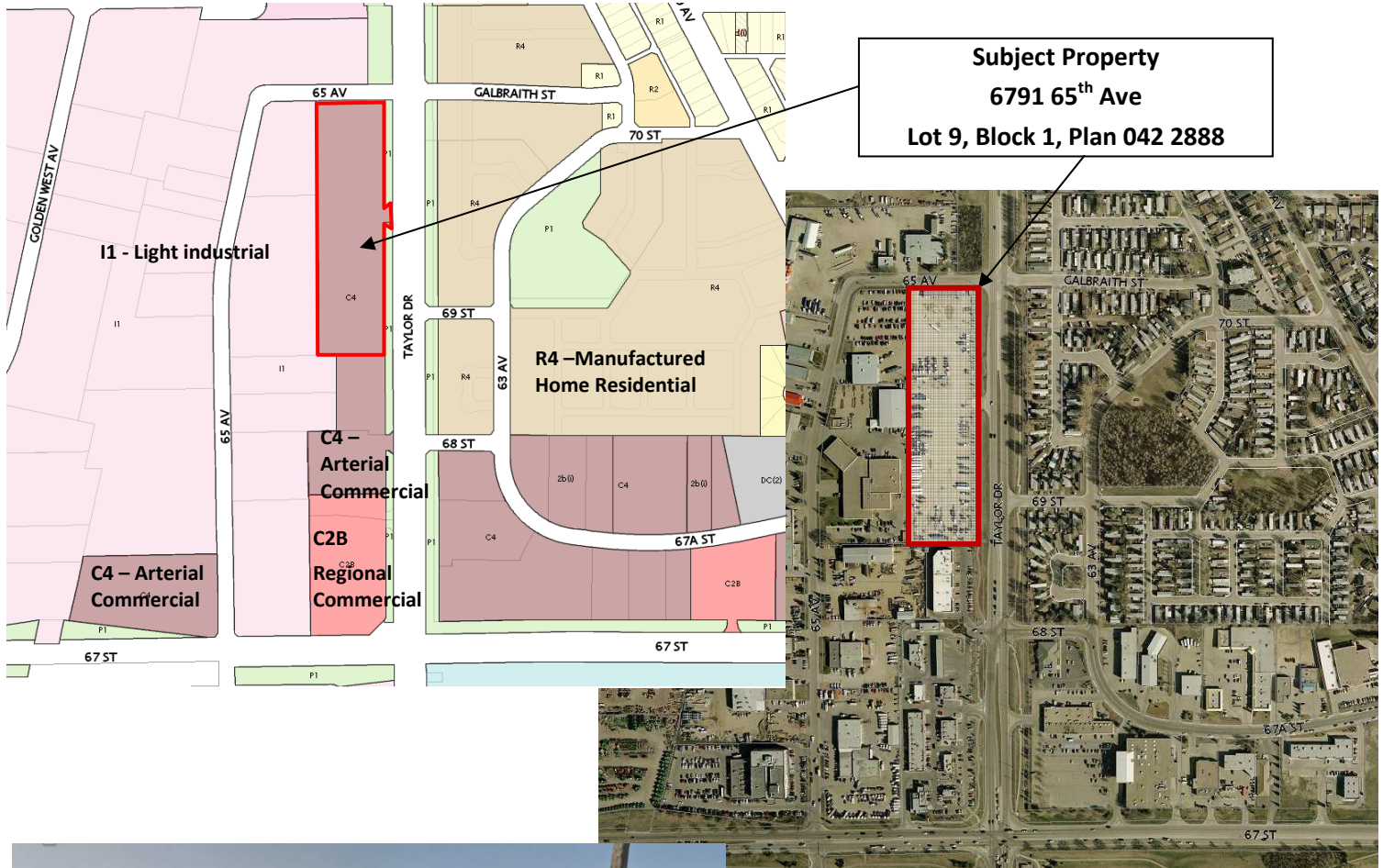
A site exception should be considered for the zoning of an individual property where there are unique circumstances. Administration feels this is reasonable approach at this time.

In conclusion, administration supports the proposed amendment for the following reasons:

1. This development meets the intent of the Municipal Development Plan by providing for a commercial use and providing special needs housing
2. The development of an assisted living facility would meet a growing demand for such facilities, especially in North Red Deer
3. The location has a variety of amenities and activity around it which provides opportunities for able bodied residents, staff, and visitors to walk to medical/entertainment/food services but it also provides visual interest for assisted living residents who cannot leave the building. Additionally, there will be excellent views to the west for residents living on upper floors.
4. As a discretionary use, conditions can be attached to a development permit. This approach will allow the concerns raised by Emergency Services and Engineering and allow an assessment of the appropriate pedestrian access, for example to be addressed. To protect building residents from potential external noise an impact statement will be required at the development permit stage. It will outline the measures that are being taken to mitigate noise from the adjacent industrial area.

Attachment A: Proposed Guidelines – Taylor Drive between 67 Street and 65 Avenue dated May 1, 2002

Attachment B: Public Comments Received

**Figure 1 – Site Location**

Site as seen from the Northeast corner

Taylor Drive at left;
65th Ave at right and in foreground

Site as seen from the Southeast

Taylor North Plaza at left;
Mustang Acres at Right



BYLAW NO. 3357/F -2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 The following new subsection is added to Section 8.22, 1 (e):

(vi) Multiple Family Building, Assisted Living Facility, Day Care Facility, and Day Care Adult on Lot 9, Block 1, Plan 042 2888 (6791 65th Ave) subject to a maximum height of six storeys as discretionary uses and that each building shall contain commercial uses, as a minimum, on the ground floor. The commercial component shall not exceed three storeys. A residential noise impact statement is required outlining the measures to be taken to mitigate noise impacts from the adjacent industrial area.
- 2 The “Land Use District Map J18” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 4-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

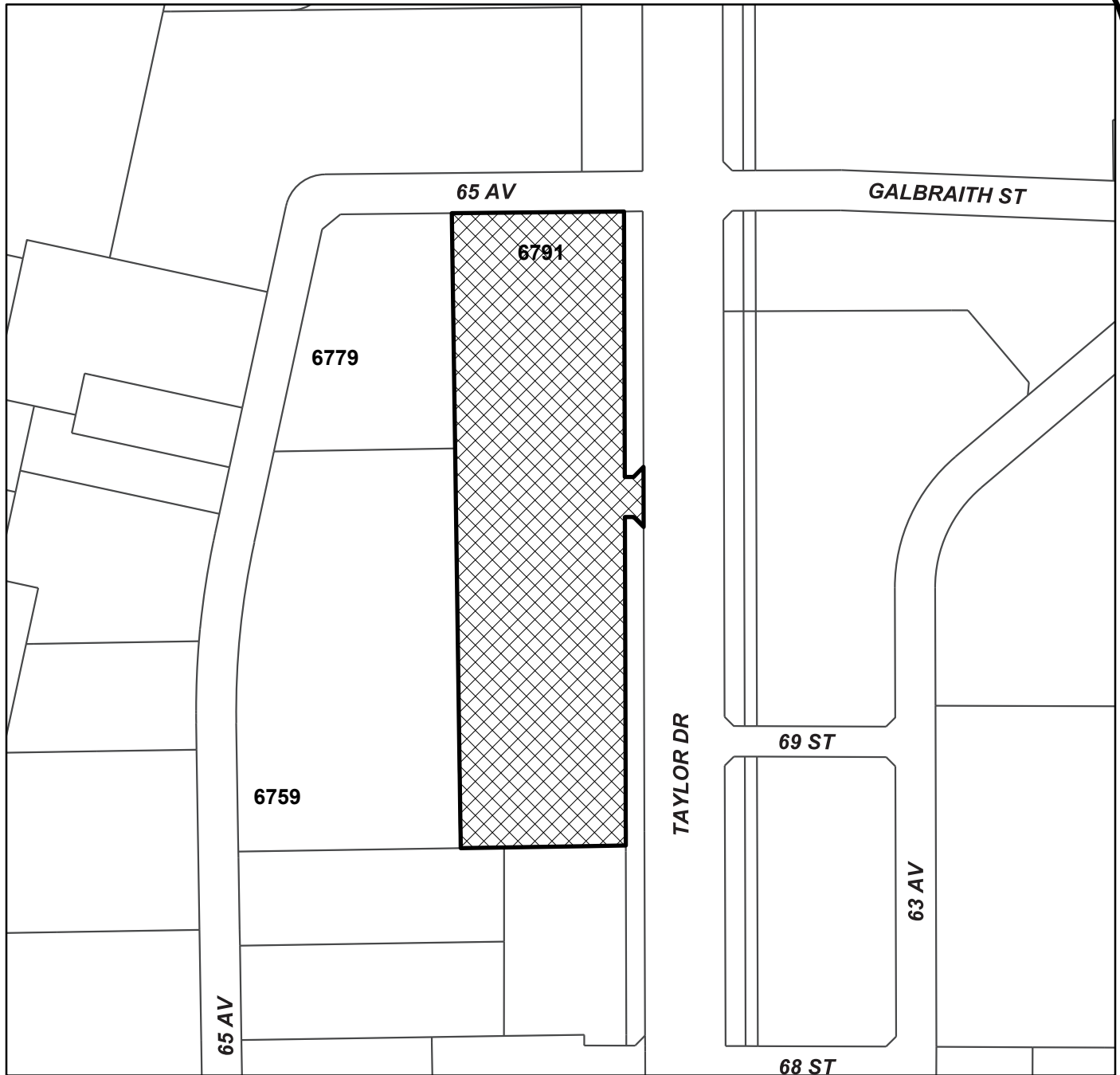
READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK

*Proposed Amendment to Land Use Bylaw 3357/2006***Change District from:**

C4 - Commercial (Major Arterial) District to C4 (e) (vi)

Affected District:

C4 - Commercial (Major Arterial) District

Proposed AmendmentMap: **4 / 2013**Bylaw: **3357 / F-2013**Date: **July 3, 2013**



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

**Attachment A - Land Use Bylaw
Amendment 3357/F-2013**

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: May 1, 2002
To: City Clerk
From: Paul Meyette
City Planning Manager
RE: **Proposed Guidelines – Taylor Drive between 67th Street and 65th Avenue**

Bearden Engineering is proposing an overall plan for the area located west of Taylor Drive, north of 67th Street and south of 65th Avenue. This plan has been reformatted into the planning and development guidelines attached to this letter.

BACKGROUND INFORMATION

The site is currently designated I1 Industrial (Business Service) District. The property currently consists of the former Red Deer Bottling site and the east portion of two industrial properties.

PURPOSE OF THE OVERALL PLAN

The purpose of the planning and development guidelines is to agree on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels. It is my understanding that the owners are in full agreement with the plan

COMMENTS

The guidelines which are addressed in general terms in the Bearden Engineering letter and more specifically in the attachment to this letter represent the interests of the landowners and addresses the concerns of the City.

RECOMMENDATION

Under direction from the City Manager, these guidelines will be used by City and Planning Staff to guide future development in this area. They are presented to Council for information only.


Paul Meyette, ACP, MCIP
City Planning Manager

**PLANNING AND DEVELOPMENT GUIDELINES
TAYLOR DRIVE BETWEEN 67TH STREET AND 65TH AVENUE**

MAY 1, 2002

These guidelines are intended to guide development of the area located west of Taylor Drive between 67th Street and 65th Avenue (shown on the attached map).

BACKGROUND INFORMATION

The area is currently designated I1 Industrial (Business Service) District in the Land Use Bylaw. The property currently consists of the former Red Deer Bottling site and the east side of two industrial properties, Don Adams Welding and L-7 Inc.. The City of Red Deer Municipal Development Plan has identified these properties for commercial use. These guidelines will provide guidance in the redevelopment of these parcels for commercial use.

At a special meeting of the Recreation Parks and Culture Board on April 29, 2002, the Board supported the disposal of Municipal Reserve as detailed in these guidelines.

PURPOSE OF THE OVERALL PLAN

The purpose of these guidelines is to reflect agreements on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these overall guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels.

INVOLVEMENT

Engineering Services, Land and Economic Development, Recreation Parks and Culture and Parkland Community Planning Services have all been involved in the creation of these guidelines along with the current owners of the properties involved. All parties are in agreement with the content of these guidelines.

STATEMENT OF INTENT

A major objective of these guidelines is to ensure that the overall design accommodates traffic flow and access/egress for each site, in accordance with City Design Standards. .

These guidelines allow for the phasing of re-zoning and development. Each property owner may make application to City Council for re-zoning to C4 and to purchase a portion of Municipal Reserve at such date as best suits the property owner's needs. City council will base their decision on rezoning on the merits of each application, statutory plans, compliance with these guidelines, administrative comments and public input.

PROPERTY ORIENTATION

The east portion of the properties currently owned by Don Adams Welding and L-7 Inc. are proposed to be redesignated to commercial use (C4) in accordance with the City of Red Deer Municipal Development Plan. The area proposed to be redesignated to commercial use is shown approximately east of the bold line on the attached map and development will be oriented to Taylor Drive. The former Red Deer Bottling site is proposed to be redesignated in its entirety to commercial use (C4) and development will be oriented to Taylor Drive.

ACCESS / EGRESS

Former Red Deer Bottling site

Only (2) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by the owners of Red Deer Bottling to purchase the MR land from the City for this access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for subdivision for commercial use; such payment shall be made to the registered owners of the Red Deer Bottling site at the time the don Adams site is subdivided. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

L-7 Inc. site (former Telus Site)

A maximum of (3) access / egress points will be permitted for this site at the approximate locations indicated in the attached map. The property owner shall only be required to provide access/egress points to the property as needed for any planned development. A maximum of (2) access points onto Taylor Drive will be positioned approximately as shown if at some future time re-zoning to C4 requires such access, and will be right-in / right-out only. It is acknowledged that, if the one or more access points onto Taylor Drive are constructed, an acceleration/deceleration lane will be located and constructed to the satisfaction of the City at the time of development. Both right and left access / egress turns will be permitted at the north entrance to 65 Ave., and the intersection of 65 Ave. with Taylor Drive will permit all turns.

MUNICIPAL RESERVE (MR) LANDS

Red Deer Bottling site

The owners of this site are prepared to purchase the (2) areas of MR at the Taylor Drive entrance to their site, comprising one block of 0.076 ha.+/- (cross-hatched on attached map) and one block of 0.054 ha.+/- (diagonal hatched on the attached map). The City would at the same time agree to purchase a triangular block of 159 Sq. M.+/- from the site owner at the south-east corner (shown cross-hatched on Overall Plan) for the provision of a corner cut from Taylor Drive to 67 St. west. The terms and conditions are the subject of a separate agreement.

The owners of this site shall also have the ability to purchase from the City, at a future time, a 9.15 ft. (2.79 M.) strip of the MR lot that abuts the easterly property line of this site at market value, subject to City Council approval.

Don Adams Welding and L-7 Inc.(former Telus) sites

The owners may make application to the city to purchase the "MR DISPOSAL" parcels, at market value (as shown in the Map attached) adjacent to their sites if the owners chose at a future time when they would apply for re-zoning. They would have the ability to buy all, any or no portion of such lands identified as surplus, depending entirely on the needs of their planned development. Any purchase shall be subject to approval from City Council. Any lands purchased shall be consolidated with the main development site.

Preservation of Trees on the Municipal Reserve Land

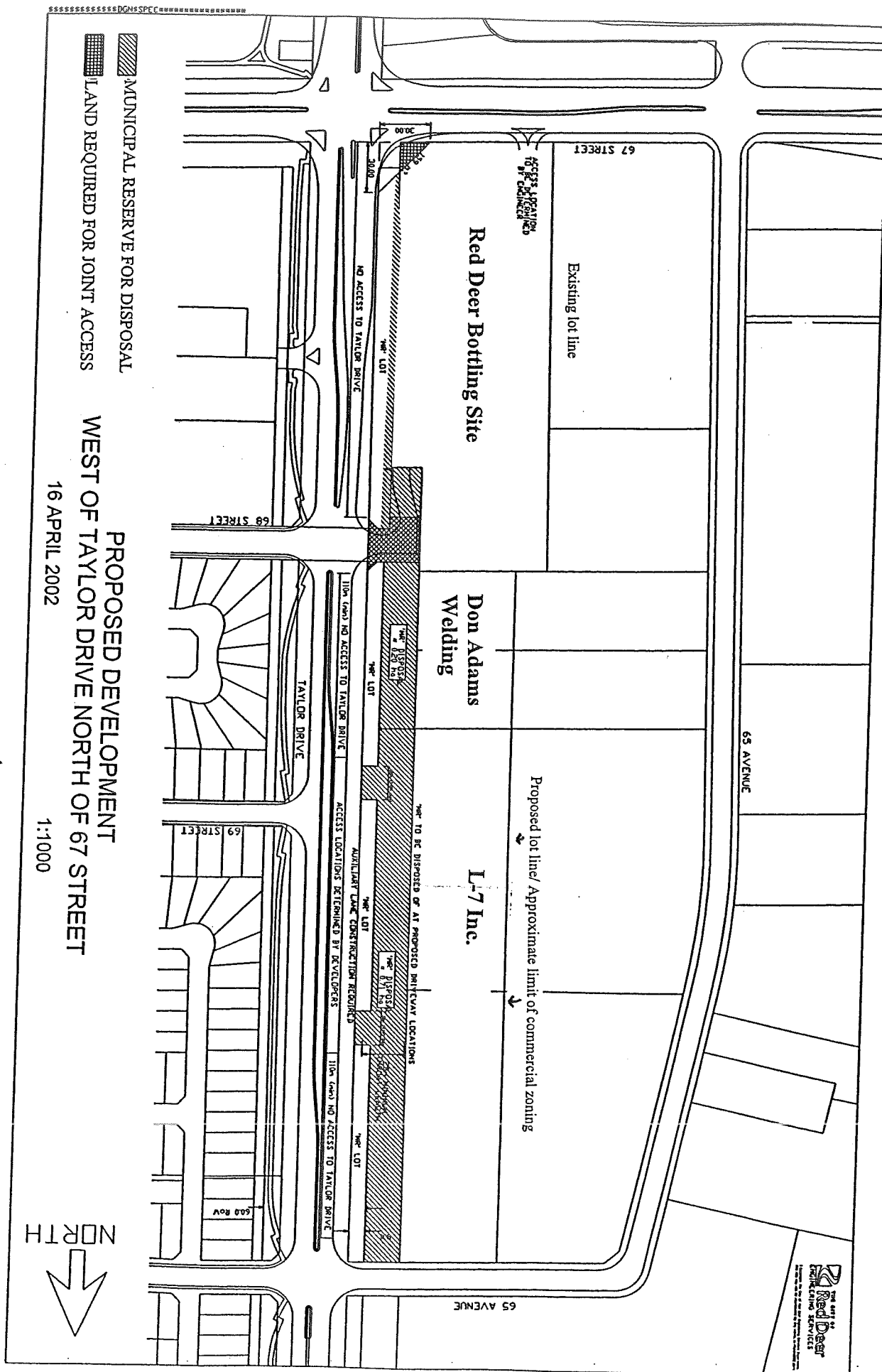
If any of the Municipal Reserve land is purchased, the developer shall endeavour to preserve existing trees. If the existing trees are removed or damaged, the City shall be compensated for the value of the trees over and above the cost of the Municipal Reserve or alternatively the developer shall be required to replace the trees.

CROSS ACCESS AGREEMENT

It is the City's requirement that a cross access agreement be registered on the titles of the properties to allow internal vehicular circulation; this cross access agreement will be registered on title at the time of commercial development of each of the parcels. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

PARKING

It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided within each particular site.



**Attachment B - Land Use Bylaw
Amendment 3357/F-2013****Public Comments****Comment Forms due by:** Friday June 21, 2013**Notification of:** Proposed rezoning for 6791 65th Ave to allow a 4-6 floor Senior Assisted Living Facility with Ground Floor Commercial Uses.**Decision to be Made By:** City Council

Please Print

Contact Information:

Name (required): _____

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary): _____

Phone #: _____

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

I object on the basis of too much noise both just off Taylor Dr and in the industrial park nearby. Surely we could find a more salubrious area for our seniors to be "warehoused". Even across the 2A off Taylor would be pleasanter and just as accessible; and would not be much more expense.

As a resident of this area, I would also like to point out that we have a lot of

Your comments are important!Over 



Public Comments

emergency services already speeding and
sirens blaring and this would increase the
likelihood of yet more noise level for us.
Even tho we live in Mustang Acres, it would
affect many people as it is quite densely populated,
and emergency services would be going by us on
Taylor.

Personal information is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information, could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Legislative Services Manager at The City of Red Deer, 4914 - 48 Ave, Red Deer, AB 403-342-8132.



June 20, 2013

Page 1 of 2

City of Red Deer
Planning Department
4914-48th Ave.
Red Deer, AB. T4N 3T4

Attention: Jordan Furness, RPP, MCIP
Senior Planner

RE: File No. 3357/F-2013
Application to allow Residential and Commercial Zoned Site
6791 65th Ave. (lot 9, block 1, plan 042 2888)

Dear Mr. Furness,

I am the owner of Blue Rock Management Ltd. and of Canalta Controls Ltd. of whom respectively own the property and lease the property directly adjacent to the west side of the subject property.

In regards to the above stated application and your letter send to us on June 7, 2013, we would like to log an objection to the plans for a 4 to 6 story Residential building being located on that commercially zoned property. We carry on light manufacturing of gas flow measurement equipment primarily used in the oil and gas industry. Our facility consists of an assembly shop, welding shop, painting shop, warehousing facility, machining shop and offices with approximately 80 employees working at this facility. In addition, we currently have Scott Builders preparing a preliminary design to increase our capacity for the business. The primary expansion would be to the welding, painting and machine shops. The only available space we would have for this expansion is along our east property line of which would be right adjacent on the west side of the proposed residential building. As it is virtually impossible to eliminate all odors and noise from our operation, we anticipate that there would be a significant conflict at present and even more so in the future once our expansion plans are completed. We also have concerns that the proposed subject project may have a negative effect on our property value.

We have discussed our concerns about the proposed residential development directly with Mr. Toby Lampard of L7 Inc. of who is the owner of the subject property. We are jointly trying to come up with a solution of which we feel would address the issues. One proposal would be to relocate our painting and welding shop to the property directly to the north of ours of which L7 also owns. We would locate the new welding and painting shops to the west side of that property as so to increase the distance significantly between the new developments and we feel this would resolve the issues. There are some technical and commercial issues to deal with on this proposal but feel confident that they could be overcome.



Page 2 of 2

We are very willing to continue working towards a solution to the issues and will remove our objection should we be able to come up with an acceptable solution. If for some reason a solution cannot be worked out though, we want to state for the record that we will be challenging the application for the location of the Residential dwelling on that site.

Please feel free to contact myself to discuss the issues should you require additional information or clarification.

Thank You and Regards,

A handwritten signature in black ink, appearing to read "Derold Clark", is located below the "Thank You and Regards," text.

Derold Clark
President – Canalta Controls Ltd.
President – Blue Rock Management Ltd.



Public Comments

Comment Forms due by: Friday June 21, 2013

Notification of: Proposed rezoning for 6791 65th Ave to allow a 4-6 floor Senior Assisted Living Facility with Ground Floor Commercial Uses.

Decision to be Made By: City Council

Please Print

Contact Information:

Name (required): Fred & Darlene Diemo

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):

Phone #:

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

Great idea!! @ the present time during any windstorm we have to close all doors & windows because of the dust coming out of this area.

Your comments are important!

Over

FROM : PAT GREEN RON HUT

PHONE NO. : 403 340 1303

Jun. 10 2013 09:47AM P1



Public Comments

Comment Forms due by: Friday June 21, 2013

Notification of: Proposed rezoning for 6791 65th Ave to allow a 4-6 floor Senior Assisted Living Facility with Ground Floor Commercial Uses.

Decision to be Made By: City Council

Please Print

Contact Information:

Name (required):

PAT GREEN

Mailing Address & Postal Code (optional): will allow administration to respond to you if necessary.

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

THAT IS A GREAT IDEA!
A GOOD USE FOR THE PROPERTY
AND A WELL DESERVED FACILITY
FOR SENIORS

Patt Green

Your comments are important!

Over

FILE COPY



Council Decision – August 19, 2013

DATE: August 21, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791-65 Avenue – Add a Site Exception for a Mixed Use Building

Reference Report:

Legislative Services, dated August 6, 2013 and Planning Department, dated July 8, 2013.

Bylaw Reading:

At the Monday, August 19, 2013 Red Deer City Council Meeting, Council gave second and third reading to the proposed Land Use Bylaw Amendment 3357/F-2013 for 6791-65 Avenue, an amendment to add "Multiple Family Building", "Assisted Living Facility", "Day Care Facility" and "Day Care Adult" as discretionary uses within the existing C4 Commercial (Major Arterial) district for that property only. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Legislative Services Manager

/attach.

- c. Director of Planning Services
Angus Schaffenburg, Major Projects Planner
Client Services Support, Legislative Services

LEGISLATIVE SERVICES

August 22, 2013

Mr. Toby Lampard
L-7 Inc.
#204, 4929-50 Street
Red Deer, AB T4N 1X9

**RE: Council Decision – August 19, 2013
Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791-65 Avenue –
To Add a Site Exception for a Mixed Use Building**

Dear Mr. Lampard:

At the Monday, August 19, 2013 Red Deer City Council Meeting a Public Hearing was held for Land Use Bylaw Amendment 3357/F-2013 for 6791-65 Avenue. Following the Public Hearing, Council gave second and third readings to Land Use Bylaw Amendment 3357/F-2013, which adds a site exception to the land use district impacting 6791-65 Avenue. The site exception will include Multiple Family Building, Assisted Living Facility, Day Care Facility, and Day Care Adult on Lot 9, Block I, Plan 042 2888 subject to a maximum height of six storeys. Each building is to contain commercial uses, as a minimum, on the ground floor and not exceed three storeys. A copy of the bylaw is attached for your records.

If you require any further information, please feel free to contact Angus Schaffenburg, Major Projects Planner, Planning Services at 403.406.8700.

Sincerely,



Frieda McDougall
Legislative Services Manager

/attach

c: Angus Schaffenburg, Major Projects Planner, Planning Services

Christine Kenzie

From: Legislative Services
Sent: August 15, 2013 8:26 AM
To: Christine Kenzie
Subject: FW: Letter re: Bylaw Amendment 3357/F-2013
Attachments: Rezoning Concerns.doc.pdf

From: Penelope Christensen [<mailto:PChristensen@slb.com>]
Sent: Wednesday, August 14, 2013 4:39 PM
To: Legislative Services
Cc: Murray Bickley; Jarett Finney
Subject: Letter re: Bylaw Amendment 3357/F-2013

Hello,

Please review the attached letter and make available to the City Council prior to the scheduled Public Hearing meeting on Aug 19th.

Thanks.

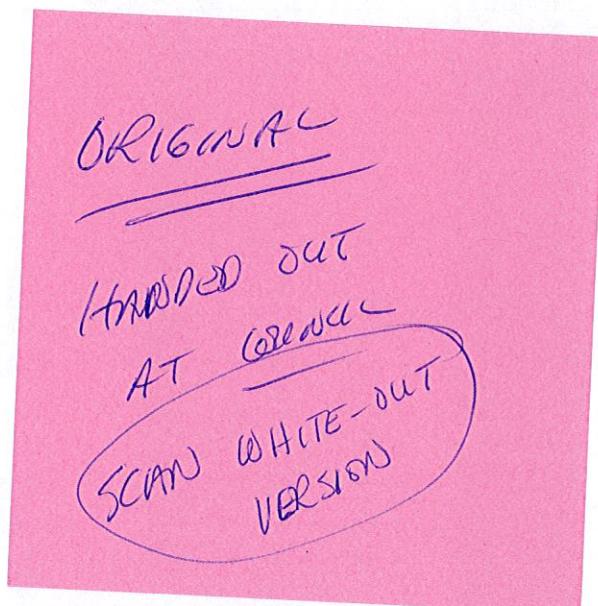
Penny Christensen

Schlumberger Canada Ltd.

Regional Facilities Manager
Western Canada
Mobile: 403-710-7930
Office: 403-509-4128

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]



Schlumberger Canada Limited
200, 125 – 9th Ave SE
Calgary, Alberta T2G 0P6

Telephone (403) 509-4000

Schlumberger

August 14, 2013

City of Red Deer
Legislative Services
Box 5008
Red Deer, AB
T4N 3T4

Attention: Frieda McDougall

**Re: Land Use Bylaw Amendment 3357/F-2013
Rezoning of 6791 65 Ave to Add a Site Exception for Mixed Use Building**

Pursuant to the aforementioned Bylaw Amendment, we Schlumberger Canada Limited would like to go on record with the following concerns regarding the proposed re-zoning.

We question the appropriateness of building a Multi-Family, Assisted Living, Day Care and Adult Care Facility across from a Light Industrial Facility. Not to mention the concerns we have regarding the long term effect a building of this nature will have on our ability to continue business operations as we have from this location for over 25 years.

Schlumberger is an oilfield service provider; the business segment operating from this location is Coil Tubing Services and Coil Tools. Operations are 24/7- 365 days a year and include: 100 plus employees, large service vehicle traffic, chemical storage, pressure testing and wash bay facilities. All of which are accepted in a Light Industrial Areas. Not commonplace in commercial or residential areas.

Schlumberger adheres to very strict safety and environmental practices over and above those enforced by any government body. Our processes are designed to mitigate and eliminate accidents or incidences that can occur in an oilfield environment. However, residents of a multi-use facility, as is being proposed, might have unsubstantiated and uneducated concerns about our operations and cause issue.

We appreciate your consideration of our concerns, please do not hesitate to call me to discuss further.

Respectfully,

Schlumberger Canada Limited


Penny Christensen
Regional Facilities Manager
Western Canada

403 - 509 - 4128 .

Schlumberger Canada Limited
200, 125 — 9th Ave SE
Calgary, Alberta T2G 0P6

Telephone (403) 509-4000

Schlumberger

August 14, 2013

City of Red Deer
Legislative Services
Box 5008
Red Deer, AB
T4N 3T4

Attention: Frieda McDougall

**Re: Land Use Bylaw Amendment 3357/F-2013
Rezoning of 6791 65 Ave to Add a Site Exception for Mixed Use Building**

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We appreciate your consideration of our concerns, please do not hesitate to call me to discuss further.

Respectfully,

Schlumberger Canada Limited


Penny Christensen
Regional Facilities Manager
Western Canada

From: Legislative Services
Sent: August 15, 2013 8:26 AM
To:
Subject: FW: Letter re: Bylaw Amendment 3357/F-2013
Attachments: Rezoning Concerns.doc.pdf

From: Penelope Christensen
Sent: Wednesday, August 14, 2013 4:39 PM
To: Legislative Services
Cc: Murray Bickley; Jarett Finney
Subject: Letter re: Bylaw Amendment 3357/F-2013

Hello,
Please review the attached letter and make available to the City Council prior to the scheduled Public Hearing meeting on Aug 19th.
Thanks.

Penny Christensen

Schlumberger Canada Ltd.
Regional Facilities Manager
Western Canada

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

**PROPOSED AMENDMENT TO ADD A SITE EXCEPTION FOR A MIXED USE BUILDING
AT 6791 65 AVENUE - LAND USE BYLAW AMENDMENT 3357/F-2013**

DESCRIPTION: A bylaw which proposes to add "Multiple Family Building", "Assisted Living Facility", "Day Care Facility", and "Day Care Adult" as discretionary uses within the existing C4 Commercial (Major Arterial) district for the property at 6791 65 Avenue.

FIRST READING: July 22, 2013

FIRST PUBLICATION: August 2, 2013

SECOND PUBLICATION: August 9, 2013

SECOND READING: Aug 19, 2013

THIRD READING: Aug 19, 2013

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ **Yes**

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: **L-7 Inc. (Toby Lampard)**

ACTUAL COST OF ADVERTISING:

\$ 372.06 X 2

TOTAL: \$ 744.12

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 360065

BATCH NO.: 1347938

(Advertising Revenue to 180.5901)



LEGISLATIVE SERVICES

July 29, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/F-2013
Rezoning of 6791 65 Avenue to Add a Site Exception for a Mixed Use Building
Your property at «Owner_Address_5_»**

Red Deer City Council is considering amending the Land Use Bylaw to rezone the property located at 6791 65 Avenue. Land Use Bylaw Amendment 3357/F-2013 proposes to add a site exception for a mixed use building to include: Multiple Family Building, Assisted Living Facility, Day Care Facility and Day Care Adult as discretionary uses at 6791 65 Avenue in the Golden West subdivision.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Friday, August 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.

**Rezoning of 6791 65 Avenue to Add a Site Exception for Mixed Use Building
Land Use Bylaw Amendment 3357/F-2013**

City Council is considering amending the Land Use Bylaw to rezone the property located at 6791 65 Avenue. Land Use Bylaw Amendment 3357/F-2013 proposes to add a site exception for a mixed use building to include: Multiple Family Building, Assisted Living Facility, Day Care Facility and Day Care Adult as discretionary uses at 6791 65 Avenue in the Golden West subdivision.

(Insert Map here- DM 1383705)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, August 19, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, August 9, 2013**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: August 2, 2013 and August 9, 2013)

BYLAW NO. 3357/F-2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- I The following new subsection is added to Section 8.22, I (e):

 (vi) Multiple Family Building, Assisted Living Facility, Day Care Facility, and Day Care Adult on Lot 9, Block 1, Plan 042 2888 (6791 65th Ave) subject to a maximum height of six storeys as discretionary uses and that each building shall contain commercial uses, as a minimum, on the ground floor. The commercial component shall not exceed three storeys. A residential noise impact statement is required outlining the measures to be taken to mitigate noise impacts from the adjacent industrial area.
- 2 The "Land Use District Map J18" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 4-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

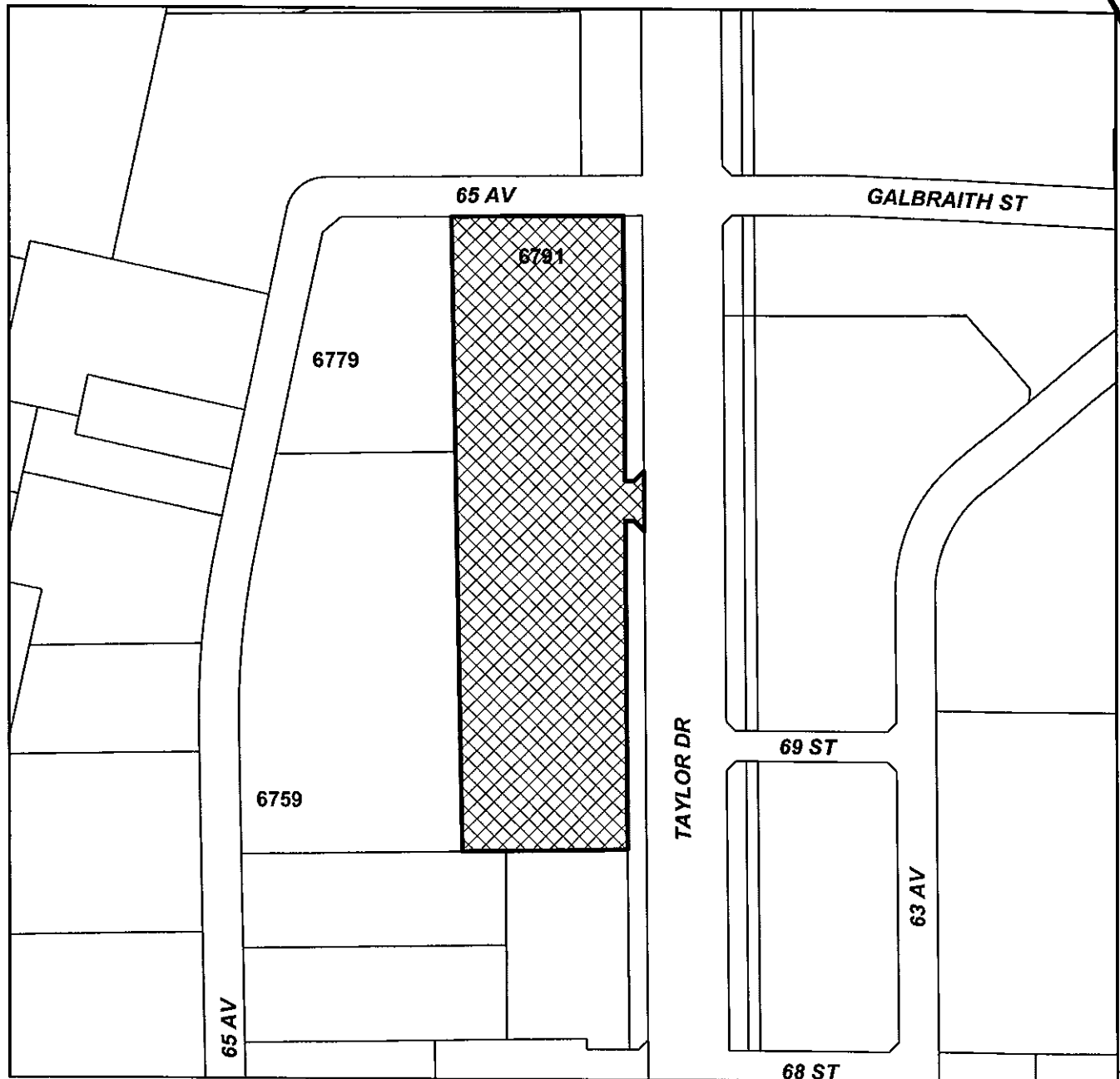
READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Change District from:



C4 - Commercial (Major Arterial) District to C4 (e) (vi)

Affected District:

C4 - Commercial (Major Arterial) District

Proposed Amendment

Map: **4 / 2013**

Bylaw: **3357 / F-2013**

Date: **July 3, 2013**

Bev Greter

3357/F-2013

From: Christine Kenzie
Sent: Thursday, July 04, 2013 12:03 PM
To: Bev Greter
Subject: FW: bylaw number

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Jordan Furness
Sent: February 05, 2013 11:19 AM
To: Christine Kenzie
Subject: bylaw number

Hi Christine,

Could I get a bylaw number and map for a proposed site exception on 6791 65th Ave? The proposal is to allow multi-family and assisted living on the property in addition to the existing C4 commercial

Contact:
Toby Lampard - L-7 Inc
#204 4929 50 St
Red Deer, AB
T4N 1X9
403-340-0180

Jordan Furness RPP, BBA
Senior Planner
Planning Department
City of Red Deer

ph. 403-406-8701
fx. 403-342-8200
www.reddeer.ca

Bev Greter

From: Bev Greter
Sent: Tuesday, July 30, 2013 10:39 AM
To: Alison Reikov
Subject: Letter and Ad re: LUB 3357/F-2013 to Add Site Exceptions to 6791 65 Avenue

Ali,

Letter and map for residents:



1391586-July
29, 2013 - Lett...



1383705-Draft -
Map 3357F-20...

Ad:



1391598-Ad -
Rezoning of 6...

Bev Greter
Corporate Meeting Coordinator
Legislative Services -- The City of Red Deer
p. 403.342.8201 -- f. 403.346.6195
Bev.Greter@reddeer.ca
www.reddeer.ca

LEGISLATIVE SERVICES

July 30, 2013

Mr. Toby Lampard
L-7 Inc.
#204, 4929 50 Street
Red Deer, AB T4N 1X9

Dear Mr. Lampard,

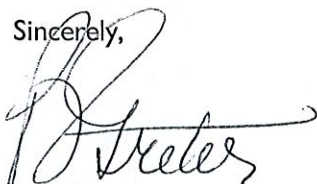
**Re: *Proposed Land Use Bylaw Amendment 3357/F-2013 for 6791 65 Avenue –
To Add a Site Exception for a Mixed Use Building***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/F-2013* at the Monday, July 22, 2013 Regular Council Meeting. Land Use Bylaw Amendment 3357/F-2013 proposes to add a site exception to the land use district impacting 6791 65 Avenue. The site exception will include Multiple Family Building, Assisted Living Facility, Day Care Facility, and Day Care Adult on Lot 9, Block I, Plan 042 2888 subject to a maximum height of six storeys. Each building is to contain commercial uses, as a minimum, on the ground floor and not to exceed three storeys.

Council will now hold a Public Hearing before giving second and third readings to Land Use Bylaw Amendment 3357/F-2013. This office will advertise for the Public Hearing to be held on Monday, August 19, 2013 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00. If you have any concerns related to these charges, or have other questions or require additional information, please contact me at your earliest convenience at 403.342.8201.

Sincerely,



Bev Greter
Corporate Meeting Coordinator

BYLAW NO. 3357/F-2013

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 The following new subsection is added to Section 8.22, 1 (e):

(vi) Multiple Family Building, Assisted Living Facility, Day Care Facility, and Day Care Adult on Lot 9, Block I, Plan 042 2888 (6791 65th Ave) subject to a maximum height of six storeys as discretionary uses and that each building shall contain commercial uses, as a minimum, on the ground floor. The commercial component shall not exceed three storeys. A residential noise impact statement is required outlining the measures to be taken to mitigate noise impacts from the adjacent industrial area.

- 2 The "Land Use District Map J18" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 4-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of July 2013.

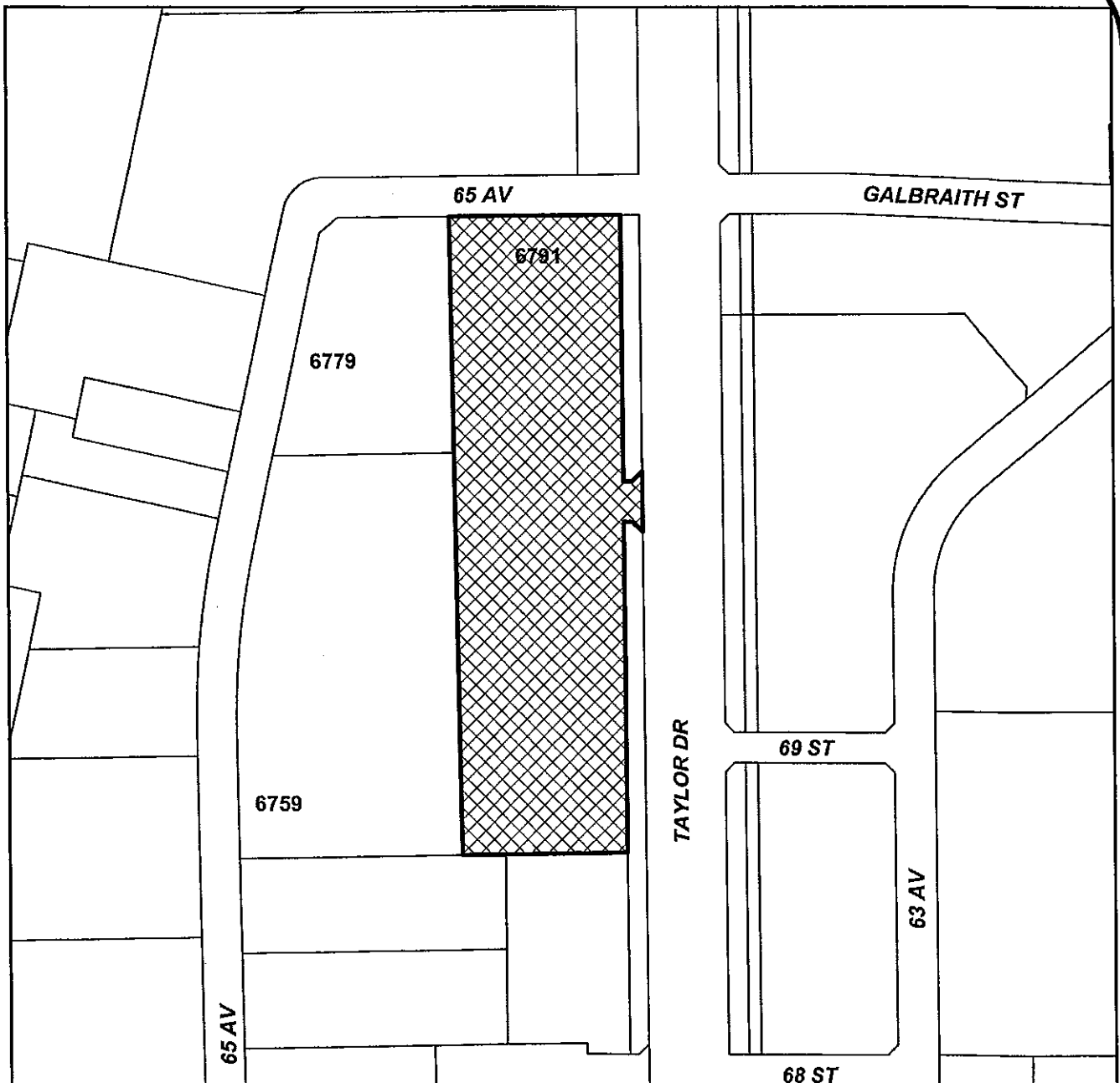
READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Change District from:

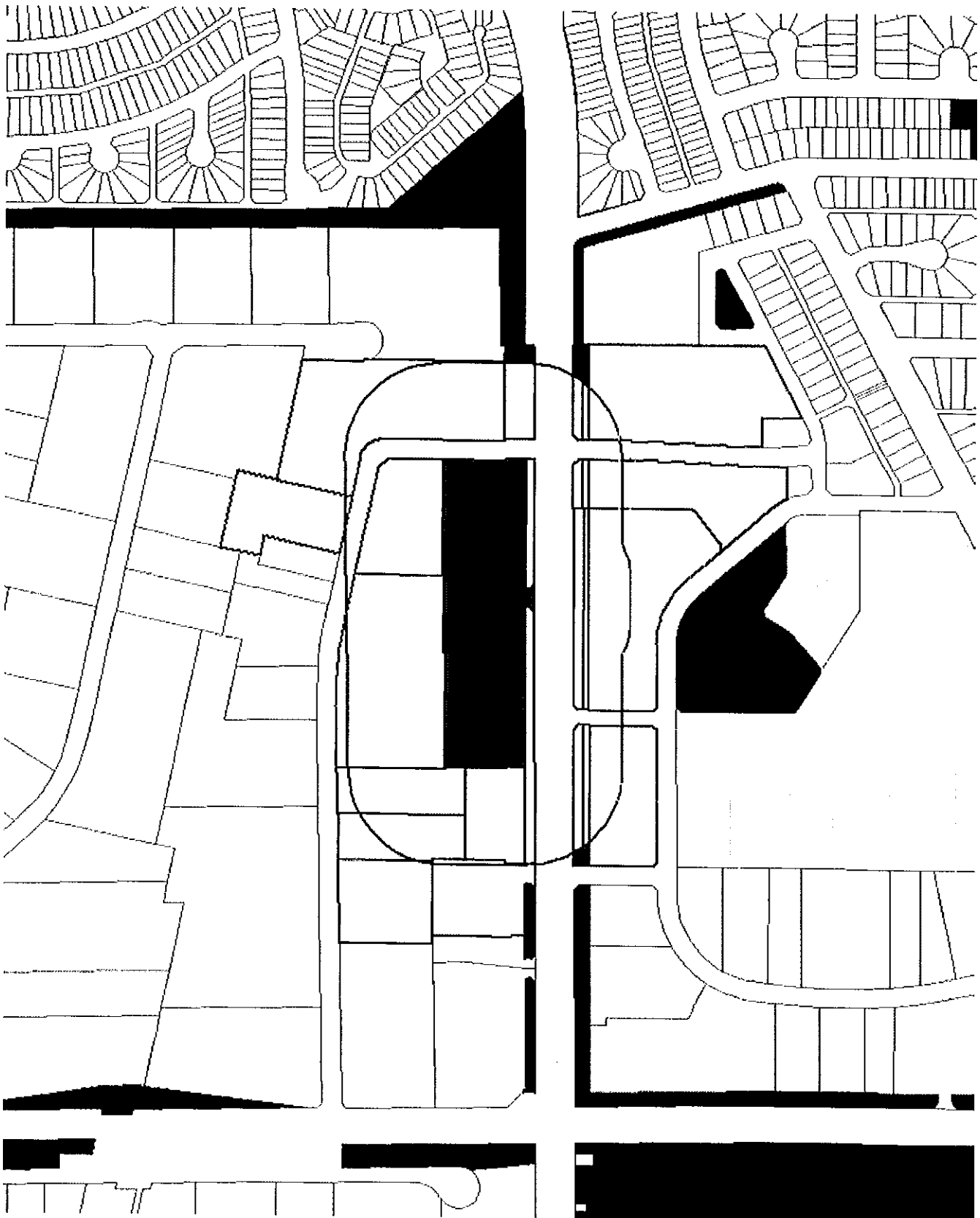



C4 - Commercial (Major Arterial) District to C4 (e) (vi)

Affected District:

C4 - Commercial (Major Arterial) District

Proposed Amendment
Map: **4 / 2013**
Bylaw: **3357 / F-2013**
Date: **July 3, 2013**



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 65 AV 6791

Buffer zone - 3357/F-2013

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
6921 TAYLOR DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6941 TAYLOR DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6824 63 AV	LINDA STEVENS	6824 63 AVE	RED DEER, AB T4P 1K6		
6960 63 AV	DAVID & KATE COLEMAN	6960 63 AVE	RED DEER, AB T4P 1K5		
6964 63 AV	JENNA BENTON & STEVEN DOBGAN	6964 63 AVE	RED DEER, AB T4P 1K5		
6968 63 AV	BRADLEY & CAROL-ANN CHRISTENSEN	6968 63 AV	RED DEER, AB T4P 1K5		
6219 GALBRAITH ST	CHARISSA SPLANE	6219 GALBRAITH ST	RED DEER, AB T4P 1Y2		
6223 GALBRAITH ST	DANNY BIGNELL	6223 GALBRAITH ST	RED DEER, AB T4P 1Y2		
120 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
190 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
1003 7050 GRAY DR	GIL LETHBRIDGE	7050 GRAY DR APT 1003	RED DEER, AB T4P 1B9		
1008 7050 GRAY DR	RONALD K KELLERMAN	1008-7050 GRAY DR	RED DEER, AB T4P 1B9		
1010 7050 GRAY DR	KEN & OLIVE BISIO	7050 GRAY DR APT 1010	RED DEER, AB T4P 1B9		
1017 7050 GRAY DR	BREANNA J HEYKANTS	1017-7050 GRAY DR	RED DEER, AB T4P 1B9		
1021 7050 GRAY DR	VERONIKA YOUNG	1021-7050 GRAY DR	RED DEER, AB T4P 1B9		
4 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
6 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
3 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
648 6940 63 AV	TANNER OLSEN	648-6940 63 AVE	RED DEER, AB T4P 1K5		
6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
6789 65 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6790 65 AV	GOLD WEST PROPERTIES LTD	BOX 540	RED DEER, AB T4N 5G1		
650 6940 63 AV	KEITH & VALARIE ROBERTSON	650-6940 63 AVE	RED DEER, AB T4P 1K5		
652 6940 63 AV	LORY D WINTER	652-6940 63 AVE	RED DEER, AB T4P 1K5		
654 6940 63 AV	KATHY PARSONS	654-6940 63 AVE	RED DEER, AB T4P 1K5		
658 6940 63 AV	DEREK G BRENNAN	658 - 6940 63 AVE	RED DEER, AB T4P 1K5		
		6940 63 AVE APT	RED DEER, AB		

668 6940 63 AV	PAUL AJAS	668	T4P 1K5		
669 6940 63 AV	PETRIC DHMITRO	6940 63 AVE APT 669	RED DEER, AB T4P 1K5		
671 6940 63 AV	DEAN & TRACEY SNOW	671 - 6940 63 AVE	RED DEER, AB T4O 1J5		
640 6940 63 AV	JOHN PAUL HEMMSKERK	640-6940 63 AVE	RED DEER, AB T4P 1K5		
642 6940 63 AV	RYAN & ASHLEY DARR	642 - 6940 63 AVE	RED DEER, AB T4P 1K5		
4 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
5 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
6308 69 ST	KEVIN BODIE	6308 69 ST	RED DEER, AB T4P 1K9		
6212 GALBRAITH ST	ANITA NEUFELD	6212 GALBRAITH ST	RED DEER, AB T4P 1Y1		
6216 GALBRAITH ST	CHRISTINE SUTELA	6216 GALBRAITH ST	RED DEER, AB T4P 1Y1		
6218 GALBRAITH ST	AUBREY & DONNA STRYKER	82 OBERLIN AV	RED DEER, AB T4N 5A4		
1025 7050 GRAY DR	ANDREW BLAHUT & VELVET NOEL	1025 7050 GRAY DR	RED DEER, AB T4P 1B9		
1036 7050 GRAY DR	TRISH TOMS	1036-7050 GRAY DR	RED DEER, AB T4P 1B9		
6804 63 AV	DEL RAWIO	6804 63 AVE	RED DEER, AB T4P 1K6		
6808 63 AV	PATRICIA IRISH	6808 63 AVE	RED DEER, AB T4P 1K6		
6812 63 AV	BILL & NANCY CARLETON	6812 63 AV	RED DEER, AB T4P 1K6		
6225 GALBRAITH ST	DENNIS RAHO	6225 GALBRAITH ST	RED DEER, AB T4P 1Y2		
6227 GALBRAITH ST	KIM HAYES	6227 GALBRAITH ST	RED DEER, AB T4P 1Y2		
6311 GALBRAITH ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6312 GALBRAITH ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
1026 7050 GRAY DR	LORNE & LINDA LEVSEN	7050 GRAY DR APT 1026	RED DEER, AB T4P 1B9		
5 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
6314 69 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6315 69 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6818 63 AV	SYLVAIN POITRAS	6818 63 AV	RED DEER, AB T4P 1K6		
6820 63 AV	SHERRY HERMARY	6820 63 AVE	RED DEER, AB		

			T4P 1K6		
6826 63 AV	MICHEAL BOUDREAU	6826 63 AV	RED DEER, AB T4P 1K6		
6962 63 AV	PAT GRAINGER	6962 63 AVE	RED DEER, AB T4P 1K5		
150 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
160 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
1004 7050 GRAY DR	DORIS G MCLELLAN	7050 GRAY DR APT 1004	RED DEER, AB T4P 1B9		
1006 7050 GRAY DR	JOSEPH & SHANE ZACHARIAS	1006 7050 GRAY DR	RED DEER, AB T4P 1B9		
1009 7050 GRAY DR	HOLLY MASTERS	7050 GRAY DR APT 1009	RED DEER, AB T4P 1B9		
1012 7050 GRAY DR	ANDREA GRAUMAN & CRAIG MCLEOD	1012 7050 GRAY DR	RED DEER, AB T4P 1B9		
1015 7050 GRAY DR	MICHAEL & MARION BRUHN	1015 - 7050 GRAY DR	RED DEER, AB T4P 1B9		
1020 7050 GRAY DR	BRIAN LOE	1020-7050 GRAY DR	RED DEER, AB T4P 1B9		
2 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
6779 65 AV	L-7 INC	204-4929 50 ST	RED DEER, AB T4N 1X9		
6791 65 AV	L-7 INC	204-4929 50 ST	RED DEER, AB T4N 1X9		
651 6940 63 AV	DAVID & ARLENE EDWARDS	6940 63 AVE APT 651	RED DEER, AB T4P 1K5		
662 6940 63 AV	FARRELL GS HOLDINGS	C/O EGBERT STANG	8-5202 FARRELL AVE	RED DEER, AB T4N 7B5	
664 6940 63 AV	PAUL & KELLIE STALWICK	156 NASH ST	RED DEER, AB T4P 1X2		
676 6940 63 AV	RON HUT & PATRICIA GREEN	676-6940 63 AVE	RED DEER, AB T4P 1K5		
636 6940 63 AV	LORRAINE & MELVIN YARBROUGH	6940 63 AVE APT 636	RED DEER, AB T4P 1K5		
644 6940 63 AV	DAMEON PETERSON	644 6940 63 AVE	RED DEER, AB T4P 1K5		
6302 69 ST	DEBRA GREGORSKI	6302 69 ST	RED DEER, AB T4P 1C9		
1030 7050 GRAY DR	RICHARD & LYNNE MAH	1030-7050 GRAY DR	RED DEER, AB T4P 1B9		
1032 7050 GRAY DR	HERBERT SCHATTSCHNEIDER	7050 GRAY DR APT 1032	RED DEER, AB T4P 1B9		
8 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
686 6940 63 AV	H DENNIS BROWNRIGG	6940 63 AVE APT 686	RED DEER, AB T4P 1K5		
6806 63 AV	GEORGE COOK	6806 63 AVE	RED DEER, AB T4P 1K6		
6814 63 AV	KAREN NAGEL	6814 63 AVE	RED DEER, AB T4P 1K6		
6228 GALBRAITH ST	RON & MARILYN MCINTOSH	BOX 727	DIDSBURY, AB T0M 0W0		
6229					

GALBRAITH ST	KATHRYN UNGAR & RICHARD KLINGER	6229 GALBRAITH ST	RED DEER, AB T4P 1Y2		
6230 GALBRAITH ST	DARRELL & DEBRA HOLLAND	6230 GALBRAITH ST	RED DEER, AB T4P 1Y1		
2 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
660 6940 63 AV	BRIAN & SHAWNA MOLANDER	660 - 6940 63 AVE	RED DEER, AB T4P 1K5		
7 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
7023 TAYLOR DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6970 63 AV	TODD CORDES	6970 63 AVE	RED DEER, AB T4P 1K5		
6220 GALBRAITH ST	EMIL GILL	3926 45 ST	RED DEER, AB T4N 1J8		
6221 GALBRAITH ST	JOHN DAVIES	6221 GALBRAITH ST	RED DEER, AB T4P 1Y2		
110 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
170 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
180 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
200 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
1007 7050 GRAY DR	KENT S MOSHER	210 EBERT CLOSE	RED DEER, AB T4R 2C5		
1013 7050 GRAY DR	LANDON KELLERMAN	1013-7050 GRAY DR	RED DEER, AB T4P 1B9		
1018 7050 GRAY DR	FRANCES HAMILTON	1018-7050 GRAY DR	RED DEER, AB T4P 1B9		
1022 7050 GRAY DR	BONNIE DUNN & AMANDA MOREAU	1022 - 7050 GRAY DRIVE	RED DEER, AB T4P 1B9		
6 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
1 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
6739 65 AV	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
6794 65 AV	SCHLUMBERGER CANADA LIMITED	200-125 9 AVE SE	CALGARY, AB T2G 0P6		
6749 65 AV	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
632 6940 63 AV	NATHAN BENUSIC	632-6940 63 AVE	RED DEER, AB T4P 1K5		
638 6940 63 AV	ALICE GREEN	638-6940 63 AVE	RED DEER, AB T4P 1K5		
645 6940 63 AV	MARCEL & CORINNE NEWELL	645-6940 63 AVE	RED DEER, AB T4P 1K5		
647 6940 63 AV	JOY ANNE LIVINGSTON	647 - 6940 63 AV	RED DEER, AB T4P 1K5		
6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		

700 6730 TAYLOR DR	RED DEER CO-OP LIMITED	5118 47 AVE	RED DEER, AB T4N 3P7		
6796 65 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6304 69 ST	KENN & FRIEDA PIKE	6304 69 ST	RED DEER, AB T4P 1K9		
6306 69 ST	FRANK WINTERHALT & DARLENE GRELOWSKI	6306 69 ST	RED DEER, AB T4P 1K9		
6311 69 ST	M JUNE LENTON	6311 69 ST	RED DEER, AB T4P 1K8		
6214 GALBRAITH ST	PENNY CLOSS	6214 GALBRAITH ST	RED DEER, AB T4P 1Y1		
1024 7050 GRAY DR	ROBERT BROWNLEE & JACKIE FORSYTH	1024 7050 GRAY DR	RED DEER, AB T4P 1B9		
6940 63 AV	BIG MOUNTAIN DEVELOPMENT CORP. LTD.	PO BOX 68121 RPO CROWFOOT	CALGARY, AB T3G 3N8		
1023 7050 GRAY DR	DEANNA GRAUMAN	7050 GRAY DR APT 1023	RED DEER, AB T4P 1B9		
1028 7050 GRAY DR	CHRISTY JONES	1028-7050 GRAY DR	RED DEER, AB T4P 1B9		
1034 7050 GRAY DR	CAROLANN HUNT	1034 - 7050 GRAY DR	RED DEER, AB T4P 1B9		
1038 7050 GRAY DR	NATHAN HERMANSON	BOX 137	BALFOUR, BC V0G 1C0		
6810 63 AV	FREDRICK & DARLENE DIENO	6810 63 AV	RED DEER, AB T4P 1K6		
6816 63 AV	CLIFFORD ELDON & MARY JANE GOERTZEN	6816 63 AVE	RED DEER, AB T4P 1K6		
6231 GALBRAITH ST	HERBERT SCHATSCHNEIDER	7050 GRAY DR APT 1032	RED DEER, AB T4P 1B9		
6232 GALBRAITH ST	HANNAH HAYWARD	6232 GALBRAITH ST	RED DEER, AB T4P 1C9		
1 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
6841 TAYLOR DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
6822 63 AV	JOSIE HOPPUS	6822 63 AV	RED DEER, AB T4P 1K6		
6966 63 AV	KEN MCINTOSH	6966 63 AV	RED DEER, AB T4P 1K5		
6972 63 AV	TODD MALLOY	6972 63 AV	RED DEER, AB T4P 1K5		
6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
6222 GALBRAITH ST	NELSON & MARILYN DICKS	6222 GALBRAITH ST	RED DEER, AB T4P 1Y1		
130 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
140 6900 TAYLOR DR	780584 ALBERTA LTD	6749 65 AV	RED DEER, AB T4P 1X5		
1002 7050 GRAY DR	RODGER & MARIAN BUCKLAND	1002-7050 GRAY DR	RED DEER, AB T4P 1B9		
1005 7050	GORDON & DENICE		RED DEER, AB		

GRAY DR	PASICIEL	1005-7050 GRAY DR	T4P 1B9		
1011 7050 GRAY DR	LEO DESROSIERS	1011-7050 GRAY DR	RED DEER, AB T4P 1B9		
1014 7050 GRAY DR	RON JUTTE	7050 GRAY DR APT 1014	RED DEER, AB T4P 1B9		
1016 7050 GRAY DR	MITCHELL WAYNE & BARBARA LYN RILEY	5903 60 AVE	RED DEER, AB T4N 4W6		
1019 7050 GRAY DR	GAIL L TURNER	7050 GRAY DR APT 1019	RED DEER, AB T4P 1B9		
7050 GRAY DR	BIG MOUNTAIN DEVELOPMENT CORP. LTD.	PO BOX 68121 RPO CROWFOOT	CALGARY, AB T3G 3N8		
7 6759 65 AV	BLUE ROCK MANAGEMENT LTD	48 JARVIS BAY DR	JARVIS BAY, AB T4S 1R9		
649 6940 63 AV	DENNIS AUBREY HIGGINS	649-6940 63 AVE	RED DEER, AB T4P 1K5		
656 6940 63 AV	ELIZABETH FRANCON	656-6940 63 AVE	RED DEER, AB T4P 1K5		
665 6940 63 AV	GREG & DIANA KRAUSS	6940 63 AVE APT 665	RED DEER, AB T4P 1K5		
666 6940 63 AV	JOHN W & BEVERLEY A HODGSON	5766 41 STREET CRES	RED DEER, AB T4N 1B2		
667 6940 63 AV	LYNNE VAN EATON	6940 63 AVE APT 667	RED DEER, AB T4P 1K5		
672 6940 63 AV	GWENDOLYN JORDAN & DAVID PAUL	672-6940 63 AVE	RED DEER, AB T4P 1K5		
674 6940 63 AV	SCOTT GREEN	674-6940 63 AVE	RED DEER, AB T4P 1K5		
678 6940 63 AV	DANIEL & SHEILA MULLEN	59 NORDEGG CRES	RED DEER, AB T4P 2B8		
634 6940 63 AV	PETER BAZANT & DOROTHY JONES	6940 63 AVE APT 634	RED DEER, AB T4P 1K5		
643 6940 63 AV	JAMES PETTITT	643 6940 63 AV	RED DEER, AB T4P 1K5		
646 6940 63 AV	NICHOLAS CHAYER	646-6940 63 AVE	RED DEER, AB T4P 1K5		
6303 69 ST	DARLENE GRELOWSKI	6306 69 ST	RED DEER, AB T4P 1K9		
6305 69 ST	DAWN MECHAN	6305 69 ST	RED DEER, AB T4P 1K8		
6307 69 ST	KATHLEEN BERRYERE	6307 69 ST	RED DEER, AB T4P 1K8		
6309 69 ST	KRISTINE GAETZ	6309 69 ST	RED DEER, AB T4P 1K8		
6310 69 ST	RON & JEN GARDNER	6310 69 ST	RED DEER, AB T4P 1K9		
6211 GALBRAITH ST	DONALD R & GLENDA M OSUDAR	12 HALIBURTON CRES	RED DEER, AB T4N 6K3		
6213 GALBRAITH ST	JR CONSTRUCTION INC	12706 COVENTRY HILLS WAY NE	CALGARY, AB T3K 5B1		
6215 GALBRAITH ST	WILLIAM & NADINE ENNS	6215 GALBRAITH ST	RED DEER, AB T4P 1Y2		
6217 GALBRAITH ST	JOHN UNGER	6217 GALBRAITH ST	RED DEER, AB T4P 1Y2		

1027 7050 GRAY DR	KYLE RICHARDS	1027-7050 GRAY DR	RED DEER, AB T4P 1B9		
3 6733 65 AV	898121 ALBERTA LTD	6444 67 ST	RED DEER, AB T4P 1A1		
680 6940 63 AV	SHANE DEIBERT & EMILY AMEY	680-6940 63 AVE	RED DEER, AB T4P 1K5		
682 6940 63 AV	GAETANE & DOUG HAVELL	6940 63 AVE APT 682	RED DEER, AB T4P 1K5		
684 6940 63 AV	AMANDA GAUDRY	684-6940 63 AVE	RED DEER, AB T4P 1K5		
6802 63 AV	GLORIA PAYNE	6802 63 AV	RED DEER, AB T4P 1K6		
6224 GALBRAITH ST	SHANE & CHARLOTTE WARD	6224 GALBRAITH ST	RED DEER, AB T4P 1Y1		
6226 GALBRAITH ST	SHELLEY BOILEAU	18 WICKWAS ST	ONAPING, ON P0M 2R0		
670 6940 63 AV	MELVIN ADAMARCZUK	670-6940 63 AVE	RED DEER, AB T4P 1K5		



August 6, 2013

Notice of Motion submitted by Councillor Buck Buchanan re: Poverty and Living Wage

Legislative Services

Report Summary & Recommendation:

This Notice of Motion was introduced by Councillor Buck Buchanan at the Monday, July 22, 2013 Council meeting, this item is now being presented for Council's consideration.

City Manager Comments:

The Social Planning Department presently supports and works with the Central Alberta Poverty Reduction Alliance through a staff member attending its meetings and with ongoing communication and messaging relating to poverty initiatives.

Administration is supportive of the intent of the notice of motion. However, our role may change depending on the future development of the Social Master Plan. It is therefore suggested that the last three points of the Notice of Motion be amended to read as follows:

“THEREFORE BE IT RESOLVED THAT The City of Red Deer continue to support initiatives relating to defining and communicating the impact of poverty in Red Deer.

AND BE IT FURTHER RESOLVED THAT The City continue to have active participation in the Central Alberta Poverty Reduction Alliance pending further direction in The City's Social Master Plan currently scheduled for 2014.

AND BE IT FURTHER RESOLVED THAT Administration bring back information on the City's role in poverty reduction as part of the process in the development of the Social Master Plan.”

Craig Curtis
City Manager

Proposed Resolution:

WHEREAS Poverty is the condition of a human being who is deprived of the resources, means, choices and power to acquire and maintain self-sufficiency, ability to be an active participant in society.¹



WHEREAS Poverty costs all Albertans. A recent report estimated the annual cost of Poverty for Albertans to be between \$7.1 and \$9.5 billion dollars.ⁱⁱ

WHEREAS the Province of Alberta is committed to ending child poverty in five years, and overall poverty in 10 years. 91,000 children in Alberta, live in povertyⁱⁱⁱ

WHEREAS there are more Albertans living in or on the verge of poverty than our society should tolerate, more than our economy can afford, and far more than existing programs and services can cope with.^{iv}

WHEREAS Red Deer is one of 8 municipalities in Alberta, working on a poverty reduction initiative through the collaboration of a number of agencies and community groups called the Central Alberta Poverty Reduction Alliance (CAPRA). Red Deer is one of 100 Cities in Canada focused on reducing poverty coordinated by the Vibrant Communities Canada – Cities Reducing Poverty initiative.

WHEREAS a thorough framework for a comprehensive provincial approach to poverty reduction has been suggested and includes 10 areas of intervention: affordable housing, early childhood development, education, literacy, training and employment, income supplementation/replacement, disability income, creation of assets, social infrastructure and place-based interventions.^v

WHEREAS poverty is significantly greater for newcomers (2828^{vi} Red Deer citizens), persons with disabilities, Indigenous Peoples (4595 Red Deer citizens) and those with low educational attainment (10,120 Red Deer citizens over age 25).^{vii} Women living in poverty are especially vulnerable.^{viii}

WHEREAS the minimum wage is not enough income for individuals and families to earn and keep up with rising costs of living. A place based “living wage”^{ix} determined through research is a necessary measure that will indicate vulnerable citizens and assist with the awareness of rising costs.^x

WHEREAS Red Deer citizens will all benefit to ensure Red Deer remains a vibrant community.

THEREFORE BE IT RESOLVED that The City of Red Deer supports the Central Alberta Poverty Reduction Alliance to: Define and communicate about the impact of poverty in Red Deer, starting with supporting the research, determination and publication of a Living Wage for Red Deer.

AND BE IT FURTHER RESOLVED that The City of Red Deer continue to have active participation in the Central Alberta Poverty Reduction Alliance.

AND BE IT FURTHER RESOLVED that The City of Red Deer assists the Central Alberta Poverty Reduction Alliance with recruitment of multi-sectoral partners (individuals with lived experience, along with business, government and the voluntary



sector) and requests that administration bring back a report in due course for Council's consideration.

ⁱ Unleashing Our Communities' Resources to Drive Down Poverty in Calgary, Kerby Centre (2013).

ⁱⁱ Briggs, A. & Lee, C.R. (2012). Poverty Costs, An Economic Case for a Preventative Poverty Reduction Strategy in Alberta. Calgary: Vibrant Communities Calgary and Action to End Poverty in Alberta.

ⁱⁱⁱ Government of Alberta (2013). Together We Raise Tomorrow: Alberta's Poverty Reduction Strategy.

^{iv} Gibson, Diana. A Social Policy Framework for Alberta: Fairness and Justice for All (Alberta College of Social Workers, October, 2012).

^v Torjman, S. (2008). Poverty Policy: Caledon Institute of Social Policy.

^{vi} Statistics Canada. Focus on Geography: Census agglomeration of Red Deer, Alberta. (2011)

^{vii} Hudson, C.A. (2013). Poverty Costs 2.0: Investing in Albertans. Calgary: Vibrant Communities Calgary and Action to End Poverty in Alberta.

^{viii} The Women's Centre of Calgary. A Gendered Analysis for Alberta's Provincial Poverty Reduction Plan (November 2012).

^{ix} Vibrant Communities Calgary (2012).

^x Haener, M. (2013). A Living Wage for Grande Prairie. The City of Grande Prairie and M. Haener Consulting Services.



Council Meeting of August 19, 2013

PUBLIC ATTACHMENT "A"

DOCUMENT STATUS: Public

REFERS TO: Item 6.5d - Current Organization Bylaw
3457/2010
To be repealed by New Organization
Bylaw 3505/2013



ORGANIZATION BYLAW

NO. 3457/2010

OFFICE CONSOLIDATION

(AS AT FEBRUARY 4, 2013)

BYLAW NO. 3457/2010

Being a bylaw of The City of Red Deer to establish, in accordance with the Municipal Government Act, the organizational structure of the City's administrative team and to define clearly the roles of chief elected official, chief administrative officer and designated officers, and their respective powers, duties and functions. The intent and purpose of this bylaw is to provide a foundation for other bylaws, and to create an organizational structure which facilitates a corporate culture of responsive leadership and service delivery, based on the involvement, voice and will of all constituents.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:**Short Title**

1. The short title of this bylaw is the "Organization Bylaw".

Definitions

2. In this Bylaw, the following terms shall have the meanings shown:

Administration	the general operations of the City, including all personnel, financial and other related resources;
City	the Municipal Corporation of the City of Red Deer;
City Manager	the Chief Administrative Officer for the City within the powers of the <i>Municipal Government Act, RSA 2000, Ch. M-26 (the "MGA")</i> ;
Council	the Municipal Council of the City, consisting of nine (9) members including the Mayor, each of whom except the Mayor has the title: "Councillor";
Designated Officer	a Designated Officer within the meaning of the <i>MGA</i> ;
Mayor	the chief elected representative of the City, whether elected or appointed as described in the <i>MGA</i> .
Municipality	a city, town, village, summer village, municipal district or specialized municipality or if the context requires, the geographical areas within the boundaries of a municipality

Municipal Office

3. The municipal office of the City shall be City Hall located at 4914 - 48th Avenue in Red Deer, Alberta.

Council

4. (1) Council shall consist of 9 members including the Mayor, each of whom except the Mayor shall have the title of "Councillor".

Duties Of Councillors Under the MGA

- (2) Councillors have the following duties as prescribed in MGA s. 153:

- (a) to consider the welfare and interests of the municipality as a whole and to bring to Council's attention anything that would promote the welfare or interests of the municipality;
- (b) to participate generally in developing and evaluating the policies and programs of the municipality;
- (c) to participate in Council meetings and Council committee meetings and meetings of other bodies to which they are appointed by council;
- (d) to obtain information about the operation or administration of the municipality from the chief administrative officer or a person designated by the chief administrative officer;
- (e) to keep in confidence matters discussed in private at a Council or Council committee meeting until discussed at a meeting held in public; and
- (f) to perform any other duties or function imposed on Councillors by this or any other enactment or by the Council.

Duties of the Whole Council

- (3) Council as a whole has the following duties:

- (a) as specified in MGA s. 205.1, to provide the City Manager with an annual written performance evaluation of the results the City Manager has achieved with respect to fulfilling the City Manager's responsibilities; and
- (b) to approve the structure of the organization at the division level.

Delegation By Council

- (4) As specified in MGA s. 203(1), Council may by bylaw delegate any of its powers, duties or functions under the MGA or any other enactment or a bylaw to a Council committee, the CAO or a designated officer, unless the MGA or any other enactment or bylaw provides otherwise.

Mayor

5. (1) The chief elected official for the City is known as the "Mayor" and is the principal elected link between Council and the City Manager. In addition to performing the duties of a Councillor, and as specified in MGA s. 154 the Mayor shall:
- (a) preside when in attendance at a Council meeting unless a bylaw provides that another Councillor or other person is to preside; and
 - (b) perform any other duty imposed on a chief elected official by the MGA or any other enactment or bylaw.
- (2) The Mayor shall also:
- (a) review Council agendas with the City Manager;
 - (b) represent the City at public functions and ceremonies that Council or the Mayor determines appropriate;
 - (c) communicate Council policy to the public and seek public input; and
 - (d) liaise with elected officials from other municipalities and other levels of government on matters of concern to the City.

City Manager

6. (1) The chief administrative officer of the City shall be known as the City Manager, who is the principal administrative link between the Administration and Council. In accordance with the MGA, the City Manager:
- (a) is the administrative head of the municipality;
 - (b) ensures that the policies and programs of the municipality are implemented;
 - (c) advises and informs Council on the operation and affairs of the municipality; and
 - (d) performs the duties and functions and exercises the powers assigned to a City Manager by the MGA and other enactments or assigned or delegated by Council.
- (2) The City Manager shall also review Council agendas and provide administrative recommendations to Council.

Authority of the City Manager

7. The City Manager is authorized to:

- (a) appoint an Acting City Manager to act during absences of the City Manager;
- (b) coordinate, direct, supervise and review the performance of the Administration;
- (c) establish the structure of the Administration below the division level;
- (d) establish and implement all policies, procedures, standards and guidelines for all matters within the powers of the City Manager;
- (e) advise, inform and make recommendations to Council about:
 - (i) the operations of the City;
 - (ii) the financial condition of the City; and
 - (iii) Council policies, procedures and programs as may be necessary or desirable to carry out the powers, duties and functions of the City;
- (f) attend all meetings of Council and meetings of such Boards, Authorities and other bodies as are required by Council;
- (g) conduct audits, investigations and studies of the Administration, as the City Manager deems necessary, subject to the direction of Council;
- (h) subject to any applicable legislation and any contract or agreement binding on the City:
 - (i) hire, appoint, transfer or promote any City employee;
 - (ii) evaluate, discipline, suspend, demote, or remove any City employee; and
 - (iii) determine salaries, benefits, hours of work and other working conditions;
- (i) provide corporate leadership in ensuring that all City policies and programs are efficiently coordinated, are delivered in a responsive and effective manner, and reflect the overall strategic priorities of the City as defined by Council; and

- (j) prepare and submit to Council such reports and recommendations as may be required by Council.

Delegation by City Manager

- 8. As provided for in MGA s. 209, the City Manager is authorized to delegate (and to authorize further delegations of) any powers, duties and functions assigned to the City Manager by Council under the MGA and under this or any other bylaw, to a designated officer or an employee of the City.

Delegation of Other Authority

- 9. The matters assigned to the City Manager by this Bylaw are in addition to any other duties assigned or to a delegation of authority made by Council to the City Manager or to any other City employee.

Financial Powers and Functions

- 10. The City Manager is authorized to:
 - (a) prepare and submit operating and capital budgets as directed by Council;
 - (b) in cases of emergency as determined by the City Manager, expend monies for the emergency that are not in an approved budget, up to a maximum of \$1,000,000 for each event, and subsequently report to Council on the implications of those expenditures; and
 - (c) establish fees, charges, rates and tariffs, except as otherwise established by Council policy or bylaw.

Budget

- 11. Until an operating budget is approved for the current year, the operating budget approved by Council for the previous calendar year is considered to be the interim operating budget for the current year. The City Manager may incur obligations and make expenditures in accordance with the interim operating budget unless Council otherwise directs.

City Assessor

- 12. The City Assessor is a designated officer for purposes of carrying out the duties and responsibilities of an "assessor" under the MGA, and without limiting the general nature of that authority, in particular for those portions of the MGA that pertain to:
 - (a) contents of assessment notices;
 - (b) admissible evidence at hearings - assessment rolls and assessment notices; and

(c) certifying copies of assessment rolls and assessment notices.

¹Legislative Services Manager / City Clerk

²13. The Legislative Services Manager shall also be known as the City Clerk and is a designated officer for the following purposes:

- (a) exercising the powers set out in MGA s. 213, namely:
 - (i) signing minutes of Council meetings, minutes of Council committee meetings and bylaws; and
 - ³(ii) acting alone in the signing or authorizing of agreements.
- (b) handling matters related to assessment and tax appeals under MGA s. 460 to 482 inclusive, including:
 - (i) receiving complaints in respect of assessment and tax matters under MGA s. 460;
 - (ii) setting and giving notice of the time, date and location for hearings before the assessment review board under MGA s. 461 and 462;
 - (iii) giving notice of decisions of Assessment Review Boards under MGA s. 469; and
 - (iv) certifying decisions of the Assessment Review Board under MGA s. 483;
- (c) certifying proper advertising under MGA s. 606; and
- (d) certifying copies of bylaws and records under MGA s. 612; and
- (e) ⁴maintaining custody of the corporate seal under MGA s. 208.

⁵14. The Legislative Services Manager:

- (a) has the authority to consolidate an amending bylaw with the bylaw which it amends;

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⁴ 3457/A-2013

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- ¹(b) has the authority to alter the citation and title of a bylaw and the numbering and arrangement of its provisions, and to add, change or delete a note, heading, title, marginal note, diagram or example of a bylaw;
- ²(c) has the authority to correct clerical, grammatical and typographical errors.
- (d) is appointed as Returning Officer for the purposes of the Local Authorities Election Act;
- (e) is the head of the City of Red Deer within the meaning of the *Freedom of Information and Privacy Act* (FOIP) and shall act as FOIP Coordinator responsible for the overall management of access to information and protection of privacy functions and responsibilities;
- (f) shall provide resources and administrative support to the Assessment Review Boards, and appoint the Clerk of the Assessment Review Board in accordance with the provisions of the Municipal Government Act;
- (g) shall provide resources and administrative support to the Subdivision and Development Appeal Board, and appoint the Clerk of the Board; and

Director of Corporate Services

15. The Director of Corporate Services is a designated officer for the following purposes:

- (a) signing cheques and other negotiable instruments under MGA s.213(4);
- (b) issuing tax notices under MGA s. 333;
- (c) contents of tax notices under MGA s. 334;
- (d) certifying date of sending tax notices under MGA s. 336;
- (e) allocating tax payments under MGA s. 343;
- (f) issuing tax certificates under MGA s. 350;
- (g) obtaining possession of lands or mobile homes sold to collect tax arrears under MGA s. 420 and 436.11;

¹ 3457/A-2013

² 3457/A-2013

- (h) issuing distress warrants related to the recovery of tax arrears under MGA s. 439;
- (i) opening and closing bank accounts to hold the City's money as provided in MGA s. 270 and for that purpose shall also have the authority to designate in which bank, credit union, loan corporation, treasury branch, or trust corporation the City shall establish accounts;

16. The Director of Corporate Services shall:

- (a) have the authority to pay any amounts which the City is legally required to pay pursuant to an order or Judgment of a Court, board or other tribunal of competent jurisdiction, relating to an action, claim or demand against the City.
- ¹(b) except as otherwise instructed by Council, and without limitation, shall instruct legal counsel to provide legal services to the City and Council and retain, instruct and pay for the services of legal counsel.

Director of Development Services

17. The Director of Development Services is a designated officer for the purpose of applying to court for an order re: inspection of meters under MGA s. 544.

Director of Planning Services

18. The Director of Planning Services is a designated officer for the following purposes:

- (a) entering on land to inspect, remedy, and enforce bylaws under MGA s. 542;
- (b) ²issuing orders to remedy contraventions of any bylaw as provided in MGA s. 545; and
- (c) issuing orders to remedy dangerous or unsightly property as provided in MGA s. 546;

Director of Community Services

19. The Director of Community Services shall:

- (a) monitor the RCMP contract with the federal government and K Division;
- (b) provide oversight and direction to the RCMP Superintendent of the Municipal Police Service in enforcing the bylaws of the municipality;

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² 3457/A-2013

- (c) ensure that the Municipal Police Service reports as required on the implementation of the objectives, priorities and goals of the Municipal Police Service as set by the City Manager and Council.

Additional Powers and Duties of Named Officers

- 20. The persons holding the positions described in this Bylaw shall perform such other duties and exercise such other powers and functions assigned to them by the MGA, any other act, any other bylaw or resolution, or by the City Manager.

Delegation by Designated Officer

- 21. As provided for in MGA s. 212, a designated officer may delegate any of the officer's powers, duties or functions under an enactment or bylaw to an employee of the municipality.

Accountability

- 22.(1) Council is accountable to the municipality as a whole.
 - (2) The City Manager is accountable to Council for the exercise of all powers, duties and functions assigned to the chief administrative officer under the MGA or delegated to the City Manager by Council;
 - (3) Members of the Administration are accountable to the City Manager.

General

- 23.(1) Except for the purposes of general inquiry, Council and its members will deal with and control the City's Administrative services through the City Manager and will not give directions to any employee or contractor of the City either publicly or privately.
 - (2) If any provision of this bylaw is declared invalid by a Court, all other provisions remain valid.
 - (3) Bylaw 3284/2001 is repealed.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of November 2010.

READ A SECOND TIME IN OPEN COUNCIL this 1 day of November 2010.

READ A THIRD TIME IN OPEN COUNCIL this 15 day of November 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15 day of November 2010.

"Morris Flewwelling"

"Elaine Vincent"

MAYOR

CITY CLERK